

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

**HISTORIC REVIEW BOARD  
December 8, 2014  
5:30 PM**

On this 8<sup>th</sup> day of December, 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  
CHARLES SCHMIDT  
ERIC PARKER  
DAVID BULLION  
MIKE PENICK  
JOHN MURAGLIA  
LARRY JACKSON  
KAREN OESTREICH  
STAN KLEIN

ABSENT:

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

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

**MINUTES**

Charles Schmidt moved to approve the minutes from the November 2014 regular meeting. Larry Jackson seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #14-96 by Gary Williams to demolish garage and construct approximately 657 square foot addition to residence at 508 W. Creek** – Gary Williams presented the application and noted they renovated the two bedroom cottage that is on the property and they would now like to add another bedroom and bathroom and add a laundry room because it is now located in the garage which is in horrible shape. Mr. Williams noted they would like to take down the garage and replace it with a one bedroom, one bath structure and add an outdoor sitting area and storage room on the back of the propert. Mr. Williams stated they will use the same materials and same type roof on the addition and storage building that is currently on the house. John Muraglia asked if the front façade will be changing and Mr. Williams noted it will stay as it is. David Bullion noted neither the utility room or garage addition is included on the application.

Karen Oestreich stated she does not have any issues with the requested changes. Mr. Bullion noted the application needs to be amended to reflect all the changes the applicant is requesting.

David Bullion moved to approve Application ##14-96 with the condition the application be amended to include everything discussed tonight. Stan Klein seconded the motion. All voted in favor and the motion carried.

**Application #14-102 by Steve Thomas on behalf of John and Susie Hever to construct a two phase addition totaling approximately 2358 square feet on property located at 206 E. Centre Street**

– Steve Thomas, architect for the project, presented the application. Susie Hever, owner of property, and Chris Kaiser, contractor, were also present. Mr. Thomas stated he presented the same property several months ago for a different client and this rendering is much smaller than what was previously approved. Mr. Thomas noted the existing house will be repaired and the character will be kept intact. Mr. Thomas noted the owners do not want to change much on either the interior or exterior except in order to make the house more accommodating, an addition will be constructed on the north side. Mr. Thomas noted there is a phase two planned that will be constructed to the east and it will be connected to the existing gable. Mr. Thomas noted phase two will not be constructed until the owners retire and move to Fredericksburg. Mr. Thomas noted the previous owners demolished the front porch and an old tile garage. Mr. Thomas noted the proposed addition on the west side that extends off an existing gable is shorter than what was previously presented. Mr. Thomas noted the materials will match all existing elements and a standing seam metal roof will be installed. Mike Penick asked if the porch on the rear will be removed and Mr. Thomas noted that was already removed before these owners took possession. John Muraglia asked if the front porch originally had a railing and Mr. Thomas noted it most likely did. Ms. Hever stated the metal columns will be removed and replaced with something more historic. Stan Klein asked if there were any historic photos and Mr. Thomas noted they have not been able to find any. Mr. Klein noted there are probably ghost marks they could follow. Mr. Klein asked if the porch was approved as a reconstruction during the last presentation and Mr. Thomas noted it was. Mr. Klein asked if there were details for the lower portion of the porch and Mr. Thomas noted they do not have those yet. Mr. Klein noted they need details of the lower porch. Mr. Thomas stated the intent is to have a concrete porch topped with tumbled bricks. Mr. Klein stated the porch details need to be presented with an application. Chris Kaiser commented the conversations with the owners revealed they want to do whatever is appropriate for the house. Mrs. Hever added they will do whatever is recommended by the Board. Mr. Bullion commented the board doesn't need to hold up the addition construction for the porch details. Mr. Klein agreed the concept looks good but added the Board needs details such as if the windows are being restored or replaced, and what similar materials will be used. Mr. Klein asked if there will be a board separating the old and new since there is not an offset. Mr. Thomas noted they are not offsetting the property because it will look awkward because of the scale of the house. Mr. Thomas noted they will add a vertical board. Mr. Kaiser asked if the details could be brought back to the Board with the paint color selection. Karen Oestreich asked what the intent is for the windows and Mr. Kaiser noted they would like to replace them. Mrs. Hever noted the window openings will not be changed and the transoms will stay. Mr. Kaiser noted they are looking at Marvin windows that copy the existing and fit in the opening. There was conversation if the concept could be approved with a condition placed on receiving details of things such as the separation, the roof, siding materials, use of existing or replacement of existing elements, front door, and side lights.

John Muraglia moved to approve the concept of phase one with the condition the applicant comes back with porch details, details of a vertical separation or offset, materials, roof cresting, which is not to be reproduced, and windows. David Bullion seconded the motion. All voted in favor and the motion carried.

**Application #14-103 by Eric Mustard of Mustard Design on behalf of Ashton and Danielle Saunders at 607 W. San Antonio to add roof awnings over entry and front windows, remove shutters, center entry door and add transom**

– Eric Mustard, architect for the project, presented the application. Mr. Mustard noted there are several outbuildings on the property that will be changed but there are only minor changes to the front of the house. Mr. Mustard noted the door and side light are not original and there are gingerbread brackets that have been added in the entry opening and those will be removed and new transoms centered in the opening. Mr. Mustard noted they would like to have a covering over the opening and they is proposing to extend the roof to accomplish that. John Muraglia noted the cars parking in front of the structure is horrendous and Mr. Mustard noted he has a new site plan that does not allow for parking in the front and distributed that site plan. There was discussion that the accessory buildings are not included on his application although they are shown on the revised site plan. It was determined the items on the application is all the Board should take action on at this meeting and any accessory building changes should be presented on a different application. Mr. Muraglia noted the shutters are out of character. The question was raised if there originally a front porch on the house and Mr. Mustard and Mr. Penick both noted they do not believe there was ever a porch on the front of the house. Mr. Klein commented it is a very simple façade and the awnings over the window are decorative and embellish a simple façade because they don't serve a purpose since there is no sun on the north side. Mr. Klein added he understands the awning that is proposed over the front door. Mr. Klein noted he is guarded on simple buildings because he wants them to stay simple and the porch extension is a great idea because it doesn't jump out. Karen Oestreich asked what type of awning is being proposed and Sharon Joseph asked if it would be the same material as the roof and Mr. Mustard noted it would be. Mr. Klein asked what the brackets will look like and Mr. Mustard noted that has not been detailed. Ms. Joseph clarified the Board is looking at the addition of roof awnings over the entryway, removing the shutters, add a transom to the entry door and noted the only item that the Board is not in agreement with the applicant is the awnings over the front windows. Mr. Klein added the detailing of the bracket is also not clarified. Ms. Oestreich stated she does not like awnings on this age of house. Eric Parker noted the awnings change the look of the building. Ms. Joseph noted taking the shutters off and the door change is a good improvement to the past. Mr. Klein reiterated the bracket needs to be identified on each side of the entrance.

Stan Klein moved to approve the application deleting the eyebrow awnings over the windows and requiring further detail on the bracket of the main cover over the front door. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

**Consider making a recommendation on the Design Standards and Guidelines for Entry Corridors from the proposed Comprehensive Plan Issues Update**

– Brian Jordan, Director of Development Services, noted the Board seemed relatively pleased with the standards and guidelines but he would like their recommendations on any of the items so he can present those to the City Council. Mike Penick noted most of the guidelines don't bother him but his concern

is the plan is designed for pedestrian traffic and we are not a pedestrian type city outside the Historic District. Mr. Jordan noted it is probably not realistic to require all parking to be located behind buildings. Stan Klein questioned why cedar is considered an appropriate material in section 2.2. David Bullion commented he would change cedar and brown sandstone to some other type of material. Sharon Joseph suggested 2.2 be moved from a standard to a guideline. Eric Parker asked about the style guideline, specifically section 1.1 because there are buildings that are unlike any other one in town. Stan Klein noted that statement could be shortened to say the guidelines must adhere to the Historic District Guidelines. Mr. Parker asked if the buildings that are not landmarks and are outside of the historic district are the buildings the guidelines are trying to protect. Mr. Jordan noted that is a question they want to speak to the consultants about. There followed more discussion about the buildings located outside the district and protecting non-rated buildings or buildings that were missed on the historic survey. Mr. Klein asked the section 1.1 could be changed to adhere to Historic District Guidelines when rehabilitating historic buildings or potentially historic buildings. Mr. Klein noted 1.2 really bothers him. It was then questioned if this was relating to new buildings or existing buildings. Mr. Parker suggested giving the examples as guidelines. Mr. Klein suggested striking 2.2 from the guidelines. Mr. Jordan stated 2.2 doesn't have enough examples so they could request that be deleted. Mr. Klein noted section 2.5 is very good. Mr. Jordan commented that came from the Historic Preservation Ordinance. Mr. Parker questioned section 4.6 and the percentage of windows that are to be used. There was some discussion if that was part of the energy code and it was suggested to strike 4.6 by both Mr. Klein and Mr. Bullion. There followed some more discussion about what the Planning and Zoning Commission is recommending and the Historic Review Board was in agreement with the items mentioned. Mr. Penick noted he has a concern about the streetscape if there are utilities and the trees planted will grow into the utility lines. Mr. Jordan noted something could be added to the standards and commented City Staff tries to catch that when a landscape plan is submitted but it is a good suggestion.

## **DISCUSSIONS**

**Update on Demo by Neglect property at 102 E. Main** – Kyle Staudt, Building Official, noted he spoke to the contractor who advised him the work would begin the following week and the repairs will consist of pressure washing the wall, removing loose stucco and applying new stucco, and painting the wall. Mr. Staudt commented the paint colors will be presented at a later date.

## **ADJOURN**

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:43 p.m.

PASSED AND APPROVED this the 13<sup>th</sup> day of January, 2015.

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SHELLEY BRITTON, CITY SECRETARY

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SHARON JOSEPH, CHAIRMAN