

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

**HISTORIC REVIEW BOARD
December 15, 2015
5:30 PM**

On this 15th day of December, 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
LARRY JACKSON
CHARLES SCHMIDT
MIKE PENICK
STAN KLEIN
JERRY SAMPLE
ERIC PARKER
DAVID BULLION

ABSENT: KAREN OESTREICH
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

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

MINUTES

Eric Parker moved to approve the minutes from the November 2015 regular meeting. Jerry Sample seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-84 by Brad Holland on behalf of Carolyn Moore to cover front corner of carport with corrugated metal and continue through backyard and remove porch spindles and add wire cable on property at 112 N. Acorn – Carolyn Moore presented the application and noted she has 2000 square feet of frontage and would like 162 square feet of metal covering. Ms. Moore noted the garage door is white, the windows will be white and the metal will dull as it ages. David Bullion asked if there were any other examples of metal in the historic district and Ms. Moore noted there is a house on Creek Street and Acorn. It was determined that was done when the Historic Review Board's function was only advisory and not mandatory. Mike Penick noted metal is an inappropriate material for this age house. Stan Klein noted the metal is a real contrast to the other material on the house. Ms. Moore noted she has dropped the request to remove the porch spindles. David Bullion noted there is a set of guidelines they have to follow and allowing metal on the house does not meet those guidelines.

Ms. Moore noted she understood.

Charles Schmidt moved to deny Application #15-84 and Stan Klein seconded the motion. All voted in favor and the motion carried.

Application #15-87 by Janet Degenhardt of West End Pizza at 232 W. Main Street to add new sign and paint building exterior

– Janet and Hal Degenhardt presented the application. Ms. Degenhardt noted they have been open for seven years and are going through a re-branding and would like to paint the building red with beige highlights. There were questions about the shade of red and Sharon Joseph noted there is a deep red color the Code Enforcement Officer has named Fredericksburg Red that is acceptable in the noted Historic District. Stan Klein asked what all will be painted red and Ms. Degenhardt noted the columns and the panels on the door will be white and the rest will be red. Mr. Klein asked about the upstairs windows and Ms. Degenhardt stated they are proposed to be red but she still has to get the approval of the owner of the building. Ms. Degenhardt stated they have a hodgepodge of colors and signs and they are trying to unify the building. Stan Klein stated the building is an attractive architectural building and red has historically been used to accent features. Mr. Klein noted he appreciates what she is doing with ploycroming the building and using two colors, but she should use a complementary color and not white. Ms. Degenhardt noted the accent will be more of a cream color. Ms. Degenhardt stated the pizza sign they are proposing on the side of the building will use the existing holes in the wall for attachment. Ms. Degenhardt explained they could put the individual letters on a piece of metal that could use the same holes. David Bullion noted the proposed sign looks longer than the existing sign and Ms. Degenhardt noted it will be but they can make the sign work to use the existing holes. Jerry Sample noted Insight Gallery was denied when they proposed a sign on the side of their building. Ms. Degenhardt commented the proposed hanging signs will replace what is currently in place. Ms. Degenhardt added they would like to remove the existing green awning and paint the wood red with words accented in the accent color. Ms. Degenhardt stated they would like to associate the patio wall with the building and paint an arrow with the words “and patio bar” on the wall. Ms. Degenhardt commented all the existing signage will be removed and the new signs will give the building a cleaner look. Ms. Degenhardt noted when they leased the building, there was a protruding sign from the previous business and the brackets are still in place. Mr. Klein stated the circular sign is architecturally inappropriate for a historic sign and it divides a very attractive building into two pieces.

Mr. Klein noted the Board needs to address the painting of the second story. Ms. Degenhardt stated they do not lease that space so she will have to see if the landlord will allow the second story windows to be painted. Mr. Bullion asked how high the letters are on the circular sign and Ms. Degenhardt noted she does not know, but the diameter of the sign is five and a half feet. Mike Penick stated he has always been opposed to signs on the sides of buildings but he has now realized it is not that uncommon and evidence of a side sign is still visible on one of the buildings he owns on Main Street.

Eric Parker moved to approve the application as presented. Mr. Bullion asked for some clarification on the second story painting. Mr. Parker stated if there is visible wood on the second story, it needs to be painted. David Bullion seconded the motion. Mike Penick encouraged the applicants to make sure the sign pops out from the building and noted red is a

very difficult color for color deficient people to see and the applicants are proposing a red sign on a red building. A vote was taken on the motion on the table and the motion was denied.

Jerry Sample moved to approve the application with the exception of the sign on the side of the building and the requirement the Fredericksburg Red color be maintained on the second story windows. Ms. Joseph asked if they can require the second story windows be painted if the applicant doesn't have access to them. Mr. Sample amended his motion to approve with the exception of the sign on the side of the building and all windows that the tenants have access to be painted Fredericksburg Red. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #15-88 by Eric Mustard on behalf of Mickey T. Dunn at 603 W. Austin Street to demolish existing residence and construct new house – Eric Mustard presented the application. Mr. & Mrs. Ashley, prospective buyers of the property, were also present. Mr. Mustard stated the Ashleys would like to demolish the existing structure and construct a new residence. Mike Penick asked the applicant if he knew what material was underneath the siding on the house and Mr. Mustard stated he did not know.

Eric Parker moved to approve demolition of the existing structure. Larry Jackson seconded the motion. All voted in favor and the motion carried.

David Bullion asked how the proposed house scaled with the neighbors and Mr. Mustard commented they designed the house to the right of the proposed structure and it is a 2 story house with a 2-story balcony. Mr. Mustard commented the house to the left is also a 2-story structure. Mr. Mustard noted the Ashleys would like to build a sizeable house but they have narrowed the front to minimize the impact on the street. David Bullion asked what the width of the lot is and what the width of the building is. Mr. Mustard stated the lot is 100 feet wide and the proposed structure is 80 feet wide. Mike Penick commented he has a problem with the front façade and noted the other three elevations are appropriate for the area. Mr. Penick noted the gables are steeper than he would like to see and asked if they could be lowered. Mr. Mustard noted the house was designed in a style different than Fredericksburg style, but the gables could be lowered. Mr. Bullion noted the house is beautiful but it would fit better in a new subdivision than the Historic District.

David Bullion moved to defer Application #15-88 until the discussion regarding new construction takes place with the City Council. Jerry Sample seconded the motion. Stan Klein stated they could take action and the applicants will have to live with the action or they can wait until the discussion with City Council. Larry Jackson commented the houses on either side of the proposed structure are equal in volume so whatever is discussed with the City Council won't make a difference on this house on this lot. Stan Klein, Jerry Sample, Charles Schmidt and David Bullion voted in favor of the motion on the table and Larry Jackson, Mike Penick, and Eric Parker voted in opposition. The motion carried. Eric Parker commented they are going to be talking about scale with the City Council but the houses in this neighborhood are all large. Mr. Bullion commented the style that is allowed in the Historic District will also be discussed. Mr. Penick noted even though he may be opposed to the proposal, he would hate to hold up the applicants until the discussion takes place. Sharon Joseph commented the joint discussion with City Council could take longer than one meeting. Mr. Klein stated he is not concerned with the

square footage of the proposed house, but they can make the appearance look smaller by their design. Mr. Parker noted the house design is the issue and not the scale, so the application shouldn't be deferred. Larry Jackson asked to call a special meeting in two weeks after the City Council discussion and it was noted that could not be done because the joint discussion won't have taken place yet. Larry Jackson left the meeting. Mr. Sample commented at some point the Board has to make a stand for what is good for the Historic District. The City Attorney pointed out an alternate member of the Board should not be voting when all members are present, so the previous motion to defer the application was a tie at three to three and the chair would have to vote to break the tie. Sharon Joseph voted in opposition of deferring the application and the application was re-opened and the discussion continued. Mr. Klein noted from the discussion that has taken place, the applicant should redesign the front façade. Mr. Penick noted if the attic space could be eliminated and the porch becomes a one story, the house could be stepped back so the high point is not right at the front of the lot. Mr. Klein noted the transparency of the two story porch next door does not have the same impact as the proposed two story structure does.

Stan Klein moved to deny Application #15-88 and noted the front façade should be re-designed with a proportional scale. David Bullion seconded the motion. Jerry Sample, Stan Klein, Mike Penick and David Bullion voted in favor of the motion. Charles Schmidt and Eric Parker voted in opposition. The motion carried.

Application #15-89 by Mustard Design on behalf of Mr. & Mrs. Warren Richardson at 405 Cora to remove two existing outbuildings, construct new two story garage/apartment and construct addition to rear of residence – Eric Mustard of Mustard Design and Mr. & Mrs. Richardson presented the application. Mr. Mustard noted this is a small house that has previously come before the Board. Mr. Mustard stated the owners would like to paint the exterior of the main structure and remove the two outbuildings on the rear of the property. Mr. Mustard noted they would like to add a gable on the front of the house and an addition on the rear. Mr. Mustard stated they plan to salvage the materials from the outbuildings and use those on the new garage.

Jerry Sample moved to approve Application #15-89 and Eric Parker seconded the motion. All vote in favor and the motion carried.

Application #15-90 by Michael Atkins on behalf of Denise Gruy at 606 W. Creek to construct addition, move existing garage to back corner of property and construct privacy fence - Michael Atkins, contractor, and Diane Lohman, designer, presented the application. Ms. Lohman noted the owners would like to add an extender to the rear of the structure that will house a utility room, walkway and powder room. Ms. Lohman noted they will also create a secondary entrance from the west side driveway back to a proposed new story and a half structure that will be a two bedroom, 2 bath structure with some second floor space. Ms. Lohman noted the addition will be similar in height to the addition three houses down. Ms. Lohman commented the exterior will be painted white and the existing front façade will stay the same. Ms. Lohman stated two penetrations will be replaced on the historic structure, one is a doorway that will be replaced with a short window from the rear where the connector will be attached and on the west side a window will be shifted over. Ms. Lohman noted the roof eave, soffit, brackets and porch rail will all remain the same so there will be a very low impact on the exterior of the home. David Bullion asked if the additional square footage is smaller than the

original structure and Ms. Lohman noted the new footprint will be a little larger than the original house.

David Bullion moved to approve Application # 15-90 and Eric Parker seconded the motion. All voted in favor and the motion carried.

Application #15-91 by Jerald & Diana Phillips on behalf of Josh &Christy Phillips at 404 N. Milam to: 1) Demolish existing bath on rear and construct L-shaped addition along entire back of structure 2) Create 12' driveway to north of house 3) Create patio areas of crushed granite 4) Replace current rock walkway with crushed granite 5) Move stairway for upstairs to outside north side of house, incorporating a deck landing.

–Jerald and Diana Phillips presented the application and noted they don't want to change the façade but wish to add a portion onto the back. Mrs. Phillips explained they would like to take a bathroom addition off the rear of the house and add a 12 foot addition along the entire back and around the east side. Mrs. Phillips noted they will use 4 inch lap siding. Ms. Phillips noted the other changes they would like to make are to move the interior staircase to the exterior of the north side and change the existing window into a doorway with a small deck and construct a patio area that the exterior stairs will lead to.

David Bullion asked when the addition on the back was constructed and Mrs. Phillips stated she does not know, but it looks like it could have been in the 1960's. Mike Penick commented the applicants have eliminated all evidence of a shed addition on both ends of the structure with their proposal. Mr. Penick noted the shed roof they have created doesn't replicate anything in history and it would be better to add a gable. Mrs. Phillips commented they have discovered something while speaking to their roofer and were considering bringing the roofline up since there is a tree located so close and asked if that would be acceptable. Mr. Penick noted the end facades will still be eliminated if they do that. Sharon Joseph explained they want the original house to be obvious when someone looks at it years down the road. Mr. Bullion added pulling off the pressed tin that is 100 years old is losing the character of the house. Stan Klein stated the addition shouldn't compromise the original structure and the historic part of the house should be recognizable. The Board discussed different solutions and designs the applicants could consider that would allow for the addition but still preserve the original structure.

Jerry Sample moved to deny Application #15-91 in lieu of a re-design. Eric Parker seconded the motion. All voted in favor and the motion carried.

Demolition by Neglect Property at 409 W. Creek – The Board looked at video of the property in question. Mike Penick moved to send the owner of the property at 409 W. Creek a Demolition by Neglect letter.

Request from Gary Hunter to forward recommendation to City Council for additional funds fro Christina Episcopal Methodist Church – The Board reviewed the list Mr. Hunter prepared for additional repairs for the church. Eric Parker noted a very small portion of the remaining repairs are to stabilize the building. David Bullion noted there is approximately \$4000 of work that would be necessary to further protect the building. The Board was in agreement they did not want to recommend allocating any funds for work that would not go toward protecting the character and preserving the building. Mr. Bullion moved to make a

recommendation to City Council to allocate the funds for the following;

- 1) Finish interior insulation and vapor barrier for walls and attic
- 2) Remaining balance to install finished windows
- 3) Front beam replace under church at entrance
- 4) Frame work on inside door and installing original door

Jerry Sample seconded the motion. All voted in favor and the motion carried.

New Construction in Historic District and addition to historic structures – Sharon Joseph asked members of the Board to consider the houses and additions that have been constructed on historic structures and come to the joint discussion with the City Council prepared to discuss those structures. Brian Jordan, Director of Development Services, commented the Council wants to share some of the information they hear from citizens and discuss the option of expanding the historic district. Mr. Jordan added the Board should be prepared to discuss the scale of buildings being requested. Mr. Jordan noted the City Council understands a lot of what the Board does is under discretionary review and wants to have a discussion with the members of the Board. There followed discussion among members of the Board regarding scale and zoning allowances in residential zoning districts.

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Jerry Sample seconded the motion. All voted in favor and the meeting was adjourned at 7:25 p.m.

PASSED AND APPROVED this the 12th day of January, 2016.

S-HELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN