

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

**HISTORIC REVIEW BOARD
September 14, 2021
5:30 PM**

On this the 14th day of September 2021, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT: SHARON JOSEPH
MIKE PENICK
DAVID BULLION
LARRY JACKSON
MICHAEL MCCREA
JOE SALINAS, JR

ABSENT JESSICA MITTEL
BARRY KAISER
RICHARD LAUGHLIN

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

MINUTES

The August Minutes stand as presented.

STAFF ANNOUNCEMENTS

Jason Lutz, Director of Development Services, provided an update regarding the proposed Short Term Rental Ordinance Update.

Anna Hudson, Historic Preservation Officer, presented the Historic Preservation Officer's report. Texas Tech University – College of Architecture Studio Class will be in Fredericksburg this semester looking at several sites. Staff will give a presentation on the new standards and guidelines on September 29th to local architects/designers.

CONSENT AGENDA

Application- #21-64 209 E Morse– Sierra Custom Homes- addition to existing garage

David Bullion made a motion to Approve the Consent Agenda as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

INDIVIDUAL CONSIDERATION

Application- #21-101 106 S Lincoln– *Michael Potter*- addition of metal railing to second floor balcony railing to make it code compliant.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to install a metal rod to the porch rail on the 2nd floor balcony measuring 6" tall for a total rail height of 36" which is the current code height required for railing. The metal railing will be screwed on top of existing wood railing and will be painted white/or black to blend in.

Staff recommendation:

The building is used for lodging, so the balcony is accessed regularly. Staff recommends approval of the white metal bar installed to minimize damage to historic material.

Michael McCrea made a motion to Approve Application 21-101, and to allow the HPO to approve the color, as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application- #21-103 213 E Travis– *Timber & Stone*- two new STR units

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to build 2 new stand-alone short term rental homes. The proposed exterior of both new structures is comprised of narrow wood half-lap siding and stucco.

Stone will be the same stone as neighboring historic rock structure and used as accents on the new structure. Facia, soffit & trim colors will be selected to match the existing home. The design consists of a 1-story with siding, vintage beams and use of rocks in the design are intended to highlight the focal point of the historical structure without overpowering it.

The rear unit is a standalone single-story 1-bedroom 1-bath unit designed to reflect the size of a garage or accessory cottage. The applicant would also like to install new coyote fencing around sides and rear of property.

Staff recommendation:

The lot in question is oversized and has R2 zoning. The style of the structures are modern interpretations using historic and common materials. The design has been changed to give more space between the existing house and the proposed new house to the west. The new design meets the Design Guidelines/Standards for materials, height, massing, orientation, and setbacks. Staff recommends approval of the new units.

The material of the proposed fencing is common for the historic district. Staff recommends approval with the stipulation that the fencing stop at the front facade of the house so there is no fencing in the front yard. The existing rock wall will be retained.

Matt Guderian with Timber and Stone presented the application.

David Bullion stated he appreciates the applicants attempt at handling the design. He feels as though the proposed layout is too dense for the area as it potentially allows for 18 guests on -stie at one time.

While the property is zoned R2, it is still a residential neighborhood.

Michael McCrea asked the applicant for the number of bedrooms. Matt stated 5 beds were currently purposed on site. Michael agreed with David regarding the heavy density.

David Bullion stated he was comfortable with the existing building as well as the proposed new unit fronting on East Travis. He could not support the addition of the back unit.

David Bullion made a motion to Approve Application 21-103 per staff recommendation excluding item B (new structure in the rear). Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application #21-104 305 S Washington – Mustard Design – demo of enclosed garage and rear porch, front yard parking, construction of new unit in rear.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to remove non-original enclosed garage, remove enclosed rear porch, add parking in front of structure and construct new STR unit behind house. The applicant would also like to add ADA entrance to rear, remove non-historic shutters and has proposed removal of non-historic aged carport and fencing.

Staff recommendation:

The boundary of the historic district ends at the rear of this lot. The project includes the lot behind 305 S. Washington. The Woerner House at 305 S Washington will be converted to commercial use, in line with the C2 base zoning. Staff has visited the site with the applicant.

A. The enclosure on the right of the house is made of different materials and is clearly non-original. Staff recommends the removal to expose the original side of the house. (3.2.6. j)

B. The existing rear addition covers original windows that will be uncovered when the addition is removed. Staff recommends removal of the addition. An existing door will be enclosed. The rear access will be the ADA ramp. (3.2.6 e)

C. Adding parking to the front is not appropriate for this small front yard. Parking is required to be in the rear. (3.4.1.j & k)

D. The new STR unit is appropriate in size, height, material, and design. Staff recommends approval. (3.4.2.2)

E. Adding an ADA entrance to the rear if the preferable location. Staff recommends approval. (3.2.5.h)

F. The 2 shutters on the front porch do not appear to be original and are not proportional to the window size. Staff recommends approval. (3.2.8)

G. These features are not historic aged and do not contribute to the significance of the property. (Per HP ordinance non-historic accessory structures can be approved by the HPO)

Case Comments:

This site plan has not received final approval from the DRC. If final DRC approval requires significant changes

to the project it will need to return to the HRB.

Michael McCrea made a motion to Approve Application 21-104 as presented. Joe Salinas seconded the motion. David Bullion voted in opposition and all others voted in favor and the motion carried.

Application- #21-98 308 S Crockett– *Rima Valencia*- changes to siding, porch posts, windows, doors.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to replace vertical wood siding on front an asbestos siding with horizontal Hardie board (or similar product) on all sides, replace original aluminum windows and screens with vinyl double hung windows, replace front door with oak door and remove screen door, extend storage under carport and small side addition to south, and replace porch (6"x6") and carport (4"x4") posts with roughhewn unpainted wood posts.

Staff recommendation:

The house was given a low rating in the 2018 survey. It retains many mid-century elements. Staff recommends approval of replacement materials that keep the same appearance as the original prominent features.

A. Asbestos siding presents health concerns. The replacement should match (as close as possible) the dimensions of the asbestos and be installed horizontally. (3.2.6 j)

B. Original aluminum windows are inefficient and not repairable. The replacement should keep the same dimensions as the existing openings (unless enlargements are needed for egress in bedrooms) and should have the same muntin/lite pattern. (3.2.8 def.)

C. The proposed door is not period or style appropriate. If the original door is intact and repairable staff recommends it be retained, same for the screen door, which were common features for this time period. If a replacement is approved, it should be period appropriate in style and color. (3.2.7. e)

D. The extension of the storage under the carport and the small extension on the south elevation will not impact the look from the street. Staff recommends approval.

E. The metal porch posts are typical of the time period as are the thin carport posts. The proposed rough wood is not period appropriate. If the posts are to be replaced, they should be with a post that is period appropriate in style, dimension, and finish. (3.2.1 g)

Case Comments:

At the time the time of production the applicant had not provided specs on proposed windows.

Michael McCrea commented that he believes the screen door and posts should be kept.

David Bullion made a motion to approve Application 21-98 with staff recommendations. Michael McCrea seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Sharron Joseph mentioned that she would like to take a look at Demolition by Neglect cases as she feels there are a few in the district such as the 2-story property on the corner of Creek and Acorn. She would also like to discuss trash issues in the Historic District.

Michael McCrea mentioned that he favors a CAP for Short Term Rentals as opposed to a Conditional Use Permit.

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 6:51 p.m.

PASSED AND APPROVED this the 12th day of October 2021.



SHELBY COLLIER, ASSOCIATE PLANNER



SHARON JOSEPH, CHAIRMAN

