

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

**HISTORIC REVIEW BOARD
October 12, 2021
5:30 PM**

On this the 12th day of October 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
JOE SALINAS, JR
BARRY KAISER
LARRY JACKSON
JESSICA MITTEL
MICHAEL MCCREA
RICHARD LAUGHLIN

ABSENT MIKE PENICK
DAVID BULLION

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 Minutes Stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, informed the Board of the Texas Tech University, College of Architecture Studio Class, design charette at the Hill Country University Center (HCUC) on October 14th and encouraged the Board to attend.

Jason Lutz, Director of Development Services, provided an update regarding the ongoing Short Term Rental Ordinance Amendment discussions.

CONSENT AGENDA

Application- #21-107 206 E Travis– Bobby Watson- relocate storage shed

Richard Laughlin recused himself and left the table.

Michael McCrea made a motion to Approve the Consent Agenda per Staff recommendation. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application- #21-113 216 W Schubert– Marcus Lavin- re-rate to allow for removal non historic additions, new addition and fencing

Michael McCrea recused himself and left the table.

Anna Hudson, Historic Preservation Officer, stated the original portion of the historic home will be preserved and fully restored, including the windows, screens and round-top entry awning.

Modification Request to Existing Structure/Site include Re-rating of series of non-historic, non-original additions to the original home to allow for demolition. The tear-drop siding and other historic materials will be salvaged, as possible, and re-used in the project. Re-rating to allow for demolition of outbuilding/garage. Request replacement of front door with a period-authentic door and repair existing screens to add supports.

Request replacement of roof with galvalume turned-top (seam ridge) standing seam and 6½ inch seamless galvalume half-round matching gutters. Request replacement of broken concrete front porch. The proposed new work includes, approval for 1,024 sq.ft. rear addition to the historic home. Siding will be smooth plaster and Marvin windows will be installed that match light pattern of windows in historic home and a request for a horizontal cypress fence on north (8 foot) and west (6 foot) boundaries.

Staff recommendation:

The rear additions are not historic in nature and do not contribute to the significance of the structure. Staff recommends re-rating and demolition.

The garage while historic aged (appears on 1938 Sanborn) it has undergone significant alterations and lacks structural integrity. Staff recommends demolition in keeping with HP Ordinance Sec. 23-63. - Demolition/removal (d) and (f) 1 & 2. The current door is not original. The proposed is more period appropriate. Staff recommends approval. The screens are in need of repair. One intact screen has a more decorative pattern that the applicant would like to replicate. Since it already exists it can be re-created for other windows as it is period appropriate for the style and age of the house.

The proposed metal roof replacement is an appropriate material and style. Staff recommends approval based on section 3.2.4 Roofs. Repairing existing material on the porch is appropriate. 3.2.5 Porches
6. The proposed addition is sufficiently compatible and differentiated with material and fenestration, roof and footprint as required by section 3.3 Additions of the Design Guidelines. Vertical wood fences are common in the historic district. 6' is the tallest unless a noxious use is being screened. Staff recommends a vertical wood fence instead of horizontal fence that does not intrude into the front yard. This recommendation is on keeping with Design Guidelines/Standards Section 3.2.12 Landscaping & Site Features.
Marcus Lavin presented the application and explained the goal of the project is to preserve the street view as well as the historic feel and integrity of the property.

Jessica Mittel made a motion to Approve Application 21-113 per sections 3.25, 3.2.5, 3.3 and 3.212. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application- #21-114 108 E Schubert– Stan Klein- removal of non historic addition, new addition, new garage

Michael McCrea returned to the table.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval for the removal of the 2012 addition. A new addition will include a new kitchen, dining, living, master bedroom suite and two porches. The new addition will be off set at the historic home with the main portion of the addition set back w/limited detail, stucco/plaster finish, standing seam metal roof and a large use of large windows to provide transparency for the new addition.

A new 2 story structure with garage on the bottom floor and ADU on 2nd floor will be added to rear back portion of the property. The new garage will have the same finish as the addition. The historic home will not change.

Staff recommendation:

The lot is large 100' x 200' town lot with frontage on both E Travis and E. Schubert. The current rear addition, with a 938 sf footprint, was built in 2012. The historic house footprint is 640 sf. The proposed addition measures 2,458 sf. The connection point of the new addition will be slightly inset from the current addition. It will be appropriately compatible and differentiated from the historic with the majority of the front facing utilizing large panes of glass. The layout allows the large trees to remain and will help screen the new addition. The new addition will be visible from the street, but given the orientation of the historic building to the far west side of the lot it is appropriate to have the addition extend to the east but setback from the original. Staff recommends approval based on the above cited sections of the Fredericksburg Historic District Guidelines and Standards for Additions.

The new garage and 2nd floor accessory dwelling unit will not impact the high rated structure and meets the requirements for Accessory Dwelling Units as cited above. Staff recommends approval.

Stan Klein presented the application.

Michael McCrea made a motion to Approve Application 21-114 per section 3.3, 4.1 and 3.4.3. Jessica Mittel seconded the motion. All voted in favor and the motion carried.

Application- #21-116 306 W Travis– Janis Reis- construction of 5 new houses (STR)

Anna Hudson, Historic Preservation Officer, stated the Applicant is requesting approval to build 2 two-story houses (STRs) with similar footprint (30'x41') but different design/style with front porches, Hardie-plank siding, shingle roofs, stone accent pieces, measuring 26'10" at the ridge. One will be styled like a traditional Sunday house and the other will have more of a Craftsman bungalow look. And Build 2 one-story houses behind proposed 2-story houses

Staff recommendation:

The design of the proposed new structures meets the design standards for materials, differentiation/compatibility of style and form with a front porch and traditional design features as cited above. The parking is appropriately placed at the back of the lot and the design retains many large trees. The updated site plan/lot coverage is more in

keeping with the traditional building pattern on the block. Staff recommends approval of the 4 structures as they retain sufficient open space and allow enough room between structures. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines/Standards (see page 3-52 for visuals regarding site development patterns/open space).

George Klein presented the application on behalf of Mrs. Reis, the Applicant. He stated it is his clients desire to construct 5 new two-story houses with three bedrooms each.

Michael McCrea made a motion based on the deviation of the development pattern and density to approve two structures in the front as design and 2 rear bedroom or studios. Motion died for lack of second. Discussion continued about the best way to make the new design more compatible with the development pattern of the neighborhood including having just four structures and reducing the size of the rear structures.

Anna Hudson reminded the board that they were not supposed to design the project, rather vote on the appropriateness of the application in front of them.

Richard Laughlin made a motion to bring something back that is more appropriate to the fabric of the neighborhood, seconded by Larry Jackson. Motion passed unanimously.

DISCUSSION ITEMS

Demolition by neglect- Anna gave an update on houses on a N. Orange and 413 W Creek that both have new owners who plan to rehab the houses.

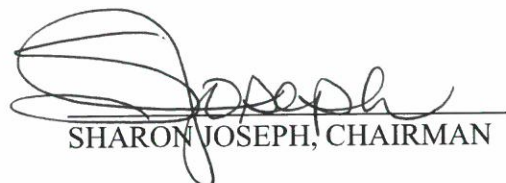
HRB members asked about the house on at 617W. San Antonio and a 2-story yellow house on W. Creek. Richard Laughlin asked that packet pages be numbered.

ADJOURN

With nothing further to come before the Board, Richard Laughlin made a motion to adjourn seconded by Joe Salinas. All voted in favor and the meeting was adjourned at 6:32 p.m.

PASSED AND APPROVED this the 9th day of November 2021.


SHELBY COLLIER, ASSOCIATE PLANNER


SHARON JOSEPH, CHAIRMAN