

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

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

On this 14th day of April, 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
MIKE PENICK
JOHN MURAGLIA
KAREN OESTREICH
STAN KLEIN

ABSENT: DAVID BULLION
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 March 2015 regular meeting. Eric Parker seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-19 by Del Benedict to construct an 11' x 48' garage at 201 E. Creek Street
– Del Benedict presented the application and noted he has 15'6" between his property line and house. Mr. Benedict commented the zoning district he is located in allows him to build up to the property line but noted the structure he wants to build will only extend an additional 11' from the house.

Eric Parker asked if the entry to the garage will be off Creek Street and Mr. Benedict noted it would be. Sharon Joseph asked if the garage will be left open or if there will be a door installed and Mr. Benedict stated he would like to put on a garage door. Ms. Joseph asked what the siding is on the house and Mr. Benedict noted it was wood. Mr. Benedict presented the Board

with photos of other storage sheds in the neighborhood that are made of tin. Ms. Joseph asked if the siding will match what is on the building at the church across the street. Mr. Benedict stated it would be the same and he is willing to paint it whatever color the Board prefers. Mike Penick stated the Board is interested in beautification of the community and the proposed garage doesn't do anything to beautify the area. Mr. Benedict noted he could change the exterior material if necessary. Stan Klein commented the building is very visible and asked if it could be moved back. Mr. Benedict stated he has the building set back as far as he can without taking down any trees. Mr. Klein explained there was a metal building constructed in the Historic District and the Board required the owners to paint it a color that would blend into the trees and essentially make the building disappear. Mr. Klein stated flattening the roof would also help camouflage the building. Mike Penick suggested the applicant build the front with a garage door and a parapet roof so the slope of the roof is not so visible and the front will have some design to it.

John Muraglia moved to approve the application with the following conditions:

- 1) The front of the garage be constructed with a garage door
- 2) A parapet roof be constructed
- 3) A solid green color, that needs to be approved by the Board, be used for the exterior color.

Eric Parker seconded the motion. All voted in favor and the motion carried.

Application #15-26 by Barry Wagner on behalf of Stuart B Properties, LP at 401 E. Main Street to modify previous application to add small second floor offices which will add windows to elevation and approximately three feet to overall building height – Barry Wagner, architect for the project, and Judy Vordenbaum, owner, were in attendance to present the application. Mr. Wagner noted the owners decided they would like to add a second floor area for some office space and that will increase the height of the building and add windows to the elevation. Mr. Wagner stated the east elevation has been modified according to the changes the Historic Review Board required with their original approval.

Stan Klein asked what the overall height of the building will be and Mr. Wagner noted it will be 27'8" to the top of the parapet. Karen Oestreich asked if the second floor will be accessible from the outside of the structure and Mr. Wagner stated it will be. Sharon Joseph asked how much higher the new building will be than the original approved building and Mr. Wagner noted it would be about three feet higher.

Eric Parker moved to approve Application #15-26 and John Muraglia seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

2014 Annual Report – Sharon Joseph noted the official name of the church mentioned in the report is the Christian Methodist Episcopal Church and asked that be changed in the report.

ADJOURN

With nothing further to come before the Board, John Muraglia moved to adjourn. Charles Schmidt

seconded the motion. All voted in favor and the meeting was adjourned at 6:05 p.m.

PASSED AND APPROVED this the 12th day of May, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN