

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
February 11, 2014
5:30 PM**

On this 11th day of February, 2014 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

LARRY JACKSON
STAN KLEIN
MIKE PENICK
CHARLES SCHMIDT

ABSENT: SHARON JOSEPH
KAREN OESTREICH
J. HARDIN PERRY
DAVID BULLION
ERIC PARKER
BURLEIGH ARNECKE

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KYLE STAUDT - Building Official
TAMMIE LOTH - Development Coordinator

The meeting was called to order at 5:30 PM by Larry Jackson.

MINUTES

Charles Schmidt moved to approve the minutes from the January 2014 regular meeting. Mike Penick seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #14-04 by Jon Pankratz on behalf of Milton Buckalew and Liza Smith at 110

W. Centre to:

- A) **Add a brick veneer wood burning fireplace**
- B) **Demo rear screen porch**
- C) **Construct 600 square foot addition on rear**
- D) **Relocate existing windmill**

Jon Pankratz presented the application and noted the owners would like to add a 600 square foot addition and a new wood burning fireplace to the existing structure. Mr. Pankratz noted they would also like to remove the non-historic screen porch on the rear of the structure. Larry Jackson asked when the porch was added and Mr. Pankratz stated he does not know but it is in very bad shape, which can be seen from both the interior and exterior. Stan Klein agreed it is apparent the porch is not original since there is tear drop siding on it that doesn't match the body of the house. Mr. Pankratz stated there is a flat portion on the back side of the roof between the two gables and they would like to take that flat structure out and replace it by pulling a gable from the front ridge out to the back side. Mr. Pankratz noted this would help

shed water. Mike Penick asked how it would affect the existing gables and Mr. Pankratz stated it wouldn't. Mr. Penick asked if the original will still be recognizable and Mr. Pankratz stated it would. Mr. Penick then asked if the sloped roof will come out all the way to the edge of the gable extension and if there would be a trim that matches and Mr. Pankratz confirmed that was correct. Mr. Penick stated there should be some sort of indentation and Mr. Pankratz stated they could drop it back to the body of the siding. Mr. Klein asked Mr. Pankratz to clarify what type of siding he is going to use and Mr. Pankratz noted they would like to use a 105 siding because it will match the existing structure better than what was originally proposed. Mr. Pankratz presented the colors the owner would like to use and added the roof will be replaced with a v-crimp. Mr. Klein asked if the trim and windows will be the same color and Mr. Pankratz stated they would be.

Mike Penick moved to approve Application #14-04 with the condition the roof be modified so there is some definition between the original and new. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #14-05 by John Akin on behalf of Henry & Charlsie Haynes at 406 Sycamore Street to substitute a gable roof, at the gable end only, for an approved hip roof on addition. John Akin, contractor, and Henry Haynes, owner, presented the application. Mr. Akin explained at an earlier meeting they were approved for a modified shed with a hip roof and they are coming back now because the framing is very difficult to accomplish. Stan Klein noted what the Board was trying to avoid was the long shed. Mr. Klein explained what they were looking for was a hip roof, which follows the existing slope, but noted what the applicants are requesting now is simple enough to allow. Mr. Klein added it seems valid to allow a gable roof as opposed to a hip because their concern was the continuance of the cornice. Mike Penick noted the solution they have presented at this meeting is just as acceptable as the hip roof that was previously approved. Mr. Akin asked if either a traditional hip or a gable roof is acceptable to the Board and the Board confirmed that was true.

Mike Penick moved to approve either a gable roof or a traditional hip roof be installed. Stan Klein added the hip roof would have to be on the same slope that exists and seconded the motion. All voted in favor and the motion carried.

Application #14-09 by David Sawtelle at 714 W. Main to:

- A) **Remove cement stucco from front of building**
- B) **Remove non-original trim to reveal original wood framing**
- C) **Stabilize plaster at upper left end of wall**
- D) **Install borate preservative on timber framing**
- E) **Repoint stone infill**
- F) **Install stucco parge over stone and paint finish**
- G) **Test honing of Portland-based coating on remaining three sides to improve the appearance of the finish**
- H) **Consider removal and storage of sawn baluster handrails**

David Sawtelle presented the application and noted he bought the property approximately four months ago and started working on the interior and has hired an architect from Austin to advise him on the exterior. Mr. Sawtelle noted there have been three different renovations and three different structures. Mr. Sawtelle noted the first structure was fachwerk, the second renovation was above the porch beadboard ceiling and plaster was used with horse hair and hemp. The third renovation is the white stucco that is between the windows and doors, done with Portland. Mr. Sawtelle noted he took a few

pieces off the plaster above the porch ceiling and that showed from both the inside and outside the fachwerk was original. Mr. Sawtelle noted they used whitewash over the rock and the frame of the fachwerk. Mr. Sawtelle noted Mr. Priess, a builder, bought the property in the late 1800's or early 1900's and he installed the plaster above the porch ceiling. Mr. Sawtelle noted he investigated the roof because he felt sure there was a shed roof on the porch, but he found what is there is original. Mr. Sawtelle added it was open rafter at the very beginning and then a metal roof was added. Mr. Sawtelle stated there are no nail holes so that is evidence there was no cedar on the porch roof. Mr. Sawtelle noted he plans to take on all the other renovations around the back of the house at a later date. Mr. Penick asked if his plan was to take the structure to the second renovation and Mr. Sawtelle stated he wants to take the porch back to the fachwerk, but leave a little bit of the green plaster above the porch ceiling line and either encase it or adhere it better to the stone so the stages of the renovation will be visible. Mr. Penick asked if he had discovered enough to know the pattern of the fachwerk and bracing and Mr. Sawtelle stated he had. Mr. Sawtelle added all he is doing work on now is the front porch. Mr. Sawtelle noted he is considering taking off the handrails and spindles because he feels all that work was done in the 1900's and the work doesn't go with the original fachwerk. Mr. Sawtelle added he knows the chamfered posts are not original and the porch floor was stone at one time. Mr. Sawtelle stated he will do what the Board says but he really wants to take off the balustrade because he believes it is from a different time period than the original porch. There followed discussion on the varied opinions of when the baluster railing was installed. Charles Schmidt clarified after the applicant gets the Portland cement off he is going to white wash and Mr. Sawtelle confirmed he will white wash between the timbers and the timbers will be exposed.

Mr. Penick stated he believes either phase 1 or phase 2 of the structure would be worthy. Mr. Klein added he appreciates the attention to detail. Mr. Klein asked the applicant if he was planning to follow the recommendations listed in the report his architect provided and Mr. Sawtelle stated he was. Mr. Klein summarized the items they are requesting to make modifications to as follows: ceiling, Portland cement removal, preparing the half timber, repointing the fachwerk immediately after the borate treatment is cured, and storing the baluster rails if they are removed.

Stan Klein moved to approve what is recommended in the report outlined by Tere O'Connell and included in the packet. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Old Methodist Episcopal Church – 600 E. Main Street – Kyle Staudt stated he has tried to get a hold of Richard Laughlin who said he was going to get inside the church and brace the building, but he has not heard from Richard and does not know if the work has been done. Mr. Jordan added it is difficult to tie a contractor down when he is not getting compensated. Mr. Jordan reminded the Board there is money in the budget to use for demolition by neglect properties and if they do not want to wait any longer, the Board can direct Staff to hire a contractor and use the budgeted money. Larry Jackson asked how the owners can get the money to use on the building and Mr. Jordan explained they need to make a formal application. Mr. Jackson questioned the possibility of getting the owners to do that and the legalities of the ownership were discussed again. The Board directed Staff to continue trying to contact Mr. Laughlin to see if he can still do the work and if not, ask him if the Board should look elsewhere. Members of the Board stated they would also contact Mr. Laughlin individually to see if he is able to do the work.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Stan Klein seconded the motion. All voted in favor and the meeting was adjourned at 6:39 p.m.

PASSED AND APPROVED this the 11th day of March, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN