

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

**HISTORIC REVIEW BOARD
October 15, 2019
5:30 PM**

On this 15th day of October 2019 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT: LARRY JACKSON
SHARON JOSPEH
RICHARD LAUGHLIN
JESSICA DAVIS
ERIC PARKER
BRAD BERTRAND (voting alternate)
DAVID BULLION

ABSENT KAREN OESTREICH
BARRY KAISER
MIKE PENICK

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

No objection to the September 2019 meeting minutes, they stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, presented a list of Administrative COA's issued in the past month. Ms. Hudson confirmed that City Council had approved the contract for Historic District Design Guidelines with HHM & Associates.

PUBLIC COMMENT

APPLICATIONS

CONSENT AGENDA

Application #19-114- 306 E. Orchard – Stephen Bertram – Window replacement.

Application #19-121-411 E. Main – Mary Johnston – new front yard livestock structure, fire pits

and landscaping.

Application #19-122- 601 E. Creek – Martin Ortiz – rehab house, demolish outbuilding, rear addition, fencing.

Richard Laughlin requested Application #19-121 – 411 E. Main be removed from consent agenda.

Motion to approve Application #19-114 and #19-122 made by Eric Parker. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #19-121-411 E. Main – Mary Johnston – new front yard livestock structure, fire pits and landscaping.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval for front yard landscaping including: Removal of grass in front yard (left of sidewalk) and replace with crushed granite and tables with fire pits. Removal of grass in front yard (right of sidewalk) and replace with pe gravel and a “goat house” to be 4’x4’ in width and 5’ tall painted to match the main house. New fencing to contain goats on right side of front yard. Fence to be 4ft tall with white trimmed wood and metal. Existing fence along Main Street to remain.

Richard Laughlin stated he wanted clarity on the “goat house”

Mary Johnston, the applicant, stated she intends to have small goats on the property and the “goat house” will be small and allow the goats to shelter if needed.

Brad Bertrand asked Anna if goats were allowed in the district. Anna said they were.

Motion to approve Application #19-121 made by Richard Laughlin. Seconded by Larry Jackson. All voted in favor and the motion carried.

Individual Consideration

Application #19-56- 418 W. Austin – Robert Zamora – New STR Units.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval of Construction of 5 (five) new 2-story (25’4”) STRs and 1 one-story STR with standing seam metal roofs. Exterior to be Hardie board siding. Windows to be single hung, divided lite. Doors to be solid core hardwood with divided lite top panels. New cedar fencing. Staff recommended approval since the design had been changed to address previous conceptual approval.

David Bullion stated he is concerned with the mass and scale.

Motion to approve Application #19-56 made by Eric Parker. Motion died for lack of a second.

Brad Bertrand expressed his concern with density.

Jessica Davis stated she liked the changes to the overall design.

Richard Laughling made a motion to approve Application #19-56 conditioned upon building H6 becoming single story. Seconded by Larry Jackson. David Bullion opposed, all others voted in favor and the motion carried.

Application #19-57B- 420 W. Austin – Robert Zamora – New STR Units.

Mrs. Hudson stated the applicant is requesting approval of 3 new STR units located between the Ellebracht-Sagebiel House at 420 and Vogel Sunday house at 418 W Austin. The 18' structures will have standing seam metal roofs. Exterior siding to be Hardie board). Windows to be single hung, divided lite. Doors to be solid core hardwood with divided lite top panels. A two-story (25'6") STR at the rear of the property next to existing tank house Hardie board siding. Windows to be single hung, divided lite. Doors to be solid core hardwood with divided lite top panels and new cedar stave fencing. Staff recommended approval since the design had been changed to address previous conceptual approval.

Motion to approve Application #19-57B conditioned upon complying with zoning setbacks made by Eric Parker. Seconded by David Bullion. All voted in favor and the motion carried.

Application #19-123- 503 W. San Antonio – Daniel Nunez – rehabs, relocation of front door, demotion of carport, rear addition.

Mrs. Hudson stated the applicant is requesting approval to remove vinyl siding and restore wood siding. Replace non-original metal roof with composition shingle roof (original cedar shingles are under current metal roof). Relocate front door in place of existing window and demolish carport and storage building. They would also like to paint non historic scored stucco and build a rear addition in line with the main house

Staff recommendation:

The property has a low rating because of numerous changes. The proposed removal of vinyl siding will improve the integrity of the structure. The current metal roof is not original. Original wood shingles are under the current roof. A composite architectural or dimensional shingle roof for a low rated structure is an appropriate replacement.

Staff does not recommend the relocation of the front door. The placement of the front door is common for the style and age of the house. The HRB can allow the demolition of low-rated structures. The carport is not historic and the shed appears to be in poor condition. The scored stucco is not historic. Painting the stucco a neutral color will not have a negative impact on the structure.

The proposed rear addition is appropriate in material, size, scale and location. Staff recommends approval with the stipulation that a reveal strip be added to differentiate the addition since the addition siding material will match the original wood siding.

Motion to approve Application #19-123 per staff recommendations made by Richard Laughlin. Seconded Eric Parker. All voted in favor and the motion carried.

Application #19-120- 506 E. Creek – Cindy Holloway – New Single Family House.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval of new single story stone and wood siding house with metal roof.

Staff recommendation:

The proposed materials are stone and wood siding which are appropriate for the district. The design is a contemporary use of the materials with familiar forms. The house is adequately divided into sections so as to

keep the overall mass down. The highest point of the house is 23'6" and is set back from the street. Most 1 ½ story "Sunday" houses are about 21' tall. In this area of the district the vast majority of homes are one story under 20' tall.

Staff recommends approval with a reduction in the overall height that is more in keeping with the neighborhood. This recommendation is in keeping with the SOI Standards and Fredericksburg Design Guidelines for new construction as cited above.

Ben Fuller presented the application.

David Bullion commented that the veneer presented and the veneer listed on the application are not the same. Ben Fuller said that is correct, they are presenting a German smear over brick instead of stone.

Brad Bertrand stated the height of the building is a little more than he would like to see for this area. He agrees with City Staff on the height issue.

Motion to approve Application #19-120 conditioned upon lowering plate height made by Brad Bertrand. Seconded by Eric Parker. All voted in opposition and the motion failed.

Motion made by Jessica Davis to approve Application #19-120 as presented at the meeting, final veneer to be presented to staff. Seconded by Larry Jackson. Brad Bertrand voted in opposition, all others voted in favor and the motion carried.

Application #19-117- 508 E. Creek – Ben Fuller – New Single Family House.

Richard Laughlin recused himself and left the table.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval of new two story wood and stone house with metal roof.

Staff recommendation:

The proposed materials are stone and wood siding which are appropriate for the district. The design is a contemporary use of the materials with familiar forms. The house is divided into sections so as to try keep the overall mass down. The highest point of the house is 27'10" and is set back from the street. The majority of houses on E Creek are single story. As a narrow lot the bulk of the house will not be readily visible from the street putting the greatest impact on the neighbors on the east side.

Staff recommends approval with the stipulation that the mass and height be reduced wherever possible and that guest parking be pushed from the front of the house within the setback. This recommendation is in keeping with the SOI Standards and Fredericksburg Design Guidelines for new construction as cited above.

R2 zoning allows for smaller, denser lots than the traditional development pattern. R2 zoned lots are popular for STR development which also increases density. The average square footage of houses in the area is 1500 sf. This house is 3,346 of conditioned space.

Ben and Trish Fuller presented the application.

Brad Bertrand voiced his concern about the mass and scale.

Motion to approve Application #19-117 as presented made by Eric Parker. Seconded by Larry Jackson. Brad Bertrand and Jessica Davis voted in opposition, all others voted in favor and the motion carried.

Application #19-116- 703 W. Creek – Tony Martin – New Single Family House.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval of new two story wood shingle and metal roof, free standing garage, casita and perimeter rock wall.

Staff recommendation:

The proposed materials are stone and wood siding which are appropriate for the district. The design is a very traditional form and use of materials in a traditional way. The house is adequately divided into sections so as to keep the overall mass down. The house is 26'1". This house is on the corner of the historic district. Both houses next to this lot are two stories along with the house across Acorn St.

Staff recommends approval with the garage being pushed back from the same plan as the main house. This recommendation is in keeping with the SOI Standards and Fredericksburg Design Guidelines for new construction as cited above.

Ira Martin presented the application.

Brad Bertrand questioned the impervious calculation.

Motion made by Richard Laughlin to approve Application #19-116 conditioned upon the gate setback 5'. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #19-115- 302 N. Bowie – Josh Kramer – New Privacy Wall/Trellis.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to build new 10' wall/trellis on corner lot. Posts are 4x4x3 1/6" square tubing set 5' deep in concrete at 8' intervals (12" diameter post hole) and main beams are 4x4x3 1/16" square tubing welded on sides of support posts. Cross bars are 2x2x14 gauge square tubing cantilever pieces with 12" over hang and all steel work is painted Midsummer night.

2x2 cedar lattice attached to steel frame with 2x2 western red cedar horizontals 4" on center and 2x2 western red cedar verticals 4" on center. The overall height of cedar lattice is 84" below top of steel frame trellis. Cedar is to be sealed using TWP cedar natural tone fence and deck sealer

Staff recommendation:

1. The trellis has already been built. It is located only 5 ½ feet from the property line which is within the required 15' side street setback. As built it is not allowed by zoning.

Staff recommends the height of the trellis/wall be reduced to 6' like a typical privacy fence. As built, the wall detracts from the historic district as it is as tall as the house and as long as the house. It negatively impacts the neighbor to the west.

Josh Kramer presented the application.

David Bullion commented that he would never approve an 11' privacy fence. Josh Kramer stated this is not a fence but a trellis.

Eric Parker made a motion to deny Application #19-115. Seconded by Brad Bertrand. Richard Laughlin and Larry Jackson voted in opposition and all others voted in favor and the motion carried.

DISCUSSION ITEMS

Anna Hudson discussed the Preservation Grant with the Board, said the FY19 grant had been spent on 3 applications and new applications for FY'20 have been received, will be setting a date for the committee to review new applications.

David Bullion presented a hand out to discuss the incentives for historic properties. He would like to look at a tax exemption.

ADJOURN

With nothing further to come before the Board, Jessica Davis moved to adjourn. Eric Parker seconded the motion All voted in favor and the meeting was adjourned at 7:33 p.m.

PASSED AND APPROVED this the 12th day of November 2019.


SHELBY COLLIER, COORDINATOR
SHARON JOSEPH, CHAIRMAN