



CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD

TUESDAY, JANUARY 15, 2019 ~ 5:30 P.M.

LAW ENFORCEMENT CENTER~1601 US HWY 290 E

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Karen Oestreich, Member
Eric Parker, Member

Mike Penick, Member
Jerry Sample, Member
Jessica Davis, Alternate
Richard Laughlin, Alternate
Bobby Watson, Alternate

The City of Fredericksburg Historic Review Board will meet in a regular session on January 15, 2019, at 5:30 p.m. in the Hill Country University Center, 2818 US Hwy 290 E, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on January 11, 2019, before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. HISTORIC PRESERVATION OFFICER'S REPORT

5. PUBLIC COMMENTS

This time is for citizens to address the HRB on issues and items of concern not on this agenda.
There will be no action at this time.

6. APPROVAL OF MEETING MINUTES

December 11, 2018, HRB meeting minutes

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. Application #18-92 – **507 W Austin**– *Kevin Mauer*- replace existing wooden shingle roof
with metal roof
- B. Application #19-02 – **309 E Travis** – *Laughlin Homes*- new side addition, new
windows on west elevation

8. DISCUSSION ITEMS

Historic Preservation Month – May 2019 – potential activities/events

9. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda at 4:00 p.m. on Friday, January 11, 2019, on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Development Services Coordinator

**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

Fredericksburg Historic Review Board
Application Information

Application Number: 18-92
Date: January 15, 2019
Address: 507 W Austin
Zoning: R1
Owner: Ida Crenwelge
Applicant: Kevin Maurer
Rating: High
Proposal: Replace wood shingle roof with standing seam metal

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Replace wood shingle roof with 24-gauge galvalume standing seam metal roof

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Fredericksburg Design Guidelines ROOFS: The preservation and proper maintenance of roofs is vital in the rehabilitation and/or restoration process. The upkeep of roofs can protect the building's valuable structural, architectural, and ornamental features. In order to appropriately maintain a roof, it is recommended to follow the standards set forth by the Secretary of the Interior for the protection of the building's historical character.

Recommended: 1. Preserving the original roof form. 2. Preserving the original roof materials.... 3. Designing wooden shingles, compatible with the building's character, that are treated to retard fire or weathering damage.

Not Recommended: 1. Creating a false sense of era due to insufficient historical documentation. 2. Introducing new materials or features that are incompatible to the building's character in color, material, scale, or size.

Staff Recommendation/Findings:

1. 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.

Case Comments:

The house is believed to have been built as a two-story house that later had the second floor removed. The current owner was told that the house looked like the neighboring 2 story house with a metal roof and that the current wood shingles were added with the 2nd floor was removed and a new roof was installed.

Sept 25th deadline for Oct 9th HRB Meeting



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Use to be 2 story

Subject Property Address 507 W Austin St.

Date Submitted 9-24-18

Owner name: Ida Crenwelge

Phone # 830-997-7010

Owner Address: 211 Glenmore

Authorized Applicant: Kevin Maurer

Phone # 830-992-0248

Applicant Signature: Kevin Maurer

Applicant E-mail: _____

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Desired Start Date: _____

Desired Completion Date: _____

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

change roof from cedar shingle to 24 gauge Galvalume standing
seam roof change front porch deck from 1x6 lap and sap wood
to AL Rati's deck T&G PVC porch plank dark gray
Epilura wood shingle 824,625
standing seam metal #9,875 (attach another sheet if necessary)

Attach supporting documentation including: ☐ paint color ☐ color photographs ☐ site plan
☐ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 18-92

Year Built: _____

Eligible for Administrative Approval Yes ☒ No ☐

Zoning: _____

Historic Review Board Meeting Date Oct 9, 2018

Application Fee \$10 paid

Survey Rating: ☒ High ☐ Medium ☐ Low

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits
and do not take the place of building permits.

ROOFS

The preservation and proper maintenance of roofs is vital in the rehabilitation and/or restoration process. The upkeep of roofs can protect the building's valuable structural, architectural, and ornamental features. In order to appropriately maintain a roof, it is recommended to follow the standards set forth by the Secretary of the Interior for the protection of the building's historical character.

Recommended

1. Preserving the original roof form.
2. Preserving the original roof materials.
3. Preserving original down-spouts and gutters, and keeping these systems clean and free of leaves, twigs, or branches.
4. Providing temporary protection from leaks until repairs can be made.



Photo by: *Fredericksburg Standard-Radio Post*

Figures 51 and 52: Commercial, Main Street. Above is the original structure, and below is the product of a late 1970s roof and building reconstruction project.

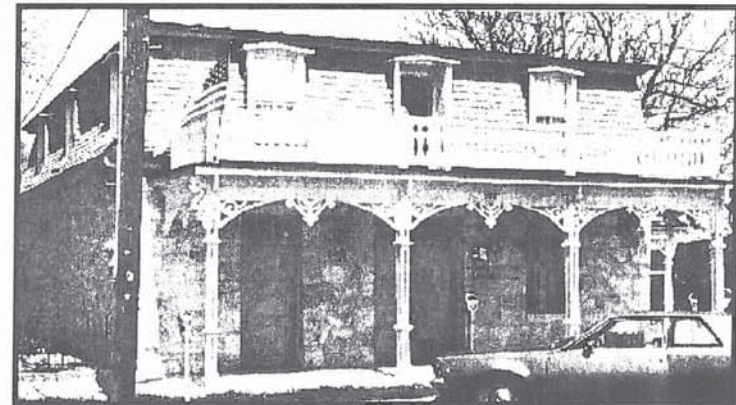


Photo by: *Fredericksburg Standard-Radio Post*

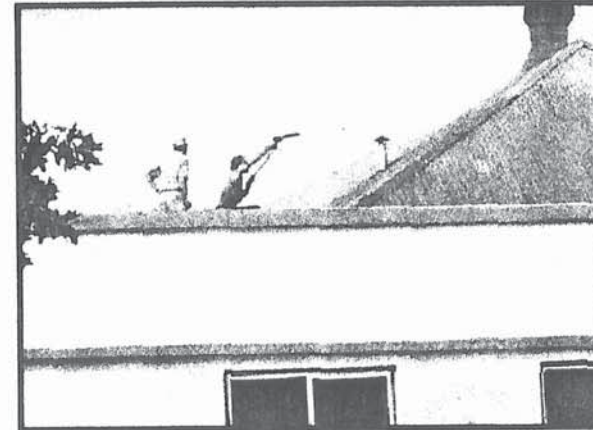
Not Recommended

1. Diminishing the original character and historic integrity of the building through unnecessary removal of roof features, applying incompatible materials, or ignoring damaged portions of the roof.
2. Painting roofs that historically have not been painted. (For further information on sources, see the "Research Resources" section in the Appendix.)

Repairing and Replacing

Recommended

1. Replacing roof material with other that is similar to the original, but only when original roof material is too deteriorated.
2. Replacing deteriorated or missing materials or entire features based upon historical, physical, or pictorial evidence or documentation.



✓ Figure 53: Turner Hall, West Travis. Here a workman is cleaning the metal roof with a high pressure water sprayer.

Not Recommended

1. Removing original or compatible roof material or features that are in good condition.
2. Removing entire roof features, though partial removal would be sufficient.
3. Removing deteriorated features and/or materials and not replacing them.

Designing and Replicating***Recommended***

1. Designing features, such as a dormer window or cupola, according to historical, physical, or pictorial evidence and/or documentation. For further information on sources, see the "Research Resources" section in the Appendix.
2. Designing wooden shingles, compatible with the building's character, that are treated to retard fire or weathering damage.

Not Recommended

1. Creating a false sense of era due to insufficient historical documentation.
2. Introducing new materials or features that are incompatible to the building's character in color, material, scale, or size.

Altering and Adding***Recommended***

1. Preserving the original angle, shape, decorative features, and materials that retain the original size, color, and pattern of the roof.
2. Maintaining the original roof line as seen from the street.
3. Adding features, such as dormer windows or solar panels, at a minimum, set back from the primary facade, and that are in compliance with the character of the building, or not visible from the street.
4. Adding skylights that are flush with the roof, not "bubbled" or domed.
5. Adding features that, if removed in the future, will not damage or obscure the building's overall historical character.

Not Recommended

1. Adding features that obscure the original facade of the building.
2. Adding skylight, or solar panels that are visible from the street.
3. Installing mechanical structures that may damage or obscure significant, historical features of the building, or that is visible from the street.











Fredericksburg Historic Review Board
Application Information

Application Number: 19-02
Date: January 15, 2019
Address: 309 E Travis
Zoning: R-1
Owner: Marshall and Mary Cunningham
Applicant: Laughlin Homes and Restoration
Rating: Low
Proposal: Partial side and rear porch enclosure and addition
and addition for master suite.

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Partial side and rear porch enclosure.
2. Addition for downstairs master suite.

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance: SOI 9 - Additions, alterations, and new construction will not destroy historic materials, features, and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials.

SOI 10 – New additions and new construction....will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property would be unimpaired.

FGB Design Guidelines – New additions 1. ...do not destroy any significant historic materials 2. ...compatible in size and scale with original house 3. Recognizing additions as products of their own time. 4. ...maintain historic alignment of street 5. Preserving original entrances. 6 obscuring from view all additional stories or mechanical equipment.\

FBG Design Guidelines – New Construction 1. Designing new construction within the same scale, size, and massing as its surroundings 2. Using materials, colors, and finishes compatible to the surrounding historic structures 3. Maintaining the same roof lines, setbacks and street and porch orientations as its neighbors 4. Minimizing the visual and physical impact of parking

Staff Recommendation/Findings:

Staff recommends approval as purposed. The additions will not be on the original structure.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 309 East Travis Street

Date Submitted 12-28-18

Owner name: Marshall and Mary Cunningham

Phone # _____

Owner Address: 309 East Travis Street

Authorized Applicant: Laughlin Homes and Restoration, LLC Phone # 830 997-4974

Applicant Signature: Margo Anderegg

Applicant E-mail: ma@hillcountrybuilder.com

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Desired Start Date: ASAP

Desired Completion Date: June 2019

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

Partial side and rear porch enclosure and addition for downstairs master suite. Rear accessibility ramp to accomodate owners accessibility needs. New "smart side" siding to match historic tank house located on property. Color to match existing. Standing seam roof, tied ridge. New windows to complement existing.

_____(attach another sheet if necessary)

Attach supporting documentation including: ☐ paint color ☒ color photographs ☐ site plan ☒ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # _____

Year Built: _____

Eligible for Administrative Approval Yes No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee \$10 paid

Survey Rating: High Medium Low

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.



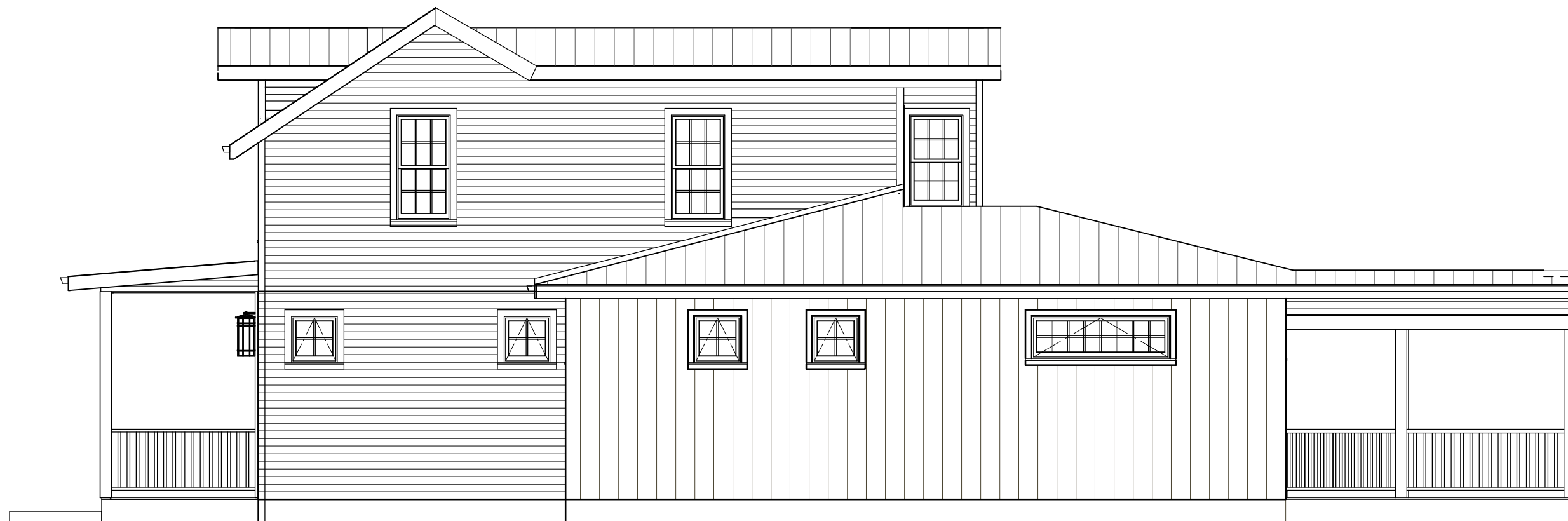
309 East Travis Front Elevation - Existing



309 East Travis Front Elevation - with addition



Existing West elevation



West elevation w addition



Cunningham Residence
 309 East Travis Street
 Fredericksburg, Texas
 010219 RL 3/16"=1'
 Approved for construction



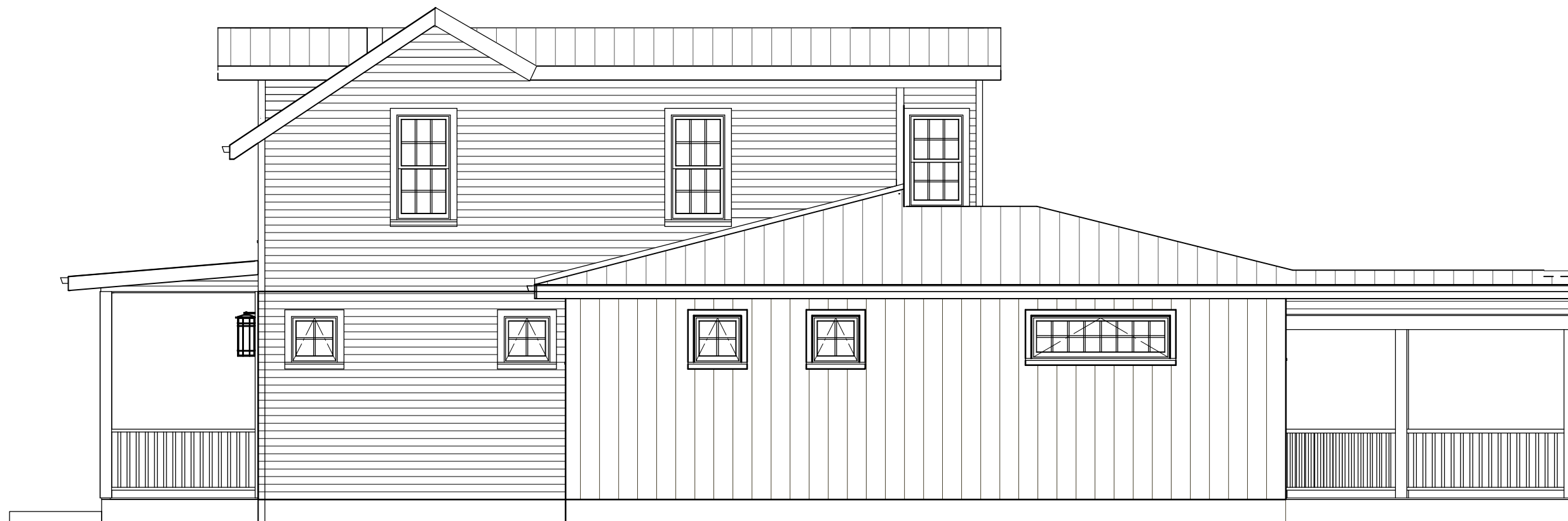
309 East Travis Front Elevation - Existing



309 East Travis Front Elevation - with addition



Existing West elevation



West elevation w addition



Cunningham Residence
 309 East Travis Street
 Fredericksburg, Texas
 010219 RL 3/16"=1'
 Approved for construction

