

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

**HISTORIC REVIEW BOARD
December 11, 2018
5:30 PM**

On this 11th day of December 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
 MIKE PENICK
 JESSICA DAVIS (voting alternate)
 BOBBY WATSON (alternate)
 JERRY SAMPLE
 KAREN OESTREICH
 RICHARD LAUGHLIN (voting alternate)

ABSENT: DAVID BULLION
 ERIC PARKER

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

Sharon Joseph called the meeting to order at 5:29 PM.

MINUTES

Mike Penick changed the date from November 11, 2018, to November 13, 2018, of the November regular meeting minutes and moved to approve the minutes presented from the November 13, 2018, regular meeting. Karen Oestreich seconded the motion. All voted in favor and the motion carried.

Mike Penick changed the date from November 11, 2018, to November 13, 2018, of the November special meeting minutes. Jerry Sample moved to approve the minutes presented from the November 13, 2018, special meeting. Larry Jackson seconded the motion. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, informed the Board Kyle Staudt, Building Inspector, will be issuing Certificates of Appropriateness and will be conducting the Historic Review Board meetings while she is out on maternity leave.

APPLICATIONS

Application #18-107 – 505 W. Main– Rebecca Brickner- change material and design of deck railing

– Anna Hudson stated the applicant is requesting a Certificate of Appropriateness to replace the railing of the 2006 side deck with metal railing

The existing side deck is not original (built in 2006) but is readily visible. The current railing picks up from the original railing of the front porch in design and is compatible with the high rated property. The proposed metal railing does not relate to the style of the building and will detract from the integrity of the structure. Staff recommends the existing railing be replaced with either wood or a cementitious material in the same design as existing.

Mike Penick stated he feels that there needs to be a distinction between the original and the new. He agrees with the applicant's request.

Richard Laughlin stated that ADA is not currently met with the existing ramp. He asked City Staff if they would require that ADA is met since this change triggers a Building Permit.

Daniel Jones, City Attorney, stated the issue of ADA does not need to be addressed by the Board.

Kyle Staudt, Building Inspector, stated City Staff in the Building Department would address the ADA issue as part of the Building Permit.

Larry Jackson made a motion to approve Application 18-107 as presented and Mike Penick seconded the motion. All voted in favor and the motion carried.

Application #18-99B – 223 W Creek – City of Fredericksburg- re-rating of property

– Anna Hudson stated the applicant, the City, is requesting a Certificate of Appropriateness to: re-rate the property from its current survey rating of “medium” to “high” based on its age and association with multiple Fredericksburg families.

High rating. The most significant Resources identified in the 2002 Fredericksburg Historic Resource Survey. These properties are outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

223 W Creek has been owned by six different Fredericksburg families with few changes, 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.

For decades the log cabin was 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 is exposing the log structure and adding another modest addition to the east side. Based on its age, the age of the additions staff recommends changing the rating from “medium” to “high” so as it 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 it tank and tank house and a well, all worthy of protection with a high rating.

Anna Hudson reached out to the property owner and has heard no objection to the change.

Richard Laughlin made a motion to approve Application 18-99B as presented and Jessica Davis seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Historic District Expansion Area – review and discuss maps presented by consultants. No action to be made at this time.

Anna Hudson reported on the survey area for the historic district expansion. The public comments have been received and consultants have provided their recommendations. The process will be on hold while Anna is out for maternity leave.

Anna is encouraging the Board to view the recommendations and drive the survey area. She would like to proceed with the possible expansion in the Spring of 2019.

Amy Pomykal a citizen, spoke regarding the possible expansion of the Historic District. She lives at 221 W. Centre and is concerned about being taxed out of her home. She worries if her property is absorbed into the Historic District that her taxes will increase. She stated she does not want more oversight and supplied a letter regarding her opinions to city staff. She went on to ask if there was an incentive to residing in the Historic District.

Anna Hudson stated it is the desire of the Board to present City Council with a tax incentive proposal as part of the district expansion.

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 6:12 p.m.

PASSED AND APPROVED this the 15th day of January 2019.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIRMAN