

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

**HISTORIC REVIEW BOARD
OCTOBER 9, 2018
5:30 PM**

On this 9th day of October 2018 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT SHARON
 JOSEPH
 LARRY
 JACKSON
 ERIC PARKER
 JERRY
 SAMPLE
 BOBBY WATSON (voting
 alternate)

ABSENT: DAVID BULLION
 MIKE PENICK
 RICHARD LAUGHLIN (alternate)
 KAREN OESTREICH
 JESSICA DAVIS (alternate)

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

Sharon Joseph called the meeting to order at 5:32 PM.

MINUTES

Eric Parker moved to approve the minutes presented from the September 2018 meeting. Larry Jackson seconded the motion. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, presented the Preservation Grant to Holy Ghost Lutheran Church for the project at 110 E. Creek. Anna informed the Board that a letter of intent was submitted to the CLG for Design Guidelines, the application will be due in November. A summary of the meeting regarding property tax incentives was provided. A group comprising of Gary Nefendorf, Brian Jordan, David Bullion and Scott Fair with the appraisal district met to discuss the different options available. It was recommended that a tax freeze may be an option. David and Anna are still discussing the numbers.

APPLICATIONS

CONSENT AGENDA

Application #18-89 – 713 W. Austin – Bobby Moore – Replacement of front porch columns

Application #18-99 – 223 W. Creek – City of Fredericksburg – re-rating from low to medium

Application #18-97 – 520 E. Main (602 E. Main) – Gary Hunter – New Construction

The items under the consent agenda are deemed by the Commission to be routing in nature and will be approved by one motion adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

Jerry Sample requested that Application #18-99 – 223 W. Creek be removed from the consent agenda.

Larry Jackson moved to approve the remaining items on the consent agenda as presented. Eric Parker seconded the motion. All voted in favor and the motion carried.

Application # 18-99 – 223 W. Creek – City of Fredericksburg – re-rating from low to medium.

Anna stated the applicant is requesting a Certificate of Appropriateness to re-rate the property from its current survey rating of “low” to “medium” based on its age and association with multiple Fredericksburg families. This property has been owned by six different Fredericksburg families with few changes to the structure, especially in recent decades.

The oldest part of the house is the center assumed to be a log structure originally built for Heinrich and Catherine Goebel around 1850. Peter and Mary Staudt were the 5th owners and added the rock addition to the west and south sides of the log cabin around 1904. George and Lena Jenschke bought the house in 1914 and used it as a Sunday House and added to more rooms of wood frame construction on the east side. Currently the log cabin is covered both inside and out with bead board. Each of the additions are over 100 years old and are important parts of the properties history. The new owner plans to expose the log structure and add another modest addition to the east side. Based on its age and the age of the additions, staff recommends changing the rating from “low” to at least “medium” so as to protect it from future demolition (there is no threat of demolition at this time as the new owner plans to rehabilitate the house). The property retains its tank house and a well, all worthy of protection with a medium rating.

Jerry Sample stated he felt this property could be re-rated to a High rating.

Jerry made a motion to provide a High rating for 223 W. Creek. Eric Parker seconded the motion. Daniel Jones, City Attorney, stated this was advertised as a re-rating of low to medium. If a rating of High is desired, possible postpone meeting to notice properly.

Eric Parker made a motion to provide a Medium rating for 223 W. Creek. Larry Jackson

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

Application #18-92 – 507 W. Austin – Kevin Maurer – replace cedar shake roof and wood porch flooring.

Anna started the applicant is requesting a Certificate of Appropriateness to replace wood shingle roof with 24-gauge galvalume standing seam metal roof and replace wood front porch deck from 1x6 to Aeratis deck tongue and groove PVC porch plan in dark grey.

Wood shingle roofs were once common and have slowly been replaced by standing seam metal roofs for affordability and low maintenance. However, as a highly visible feature of the house, a wood shingle roof is an important characteristic to preserve as there are only a finite number of wood shingle roofs remaining. Staff recommends the existing wood roof be repaired with selective in-kind replacement as needed.

Wood porches require frequent maintenance, but are a character defining feature and should be retained whenever feasible. Staff recommends repair and in-kind replacement instead of replacement with a non-historical feature.

Bill Flint, the owners son, presented the application. He stated the front porch is standing seam and the only part of the roof that is wood shake is seam on top. The cost to maintain this property is extreme, not to mention repairs are constant. His mother would like to transition to a more minimal maintenance options for her property. He went on to say that the oral history of the property states this home was once tw- story and was converted to single story some time in the 40's.

Jerry Sample questioned when the house was converted to a single story, was it a wood shake roof then. Billy Flint said that history is unknown, however, the house next door is 2-story and has a metal roof.

Jerry Sample asked if the porch repair has already taken place. Anna stated the porch has been repaired recently with 1x6 but the applicant is looking for a long term solution that is not wood.

Kevin Maurer, the contractor, stated the most pressing issue with this property is the roof.

Eric Parker stated the Guidelines are clear. This is a High rated structure which requires original materials whenever possible and the roof is a significant feature.

Bobby Watson stated at this time, it is unknown if the roof is original. The house next door has a metal roof.

Anna Hudson stated changes made to a property in 1940 could be considered historic as it shows the evolution of the property. City Staff would want to see proof of these changes.

Bill Flint questioned what makes this property a High rating.

Anna Hudson stated a rating is given based on the survey data collected on the property.

Bill Flint again commented on other properties in town having metal roofs. Larry Jackson stated the

properties he is referencing did not convert from shingle roofs to metal roofs.

Larry Jackson asked the owner, Ida Crenwelge, if she has pictures from when the house was a 2 story. He would also like to see if the original roof can be determined from the inside of the home. Pictures from the back of house showing the back porch would also be ideal. Ida Crenwelge stated she believes she has pictures somewhere, she will look for them.

Sharon Joseph, the Chair, wanted to ensure the applicant that a wood shingle roof is very rare and that the Board is not singling out the applicant.

Jerry Sample made a motion to approve standing seam metal roof conditioned upon photo provided showing that it was once a metal roof. Bobby Watson seconded the motion.

Eric Parker stated approval should not be given without the necessary information. The applicant should provide photo first and then approval may be provided.

Jerry Sample and Bobby Watson voted in favor of the motion. Sharon Joseph, Larry Jackson and Eric Parker voted in opposition of the motion. Motion failed.

Bobby Watson stated Eric Parker brought up a good point.

Bobby Watson made a motion to table the application until more information could be provided. Eric Parker seconded the motion. All voted in favor and the motion carried.

Jerry Sample made a motion to accept purposed porch material for a replacement. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application #18-93– 608. N. Milam – Chad Faucheux – remodel 1980's addition, change paint color on main house, remove 1930's water feature.

Anna Hudson stated the applicant is requesting a Certificate of Appropriateness to remodel existing additions including change in siding from tear drop siding to Hardi Board and Batten siding, remove and replace roofing on addition, repaint roof, trim, shutters, and porch on main house. The applicant is also wanting to remove a 1930's water fountain in the front of the house as well as remove original window in the back of the main house and change to door to allow access to addition.

The existing additions were added on over time. The first addition was the connection of the tank house and cellar done by Felix Jacoby after he purchased the house in 1941. The other additions were done by the Harlem family in the 1980's. The tank house section should remain with wood siding since it is an original feature of the homestead and should be distinguished as such. It currently has a flat roof and the proposed changes will integrate the roof lines. The other additions can be altered in size and material. This recommendation is in keeping with SOI Standards #3, #4, #9 and #10 and the FBG Design Guidelines for New Construction.

The roofing over the additions is not uniform nor historic. Staff recommends approval as submitted. Staff recommends approval of the proposed paint colors. The shutters are not original to the house and were added sometime after 1942.

Staff does not recommend approval of the removal of the masonry fountain in the front yard. It was built in the 1930's and is mentioned in the RTHL nomination.

Staff recommends approval of the change of the rear window to a door, but recommends the window is retained for future re-use. The extension of the addition will make the space more functional without negatively impacting the historic home.

Chad Fauchuex presented the application. He stated this is a historic front house with an addition on the back. This project will be a complete remodel, both inside and outside.

Larry Jackson asked why they were wanting to remove the fountain. Chad Fauchuex stated the fountain would be removed to accommodate for parking, with the fountain the layout is cumbersome.

Jerry Sample asked if the tank house is incorporated. Anna Hudson stated yes.

Chad Fauchuex stated that it is his desire to have board and batten siding for the tank house. One material usage will provide a cleaner look as well as board and battenn will add to the longevity of the tank house.

Eric Parker made a motion to approve Application 18-93 with the condition that the tear drop siding remains on the tank house and the fountain may not be removed. Jerry Sample seconded the motion. All voted in favor and the motion carried.

Larry Jackson commented that the driveway shown appears to be large and the fountain is shown on the drawing. Chad Fauchuex stated with the fountain present the driveway is very close. Anna Hudson commented the driveway is 24 ft wide which is allowed per ordinance.

Anna Hudson stated the porch is interesting, its concrete but block has a unique finish.

Sharon Joseph asked the opinion of THC regarding the fountain. Anna Hudson stated she believed it would be the recommendation of THC that the fountain remain.

Application #18-96 – 223 W. Creek – Laughlin Homes – side addition.

Anna Hudson stated the applicant is requesting a Certificate of Appropriateness to construct a 14 x 12 addition to the east side of the house and remove non- original bead board from the front façade believed to be covering the original log structure. The applicant is also wanting to remove non-original fretwork on the front porch and expose the original hand sawn beams, remove a non-original chimney, and re-roof entire house with standing seam galvalume.

The proposed addition is appropriate in size, massing and detail. Staff recommends approval of the removal of the non-original items to the home. The roof appears to have leakage issues in several areas and is not original to the house. The proposal to install a new roof that will integrate the new addition is appropriate as long as it is a traditional metal roof without a ride cap. Staff recommends approval.

Justin Davis with Laughlin Homes presented the application and was available for questions.

Jerry Sample asked if evidence of a wood shake roof had been found. Justin Davis said they hadn't found it yet. Anna Hudson stated there are photos that show evidence of wood shake. Jerry Sample stated then it should be replaced as a wood shake roof. Eric Parker stated he was not concerned about the roof as it is currently metal and the applicant is requesting to replace it with metal. It's not going from wood shake to metal.

Eric Parker commented that Anna Hudson was recommending horizontal siding, he asked if that would be a problem. Justin Davis stated the horizontal siding was not a deal breaker.

Eric Parker made a motion to approve Application 18-96 as presented. Bobby Watson seconded the motion. Jerry Sample voted in opposition, all others voted in favor. The motion passed.

DISCUSSION ITEMS

Update on Historic Resource Survey – expected October 15th. Set date and location for public meeting in November.

Anna Hudson stated that information had been received regarding the new survey district. She recommended that a Public Meeting be held to inform the community. The Board recommended November 13th at 6:30. The Board also recommended that the Historic Review Board Meeting be moved from 5:30 to 4:30 on that same day.

ADJOURN

With nothing further to come before the Board, Jerry Sample moved to adjourn. Bobby Watson seconded the motion. All voted in favor and the meeting was adjourned at 7:02 p.m.

PASSED AND APPROVED this the 13th day of November 2018.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIRMAN