

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

**HISTORIC REVIEW BOARD
September 9, 2014
5:30 PM**

On this 9th day of September, 2014 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

STAN KLEIN
KAREN OESTREICH
ERIC PARKER
DAVID BULLION
MIKE PENICK

ABSENT: SHARON JOSEPH
LARRY JACKSON
CHARLES SCHMIDT
JOHN MURAGLIA

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

Neither the Chair or Vice-Chair were in attendance. Karen Oestreich moved to nominate Mike Penick as Interim Chair. David Bullion seconded the motion. All voted in favor and the motion carried.

The meeting was called to order at 5:30 PM by Mike Penick.

MINUTES

David Bullion moved to approve the minutes from the August 2014 regular meeting. Eric Parker seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #14-58 by H&H Vinyl Fencing on behalf of Melvin and DeLana Littleton to replace approximately 215 linear foot of wood privacy fence with simulated stone vinyl fencing at 202 S. Bowie. – No one was in attendance at the meeting to present the application and the Board took no action.

Application #14-70 by Elihu Washburne at 312 E. Austin to: A) Close off front door and stucco over to match house B) Replace two downstairs front windows that flank chimney with similar casement doors C) Expand opening from 36” to 38” and extend height opening 9” to 84” – Hugh Washburne presented the application and noted he purchased the

property as a residence and the front door is very narrow and short and is not able to be widened. Mr. Washburne noted it is 31” wide and he would like to close the door off and replace the two windows that are flanking the chimney with doors. Mike Penick asked if he had any plan for the covered porch portion of the house and Mr. Washburne stated he did not. David Bullion asked if the door entry could be moved to the other side of the house where there is another window and Mr. Washburn stated he does not want to do that because the door would enter into the wrong room and he wants to keep symmetry on the house with two doors and let light into the house. Mr. Bullion asked Mr. Washburne if he planned to construct any door coverings and Mr. Washburn stated he isn’t planning anything now. Mr. Penick asked if he would put any slab in front of the doors and Mr. Washburn stated he would like to put in a sidewalk to the doors. Karen Oestreich asked about the sidewalk and Mr. Washburn noted he would like to do a wide sidewalk that would go straight into the door on the right and then split. Mr. Bullion noted the Board is charged with minimizing alterations to a historic property and what he is requesting has been allowed, but he does not believe a covering over the new doors would be allowed because that changes the façade of the historic structure. Eric Parker asked what kind of siding will be used when the door is taken out and Mr. Washburn noted he will use cinder block and added the house is made out of terracotta tile which isn’t available any longer.

Karen Oestreich moved to approve Application #14-70 and Eric Parker seconded the motion. All voted in favor and the motion carried.

Application #14-72 by Curl’s Construction on behalf of Maria Tyng at 124 E. Main Street to replace staircase on exterior of building – David Curl of Curl’s Construction presented the application and noted there is an old wooden staircase on the side of the building in the alleyway that is in very bad shape. Mr. Curl noted they suggested the owner put up a steel stairway so there would not be much maintenance needed. Karen Oestreich confirmed the decorative scrollwork would not be on the stairwell and Mr. Curl verified it would not. David Bullion asked if the design will be similar and Mr. Curl noted it will look the same as it does now, but in the material will be steel instead of wood.

David Bullion moved to approve Application #14-72 and Eric Parker seconded the motion. All voted in favor and the motion carried.

Application #14-73 by Andy Bray on behalf of Fredericksburg Chamber of Commerce at 306 E. Austin to construct a 1250 square foot addition and 120 square foot porch to the existing private office building – Andy Bray and Whitney Koch of Mustard Design and Richard Laughlin, contractor for the project, were in attendance to present the application. Mr. Bray noted there is an existing 1910 house that the Chamber would like to put an addition on for office space. Mr. Bray noted the existing structure is approximately 1150 square feet and they are proposing a 1200 square foot addition towards the back. Mr. Bray noted they positioned the addition so it is set back. Mr. Bray noted the roofline will continue nicely and the proposed addition will be cement board siding. Eric Parker asked if there would be any changes to the existing structure and Mr. Bray noted there would not be on the exterior, except possibly some new paint. David Bullion asked if one of the windows on the back will be taken out for the door and Mr. Bray noted there is an existing door on the back and that will be removed to connect to the hallway. Mr. Bullion asked if it would be about the same scale and Mr. Bray stated it would be and the eave heights will all be about the same. Richard Laughlin commented there

is an existing tank house on the property that they would like to rotate and use as storage. Mr. Bullion noted only a small percentage of the addition will be visible from the street.

David Bullion moved to approve Application #14-73 and Karen Oestreich seconded the motion. All voted in favor and the motion carried.

Application #14-74 by Andy Bray on behalf of Matthew and Melissa Mabery to renovate and construct addition to existing house for use as a B&B and construct two new B&B units at 618 W. Main Street – Andy Bray of Mustard Design and Matthew Mabery, owner of the property, presented the application. Mr. Bray distributed revised plans that were updated after meeting with City Staff about the project. Mr. Bray noted there is an existing home on the property that was built in the 1850's. Mr. Bray noted the building is still in pretty good shape and they are proposing to restore the front of the house and add a guest bedroom. Mr. Bray commented they would also like to construct two new bed and breakfast units on the site. Mr. Bray noted the Acorn Street side elevation of the existing house will have no modifications and on the north elevation there is some siding that is in bad shape and needs to be removed and replaced. Mr. Bray added they are being sensitive to how the roof is framed into an existing stone piece and would like to keep the same pitch. Mr. Bray noted the east elevation will house the new bedroom with a gable roof and porch extension to the west. Mr. Bray continued the south elevation has a lot of overgrown shrubs that will be cleaned up and they may plant some additional screening. Mr. Bray noted off the new bedroom there will be a small porch for the outdoor area of that B&B suite. Mr. Bray explained the existing door will remain on the rear and create the entry into the foyer. Mike Penick asked if there would be any changes to the doors or windows and Mr. Bray noted there would not. Mr. Penick noted there was a drawing error on the plans because it shows a 2 over 2 window and Mr. Bray confirmed that was a mistake and the windows will not be changed. Mr. Penick asked what the windows on the addition will be and Mr. Bray noted they will probably be 4 over 4. Mr. Bray added the windows on the building now don't all match, but there will not be any modifications made to the existing. Stan Klein asked if the applicant was going to do anything to the front porch and Mr. Bray stated they were only repairing the rotten wood. Mr. Bray stated they will have to come back for the paint colors because that decision is not made yet.

Mr. Bullion asked if the new structures were approximately nine feet higher than the existing and Mr. Bray confirmed they would be roughly nine feet higher to the peak and the reason was so they could get a 2-story volume. Mr. Bray noted the existing house does have a second floor, but it is pretty inhabitable now and was used for sleeping quarters. Mr. Bullion noted there is a pretty drastic change on the pitches from the original and Mr. Bray stated he purposely made them different so they would not match the historic property. Mr. Penick asked what the pitch was and Mr. Bray noted it was 12 on 12. Mr. Klein noted the south elevation on guesthouse B is a lower pitch and Mr. Bullion noted that one is more tolerable. Mr. Penick noted both 12 on 12 and 10 on 12 pitches are used and Mr. Bray noted the 10 on 12 is so the ridge will die underneath. Mr. Klein noted the pitch is his only concern on the new construction and added the addition is compatible and not even visible from the west side and set back on the south side. Mr. Klein asked about the turn column and asked if it was just being taken off the porch that is being demolished and moved to the east elevation and Mr. Bray stated since it was on the back porch, he thought it was appropriate to put it back. Mr. Penick asked if there are outbuildings that will be removed and Mr. Bray noted there is a barn that is in pretty bad shape

that will have to come down. Mr. Bray commented they looked for square nails on the barn and had hoped to use some of the material, but there were no square nails and probably no material that is able to be saved. There was discussion about the existing barn and it was determined the Board looked at this before. Brian Jordan, Director of Development Services, clarified accessory buildings are not rated the same as the main structure and if the Board wishes them to be rated, they will need to go through town and rate the structures that are located on historic properties. Mr. Klein noted the existing outbuilding has a low pitched roof and the high pitches on the new structures make too much of a statement. The Board then looked at Google Earth to see the roof pitches on surrounding properties. Mr. Bullion asked Mr. Bray if he would consider flattening the roof pitches. Mr. Bray noted he could look at doing so, but he doesn't want the new B&Bs to look historic. Mr. Klein stated he thinks they look historic and the intent is to make the forms compatible to the district. Mr. Klein added the Board does not want new structures in the district that shout and added the existing ridge looks to be about 17 or 18 feet and the new form is 27 feet which is significant. Mr. Bullion commented he understands the need for additional height to get the functionality for the building, but flattening the roof a little helps soften the look.

Stan Klein moved to approve Application #14-74 with the following conditions:

- 1) Adjustments be made to the windows of the existing historic building that they are compliant with the existing window openings and light.
- 2) Repairs are made and nothing is changed on the porch and columns.
- 3) The applicant will come back for approval of paint colors.
- 4) The roof pitch be lowered to at least 8 on 12 on the new construction.

Karen Oestreich seconded the motion. All voted in favor and the motion carried.

Application #14-75 by Gus and Jacquelyn Rios at 319 E. Main to construct new 1200 square foot building on rear of property for additional retail space – Shayna Thompson, draftsman, and Gus and Jackie Rios, owners of the property, presented the application. David Bullion commented the building will not be visible except from the alley and the parking lot next door and Ms. Thompson verified that was true. Ms. Thompson presented a photo shopped picture of what the view will be from the sidewalk on Main Street. Mr. Bullion asked about the scale and Ms. Rios noted the new structure will be approximately 1200 square feet and the existing building is approximately 2800 square feet. Mr. Bullion asked if the materials are consistent and Ms. Rios noted they will be using stone, a standing seam metal roof and a porch overhang. Stan Klein noted the north elevation has a lot of glass and allows for visibility.

David Bullion moved to approve Application #14-75 and Eric Parker seconded the motion. All voted in favor and the motion carried. Stan Klein questioned what colors will be used and Ms. Thompson noted they will be using bronze windows, bronze exterior, stained wood doors and the porch posts will be natural cedar. Mr. Klein directed the applicants to be sure the colors are appropriate for the historic district.

DISCUSSIONS

Old Methodist Episcopal Church – 600 E. Main Street – Kyle Staudt, Building Official, noted he gave Bernardo's phone number to Glen Treibs because Mr. Treibs has some people

that are interested in working on the church. Mr. Klein stated he will send Paul Phillips an email checking on the status of the church. Brian Jordan, Director of Development Services, noted the Council has approved the budget for the coming year and the \$25,000 has been replenished for use on historic properties.

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Karen Oestreich seconded the motion. All voted in favor and the meeting was adjourned at 6:30 p.m.

PASSED AND APPROVED this the 14th day of October, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN