

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

**HISTORIC REVIEW BOARD
November 09, 2021
5:30 PM**

On this the 9th day of November 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
LARRY JACKSON
MICHAEL MCCREA
JESSICA MITTEL
BARRY KAISER
RICHARD LAUGHLIN
DAVID BULLION

ABSENT JOE SALINAS, JR

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

Sharon Joseph called the meeting to order at 5:31 PM.

PUBLIC COMMENTS

MINUTES

The October 12, 2021 Minutes stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, stated the Texas Tech University – College of Architecture Studio Class final presentations will be held at HCUC on November 18th

CONSENT AGENDA

Application- #21-127 410 Spruce– Bobby Watson- new garage and continuation of brick wall

Barry Kaiser 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- #21-116 306 W Travis– Janis Reis- construction of four new houses (STR)

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to Build 2, two-story (24'5" at ridge) 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(19' at ridge) houses behind proposed 2-story houses. To have horizontal Hardi plank siding, shingle roofs.

Staff recommendation:

1 & 2. 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).

Michael McCrea made a motion to Approve Application 21-116 per sections 3.4.1 and 3.4.2.1. Jessica Mittel seconded the motion. David Bullion voted in opposition and all others voted in favor and the motion carried.

Application- #21-110 614 S Washington– Brandon Weinheimer-alterations to historic house including replacement of non-historic fabric, new parking area, front wall/fence

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to rehab existing original wood windows and wood siding, replace non-original metal porch columns with fiberglass columns to match original wood round columns (based on design found at "sister" house at 616 S. Washington) and add 42'tall painted wood guardrail along porch edge to meeting building code given height of porch off the ground, replace existing, non-historic tile on front porch with new tile, add new rear concrete porch with columns and roof to be similar to front (not visible from street)

The Applicant would also like to replace rear gable dormer with a window and replace with larger dormer with a door to provide access to the upstairs unit and build new exterior staircase, add two new wood windows on the first floor to match originals, remove shed dormer with metal windows and replace with a new dormer more in keeping with the original including replacement window. Replace all previously replaced 2nd floor windows with new fiberglass windows to match historic window design, replace non-historic, aluminum windows on the enclosed sun porch with new fiberglass casement windows.

Staff recommendation:

The landmark at 614 S. Washington has had significant alterations that have impacted its integrity. The proposed work, while not a complete restoration, represents a significant improvement to the integrity of the house. Overall staff is in support of the project with only a few recommendations based on the Design Guidelines/Standards. The ability to use the "sister" house at 616 S. Washington is of great advantage for the

rehab of 614 S. Washington.

A. Rehabilitation of all original wood features is appropriate including siding and windows. (3.2.6.a) (3.2.8.a)

B. The existing columns are not period or age appropriate for the house. Staff recommends approval of new fiberglass columns based on the dimensions of the columns found at 616 S. Washington. (3.2.5.i and k)

C. The foundation of the house is unusually tall making the front porch a fall hazard. The proposed new porch railing is code compliant and simple in design. Staff recommends approval. (3.2.5.d)

D. The existing tile is not historic. If it can be removed a replacement material/design should be more in keeping with the original, which would have been wood boards. The house previously had a synthetic board approved as a replacement. Staff recommends either a wood floor or synthetic wood produce that has the same look as wood instead of replacing the inappropriate tile with new tile. (3.2.5.e and k)

E. The new porch in the rear will not be visible and is required to give access to the rear unit which will be the ADA unit. Staff recommends approval (3.2.5.h)

F. The dormer in question is not visible given its location and an exterior stair is the only way to access the unit (previous owner removed interior stairs). Staff recommends approval of the change (as an exception to 3.2.8.d).

G. The proposed new windows will not be visible from the ROW and will have the appearance of the historic. Staff recommends approval as an exception (3.2.8.d)

H. The front gable was enlarged, and an inappropriate steel window installed. Staff recommends approval of the change to a more appropriately sized gable and window that will have the same design as the original. (3.2.8.j,k)

I. None of the 2nd floor windows are original, staff recommends approval of the proposed replacements which hare more in keeping with the original style. (3.2.8.j,k)

J. The sun porch was originally open. The current aluminum windows are not historic and can be replaced with new windows that provide more clear glass. (3.2.8.k)

K. The two doors in question appear to be original and are some of the few original features remaining. Staff has reached out the State Historic Preservation Office for guidance on TAS exceptions and compliance. If the doors must be replaced staff recommends of the proposal that replicates the design and materials. If the it is determined that an exception can be made the TAS requirements staff recommends the doors remain since the ADA unit is in the rear of the building. (per AD Compliance found in 3.2.7)

L. Staff recommends approval of the retention of as many as possible of the original metal roof shingles and the plan to locate them in the front and the installation of new shingles in the rear. (3.2.3 f)

M. While front yard fences are generally not recommended, the location of the house on a busy state road may be considered a noxious use. (3.2.12 b, c)

O. The lot in question is large. The property previously had a horseshoe drive in the front, but the southern entrance has been closed. Since the site previously had parking in the front staff could support the four spots closer to the street but not the spot between the large tree and the house. The parking area must be screened with landscaping. (3.4.1 I, j, k)

Michael McCrea made a motion to Approve Application 21-110 per staff recommendation excluding item K and allowing 90 days to obtain an answer regarding item K and requiring a veneer concrete

finish for the front porch. David Bullion seconded the motion. All voted in favor and the motion carried.

Application- #21-129 313 W Austin– Shawn Maxson- demo of outbuilding

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to demolish garage.

Staff recommendation:

The small garage is typical of its time and a good representation of an early garage. Staff went on-site to inspect the garage and made the following observations: while it has some damage at the foundation the majority of the structure can be rehabilitated to extend the useful life. Given the location of the garage on the lot staff could support relocation of the garage elsewhere on the lot. This recommendation is in keeping with the Historic Preservation Ordinance for demolition.

Daniel Jones, City Attorney, stated the Board could approve a lesser action such as relocation.

Richard Laughlin made a motion to Approve Application 21-129 for relocation of garage building, final location to be approved by staff. David Bullion seconded the motion. All voted in favor and the motion carried.

Application- #21-130 204 S. Edison– Mark Russell- replacement of front door, porch posts, shutters and removal of porch railing

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to replace solid wood front door with wood door with upper lights, remove porch railing, replace porch turned columns with 6'x6' rough hewn unpainted wood posts and replace non-historic shutters with rough hewn unpainted wood shutters.

Staff recommendation:

The house was given a medium rating in the 2002 survey. In the 2002 survey there were no shutters present. It retains many minimal traditional features.

Staff does not recommend approval of the replacement of porch columns, addition of shutters (in 2002 survey no shutters were present and inappropriate shutters with stars were added). If shutters are deemed to be appropriate they should match the style/time period of the house as noted in the Design Guidelines/Standard.

A. If the original door is intact and repairable staff recommends it be retained. If a replacement is approved it should match the original in style and color. (3.2.7. e) The proposed door is a traditional craftsman style door.

B. Staff does not recommend removal of the porch railing. It was an important feature of the porch and should be retained or replaced in kind. (3.2.5.a)

C. Staff does not recommend the proposed replacement of porch columns. The proposed square, rough hewn columns are a different size, style, finish as the original. (3.2.5 a & b)

D. Staff does not recommend the installation of the proposed shutters. The photos from the 2002 survey show no shutters. The shutters that were previously on the house were not appropriate. Staff recommends no shutters or shutters that are period/style appropriate. (3.2.8.i)

Case Comments:

The requested changes have already been completed.

Jessica Mittel made a motion to Approve Application 21-30 in keeping with the Fredericksburg Design Guidelines for the removal of shutters, unwrap columns, replace front door, remove porch railing and paint columns same color as the front door. David Bullion seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Midcentury Properties- Jack Stehling, AIA - local projects

Anna Hudson discussed researching Jack Stehling, local architect, specifically several local properties that were designed by him. The board showed interest in protecting some of his works but acknowledged it would take staff time to do sufficient research. Richard Laughlin asked that the Community Savings & Loan building at 300 W Main be put on the next agenda for a re-rating.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:46 p.m.

PASSED AND APPROVED this the 14th day of December 2021.


SHELBY COLLIER, ASSOCIATE PLANNER


SHARON JOSEPH, CHAIRMAN

