

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

**HISTORIC REVIEW BOARD
February 10, 2015
5:30 PM**

On this 10th day of February, 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

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

MINUTES

Stan Klein moved to approve the minutes from the January 2015 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

John Muraglia stepped down from the Board for the consideration of Application #15-03

Application #15-03 by John Muraglia and Jerry Bang at 108 N. Lincoln to extend same type wall west of Austin Street façade, redo courtyards on east and west sides of house, and raise roof – Steve Spangenberg presented the application and noted they would like to keep the look of the house as it is now and plan to use the same rock work and stucco on the new portion. Stan Klein asked if they would replicate the Austin cut stone and Mr. Spangenberg noted they would. Mr. Spangenberg added the wall on the back side of the house will be

extended and the fence removed so that portion will match the front. Mr. Spangenberg noted the main part of the building will be taken to a 2-story structure. David Bullion asked what the height of the new construction will be and Mr. Spangenberg noted it will be the same height as the adjacent building. Mr. Spangenberg noted the drawings show the ridge higher than what is existing but they plan to bring it down to match the height. Mike Penick asked if the porch will be enclosed where the main bar is and Mr. Spangenberg noted that area will be expanded a bit. Mr. Spangenberg noted the existing storage building will be turned into a kitchen with a service area for the courtyard. Mr. Bullion noted the east elevation is missing in the drawings he provided and asked what it will look like. Mr. Spangenberg noted he will get a copy delivered to the City. Mr. Bullion asked if it would look like the west side and Mr. Spangenberg noted it would without a gable where the service area will be. Mr. Spangenberg added the materials will match the existing building. Mr. Bullion asked approximately how much square footage will be added and Mr. Spangenberg noted it would be about 750 square feet. Karen Oestreich commented the addition of the second story will change the look of the house. Mr. Spangenberg stated they want to keep the look of the building as close to what it is but they want to maximize the area and the new addition will match and look like it was built at the same time. Mike Penick noted some details need to be clarified and stated the plan shows an offset at the addition but the elevation does not. Mr. Spangenberg stated they believed it would look better if the two areas matched and Mr. Penick noted the Board typically requires an offset to designate the new construction. Mr. Spangenberg stated he would change the elevation drawing to show an offset.

Charles Schmidt moved to approve Application #15-03 with the condition the offset at the new addition be shown on the elevation and provided on the construction. Stan Klein added the new and existing ridge should align on the first and second floor and David Bullion added an east elevation drawing needs to be provided. With the three conditions noted, David Bullion seconded the motion. All voted in favor and the motion carried.

John Muraglia returned to the Board.

Application #15-05 by Jim and Patricia Richmond at 516 W. San Antonio Street to construct approximately 1330 square foot detached garage with office above – Randy Stehling of Stehling, Klein, Thomas Architects presented the application. Mr. Stehling noted the rock and iron fence will remain but an opening will be put in for a driveway to the new detached garage. Mr. Stehling noted they are proposing to move the existing outhouse somewhere on the lot, probably behind the new garage, visible from Bowie Street. Mike Penick asked if the outhouse was original and Mr. Stehling noted he did not know. Mr. Stehling stated the new garage will be one and a half stories, approximately 19' x 35' and the owners would like to use as much stone as possible and a standing seam metal roof. Mr. Stehling noted the stone will complement the existing building but not copy it. Stan Klein asked what the height of the existing building is and Mr. Stehling noted the plate height of the existing building is 11'7" and the ridge height is 17'8" and the proposed plate height of the new building will be 14'4" and the ridge will be a little over 20'.

Stan Klein moved to approve Application #15-05 with the condition the existing outbuilding be left on site. Mr. Stehling asked if the Board would object to the owners moving the building closer to Bowie Street. There followed discussion and it was decided the Board did not care if

the structure was moved. Mr. Klein amended his motion to include the condition the owners retain the outbuilding and the location would be determined and verified by the City. Eric Parker seconded the motion. All voted in favor and the motion carried.

Application #15-06 by Security State Bank & Trust to install parking shade canopies in renovated parking area at 118 S. Crockett Street – Andy Bray of Mustard Design presented the application. Mr. Bray noted he is proposing a powder coated steel structure with a canvas cover for covered parking. Mr. Bray noted the structures are a cantilever type so the number of posts will be minimized and the profile will be low. Mr. Bray added the powder coated material will not rust and the canvas is a light brown. Mr. Bray noted there are 41 parking spaces and the transformer pole that is in the parking lot now will be removed so the canopy will be extended in that area to be one continuous canopy. David Bullion asked how much square footage of canopy will be installed and Mr. Bray calculated each space to be 10' x 20' for a total of approximately 8000 square feet. Mr. Bray commented most of the canopies are tucked behind buildings and will be visible from Crockett Street but not very visible from Main Street. Mr. Bray added there are other parking canopies located in the Historic District and David Bullion asked if the canvas material is the same as what is used on the playground covers. Mr. Bray confirmed it is. Stan Klein noted the color of the canvas should just go away and not draw attention to itself. There followed some discussion about different colors and Mr. Bray noted they tried to select the most neutral color for the covering. Sharon Joseph asked if there would be lighting in the parking lot and Mr. Bray noted there might be some underneath the canopies. Mr. Bullion stated the canopies look pretty modern in the middle of the historic district and Mr. Bray noted they would only be visible from Crockett Street. Mr. Bullion suggested something be changed along Crockett Street where the canopies will be most visible. Mr. Bray commented using the same cohesive material throughout the parking lot would be more aesthetically pleasing than having two different designs. Karen Oestreich suggesting deleting the covering over the four parking spaces on Crockett Street. Mike Penick stated covering those four spaces uniforms the project.

Larry Jackson moved to approve Application #15-06 and Eric Parker seconded the motion. Mr. Klein suggested the applicant look for lighter colored poles. Mr. Penick noted there will be trees along Crockett Street and that will soften the canopies. Mr. Bray confirmed the required landscaping trees will be installed along Crockett. Mr. Jackson stated he likes the dark colored poles. All voted on the motion on the table, David Bullion and John Muraglia voted in opposition and all other members voted in favor. The motion carried. Stan Klein stated he voted in favor but he does not like the color.

Application #15-07 by Barry Wagner on behalf of Zion Lutheran Church at 426 W. Main to remove stucco on the 1854 section of the church and perimeter fence and repoint and repair the original stone – Barry Wagner, architect, and Rick Hartman, pastor of Zion Lutheran Church, presented the application. Mr. Wagner stated the applicant would like to remove the stucco that is badly cracked in places and repair and repoint the stone that is underneath. Mr. Wagner noted prior to 1908 the large steeple or chancel was not on the building and when the chancel was built it was with a smooth face stone. Mr. Wagner noted he does not know exactly when the stucco was put on but believes it was shortly after the 1908 addition. Mr. Wagner noted the stone could be damaged when the stucco is removed but they would like to try to get it back to the original state. Mr. Wagner commented he suggested the

applicant start at the chancel area to see how hard the stucco is to come off and see if it damages the rock. Mr. Wagner noted this would also help the applicant determine the cost of the project. Mr. Wagner noted he has not approached the Texas Historical Commission yet because he wanted to get the Historic Review Board's input first. Mike Penick commented he thinks it would be wise to start with the fence because that would make a larger statement and it doesn't seem to be as tight as the stucco on the church.

John Muraglia moved to approve Application #15-07 and Karen Oestreich seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

Consider making a recommendation to City Council to allocate funds from Historic Building Maintenance fund to the Christian Episcopal Methodist Church 501C3 – Brian Jordan, Director of Development Services, noted the church has a plan of attack now and he presented that to the city manager who told him the Historic Review Board needs to make a formal recommendation to the City Council for the funds. Mr. Jordan stated he has asked Gary Hunter to get costs for the repairs they would like to make so the Board can present that to the City Council with their request.

Charles Schmidt moved to make a recommendation to City Council to allocate funds from the Historic Building Maintenance fund to the Christian Episcopal Methodist Church 501C3. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Consider Demolition by Neglect on property located at 107 W. San Antonio – Kyle Staudt, Building Official, noted the building is deteriorating and needs to have a letter sent to the owners to address demolition by neglect.

John Muraglia made a motion to direct City Staff to send a Demolition by Neglect letter to the owner of 107 W. San Antonio Street. Stan Klein seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Historic Rating Designations and Enforcement on Accessory Structures – Pat McGowan, City Attorney, noted the Board has talked several times about outbuildings and the kind of jurisdiction the Board has over those outbuildings. Ms. McGowan commented she believes they need to thread through each application as it comes and noted the definitions in the ordinance are very broad and include different aspects of each property. Ms. McGowan went through several definitions in the ordinance and noted the definition refers to buildings, structures, objects, resources, etc and states anything related to a building is under the Board's jurisdiction. Ms. McGowan also noted the definition under Historic Landmark includes everything on the property. In conclusion, Ms. McGowan interpreted the ordinance and definitions to be very broad and give the Historic Review Board jurisdiction over just about anything

that is located on a historic property. Ms. McGowan added they can go back to the ordinance when a structure is in question as to whether the Board has jurisdiction.

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Stan Klein seconded the motion. All voted in favor and the meeting was adjourned at 6:42 p.m.

PASSED AND APPROVED this the 10th day of February, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN