STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
JULY 10, 2018
5:30 PM

On this 10th day of July 2018 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

PRESENT	LARRY JACKSON DAVID BULLION JERRY SAMPLE MIKE PENICK RICHARD LAUGHLIN KAREN OESTREICH JESSICA DAVIS
ABSENT:	SHARON JOSEPH STAN KLEIN ERIC PARKER
ALSO PRESENT:	ANNA HUDSON – Historic Preservation Officer DANIEL JONES – City Attorney SHELBY COLLIER – Development Coordinator

Larry Jackson called the meeting to order at 5:30 PM.

MINUTES

David Bullion moved to approve the minutes presented from the June 2018 meeting. Jerry Sample seconded the motion. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, announced Stan Klein has chosen not to seek re-appointment to the Historic Review Board for the first time in 32 years. Anna also discussed the Historic Resource Survey timeline. She is hoping to receive internal recommendations in October. There are trainings available through Texas Historical Commission coming up, all Board members are encouraged to participate.

APPLICATIONS

CONSENT AGENDA

Application #18-60 –by George Francois at 110 E. Orchard for rating of structures/appureantances.

Jerry Sample moved to accept Application #18-60 per staff recommendation. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

<u>Application #18-56 – by Gary Williams at 509 N. Adams for Design of Guesthouse.</u>

Anna stated that the applicant is requesting a Certificate of Appropriateness for approval to:

1. to construct a new two-story guest house behind the main house.

Staff Recommendation/Findings:

1. The applicant has proposed two different roofline options for the 2-story guesthouse. The first option was presented to the HRB at the June 2018 meeting. It has an atypical pitch but reduces the amount of the front of the building visible from Adams Street. The second option keeps a more traditional hipped roof but allows more of the structure to be visible from the street. Staff recommends the hipped roof because it is more in keeping with the style of the main house and other roof forms on the block. This recommendation is in keeping with SOI #9 and the FBG Design Guidelines for new construction.

Gary Williams, architect, presented the application. He stated the building as proposed looks like a 1-story from either end of the street. The roof pitch is lower, what is visible is 44 sq. ft. of area. He provided a Google Map for reference. He went on to say that the owner likes the design with the low roof and would prefer to keep it.

David Bullion stated the original design is not in the packet. Richard Laughlin stated that it was. The design was located and reviewed.

Jerry asked for clarification of the west elevation. He asked Anna if she was recommending the hipped roof. Anna stated she was.

Karen Oestreich asked if the hipped roof is in keeping with the design, did the Board want to make it match or would it be better for it to be different.

David stated Karen is right, demarcation is important but not to be expressed with 2 different styles. It should be expressed through materials or a reveal. He went on to say you would never dress a Bungalow with Victorian designs.

Anna directed the Board towards the Staff recommendation based on local design guidelines and the Secretary of the Interior's Standards for Rehabilitation.

Karen discussed the potential issue of setting a precedent.

David read staff recommendation out loud as well as the SOI #9 and the FBG Guidelines.

Richard said he preferred the hipped roof, it's the better option. Mike Penick agreed.

Richard stated the Board has to think about the future of the property.

David Bullion moved to approve Application #18-56 with the hipped roof design per staff recommendation. This decision is in keeping with Secretary of the Interior Standards #9 & FBG Design Guidelines. Karen Oestreich seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Availability of $10,000 in Historic Preservation Funds.

Anna discussed with the Board the availability of $10,000 in Historic Preservation Funds intended to assist with potential demo by neglect cases. She informed the Board there is an application and it is a reimbursement grant. It is intended to help in-need citizen who resides on the property with the up-keep of the property.

The Board discussed the different ways to get the word out in the community that this fund is available. Jessica Davis asked if the application was available on the website. Anna stated no, but she plans to add it.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Richard Laughlin seconded the motion. All voted in favor and the meeting was adjourned at 6:05 p.m.

PASSED AND APPROVED this the 14th day of August 2018.

Shelley Collier

SHELBY COLLIER, COORDINATIOR

SHARON JOSEPH, CHAIRMAN