

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

**HISTORIC REVIEW BOARD
August 11, 2015
5:30 PM**

On this 11th day of August, 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
STAN KLEIN
DAVID BULLION
MIKE PENICK
JOHN MURAGLIA
KAREN OESTREICH
JERRY SAMPLE

ABSENT: LARRY JACKSON
ERIC PARKER

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

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

MINUTES

Stan Klein made one correction to the July, 2015 minutes. With that correction, Charles Schmidt moved to approve the minutes from the June 2015 regular meeting. Mike Penick seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-57 by Dan & Lynn Moody, Jr. to construct new residence on property located at 703 & 705 W. Creek Street – Rudolph Colby and Marquez Colby of Colby Designs and Dan Moody, owner of the property, presented the application. Mr. Colby noted Mr. Moody wanted to keep the house as much a one story as possible to maintain the scale on the street. Mr. Colby noted the garage and sally port face the back of the property so from Creek Street there is a simple elevation. Mr. Colby noted the back portion of the property will be left as garden space and they will build a wall ten feet off the property line and create a natural swail for the water to drain down to Acorn Street. Mr. Colby noted a large portion of the front of the house will be set back and landscaped. The base materials are a mass of stone, parapet walls on the ends of the building and stucco on the infill of the building. Mr. Colby noted the roof will be standing seam metal with a lead coat or zinc coat color in dull grey and the perimeter fence will be coyote fencing. Mr. Colby noted he has included a greenhouse which is the lowest part

of the building and will bring the scale of the corner down, which is the one and a half story section. Mr. Colby commented the owner is looking at putting in a corner garden for the neighborhood to enjoy.

John Muraglia asked if the area at the dormers will be used for storage space and Mr. Colby noted that will be a guest apartment. Stan Klein asked what the measurement is of the peak at the ridge down to the ground and Mr. Colby noted it is 24 feet. Mr. Colby noted the ends are eight to ten inches above the ridge line and that is the highest point. Mr. Colby noted the chimneys are stone and they are designed 3 to 3 ½ feet above the ridge. Mr. Colby stated the back will have a large open porch and an exterior fireplace. The primary materials will be board and batton siding, a knotless wood, either vertical grain fur or vertical grain cypress, lightly colored and the windows will be Anderson E series wood window clad in aluminum or a Kolbe window which is basically the same thing and the window color on the exterior will be a medium bronze. Mr. Colby noted the siding will be a light wash and will be used on only 10 to 15 % of the exterior.

Mr. Moody stated the proposed solar element should be addressed because it has not been done in Fredericksburg. Mr. Moody noted their roofline faces due south, almost invisible from the streets on both sides of the house, and they hope to get the house almost completely solar with solar panels. Mr. Moody added the color of the solar panels will be so close to the color of the exterior they will be almost unnoticeable. Sharon Joseph asked if the storage tank shown on the property would be for water storage and Mr. Moody noted they will take all the drainage from the rooflines to the cistern and use it for landscaping irrigation. Mr. Klein asked what the size of the storage tank will be and Mr. Moody noted he would keep it proportional to the improvements on site.

Mr. Klein asked the applicants if they are going to use a coarse stone and Mr. Colby noted the size will be between six and ten inches to make a tighter pattern and it will be course or gauged but it will be small stone, random or tumbled pattern, even if it is course. David Bullion asked what size the lot is and Mr. Moody noted it is approximately 30,000 square feet. Mr. Bullion commented in scale it is probably at least two city lots. Mr. Bullion asked what the square footage of the proposed buildings are. Mr. Colby noted the first floor of the main house is 5175 square feet, the second story is approximately 800 square feet, the garage and greenhouse are 1300 square feet and there is an additional 2500 square feet of non-air conditioned structure, making the total footprint approximately 7,000 square feet. Mr. Bullion added the 7,000 square feet will be spread out on two city lots.

Jerry Sample asked what the base elevation from the street to the foundation is and what they plan to do there and Mr. Colby noted they are working on civil plans but it is approximately 18 – 20 inches. Mr. Moody stated the site slopes to the back and will look almost flush. Mr. Klein asked what the exterior material will be on the sally port and Mr. Colby noted it will be stucco. Mr. Klein asked for clarification on the exterior of the area above the stone veneer base and Mr. Colby stated that would be siding. Mr. Moody noted they will create a mini-park on the corner of the property with benches and landscaping.

John Muraglia moved to approve Application #15-57 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #15-60 by Steve Thomas on behalf of Sandra Barr to construct new 2-story residence at 301 N. Crockett

– Steve Thomas of Stehling, Klein, Thomas Architects presented the application and noted the lot is approximately 5300 square feet. Mr. Thomas noted they have drawn the house at a story and a half to fit all the owners requirements. Mr. Thomas noted the front of the house will face Crockett Street. Mr. Thomas commented there is a large right of way off Schubert Street and an existing sidewalk coming from next door that they intend to extend along both Schubert and Crockett. Mr. Thomas added they are well within the limitations of development in R-2 zoning. Mr. Thomas stated his client wants to put up an eight foot stone wall with the intent of creating a courtyard on the back of the property. Mr. Thomas noted there is also a carport proposed with a closed-in structure above and they will be putting down brick pavers in the carport area to provide a covered patio when guests are staying and when entertaining is not going on, it will be used as a carport. Mr. Thomas noted there is also a bonus room proposed and his client's intent is to use that as a weekend house. Mr. Stehling noted both the bonus room and the area above the carport will be clad and stucco and the main portion of the house will be stone.

Stan Klein asked about the scale of the structure as it gets to the north side of the property and noted he wants to clarify what will be seen from Crockett Street. Mr. Klein asked if the plate line that faces Crockett is a 16 foot plate line. Mr. Thomas noted it was and Mr. Klein stated the scale and proportion is the compelling issue. David Bullion noted the house next door is not a residence and the corner structure is a better example of a building to compare the scale to. Mr. Thomas commented Schubert Street has several houses that are one and one-half stories. Mr. Klein added there are also small bungalows on Schubert Street. The members of the Board looked at surrounding neighborhoods via Google Earth to see the scale and size of structures in the area. Karen Oestreich noted the proposed structure will take up most of the lot and there will not be much green space. David Bullion commented there is a hodgepodge of buildings in the block where the applicant's lot is located. Mr. Klein reiterated this structure will still be a large volume and he doesn't see a reference to what is currently in the area so they are having to create that. Ms. Oestreich added since it is a corner lot it will be very visible. Jerry Sample asked what the eave height is and the applicant could not answer but noted the ridge height is 27 ½ feet. Mr. Thomas noted the owner has hired a landscape architect and plans to landscape the area. Ms. Oestreich stated that will help soften the look. There followed more discussion and more investigation in surrounding neighborhoods where a large house is constructed next to a smaller structure. Mr. Klein stated he needs more dimensions, scale and heights illustrated to make an informed decision. Mr. Bullion stated since it is located in a neighborhood with commercial and residential structures and a hodgepodge of mixed structures, he believes the application is acceptable.

David Bullion moved to approve Application #15-60 and Charles Schmidt seconded the motion. David Bullion, Charles Schmidt, Mike Penick, Jerry Sample and Karen Oestreich voted in favor. Stan Klein and John Muraglia voted in opposition. The motion carried.

Demolition by Neglect property at 410 S. Milam

The Board reviewed photos of the structure in question and John Muraglia stated the house needs some attention. Mr. Muraglia moved to send the owner a Demolition by Neglect letter but the motion died for lack of a second.

Jerry Sample stated he does not believe the house is in danger of Demolition by Neglect but he has watched the property deteriorate. David Bullion commented not all of the shutters are original, which is evidenced by the absence of hinges. There followed discussion and Mr. Jordan reminded the Board there will be money in the budget again for Historic Properties that are in need of repair if the owner does not have the means to do so. Mr. Jordan suggested the Board send a letter to the owner of the property asking them to repair the features that are historically significant to the structure. Mr. Bullion commented they could be told the shutters that are not original could be removed and the ones that are original could be removed and stored to protect them from further deterioration. Mr. Bullion stated the letter needs to clearly articulate what the Board expects the owner to do instead of it just being a generic letter. The Board asked to have a sample letter prepared and an item on the next agenda to send the owner of the property at 410 S. Milam the letter.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Mike Penick seconded the motion. All voted in favor and the meeting was adjourned at 6:50 p.m.

PASSED AND APPROVED this the 13th day of October, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN