

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

**HISTORIC REVIEW BOARD  
January 13, 2015  
5:30 PM**

On this 13<sup>th</sup> day of January, 2015 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

Larry Jackson called the meeting to order at 5:30 PM.

**MINUTES**

Charles Schmidt moved to approve the minutes from the December 2014 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #14-107 by Don Fry at 104 E. Centre to make the following changes: A) Extend existing rear bedroom 4'6" x 14' B) Construct new 3'6" x 13' hallway from house to existing detached building C) Finish out detached building** – Don Fry presented the application and noted the existing rear bedroom is only 7' wide and he would like to add 4'6" to the depth so it is more functional. Mr. Fry stated they would also like to connect the existing

house to the existing washroom with a hallway and turn the washroom into a bedroom. Mr. Fry noted the pitch of the roof on the washroom will remain the same but they have to add a gable. Mr. Fry stated the total addition will be less than 200 square feet. Eric Parker asked what materials will be used and Mr. Fry noted the house is AP panel with a standing seam roof and the roof on the washroom will have to be replaced and he would like to use a core tin corrugated roof which is intended to rust when it gets wet. Mr. Fry added the washroom has asbestos siding but the original barn wood is underneath and he would like to take the siding off. Mr. Fry added he would like to cover the addition with stucco. Mr. Fry noted the shed roof will be enclosed on the washroom so it can be used as a bedroom. Stan Klein noted he is glad nothing is changing on the main structure. Mr. Klein asked if the roof had cresting and asked that it not be changed if it is there.

David Bullion moved to approve Application #14-107 and Charles seconded the motion. All voted in favor and the motion carried.

**Application #14-110 by Julie Montgomery at 204 W. Creek to: A) Demo previous addition and two outbuildings B) Add “Sunday House” style stairway to east side of main structure C) Construct approximately 2600 square foot addition to rear of main structure C) Construct carport and guest apartment at rear of property**

– Cass Phillips, draftsman, David and Cathy Curl, contractors, and Julie Montgomery, owner of the property, presented the application. Mr. Phillips noted everything that is existing will remain on site and be rehabbed. Mr. Phillips note the original roof will be salvaged, cleaned and re-coated and they would like to get the Basse block structure back as it was. Mr. Phillips commented the existing addition and fireplace will be removed. Mr. Phillips noted an interior window will be used to create the door opening so there will not be any new penetrations. Mr. Phillips noted the garage shed will be taken down. Charles Schmidt asked if there will be a staircase to the second floor and Mr. Phillips stated there would be, not for the intent of their bed and bath, but because what is there now is not stable. Eric Parker asked what the material will be for the stairwell and Mr. Phillips noted it would be a wood structure. Mike Penick asked if the high windows on the rear will be affected and Mr. Phillips noted they would not because the ridge will hit between the windows, close to the bottom. David Bullion asked what the height difference will be between the existing structure and the new and Mr. Phillips noted the front porch is four feet about street level so the ridge will not be visible. Mr. Klein noted it is a large scale addition but the form fits.

Sharon Joseph moved to approve Application #14-110 as presented and Charles Schmidt seconded the motion. Mr. Klein asked what colors will be used and the owner stated the colors will stay the same as they currently are. All voted in favor of the motion and it carried.

**Application #14-111 by Stuart Barron at 401 E. Main Street to demolish existing structure and construct a new one story commercial building**

– Barry Wagner and Dawn Barron presented the application. Mr. Wagner noted the project being presented is phase two of the overall development. Mr. Wagner stated the old filling station located on the property needs to

be removed for a new commercial building that will be approximately 8200 square feet and house retail and restaurant space. The proposed restaurant will be developed on the east side of the property and a courtyard is planned in the front of the restaurant. Mr. Wagner added the building will be pulled back and have a large opening so it feels like an open courtyard, but rolling glass doors will be installed so it can be closed up in the winter months. Mr. Wagner noted the existing curb cut will be retained and used. Mr. Wagner noted the eave height is 18 – 20 feet and the highest point of the parapet wall is 24 feet. Mr. Wagner explained the building is pretty level along the Main Street elevation, but there is a drop where the Washington Street level changes. Mr. Wagner note the colors will be similar to the ones used in phase one which is off white or tan stucco, metal galvalume roof and a dark forest greet trim with dark anodized aluminum posts and bracketing. Karen Oestreich asked how close the development is to the adjacent house and Mr. Wagner noted the building will be set about a foot away from the proerty line. David Bullion asked what the roof pitch will be and Mr. Wagner noted it is a one on 12, but he could go to a ½ on 12. David Bullion asked if it was the same façade as Phase I and Mr. Wagner noted it is very similar. Larry Jackson asked if there was any way to make the wall facing the adjacent lot more decorative because the house on the next lot sits very far back and the blank wall will be what everyone sees when they come into town. Mr. Wagner noted the code will not allow them to install windows but they could maybe add some stone or wainscoting so there wouldn't be as large an expanse of stucco. Mr. Klein asked if they could bring the glass further up to make the building more transparent and Mr. Wagner noted the distance is limited because of the rolling overhead door system. Mr. Klein noted the challenge is all four sides are visible. Mr. Bullion asked how far back the courtyard goes and Mr. Wagner noted about 20 – 30 feet. Mr. Bullion noted that will give some visual effect which will be good. Mr. Jackson noted he believes it needs to be broken up somehow on the east elevation. Mr. Penick noted they could bring the parapet down some. Mr. Wagner stated they could put more stone in the center and Mr. Penick stated he would like to see the stone disappear because by putting the stone in, it emphasizes the wall and by removing it, the importance of the wall will be diminished. Mr. Bullion noted there could be an additional drop on the wall. Mr. Wagner noted that would be easy enough to do. Mr. Penick asked if the wall on the side of the courtyard would be all stone and Mr. Wagner noted it would be.

Sharon Joseph moved to approve the application with the condition the east elevation wall have two drops instead of one and the stone in the middle section be removed. Eric Parker seconded the motion. All voted in favor and the motion carried.

### **ACTION ITEMS**

**Consider making a recommendation on the Design Standards and Guidelines for Entry Corridors from the proposed Comprehensive Plan Issues Update** – Brian Jordan noted the design standards and guidelines have been discussed at previous meetings and the Board seemed to be in agreement with the recommendations he summarized at the prior meeting. The Board looked over the recommendation Mr. Jordan summarized and were in agreement.

Stan Klein moved to forward the recommendations to the City Council. David Bullion seconded the motion. All voted in favor and the motion carried.

## **Christian Episcopal Methodist Church**

Gary Hunter and his wife Tammy presented a packet depicting some of the improvements and repairs they would like to make to the church. Mr. Hunter noted he has done research and spoke to individuals to find out what the church originally looked like and Tammy was able to find one historic photo. Mr. Hunter explained he has broken the work up into several phases and the first step is to do some preservation to keep it from further decay. Mr. Hunter noted Tammy has done research on churches in this age group and found the majority to be white so that is the color they would like to use on the exterior. Mr. Hunter noted they would also like to insulate the building and put on the original wood that is being stored inside. Mr. Hunter noted the rock base is not original and daylight comes through so they would like to replace the skirting and get it flush to the church building in order to protect the building and keep moisture from penetrating through. Mr. Hunter noted the first thing they will probably do is replace the skirting because they have enough money to do such. Mr. Hunter noted he spoke to Clayton Itz and was told the wood on the church is not available any longer, but he could duplicate it. John Muraglia asked what the original roof was and Mr. Hunter noted it was cedar shake. Mr. Hunter stated they would like to temporarily replace the metal roof with another metal roof because the shake roof is cost prohibitive at this time. Mr. Hunter noted they want to stop the deterioration and believe that can be accomplished by replacing the roof now. Ms. Joseph noted it seems like a waste to spend money on a metal roof if the full intent is to have a shake roof on the building. David Bullion asked what the cost difference is between the metal roof and the cedar shake roof. The exact cost was not known so the Board directed Mr. Hunter to find that out. Tammy commented she understands the primary concern is preserving the church and explained her long term goal is to turn the church into a wedding venue and she would like her and Gary's wedding to be the first ceremony in the church. The Board directed Mr. Hunter to complete an application for the repairs he is wanting to start and noted the Board is in agreement of all the work he has mentioned.

The Board then asked what the next step is to request some funds from the Historic Building fund and Mr. Jordan noted he will speak to the city manager about going forward with that request.

## **Consider demolishing accessory structure at 202 W. San Antonio**

Brian Jordan, Director of Development Services, reminded the Board the bank requested demolition of the old furniture building and during that discussion it was determined the all buildings on the site, with the exception of the one in question tonight, could be demolished. Mr. Jordan noted it is an extension of a building that comes from an adjacent property and had two or three sides to it and a metal roof. Mr. Jordan stated the gas line on the property now has to be relocated and the bank has asked the Board to reconsider if the building needs to be saved or can be taken down so they can put the gas line where the building currently sits. Andy Bray of Mustard Design was present to discuss the issue and noted when he presented the original application he had copies of Sanborn maps from 1924 that did not show the building on site, so he does not believe the building has been there that long. Mr. Bray noted they took the roof and doors down because they were in disrepair and he recently got a phone call from James Kemp at Security State Bank & Trust telling him they need to move the gas line and need the building down to put it where Atmos is requesting. Mr. Bray commented Mr. Kemp has agreed to build

the structure somewhere else. Charles Schmidt asked if the west wall was built at the same time the adjoining building was and Mr. Bray stated he did not know but there are round nails and sheetrock on the walls which makes him think it is not that old. Mike Penick stated the building was in place in 1957 and it looked old then and exactly like it does now. Mr. Bray commented the Board has had conversations before that determined accessory buildings don't have ratings established so how they can determine whether an accessory building is significant or not is subjective. Stan Klein stated he is aware all accessory buildings are not rated and it has come up before. Mr. Jordan added they have had discussions about accessory buildings and Staff gave the direction, based on their interpretation of the ordinance, accessory buildings aren't rated with the main structure, but after speaking to the city attorney if there is evidence an accessory structure is a significant appertance to the property and was part of the setting of the home, it is something that can be protected. Pat McGowan, city attorney, read a portion of the ordinance that makes reference to distinguishing historic qualities or character of a building or site and significant architectural detail or structure and noted if the Board believes the structure to be significant to the site, it could be protected. Ms. McGowan added on some of the property descriptions in the historic resource book, reference is made to significant accessory structures. David Bullion noted the building could have been a part of another lot if the property has been replatted. Mr. Penick agreed it was probably a part of another lot because he feels the walls are too much a part of the other building and the members of the Board were in agreement. Karen Oestreich stated the structure needs to remain even though it is now just a couple of walls. Sharon Joseph stated it needs to be put back like it was when the bank was told it could not be torn, before they took the roof and roll up doors off.

**ADJOURN**

With nothing further to come before the Board, Sharon Joseph moved to adjourn. Karen Oestreich seconded the motion. All voted in favor and the meeting was adjourned at 7:19 p.m.

PASSED AND APPROVED this the 10<sup>th</sup> day of February, 2015.

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SHELLEY BRITTON, CITY SECRETARY

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SHARON JOSEPH, CHAIRMAN