

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

**HISTORIC REVIEW BOARD
June 9, 2015
5:30 PM**

On this 9th day of June, 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
STAN KLEIN
JOHN MURAGLIA
LARRY JACKSON

ABSENT: DAVID BULLION
KAREN OESTREICH
MIKE PENICK

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 May 2015 regular meeting. Eric Parker seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-44 by Billy & Sharon Grona to demolish two residences and outbuilding located at 316 E. San Antonio – Billy and Sharon Grona presented the application and noted there is a main house, an apartment, a dog house and a storage shed on the property and they would like to remove every structure. Stan Klein asked how wide the lot is and Mr. Grona noted it is 40 feet wide. Larry Jackson asked what the property will be used for and Ms. Grona stated they want to add onto the Cameron House on Washington Street and part of this lot will be used for parking for the Cameron house and the remaining green space at the street is planned for some additional bed and breakfast units in the future. Ms. Grona added they will also leave some green space on the back of the lot. Mr. Klein asked if the large tree in the front will have to come down and Ms. Grona stated it would. Ms. Grona added they will take down the fences on the property and put up some retaining walls and a sidewalk. Mr. Klein noted the building on the property is low rated and it is an early building that has been modified. Mr. Klein stated in this block there is another parking lot and a drive access to a commercial

business. Mr. Klein asked the applicants if they are planning on using the existing ramp. Mr. Grona noted they plan to widen the ramp and use it but if that is not possible they will take it out and construct a new one. Mr. Klein stated there are volumes of buildings being removed and while the main building has no value, he would like the look of this property to be softened with landscaping and trees. Ms. Grona noted they plan to landscape the property.

Charles Schmidt moved to approve Application #15-44 and Eric Parker seconded. All voted in favor and the motion carried.

ACTION ITEMS

Demolition by Neglect property at 114 W. Austin Street

Kyle Staudt, Building Official, stated this property was brought to his attention by a member of the Board. The Board looked at photos of the structure and it was noted the left side of the porch is being held up by a 2x4. Eric Parker noted the opposite side of the porch was also leaning. Sharon Joseph noted a letter has not been sent to the owners yet, the property was just being discussed to see if action needed to be taken.

Stan Klein moved to send a Demolition by Neglect letter to the owners of property at 114 W. Austin Street. John Muraglia seconded the motion. All voted in favor and the motion carried.

Demolition by Neglect property at 405 W. Austin

It was noted the wrong address was given and the property at this address is not in danger of demolition by neglect. It was determined the property that should be considered for demolition by neglect is located close to the corner of Edison and Austin. City Staff noted they would determine the correct address and put the property on the next agenda.

DISCUSSIONS

Clarence Bryk

Mr. Bryk, owner of property at 417 W. San Antonio Street, asked to speak to the Board about new construction in the historic district. Mr. Bryk noted a 1850 home located next to his property just sold and the owner is wanting to add three new bed and breakfast rock structures. Mr. Bryk stated that will change the character of the neighborhood. Mr. Bryk noted this is a very historic property and something that should definitely be preserved. Sharon Joseph commented they are of the same mind, which is represented by them volunteering to serve on the Board, but they only serve in advisory capacity regarding new construction. Stan Klein explained they do have purview over scale and effect on the neighborhood as far as new construction goes and they will evaluate any plan that comes before them.

Board Appointments

Brian Jordan, Director of Development Services, noted three members of the Board have terms that are expiring and an alternate position that is open. Mr. Jordan asked members who have terms expiring to

provide him with a letter stating they would like to be re-appointed or noting their desire to step down from the Board. Mr. Jordan also encouraged the members to let him know if there is someone they know of that would be interested in serving on the Board or if there is someone they believe the City should approach to ask to serve on the Board.

ADJOURN

With nothing further to come before the Board, John Muraglia moved to adjourn. Stan Klein seconded the motion. All voted in favor and the meeting was adjourned at 6:04 p.m.

PASSED AND APPROVED this the 14th day of June, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN