

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

**HISTORIC REVIEW BOARD
February 9, 2016
5:30 PM**

On this 9th day of February, 2016 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
DAVID BULLION

ABSENT: JOHN MURAGLIA
KAREN OESTREICH
ERIC PARKER

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 January 2016 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #16-01 by Maurilio Resendiz at 318 E. Main Street to install a fiberglass roof over existing patio – Maurillo Resendiz presented the application and noted he would like to put a roof over the existing patio to help keep the area warmer during the winter. Mr. Resendiz noted the building is a newer building and not historic and he would like to put a greenhouse type roof over the patio. Sharon Joseph asked if it would be a corrugated roof and Mr. Resendiz stated it would not, it would be a flat surface. Jerry Sample asked if the applicant would enclose the front and Mr. Resendiz noted he would leave it open. David Bullion noted the roof is very visible and stated he is not aware of any fiberglass roof in the historic district. Mr. Bullion asked if he would consider using metal and Mr. Resendiz sated he wouldn't mind using metal and it would probably look better. Mr. Sample noted they will need to know what kind of metal

will be used and if it will be painted. Ms. Joseph stated the roof will be very visible so the Board needs to see a sample of the material that will be used and a drawing of what the elevations will look like. Mr. Sample commented if Mr. Resendiz uses metal on the front a fiberglass shield could probably be used on the back portion to allow light to come through. Larry Jackson stated the roof should be lower than the existing roof. Mr. Sample and Mr. Bullion commented it should be the same pitch but lower.

David Bullion moved to table the application until the applicant can present revised drawings. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #16-04 by Karlsville to paint building exterior at 223 E. Main Street – Karl and Mary Ransleben presented the application. Mr. Ransleben noted they have a prospective tenant and would like to paint the exterior of the building a color that meets the tenant's wishes, which involves a single color for the entire building. Mr. Ransleben noted they would like a gray color but the one previously presented was too dark. Mrs. Ransleben stated they want a striking building that is different than other buildings on Main Street. Mrs. Ransleben noted they and the tenants have come up with a lighter gray color and presented a large sample of two colors, along with a paint sample with different shades of gray to the Board. Mrs. Ransleben noted if the single paint color doesn't look like they are expecting, they could paint the trim one shade deeper. David Bullion stated all the architectural detail will be lost with a monochrome color. Mrs. Ransleben commented they will use flat paint on the main structure and semi-gloss paint for the detail areas so she believes the architectural detail will not be lost. Stan Klein asked if anything would be accented with a different color and Mrs. Ransleben noted only the front door. Mr. Klein stated they historically want the detail to be recognized and this building is a compliment to the Historic District and he finds difficulty with the applicants wanting to de-emphasize the details on the building. Mr. Bullion asked if there was any example of old historic buildings with this dark of a color. Mr. Klein stated there is one monochrome building on East Main but noted the monochrome feel can be accomplished by using two colors which would complement the building and therefore compliment the business. Larry Jackson agreed. Jerry Sample commented they need a touch of different color on the building and added the building will still be dark if they use the shades presented. The Board was in unanimous agreement that one color on the entire building doesn't enhance the building. Mr. Klein commented the trim would be considered columns, window sashes, and doors and added there is a lot of detail on the building.

Mrs. Ransleben suggested using paint color 1607 from the paint samples they brought for the main body and 1606 for the trim if they have to go lighter, but noted she would prefer to go darker on the trim with paint color 1608. Mike Penick stated the colors suggested are close to a color that was previously used in the historic district that prompted the Board to enforce color restrictions. Mr. Bullion stated the two shades used should be two steps apart on the color swatch to accent the detail on the building.

Jerry Sample moved to approve color 1607 to be used on the body of the building and color 1608 to be used for trim. Mr. Sample added color 1607 should be a semi-gloss paint and 1608 should be satin. Charles Schmidt seconded the motion. Mr. Jackson stated the shades need to be two steps different on the color swatch. Mr. Klein agreed. All voted in opposition of the motion with the exception of Jerry Sample. The motion was denied.

Larry Jackson moved to approve paint color 1607 for the main body and color 1609 for the trim. David Bullion seconded the motion. Mr. Jackson stated he would still like to go lighter but does not believe the applicant is in favor of that. Everyone voted in opposition of the motion on the table with the exception of Charles Schmidt, who voted in favor. The motion was denied.

David Bullion moved to approve paint color 1608 as the base color and number 1606 as the accent color. Jerry Sample seconded the motion. Stan Klein suggested letting the applicant decide which of the two colors they would like to use for the base color and trim color. All voted in favor and the motion carried.

Application #16-05 by Randy Stehling on behalf of Chris and Ruth Avery to construct 1000 square foot addition on the rear face of the house at 106 E. Schubert Street

– Randy Stehling presented the application. Mr. Stehling stated they are removing a small back porch and not demolishing anything. Mr. Stehling noted he has kept the addition out of view and put it as far back on the lot as possible. Mr. Stehling added the massing is broken so it looks like a series of small separate buildings. Mr. Stehling noted the addition will be separated with a small connector made with a lot of glass and transparent as possible. Mr. Stehling commented board and baton will be used on the structure closest to the existing house, stone on one side of the addition and stone on the bedroom addition. Mr. Stehling noted they tried to keep the stone on the addition away from the existing stone on the original structure. Mr. Stehling noted the rooflines close to the house will have less of a pitch and be kept more muted and go back to a pitched form on the back side. Mr. Stehling noted the paint colors they will use are the same as the existing colors. Stan Klein stated the door on the west wall should be board and baton and not emphasized. Mr. Stehling noted he will paint it the same color as the siding. Mr. Klein asked if the owners will build a carport or a garage and Mr. Stehling noted they are looking at building a very simple open carport in the future. Mr. Bullion noted this is an outstanding example of doubling the square footage of a historic structure and not being obtrusive.

David Bullion moved to approve Application #16-05 and Stan Klein seconded. All voted in favor and the motion carried.

DISCUSSIONS

Date for work session to discuss Historic District expansion and ordinance changes

- Brian Jordan, Director of Development Services, noted the Board has expressed an interest in expanding the Historic District and adding some language to the Historic Preservation Ordinance to give the Board more authority on new construction. Mr. Jordan suggested a special meeting be held as opposed to adding those discussions to a regular agenda. There followed discussion and it was determined to have a special meeting on March 1, 2016 at 5:30p.m. Mr. Jordan asked the board members to think about pockets of town that would possibly be included in the district. David Bullion suggested the design guidelines that were recently adopted be a starting point for the additional language in the ordinance.

Annual Report

Brian Jordan, Director of Development Services, stated the Board is required to present an annual report to the City Council and asked when the Chair would be available to present it to

the Council. It was decided the report would be presented in March.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. David Bullion seconded the motion. All voted in favor and the meeting was adjourned at 6:58 p.m.

PASSED AND APPROVED this the 15th day of March, 2016.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN