

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

**HISTORIC REVIEW BOARD
SEPTEMBER 15, 2020
5:30 PM**

On this 15th day of September 2020 the Historic Review Board convened in regular session via Zoom Webinar, with the following members present to constitute a quorum:

PRESENT: RICHARD LAUGHLIN
DAVID BULLION
LARRY JACKSON
MIKE PENICK
BRAD BERTRAND (voting alternate)
JESSICA DAVIS
BARRY KAISER
JOE SALINAS
SHARON JOSEPH

ABSENT ERIC PARKER

ALSO, PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

August 2020 Minutes are approved as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, introduced the new Historic Review Board Member, Joe Salinas, Jr to the Historic Review Board. As a future agenda item, the Board will consider the Landmark designation of Fort Martin Scott.

PUBLIC COMMENT

No public comment.

CONSENT AGENDA

Application #20-97 – 204 E. Schubert - Jennifer Sutherland– replace garage door with windows on non-historic addition.

Application #19-100 – 405 Sycamore – Ron Ross – Replace non historic door, add windows, replace non historic windows, replace non historic siding.

Motion to approve the Consent Agenda made by David Bullion. Seconded by Larry Jackson. All voted in favor and the motion carried.

INDIVIDUAL CONSIDERATION AGENDA

Application #20-104 – 209 W. Orchard – Jan Bailey – Addition.

Anna Hudson presented brief. The applicant is requesting a Certificate of Appropriateness to:construct a new 1 story attached garage to the rear and attach a living area to the back left of main house. Addition to include glass connectors and Hardi siding. Roofing material (shingles) and windows (Jeldwen wood clad windows and doors W-2500 series) to match style of main house.

The proposed new garage and living additions are appropriate in size, massing, scale, materials, roof form and color. It is compatible yet differentiated. Staff recommends approval as submitted. The lot abuts the Middle School campus and has significant vegetation buffering it from view. This recommendation is in keeping with SOI Standard #9 and # 10 and FBG Design Guidelines for New Construction.

There is a small shed not included on the site plan that will need to be re-rated at the next meeting to allow for relocation. Larry Jackson made a motion to approve Application 20-104. Seconded by Richard Laughlin. All voted in favor and the motion carried.

Application #20-105 – 309 W. Creek- Doug Miller– New residence.

Brad Bertrand and Jessica Davis recused themselves

Barry Kaiser and Joe Salinas are voting alternates.

Anna Hudson presented brief. The applicant is requesting a Certificate of Appropriateness to:construct a new 20' tall single family residence of stone veneer with traditional full front porch, wood clad windows, turned metal roof at 10/12 pitch

The proposed new residence is appropriate in scale, orientation, and materials. It is taller than the small, single story historic houses on this block but the style of the house is based on historic stone structures and nearly a mimic 105 W San Antonio St. A few small changes to make the house look less historic and more contemporary would be appropriate to differentiate while being compatible. This recommendation is consistent with SOI Standard #9 and FBD Design Guidelines for New Construction.

Richard Laughlin made a motion to approve Application 20-105 as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application #20-106 – 211 W. Schubert – Tony Martin – New residence.

Mike Penick recused himself.

Brad Bertrand and Barry Kaiser are voting.

Anna Hudson presented brief. The applicant is requesting a Certificate of Appropriateness to: construct a new 16'4" tall single-family residence of stone veneer with traditional full front porch, wood clad windows, turned metal roof at 8/12 pitch to be part of a series of matching houses in the same block. The house is broken up into 3 small sections.

The proposed new residence is appropriate in scale, orientation, and materials. However, the development of 3 (potentially 4) houses of the same style and materials made to look historic, distort the development pattern of the neighborhood and diminish the original stone structures in the neighborhood. Small changes to materials to help differentiate each of the new houses from each other and not mimic historic homes. This recommendation is base on SOI Standard #9 and FBG Design Guidelines for New Construction.

The applicant agreed with staff's finding and proposed to have plaster finish instead of stone. Larry Jackson made a motion to approve Application 20-106 per Staff recommendation. Seconded by Barry Kaiser. All voted in favor and the motion carried.

Application #20-107 – 210 Mistletoe – Tony Martin – New residence.

Anna Hudson presented brief. The applicant is requesting a Certificate of Appropriateness to: construct a new 16'4" tall single-family residence of stone veneer with traditional full front porch, wood clad windows, turned metal roof at 8/12 pitch to be part of a series of matching houses in the same block. The house is broken up into 3 small sections.

The proposed new residence is appropriate in scale, orientation, and materials. However, the development of 3 (potentially 4) houses of the same style and materials made to look historic, distort the development pattern of the neighborhood and diminish the original stone structures in the neighborhood. Small changes to materials to help differentiate each of the new houses from each other and not mimic historic homes. This recommendation is base on SOI Standard #9 and FBG Design Guidelines for New Construction.

David Bullion made a motion to approve application as presented 20-107. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

Application #20-102 – 501 N. Adams – Steve Thomas – New 2 story garage, add awnings and paint on historic house.

Brad Bertrand is voting.

Anna Hudson presented the brief. The applicant is requesting a Certificate of Appropriateness to: garage to the right side to complement the Craftsman style of the main house with a horizontal smart side, Marvin double pane windows of similar light pattern as main house. Add canvas awnings over side windows and Paint main house including brick column bases

The proposed new garage and living space is taller than the historic house but is set back. It is appropriate in size, massing, scale, materials, roof form and color. Staff does not recommend approval

of the addition of canvas awnings over the side windows. The color palette is an acceptable color for a Craftsman bungalow, however staff does not recommend painting brick.

These recommendation is in keeping with SOI Standard #9 and # 10 and FBG Design Guidelines for New Construction, Windows, and Masonry.

Owners stated that the brick columns were painted when they purchased the property, they only changed the color. There was discussion on the appropriateness of the color selection and the material of the propoed balcony railing on the new garage.

Brad Bertrand commented that no colors were presented for approval.

Larry Jackson made a motion to approve Application 20-102 construction requiring applicant to return for approval of color and screens. Brad Bertrand seconded the motion. All voted in favor and the motion carried.

Application #20-108 – 210 S. Adams – Jesse Barter – Window, shutter, and door replacement.

Brad Bertrand recused himself.

Barry Kaiser is voting.

Anna Hudson presented brief. The applicant is requesting approval to: Replace wood windows (previously modified) with Marvin double-hung wood clad windows with simulated divided lights, wood clad sills, and aprons. Replace wood front door with wood door of similar style and material. Replace wood shutters to match

The window sashes had been replaced with fixed window sashes to keep the look of the original windows by the former owner. The windows, including original sills and aprons, have been removed without approval.

Staff recommends a wood window with clear (non-tinted) with true divided lights with real wood window sill and apron. This recommendation is in keeping with SOI #6.

The proposed replacement door appears to be an in-kind replacement, staff recommends approval as submitted based on SOI #6.

The proposed shutters appear to be an in-kind match. Staff recommends approval as submitted based on SOI #6.

Mike Penick commented that he felt more information was needed for the window jambs.

Mike Penick made a motion to replicate original windows based on research. Motion died for a lack of second.

Mike Penick made a motion for applicant to provide details on jambs for windows to Anna Hudson for approval. Seconded by Richard Laughlin. All voted in favor and the motion carried.

Application #20-103 – 605 N. Adams – Matt Lines – Window replacements, expansion of front porch, replacement of front door and addition of front yard screen wall.

Anna Hudson presented brief. The applicant is requesting approval to: Replace front windows in section previously used as a garage and add new screen wall to conceal front door. Replace non-original front door with custom glass store front system. Replace clerestory window on side of front and expand front porch with stone column and change roof pitch/shape

The house was given a medium rating in the 2018 survey. The character defining features of the house are the applied stone, shed roof, clerestory window, and small, recessed entrance. The proposed changes change almost all of the current character of the modest midcentury home. The applicant suggests that the two windows on the left of the front façade were added when the garage was infilled. As such they are not original and the proposed two taller windows will keep the current vertical feature. Staff recommends approval.

The addition of the screen wall, extension of front porch and changes to the pitch of the roof are not recommended since they are such drastic changes. The side clerestory window is a typical midcentury feature that allows in natural light while providing privacy. The proposed removal and addition of a much larger plate glass window will change the character of this façade. A more typical midcentury front door would be appropriate, but the proposed “storefront” glass and metal design is not appropriate for this house. These recommendations are in keeping with SOI #2,3,4,5,6&9 and FBG Design Guidelines for Windows and Roofs.

The suggested contemporary interpretations of high-end midcentury may be more appropriate on the rear of the property so as not to diminish the integrity of this medium rated structure. The proposed additional features are common midcentury features, just not features found on this house. The architect presented to project and clarified that the new windows on the front were to be site built with wood frames not metal.

Brad Bertrand made a motion to approve Application 20-103. Motion died for a lack of second.

Mike Penick made a motion to approve Application 20-103 conditioned upon screen wall with a maximum height of 6 ft and to preserve roof pitch and rock wall. Motion died for a lack of second.

There was discussion on whether or not this project would qualify as a rehabilitation and if it met the Secretary of the Interior’s Standards for Rehabilitation. The biggest concern was for the change in the roof form.

Brad Bertrand made a motion to approve Application 20-103 as presented. Seconded by Richard Laughlin. Richard Laughlin, Brad Bertrand, Barry Kaiser and Sharon Joseph voted in favor. David Bullion, Jessica Davis and Mike Penick voted against. The motion carried.

DISCUSSION ITEMS

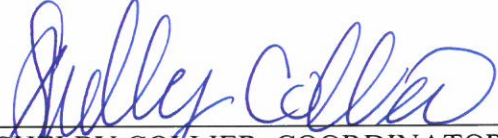
Design Guidelines: New Construction

Due to time, the new construction for the Design Guidelines was not discussed.

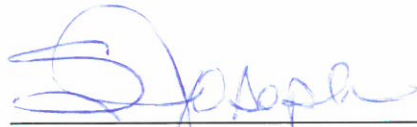
ADJOURN

With nothing further to come before the Board, David Bullion moved to adjourn. Jessica Davis seconded the motion All voted in favor and the meeting was adjourned at 7:59 p.m.

PASSED AND APPROVED this the 13th day of October 2020.



SHELBY COLLIER, COORDINATOR



SHARON JOSEPH, CHAIR