

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

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

On this 9th day of March, 2016 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
MIKE PENICK
STAN KLEIN
JERRY SAMPLE
JOHN MURAGLIA
KAREN OESTREICH

ABSENT: SHARON JOSEPH
CHARLES SCHMIDT
DAVID BULLION
ERIC PARKER

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
TAMMIE LOTH – Development Coordinator

Larry Jackson called the meeting to order at 5:30 PM.

MINUTES

Mike Penick moved to approve the minutes from the February 2016 regular meeting. Jerry Sample seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #16-12 by Brandon Weinheimer on behalf of Sammy Segner of Segner's Jewelry to remodel facade and construct rear addition on property located at 236 W. Main Street – Brandon Weinheimer and Randy Stehling of Stehling, Klein, Thomas Architects presented the application. Sammy Segner was also present. Mr. Weinheimer noted they have done some investigation and found the original structure underneath the existing siding which has a cast concrete wall and a half round decorative trim running the full length of the building. Mr. Weinheimer noted they found an original anchor location that supported the canopy and also a corner of a transom window. Mr. Weinheimer noted the original windows have wood frames and glass panels. Mr. Weinheimer stated the storefront has been remodeled several times and the original parapet wall is behind the facade and transom windows are on the top of the building. Mr. Weinheimer noted their concept was to create a more balanced storefront layout and minimize any alterations that have been done throughout the years. Mr. Weinheimer

commented the window sizes are consistent and also consistently spaced. Mr. Weinheimer noted there is one revision to the drawings provided and that is the two doors that are shown are for long term planning but at this time they wish to only have one centrally located door with sidelights on either side. Mr. Weinheimer noted the existing veneers will be stripped away and the original elements brought back. Mr. Weinheimer noted new vertical windows will be installed and the existing canopy will be removed and a new canopy built with metal panels and a pressed metal ceiling. Mr. Weinheimer noted the new supports will be anchored at the original anchor positions and the new transom windows will use the original openings. Mr. Weinheimer commented the windows will be replaced with glass that is similar to what is there because many of the panes are broken and cannot be replaced. Mr. Weinheimer noted the profile of the building is very flat and they would like to extend the height and are proposing the entire building be clad in a light earth tone stucco, with the specific color to be submitted at a later date. Mr. Weinheimer stated the new rear addition will be higher than the previous addition and extended up above the previous addition. Mr. Weinheimer stated a new carport is proposed and the existing carport will be removed to make room for the addition.

Mike Penick asked if the applicant had an old photo of the building and Mr. Weinheimer stated the family has looked extensively and cannot find any. Mr. Penick commented the building was originally two stores. Stan Klein noted the proposed façade looks great and asked if there was any evidence of a wall separating the two buildings, which he believes it originally was. There followed discussion and suggestions that as they remove the alterations to the building they should watch for evidence of the original structure and follow what is found.

Stan Klein moved to approve Application #16-12 and Karen Oestreich seconded the motion. All voted in favor and the motion carried.

Application #16-15 by Phillip and Connie Hiser at 113 W. Centre to:

- **Demo rear garage**
- **Paint exterior of main structure**
- **Add deck to rear of house**
- **Construct guest house and carport**

Mr. & Mrs. Hiser presented the application and noted there would be no structural changes. Mr. Hiser stated they would like to build a casita for his parents to live in eight months of the year and a carport. Karen Oestreich noted the carport will not be visible at all. Mike Penick asked why they are not using similar roofing that is on the existing structure and Mr. Hiser noted the new buildings are in the back and did not feel it was necessary. Mr. Hiser stated they would like to paint the existing house and the gray color presented will replace the red that is on the screens, the body will be the cream color and the trim will be white. Mr. Penick asked what the applicant is considering trim and Mr. Hiser noted everything that is now white and they will also paint the columns. Mr. Penick asked if the trim work on the eave and board and baton on the posts would be distinguished. Mr. Hiser stated they don't have a huge preference on that. Stan Klein stated he likes them using the cream on the body and white on the trim. Mr. Hiser noted all the windows will stay. Karen Oestreich asked if the applicant said he would paint the brick around the columns and Mr. Hiser noted they would paint that the cream color. Jerry Sample asked if the brick was original and the applicant stated it was original. Mr. Klein discouraged painting the brick and suggested waiting until the very end of the project to see if

they still want to paint them because the columns are part of the bungalow style and a historical feature. Mr. Penick asked what color the composition shingle roof will be on the new buildings and noted the casita will be visible down the driveway. Mr. Hiser stated it would be dark gray or black. Mr. Klein stated polychroming will accentuate the brackets on the structure. Larry Jackson stated the drawing in the packet shows bricks that the applicant hasn't mentioned and Mr. Penick noted different soffits are also shown that are not accurate. It was determined those are inaccurate depictions.

Stan Klein moved to approve Application ##16-15 with the condition the brick columns on the front of the house not be painted. John Muraglia seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Annual Report - Brian Jordan, Director of Development Services, noted the ordinance requires the Board to present an annual report to the City Council and Sharon Joseph, Chair, has agreed to present that at the March 21st Council meeting. There followed discussion about the annual report and suggestions for changes.

Consider Expanding the Historic District

Brian Jordan, Director of Development Services, reminded the Board they will be going on a tour of the city on March 29th to consider some additional areas that should possibly be included in the Historic District. Mr. Jordan noted they will start the route along the perimeter of the current district. Larry Jackson suggested members have an idea of which areas they would like to tour.

ADJOURN

With nothing further to come before the Board, Jerry Sample moved to adjourn. Stan Klein seconded the motion. All voted in favor and the meeting was adjourned at 6:22 p.m.

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

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN