

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

**HISTORIC REVIEW BOARD
July 14, 2015
5:30 PM**

On this 14th day of July, 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
STAN KLEIN
DAVID BULLION
MIKE PENICK

ABSENT: JOHN MURAGLIA
KAREN OESTREICH
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

Charles Schmidt moved to approve the minutes from the June 2015 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-44 by John Akin on behalf of Bob and Denise Bauer to construct an approximate 34' x 15' addition to rear of house at 403 N. Adams – John Akin presented the application and noted the owners will be moving into the house and they would like to extend the back out 15 feet to add a master bedroom and enlarge the great room.

David Bullion commented they would be adding 20 – 25 percent to the footprint. Mr. Akin noted it would be closer to 20 percent. Stan Klein asked if they were planning on putting a 1x6 at the addition and then continue with the same siding and Mr. Akin noted that is correct. Mr. Bullion asked if the roofline and gable will be continued and mirrored from the front and Mr. Akin noted the back is a hip roof and will become a gable roof to mirror what is on the front. Mr. Bullion stated it doesn't appear the addition will be visible from the street and Mr. Akin confirmed that was true. Mr. Klein noted the drawings show a standing seam metal roof and that would change the look of the house. Mr. Akin stated they will probably not put on a

standing seam metal roof because of the cost. Mr. Akin noted he believes the existing roof is a 5 V Crimp roof and they will match that. Mr. Klein asked if they will use the same treatment and details and Mr. Akin noted they would. Mr. Bullion asked if there would be additional windows and Mr. Akin noted they will use clad windows that will match what is currently there.

Eric Parker moved to approve Application #15-51 and David Bullion seconded. All voted in favor and the motion carried.

Application #15-53 by Ben & Abigail Jones at 607 W. Main Street to: 1) Construct new covered porch on front of building 2) Construct 680 square foot slab in rear of building 3) Construct new 8' tall dog ear cedar and corrugated metal fence 4) Construct 53' ADA ramp on rear of property – Ben Jones and Abigail Jones presented the application and Mr. Jones noted they would like to add a 12 foot porch area to the front of the building and a deck on the rear that will come out approximately 8 feet. Mr. Jones noted there will be a tin roof, red columns holding the roof of the porch and reclaimed wood on the wall. Ms. Jones noted there will also be 18 inches of rock work below the porch columns. Ms. Jones added they will have custom made doors at the entrance. Sharon Joseph commented the plans look like an improvement to the property. Stan Klein noted he would like to see the actual red color that is proposed because the improvements are fine but the color could shout. Ms. Jones stated they are open to using a color the Board would approve of. David Bullion commented the color should be compatible with the adjacent buildings.

Eric Parker moved to approve the application with the condition the applicant come back to the Board with a swatch of the proposed color, or if the color is an accurate representation of what is in the packet, it be approved and signed off by the Chair. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Demolition by Neglect property at 114 W. Austin

Pastor Casey Zesch and Bon Linka, President of the church council, were in attendance to discuss the Demolition by Neglect letter received. Sharon Joseph noted Pastor Zesch and Mr. Linka met at the property with Kyle Staudt, Building Official, and Broc Schulz, Building Inspector, and are at the meeting to discuss their future plans for the building. Mr. Linka noted the primary concern is the front porch and stated they plan to pay off the mortgage on the property this coming month and have contracted with Randy Stehling to create a master plan for the entire campus. Mr. Linka noted they are trying to decide how to proceed with the structure and current thoughts are to remove the entire porch and rebuild it off site and re-attach it at a later date and asked if that would be acceptable to the Board. Mike Penick noted the porch is a historic structure with historic elements and composite components should not be used in the re-construction. Mr. Penick noted the materials that are going to be used need to be in line with what was original to the building, and if the original materials can be used, they definitely need to be. Stan Klein stated removing the porch is not a good way to restore and reconstruct it. Mr. Klein noted all the physical evidence is there on the porch and sections could be taken off and repaired. Mr. Klein noted Mr. Stehling can make a recommendation on the process to preserve the porch. Mr. Klein noted the porch is probably 100 years old and is a historic fabric to the building. Mr. Klein commented the wood is probably long leaf pine and that is what needs to be used. David Bullion asked what else needed to be done on the building

and Mr. Linka said the flooring upstairs needs to be replaced. Mr. Linka asked if there was timeline in which the work needed to be completed and Brian Jordan, Director of Development Services, noted if the building is not repaired within ninety days it will be in violation, but if the Board is comfortable with having an architect on board and plan of action within the ninety day time frame, it seems like a reasonable solution. The Board agreed.

Demolition by Neglect at 107 W. San Antonio – Kyle Staudt, Building Official, noted the owner is still working on the property.

Demolition by Neglect at 204 S. Crockett – Kyle Staudt, Building Official, stated he and Broc Schulz, Building Inspector, met with Romney Kowert who has been hired to do some painting and repairs on the house. Mr. Staudt commented the house is in really good shape and the repairs Mr. Kowert has to do are minimal.

Demolition by Neglect at 503 W. Austin – Kyle Staudt, Building Official, commented this house is not in bad shape but some of the shutters are falling down. Stan Klein noted the shutters on the front porch are intact but the ones exposed on the side of the house are falling apart. Brian Jordan, Director of Development Services, stated we need to ask if the shutters are original. David Bullion commented there are no hinges on the side shutters so they are not original and if they are just ornamental, there is no concern if they come down. Mr. Bullion noted the front shutters are original but they are fine. There followed some discussion and it was determined the house is not in danger of demolition by neglect, there are only architectural elements that are deteriorating so it is not worthy of sending a Demolition by Neglect letter to the owners. Mr. Bullion suggested City Staff call the owner to let him know the side shutters can be taken down.

ADJOURN

With nothing further to come before the Board, David Bullion moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 6:13 p.m.

PASSED AND APPROVED this the 11th day of August, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN