

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

**HISTORIC REVIEW BOARD
JULY 14, 2020
5:30 PM**

On this 14th day of July 2020 the Historic Review Board convened in regular session via Zoom Webinar, with the following members present to constitute a quorum:

PRESENT:

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

ABSENT

MIKE PENICK
LARRY JACKSON

ALSO, PRESENT:

ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

Sharon Joseph called the meeting to order at 5:30 PM.

MINUTES

June 2020 Minutes are 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 #20-45 411 E. Main – Todd Christianson– relocation of shed on site and construction of 4 new STR cottages

Application #20-77 104 W Creek – Jesse Barter–construction of new free-standing garage.

Application #20-82 413 W Creek- *Mardi Zaeske*–removal of structure built in 2001.

Application #20-84 207 N Acorn – *Chris Dunn*- demolish low rated house.

Eric Parker requested Application 20-45 and 20-82 be removed from the Consent Agenda for Individual Consideration.

Karen Oestreich made a motion to Approve Applications 20-77 and 20-84 as presented. Eric Parker seconded the motion. All voted in favor and the motion carried.

INDIVIDUAL CONSIDERATION

Application #20-45 411 E. Main – *Todd Christianson*– relocation of shed on site and construction of 4 new STR cottages

Todd Christianson presented the application.

Anna Hudson presented the brief. The applicant is requesting a Certificate of Appropriateness for approval to: Build 4 new single-story STR units at rear of property. Units will have vertical smart siding and paint to match activity center with white siding, green trim and red doors to match main house. Each unit will measure 420 sf. The applicant would also like to relocate existing shed.

Staff recommends approval as the new STR units are appropriate in size and location. They will not be readily visible from Main Street and will not have a negative impact on the integrity of the site or district.

Richard Laughlin requested more detailed drawings regarding this project. Asked that the shed be placed on the agenda for a re-rating to allow it to be re-located.

The applicant agreed to bring back more detailed drawings and staff to list re-rating of the storage building on next agenda.

Application #20-82 413 W Creek- *Mardi Zaeske*–removal of structure built in 2000.

Anna Hudson presented the brief. The applicant is requesting a Certificate of Appropriateness for approval to demolish a 2-story addition to the rear structure built in 2000 by previous owners.

Staff recommends approval as the 2-story addition built in 2000 does not have historical significance and detracts from the style of the main house and small rear structure its attached to. Staff would like to condition approval on the rear wall of the older structure being repaired in-kind.

Motion to approve Application 20-82 per staff recommendation by Karen Oestreich, seconded by Jessica Davis. Eric Parker opposed the motion while all others voted in favor. The motion carried.

Application #20-71 707 W Travis- Gary Schwede– window replacement

Application presented by Gary Schwede.

Anna Hudson presented brief. The applicant is requesting a Certificate of Appropriateness for approval to: replace original aluminum windows with double hung vinyl windows with horizontal muntins.

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. At the June 9, 2020, HRB meeting the applicant was asked to explore more options including adding horizontal muntin's to the already ordered vinyl windows and to explore a thermally broken metal window option. E-mail correspondence from contractor in exhibits.

Vinyl windows have significantly wider profiles than the original aluminum. The applicant has provided a mock-up window that shows an exterior horizontal grid that would be added to the current window package. It would be centered on the glass to render a look similar to the current windows. That grid can be surface applied and would be 7/8" thick. The other option is to add a grill in between the glass. That grill would be 5/8" thick. On the front large window, the grouping of the 3 vinyl windows will have increased mullion size.

Motion to approve Application 20-71 with grey or a color close to aluminum with 5/8 dividers made by Eric Parker. Motion died for a lack of a second.

Richard Laughlin made a motion to deny application 20-71, seconded by Jessica Davis. All voted in favor and the motion carried.

Application #20-78 404 Cora- Tyler O'Brien–siding replacement, window replacement, front porch alterations

Anna Hudson presented brief. The applicant is requesting approval to replace windows with Anderson 100 with simulated divided light. The Anderson windows are a Fibrex window with black exterior to match the current material, design, and color. Preserve all the brick masonry to keep the overall historical character of the home. This includes the brick chimney and brick exterior steps.

Underneath the vinyl siding is a wood clapboard that has lead based paint that is proposed to be replaced with a James Hardie plank siding. Replace roof shingles with 30-year dimensional shingles in a charcoal color.

The applicant would like to sand and refinish the doors and make the necessary repairs to protect them from the elements. The screens will be removed from the exterior doors. Build a Chippendale wood rail around the front porch. Build a pergola over the back porch to provide shade and a structure that matches the home site and its surrounding environment and renovate the deck. This includes removing the existing railing and putting in new deck flooring for the existing deck. Finally, the applicant would like to add a perimeter fence where the existing chain link fence is. Fence will be horizontal cedar pickets. Rear fence to be 6' and sides to be 4'

Staff finds the original form of the house to be intact. Many original features and materials have been replaced or covered. Overall, the project will be an improvement, however staff finds that any existing original material should be retained, and new design elements should be based on the time period for the house, not current design trends.

Staff recommends the following: existing windows are replacement windows and the proposed replacement windows will not alter the size of openings. Staff recommends approval with the stipulation the simulated divided lights be removed since the existing do not have the feature and no historic photos of the house have been found to show what the originals looked like. This recommendation is in keeping with SOI #3 and #6.

Staff recommends approval of cleaning masonry by the gentlest means possible and recommends approval based on SOI #7.

The original siding is visible under the vinyl siding. Staff recommends approval of the removal of vinyl siding. The original siding should be repaired and painted and not replaced with Hardi. This is one of the few original features of the house left intact. This recommendation is in keeping with SOI #6.

The shingle roof is not original. Staff recommends approval of the shingle replacement.

The two front doors are an uncommon style for front doors. The screens match the doors and should be retained on site for future use.

The existing front porch railing is likely replacement. However, the proposed style of railing is not a common design found in Fredericksburg. Staff recommends a simpler picket be used instead of adding conjectural features. This recommendation is in keeping with SOI # 3.

The original siding on the front porch columns is still under the vinyl siding. Staff does not recommend wholesale replacement with a contemporary design as proposed. Staff recommends the original posts be restored. This recommendation is in keeping with SOI #3 and #6.

The changes to the back yard will not have an impact on the integrity of the house. Staff recommends approval as submitted.

The proposed fencing uses a common material found in the historic district, but in a more contemporary way. Since it is proposed in the back and side yards only staff recommends approval as presented.

Motion to approve Application 20-78 with staff stipulation/findings made by Richard Laughlin. Seconded by David Buillion. All voted in favor and the motion carried.

DISCUSSION ITEMS

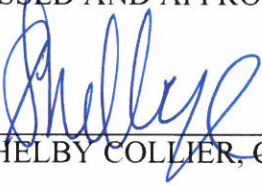
Potential Demolition by Neglect at 311 E. Travis.

David Bullion made a motion to instruct Staff to send the property owner a letter for Demolition by Neglect. Seconded by Jessica Davis. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Eric Parker seconded the motion All voted in favor and the meeting was adjourned at 6:35 p.m.

PASSED AND APPROVED this the 11th day of August 2020.



SHELBY COLLIER, COORDINATOR



SHARON JOSEPH, CHAIR

