

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

**HISTORIC REVIEW BOARD
May 12, 2015
5:30 PM**

On this 12th day of May, 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
KAREN OESTREICH
STAN KLEIN

ABSENT: MIKE PENICK
JOHN MURAGLIA
LARRY JACKSON

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 April 2015 regular meeting. Karen Oestreich seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Stan Klein recused himself from the Board for the consideration of Application #15-27.

Application #15-27 by Mr. & Mrs. Robert Fulbright to construct new guest house at 213 E. Creek Street – David Sawtelle presented the application. Mr. Sawtelle noted he would like to use board and baton for the siding and a standing seam metal roof. Mr. Sawtelle added the height will be approximately the same as the existing structure. David Bullion asked what the elevation grade of the property is and Mr. Sawtelle noted it drops toward the rear so the guest house will not be visible from the street.

Karen Oestreich moved to approve Application #15-27 and David Bullion seconded. All voted in favor and the motion carried.

Mr. Klein returned to the Board.

Application #15-28 by Fredericksburg Historic Properties to add foyer on north side of building at 108 N. Lincoln – Steve Spangenberg presented the application and distributed a drawing with a slight variation from the one submitted with the application. Mr. Spangenberg noted the front door faces north and there is a bar right inside the entry which they would like to block the weather from when it's cold so they are proposing a foyer to help keep the temperature inside the building regulated. Mr. Spangenberg noted the vestibule will be 14 feet wide, 8 feet deep and will have a 5 foot porch attached to the front that will be handicap accessible. David Bullion asked what materials will be used and Mr. Spangenberg stated they will be the same as the existing materials and they will match the rock. Stan Klein asked if the door will swing out and Mr. Spangenberg noted it would. Mr. Bullion asked if that was the only change to the previously approved plan and Mr. Spangenberg stated the changes include the addition of this foyer and the carport being turned into a storage area. Mr. Spangenberg also noted he provided the elevation the Board requested at the last meeting.

David Bullion moved to approve Application #15-28 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #15-36 by Fredericksburg Historic Properties to paint mural on wall facing N. Lincoln Street on structure located at 108 N. Lincoln - Lee and Matt Casbeer presented the application and stated the owner would like to have a mural painted that depicts three historical treaties to Fredericksburg and to Texas. Mr. Casbeer noted they have a very rough first draft of the concept but will work up their own compositions to create a historically correct scene with colors that will allow the pictures to flow into each other. David Bullion asked how long it will take to have a final rendering and Mr. Casbeer stated it would probably be a couple of weeks. Sharon Joseph asked if they were just asking for approval of the concept and not design since they only have a rough draft to present. Mr. Casbeer commented he believes the owner is looking for approval on the concept only at this time. Ms. Joseph commented if this is approved it will open up the box for everyone to ask to paint murals on their buildings, whether depicting something historical or not. Karen Oestreich stated the design is too much and so busy that it would overwhelm the street. Ms. Oestreich commented a mural of one treaty may possibly be acceptable, but this design is too intense. Mr. Casbeer agreed the drawing now is busy and the eye doesn't flow very well. Stan Klein stated the proposed mural doesn't reflect the character of the building and while the building isn't a compelling building, the mural is a billboard and it will open up the possibility of many more mural requests coming forth. Mr. Klein added if the business is selling a good product, the building doesn't need to shout to draw attention to itself. David Bullion stated he went through the ordinance and he believes non-conforming signage is relevant to this proposal. Mr. Bullion noted he believes the request falls way outside the guidelines and allowing the mural will impact the future. Mr. Klein commented the mural would be a great idea if it is on the interior of the property and shared with the owner and patrons of the business, but not on the exterior of the business. Members of the Board all concurred they were not in favor of the mural. Mr. Bullion stated some kind of guidelines need to be created to keep designs such as this from being allowed. Mr. Casbeer commented they can work on other ideas that would be more acceptable.

ACTION ITEMS

Demolition by Neglect property at 107 W. San Antonio

Kyle Staudt, Building Official, noted the owner has not contacted Staff about the required repairs noted in the demolition by neglect letter and the 30 day time frame has expired. Karen Oestreich asked what the Board's options are and Brian Jordan, Director of Development Services, noted the Board may direct Staff to file a complaint for a violation of the zoning ordinance against the owner if the necessary repairs are not completed within 90 days.

Stan Klein moved to send the owner a letter stating he was in violation of the zoning ordinance. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Demolition by Neglect property at 204 S. Crockett

Stan Klein noted the structure is high rated and the owner is most likely absentee. Mr. Klein noted there are structural issues to address and the gutters are leaking and if the issues are not addressed it will continue to deteriorate.

Karen Oestreich moved to send the owners a Demolition by Neglect letter and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Gary Hunter – Christian Methodist Episcopal Church – Gary Hunter and his fiancé, Tammy, presented several photos that showed the progress on the restoration of the church. Mr. Hunter noted there is a rotten beam by the front steps and they want to put the original doors back on the church but they want some protection for the doors. Mr. Hunter commented Tammy has done a lot of research on churches from the 18th century and almost all of them have an awning over the porch for protection and also for aesthetics. Mr. Hunter showed photos of the different awnings they found and highlighted the awning they liked the most, which was a type of A-frame structure. David Bullion noted there is a transom window above the doors of this church and the awning they are showing would not fit as well on this church as the one in the photo. Stan Klein agreed a flat or hip roof awning would probably be more appropriate. There followed discussion about types of coverings and different ways to support the weight of the awning and the Board agreed they are not opposed to a covering being constructed, but it needs to be a simple design and it needs to be approved by the Board. Karen Oestreich added the design should complement the transom.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Karen Oestreich seconded the motion. All voted in favor and the meeting was adjourned at 6:27 p.m.

PASSED AND APPROVED this the 9th day of June, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN