

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

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

On this 10th day of November, 2015 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

LARRY JACKSON
CHARLES SCHMIDT
MIKE PENICK
STAN KLEIN
KAREN OESTREICH
JERRY SAMPLE
ERIC PARKER
DAVID BULLION

ABSENT: SHARON JOSEPH
JOHN MURAGLIA

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

Eric Parker moved to approve the minutes from the October 2015 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-78 by Randy Stehling on behalf of Bethany Lutheran Church at 114 W. Austin Street to restore, repair, and refinish repairable existing elements and replace unrepairable elements with new material to match historic elements – Randy Stehling and Brandon Weinheimer of Stehling, Klein, Thomas Architects presented the application. Gary McCreedy and Pastor Louis Zesch were also present. Mr. Stehling noted they would like approval for the restoration of the porch on the structure the Board was concerned about Demolition by Neglect. Mr. Stehling noted the oldest part of the building is the fachwork section over the small basement. Mr. Stehling commented he believes the one story portion of the building was built shortly after 1864, and the two story section between 1885 and 1895. Mr. Stehling added the porch over the one story part of the building was built at the same time as the porch over the two story part of the building. Mr. Stehling noted he has done some minor selective demolition to probe into what is there. Mr. Stehling noted there is a lot of historic

fabric to work with, but also a lot of structural issues to deal with. Mr. Stehling noted the ceiling under the second floor porch is probably original and has some water damage. Mr. Stehling commented there are two layers of porch floor above the ceiling and they believe the lower floor is original long leaf pine. Mr. Stehling noted 1 x 6 v-groove was laid over that layer. Mr. Stehling stated the original floor is probably questionable, looking at the ceiling below it, and they would like to do a careful restoration. Mr. Stehling explained they would carefully remove, evaluate and document what is historic and if it cannot be restored, they would replicate it and put it back to its original condition. Mr. Stehling noted they would like to waterproof the second floor by removing both floors that are in place, restore / repair the porch floor framing, add additional framing and then put a floor decking called Advantech, which will totally seal the floor. Mr. Stehling noted the corner would be trimmed out so it is not visible and then two layers of ice and water shield applied and put a synthetic material on top of that. Mr. Stehling noted they would like to get the material in a 1x6 width that will match the original and will hold up to the weather, but still look original. Mr. Stehling noted the railing heights don't meet current code but they are proposing to restore them as they are and later, when the church decides to do more involved restoration, might augment the railing with another rail above or something to meet code. Mr. Stehling stated the balustrade and brackets are in pretty bad condition and they anticipate some of them may not be able to be repaired and in that case they would replicate and replace. Mr. Stehling noted the only change they would like to make on the first floor is to take the concrete curb out from under the porch posts and extend the porch posts down to the porch floor. Mr. Stehling commented the metal roof on the building is not in too bad of shape and his proposal is to replace the roofs on the porches with new roof, gutters and downspouts. Mr. Stehling commented the architects will be heavily involved in the entire process to ensure the contractor remembers this is a restoration project.

Mike Penick asked how the area would be handled where the two porches join and Mr. Stehling stated they flash together now so they don't have water running down between the two porches. Mr. Stehling noted there is a lot of room for improvement and the porch floor and roof don't align and he does not have an exact solution for that detail yet. Mr. Stehling commented as he gets into the project he will discover much more information, because he has done very minimal probing at this point, and some decisions will be made during the discovery process.

Stan Klein asked about the detail on the crown molding and the profile illustrated that shows a trim piece facing the street and Mr. Stehling commented that was on the upper layer. Mr. Klein asked what they will end up with and Mr. Stehling noted will try to conceal the plywood on the inside with the crown molding. Mr. Klein asked what color will be used and Mr. Stehling noted they have not done any scrapings yet but once they get deeper into the project they will come back to the board if there is any other color than off white on the scrapings. Mr. Klein then encouraged Mr. Stehling to consider a different type of material than galvanized metal for the flat roof that would not encourage deterioration and he also suggested an incorporated gutter.

Jerry Sample commented he sees a tongue and groove overlay on the floor with the deck underneath, which is a later addition so when they hide a sub floor behind the trim, they will end up with the more original look coming out.

David Bullion asked if they will harvest the long leaf pine and Mr. Stehling noted they definitely will. Mr. Bullion noted the project is a great example of restoration and appreciates

the amount of work and detail they have put into it.

Karen Oestreich moved to approve Application # 15-78 and David Bullion seconded. All voted in favor and the motion carried.

Application #15-79 by Security State Bank & Trust to repair and close in historic structure on site at 118 S. Crockett Street – Whitney Koch of Mustard Design presented the application and noted they are bringing the building back to the Board full circle. Ms. Koch noted the building was in pretty bad shape and the only thing currently standing is the exterior stone walls. Ms. Koch noted the remaining structure was deteriorated to the point that everything else was removed. Ms. Koch noted they want to make some securable storage for the bank. Ms. Koch stated they will pour a new concrete sub floor, repair and stabilize the existing stone walls, add a new front façade and roof system will be added. Ms. Koch noted they are proposing a cement board face and a new metal roof that is in line with surrounding buildings. Ms. Koch noted they will install two overhead carriage style doors and will present colors at a later date.

Eric Parker moved to approve Application #15-79 and Charles Schmidt seconded the motion. With the exception of Jerry Sample who voted in opposition, all others voted in favor and the motion carried.

Update on Church of Colored People of Gillespie County at 520 / 601 E. Main Street – Gary Hunter showed a PowerPoint presentation detailing the work that has been done on the church to update the Board on the progress. Mr. Hunter noted they tried to restore the window that was in the best shape and it wouldn't hold together so they have purchased long leaf pine to reconstruct the windows and they will use the original window panes. Mr. Hunter noted the next step will be to lift the church and take the rotten beam out.

Update on Demo by Neglect property at 410 S. Milam – Kyle Staudt, Building Official, stated the grandson of the owner came by to speak to him about the property. Mr. Staudt noted Mr. Klier said they don't have any money to do the repair work but he would love to fix it up. Mr. Staudt informed Mr. Klier about the money the City Council has set aside for Demolition by Neglect properties and he will be compiling a list of costs to request some of the funds.

Joint Work Session with City Council in January - Brian Jordan, Director of Development Services, commented City Staff held a retreat with the City Council in October and one of the discussion items on the agenda was the large houses and additions that are being built in the community. Mr. Jordan commented they did not come up with a solution but he told the Council the Board has the ability to evaluate the construction under the Historic Preservation Ordinance for the properties that are located in the Historic District or are a landmark property. Mr. Jordan noted the City Council wants to meet with the Historic Review Board in a joint work session in January to consider expanding the Historic District and discuss the way the Board interprets the code. Mr. Jordan noted they may also look at including something in the Historic Preservation Ordinance to allow more enforcement.

Demolition by Neglect property at 247 E. Main Street – Brian Jordan, Director of Development Services, reminded the Board this property was brought to their attention at the

last meeting and Kyle Staudt, Building Official, saw some repairs that could be made but did not see anything causing the property to be in danger of Demolition by Neglect. Mr. Jordan noted members of the Board were going to go by the building and see what their thoughts were.

David Bullion stated if Staff did not see any issues that required a Demolition by Neglect letter to be sent, the Board should go along with that recommendation. Members of the Board agreed and a letter will not be sent.

New Construction

David Bullion referred to the Design Guidelines and read sections of that to the Board to give them some idea of what they should be looking at on applications for additions or new construction. Stan Klein added the surrounding buildings should be looked at to see if the proposed project fits into the area. Mr. Klein added the zoning ordinance dictates setbacks and that plays into the scale of the building. Mr. Klein noted a stepping effect, such as a one-story section on the front and a 2-story section on the back, could be used to keep scale smaller on the street.

Mike Penick commented the Board needs to figure out a way someone can buy a small house and double the size without it looking large because that is what people are doing now. There followed discussion and different opinions regarding small and large houses built next to each other and houses that have been built in the Historic District that are probably not appropriate. Mr. Klein added in a historic neighborhood the Board has the adjacent properties to compare scale and cohesiveness, but on a landmark property there isn't a historic neighborhood to use as a guideline. Mr. Sample and Mr. Klein stated they are there for scale, massing and proportion. Mr. Bullion commented a definition of neighborhood, distance to the right or left or entire block, could make their decisions more objective instead of subjective.

Mr. Bullion then read the four items from the Design Guidelines that should not be done.

The discussion was to be continued at the next month's meeting in preparation for the joint work session with the City Council.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Jerry Sample seconded the motion. All voted in favor and the meeting was adjourned at 7:03 p.m.

PASSED AND APPROVED this the 15th day of December, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN