

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

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

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

SHARON JOSEPH  
MIKE PENICK  
CHARLES SCHMIDT  
KAREN OESTREICH  
ERIC PARKER

ABSENT: STAN KLEIN  
LARRY JACKSON  
DAVID BULLION  
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 Sharon Joseph.

**MINUTES**

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

**APPLICATIONS**

**Application #14-15 by Steve Thomas on behalf of Paul Clift – Cutting Edge Property to construct an 1800 square foot addition to an existing 1500 square foot low style Queen Anne / Victorian house at 206 E. Centre Street** – Steve Thomas presented the application and noted the owner is a developer out of Austin and his intent is to improve the condition of the house in order to sell it. Mr. Thomas noted it is approximately 1500 square feet and in his opinion, it would be better to take the house off the lot and rebuild a replica because it is in such bad structural shape. Mr. Thomas noted the house has been attacked by termites on the interior, but the built in gutter system has helped maintain the original porch posts and the exterior. Mr. Thomas noted the foundation structure is constructed with cedar posts in the ground and some of the posts are rotting. Mr. Thomas stated the roof structure is in good shape, but asphalt shingles have been put on over the wood shingles. Mike Penick asked if the applicant was suggesting to remove the structure and Mr. Thomas noted he was not, he was just pointing out

what kind of shape it is in. Sharon Joseph asked if they were planning on repairing the foundation or just fixing it enough for resale and Mr. Thomas noted they were looking at two different options, one option is to pour concrete and put in an engineered wood floor system and the other is leveling the wood floor.

Mr. Thomas noted there is an old garage that is in very bad shape and built over the property line which they would like to take down and build a new garage. Mr. Thomas added there is an original porch on the building that has been closed in and the owner would like to remove the porch and construct a different one. Mr. Thomas added they would like to raise the front porch back up to the original level by pouring a concrete porch and capping it with tumbled bricks.

Mr. Thomas noted the addition they are proposing will be separated with a connector coming off one of the original gables on the back of the house. Charles Schmidt stated he spoke to Stan Klein, a member of the Board who was not present, and Mr. Klein had a concern about the continuation of the wall without any kind of setback and asked for a demarcation. Mr. Thomas stated he knew that was something the Board would look at and explained he continued the wall because of the narrow width of the house and to try and keep continuity with the roofline. Mr. Thomas stated even a small setback would be an awkward change in the roofline.

Karen Oestreich verified the garage would be taken down and a new one constructed with an apartment above it and Mr. Thomas confirmed the intent is to have guest quarters above the garage and a covered garage for the home owner. Sharon Joseph asked if anyone had any issues with the garage coming down and it was noted there were no objections.

Ms. Joseph noted the only point of contention is on the west elevation. Mr. Penick commented he normally agrees there needs to be a setback on a new addition, but stated he does not feel there needs to be on this house. Eric Parker added he believes it would look awkward to inset the addition because that area is so narrow. Mr. Penick noted many times when that is required there is a roofline that can be changed, but in this case changing the roof to fit the indentation might be worse than not having an offset. Mr. Parker stated a vertical board for separation will be enough to designate the addition and Mr. Penick agreed. Mr. Thomas offered to cross gable the addition and the Board agreed that was not necessary.

Karen Oestreich moved to approve Application #14-15 and Eric Parker seconded the motion. All voted in favor and the motion carried.

## **DISCUSSIONS**

**Old Methodist Episcopal Church – 600 E. Main Street** – Kyle Staudt, Building Official, stated he spoke to Bernardo Gomez and Dr. Paul Phillips and they have given permission for contractors to go inside the historic structure. Mr. Staudt noted Richard Laughlin plans to start shoring up the building in two weeks. Ms. Joseph asked about the bell tower and Mr. Staudt noted Mr. Laughlin will look at that when he gets in the building. Mr. Staudt added Mr. Laughlin commented he will not charge for the work. The Board then discussed that they would like to use the money that was set aside by the City Council for Demolition by Neglect properties to pay for the materials Mr. Laughlin would be using and possibly some of the labor costs. Ms. Joseph asked what they would have to do to use the money and Brian

Jordan, Director of Development Services, noted the Board would have to make a request to the City Council.

**ADJOURN**

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 6:51 p.m.

PASSED AND APPROVED this the 15<sup>th</sup> day of April, 2014.

\_\_\_\_\_  
SHELLEY BRITTON, CITY SECRETARY

\_\_\_\_\_  
SHARON JOSEPH, CHAIRMAN