

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

**HISTORIC REVIEW BOARD
JUNE 9, 2020
5:30 PM**

On this 9th day of June 2020 the Historic Review Board convened in regular session via Zoom Webinar, with the following members present to constitute a quorum:

PRESENT: DAVID BULLION
 SHARON JOSEPH
 KAREN OESTREICH (non-voting alternate)
 BARRY KAISER (non-voting alternate)
 BRAD BERTRAND (voting alternate)
 RICHARD LAUGHLIN
 ERIC PARKER
 LARRY JACKSON
 JESSICA DAVIS

ABSENT 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 5:31 PM.

MINUTES

Approved as presented.

STAFF ANNOUNCEMENTS

Design Guidelines – 2 Public Meetings held via Zoom with a lower turn out than expected. Staff is still receiving comments regarding the Guidelines and the presentation is available online.

PUBLIC COMMENT

No public comment.

CONSENT AGENDA

Application # 20-64 – 210 W. Ufer – Chauncy Howell – demolition of 1970's rear addition, replace siding and roof of shed.

Application # 20-106 – 210 S. Adams – Jesse Barter – final approval of changes to additions, front

porch railing.

Application #20-69 – 206 N. Milam – Land Strategies – exterior renovations of siding and storefront.

Brad Bertrand recused himself from all consent agenda items.

David Bullion requested to remove Application 20-69 from the consent agenda to individual consideration.

Motion to approve the consent agenda made by Eric Parker. Seconded by Davide Bullion. All voted in favor and the motion passed.

APPLICATIONS

Application #20-69 – 206 N. Milam – Land Strategies – exterior renovations of siding and storefront.

Anna Hudson presented brief. The applicant is requesting a Certificate of Appropriateness for approval to: renovate façade of 1980s grocery store with awnings and colonnade using limestone, wood, and finished metal. The property in question is a low rated vacant building. The site and building have been empty for several years. The proposed changes to the façade will enhance the site. The property is abutted by several historic properties. Staff recommends approval with the stipulation that parking be screened as much as possible. This recommendation is keeping with SOI #9 and #10 and FBG Design Guidelines.

Richard Laughlin expressed concern for the north wall of the building and asked that something be done to soften the impact on the neighboring historic rock house.

Eric Parker made a motion to Approve application 20-69. Brad Bertrand seconded the motion. All voted in favor and the motion carried.

Application #20-60 – 419 W. San Antonio – Todd Eidson – Construction of new garage.

Anna Hudson presented brief. The applicant is requesting approval to:

1. construct a new detached garage with Hardie board and batten siding, metal roof and garage door facing S. Edison St measuring 13' tall. The proposed new garage is appropriate in size, massing, scale, materials, roof form and color. Staff recommends approval with the stipulation that it be located directly behind the main house (moved closer to Edison Street). This recommendation is in keeping with SOI Standard #9 and # 10 and FBG Design Guidelines for New Construction.

Motion to approve application 20-60 per staff recommendation made by Richard Laughlin. Seconded by Jessica Davis. All in favor and the motion carried.

Application #20-71 – 707 W. Travis – Gary Schwede – Window replacement, siding replacement.

Anna Hudson presented brief. The applicant is requesting approval to: replace original aluminum

windows with double hung vinyl windows, replace original asbestos siding with board and batten siding. The house was given a medium rating in the 2018 survey. It is a typical mid-century ranch house with common design features and materials including aluminum windows with horizontal divided lights, asbestos siding, and a low-slung horizontal form. The windows in question appear to be original to the house. The horizontal theme is exaggerated by grouping windows together into long, horizontal bands. The proposed replacement windows are double hung vinyl windows and do not match the original in design, color, or materials. If approved the new windows should more closely match existing with thin horizontal mullions. The asbestos siding shows some wear, mostly missing paint. If considered damaged beyond repair it should be replaced with a siding that more closely replicates the dimensions of asbestos which highlights the horizontal rather than a vertical look like the proposed board and batten siding. This recommendation is in keeping with SOI #6.

David motion to approve application part one with conditional approval requiring final designs presented to HPO. David retracted his motion.

Eric Parker made a motion to table application to allow applicant to enquire regarding pricing for aluminum windows and their deposit with existing vendor. Richard Laughlin seconded. All voted in favor and the motion carried.

Richard made a motion to approve item two with horizontal hardi siding. Larry Jackson seconded the motion all voted in favor and the motion carried.

Application #20-70 – 513 W. Main – Jeff Brickner – Demolition of Medium rated house.

Applicant postponed this application.

DISCUSSION ITEMS

Zoning and Density Issues – Potential to address concerns in Design Guidelines.

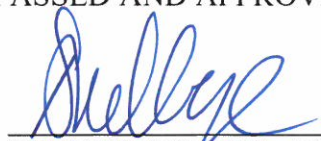
Brad Bertrand has researched Density and Zoning regarding Historic districts in other cities such as Georgetown. He commented that targeting Building Coverage and possibly Impervious coverage would be a tool to use to aid in targeting the Density issues. Discussion on need for parking for STRs to be aligned with number of sleeping units.

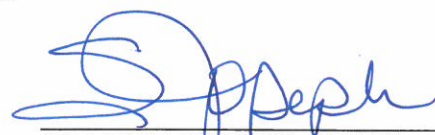
Group agreed an in-person workshop to go over details of new construction and density would be needed. June 25th at 11:00 was agreed upon by the group. Anna to find a location.

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Larry Jackson seconded the motion All voted in favor and the meeting was adjourned at 7:03 p.m.

PASSED AND APPROVED this the 14th day of July 2020.


SHELBY COLLIER, COORDINATOR


SHARON JOSEPH, CHAIR

