

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

**HISTORIC REVIEW BOARD
October 14, 2014
5:30 PM**

On this 14th day of October, 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
STAN KLEIN
CHARLES SCHMIDT
ERIC PARKER
DAVID BULLION
MIKE PENICK
JOHN MURAGLIA

ABSENT: KAREN OESTREICH
LARRY JACKSON

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

Sharon Joseph called the meeting to order at 5:30 PM.

MINUTES

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

APPLICATIONS

Application #14-82 by Mark & Pam Harmon to paint window trim and replace front door on property located at 305 N. Llano.

– Pam Harmon presented the application and noted she painted the window trim on the property before she got the color approved and would like to get it approved now and also noted she would like to replace the front door, which is currently a single door with stationary side glass, with two double doors. David Bullion asked if she will leave the transom on the top of the door and Ms. Harmon stated she would. Sharon Joseph asked if the door that is on the building now was there when she bought the property and Ms. Harmon stated it was. Stan Klein commented the doors that are proposed would be more appropriate because the door and the side light are changes the previous owner made and the original door was probably a double door with a five foot opening. Ms. Harmon stated she

would like to paint the door dark grey. Mr. Klein asked if the transom shown on the photo of the new door was going to be installed and Ms. Harmon noted it was built with the door so it will be. Mr. Klein noted the transom that is on the house now is historical and it should remain. Mike Penick stated she could hang the new doors on the existing casement that has historical value and leave the existing transom in place.

David Bullion moved to approve an amended application and allow the new double doors to be hung on the existing casement and the historical transom be left in place instead of replacing it with a new transom. John Muraglia seconded the motion. All voted in favor and the motion carried.

Ms. Harmon stated she got approval for the main color and trim color used on the exterior of the building but then added the window trim color when she saw a closely matched color down the street in order to give the building a pop of color. Ms. Harmon offered to make the color darker if she could leave it on the windows. Mr. Bullion asked if there was any example of this color in the Historic District and no one could recall the color being used in the district. Mr. Klein explained an accent color normally follows the palet of colors that are used on the building and all those colors need to be historical colors. Mr. Klein noted a color that is more sympathetic to the building should be used and Ms. Harmon stated she did not want a color that is common. Mr. Klein stated there are a number of colors considered historical that are not common. Mr. Klein added she can be creative in the color palet, but continuity should be maintained and the color that was used is extreme.

Stan Klein moved to reject the color used on the windows and directed the owner to propose another color this is not as bright as the contemporary color she chose and is more complimentary to the historic color palet. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #14-86 by Alex Eskenasy on behalf of William Sutherland to construct a new residence at 302 N. Lincoln – Bill Dunn, General Contractor, presented the application and noted this plan has been approved once before but the architect has changed and the plans were redrawn. Mr. Dunn noted the footprint has not changed except maybe a couple of inches, and the floor plan, exterior elevations and site plan are basically identical. Mr. Dunn noted the two major changes are the garage now has a side gable instead of a front gable and the entry has more windows than the previous plan. David Bullion asked if the square footage was the same and Mr. Dunn noted it is within 9 square feet, and the height is the same. Mr. Bullion noted the perimeter walls look like they were lowered and Mr. Dunn confirmed they were lowered to 48 inches, except the back wall which may be 5 feet because of the elevation. Stan Klein noted the elevations were confusing and the directions of the elevations are incorrect on the drawings. Mr. Klein added that the issue in question the first time the application was considered was the finished floor elevation and the Board asked for a topo to determine such. There followed discussion about the approved plan and the height of the structure. Mr. Dunn noted he can set the finished floor height on the property so the Board can see what it will be.

Mike Penick moved to approve the changes to the structure. David Bullion seconded the motion. All voted in favor and the motion carried. It was noted the finished floor elevation and wall heights needed to be verified with Kyle Staudt, Building Official.

Application #14-87 by Sarah Eckert on behalf of Becky Brickner to demolish all buildings located on property at 515 W. Main – Sarah Eckert presented the application and noted the owners would like to tear down all the buildings located on the property. It was noted part of the property is addressed as 513 W. Main but that address is not listed as a separate property on the Historic Resource list. Ms. Eckert commented the buildings located on the property are connected in the rear and that may be why it is considered one address. Mike Penick noted an application to tear down the building on the left side (513 W. Main) has been brought to the Board before and that was denied. David Bullion stated the 1920s structure should be saved, but he believes everything else could be removed. Ms. Eckert noted the building is barely salvageable, the floor is not level and there are holes throughout the building. The Board was in agreement that the connector and everything besides the 1920s structure could be taken down and directed Ms. Eckert to close up the house once the connector is taken off to preserve the historic structure. Stan Klein noted the historic district is made up of a lot of small buildings and although it is not known what will happen to the remainder of the property, this building could be fixed to compliment any new construction. Mr. Klein added the building adjacent to this property needed attention and that was done and is now being used and that could be the case with this structure, especially when something new is proposed that could incorporate the historic structure.

John Muraglia moved to approve demolition of everything west of the alley and directed the applicant to stabilize the historic building to protect it from moisture until a final plan for the property is proposed and approved. Stan Klein seconded the motion. All voted in favor and the motion carried.

Mike Penick stepped down from the Board for the consideration of Application #14-58 citing a conflict of interest.

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. – Theresa Pinnell with H & H Vinyl Fencing presented the application and noted the cedar privacy fence is a portion of what will be removed and replaced with the proposed fence. Ms. Pinnell noted the rock wall on the front of the property will remain and the fence on the left side would be replaced with a six foot simulated stone vinyl fence. John Muraglia noted the vinyl fence will pop up above the columns located on the front of the property. Charles Schmidt asked if the wall is rock on both sides and Ms. Pinnell noted it is. David Bullion asked if this type fence is installed anywhere in Fredericksburg and Ms. Pinnell noted it is not to her knowledge. Mr. Bullion stated the guidelines governing the Board direct them to not allow material in the district that is not historic. Sharon Joseph questioned if that applies to items that are not part of the residence. John Muraglia noted the synthetic material doesn't work in the historic district. Mr. Bullion noted a fence is a hardscape and that is included in the guidelines. Mr. Muraglia and Stan Klein agreed and Mr. Klein added he is relieved the proposed fence won't run to the face of the house. Charles Schmidt asked if the San Antonio street side would be left open and Ms. Pinnell noted it would. Mr. Muraglia stated he would have a hard time approving the material without an opinion from the neighbor and noted allowing synthetic material in the historic district opens Pandora's box. Mr. Muraglia suggested tabling the application to speak to the neighbors. Mr. Schmidt commented if the

neighbors approve of the fence, the Board still may not. Mr. Bullion reiterated the material falls outside the guidelines for the Historic District.

David Bullion moved to deny Application #14-58 and Stan Klein seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

105 N. Acorn – Demo by Neglect – Kyle Staudt, Building Official, noted the property was brought to City Staff’s attention. Stan Klein noted it is adjacent to the property that came before the Board the prior month for a bed and breakfast complex. There followed some discussion and the Board was in agreement action needed to be taken to save the structure from demolition by neglect.

Stan Klein moved to proceed with the process to notify the owner of demolition by neglect. David Bullion seconded the motion. All voted in favor and the motion carried.

102 E. Main – Demo by Neglect - Brian Jordan, Director of Development Services, noted a neighboring business brought this to Staff’s attention. John Muraglia stated he went by and knocked on the wall and he believes it is hollow.

Stan Klein moved to proceed with demolition by neglect procedures to notify the owner. David Bullion seconded the motion. All voted in favor and the motion carried.

Discuss Design Standards and Guidelines for Entry Corridors from the proposed Comprehensive Plan Issues Update – Brian Jordan, Director of Development Services, noted this is a follow up from the joint meeting with the City Council and Planning & Zoning Commission. Mr. Jordan noted the Council directed the two boards to make recommendations on the 14 guidelines and any modifications they believe should be made. Stan Klein stated he likes the guidelines regarding architectural features and massing and scale although he is still concerned with the massing and scale guidelines because they are too subjective in relation to the stepping back guidelines. Mr. Klein added it is exciting to have guidelines to work with. There then followed discussion about these guidelines and the Historic Preservation Ordinance and suggestions that some of these guidelines should be incorporated into the ordinance. Mr. Klein encouraged everyone to look through the guidelines and mark what is appropriate and what might need to be modified. Mike Penick noted the parking in the rear of the building may not be appropriate because a front entrance will be built that no one will use. Sharon Joseph commented pedestrian traffic would use the front entrance if that guideline is adopted.

Mr. Jordan noted there would be an action item on the next agenda to make a recommendation to the City Council regarding the guidelines and asked the members of the Board to look through the guidelines and mark them up for discussion.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 6:49 p.m.

PASSED AND APPROVED this the 18th day of November, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN