

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

**HISTORIC REVIEW BOARD
August 24, 2021
5:30 PM**

On this the 24th day of August 2021, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT: SHARON JOSEPH
MIKE PENICK
DAVID BULLION
RICHARD LAUGHLIN
LARRY JACKSON
BARRY KAISER
MICHAEL MCCREA

ABSENT JOE SALINAS, JR
JESSICA MITTEL

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

MINUTES

The Minutes Stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, presented the Historic Preservation Officer's report. She stated the new Historic District Design Guidelines and Standards had been adopted by City Council along with amendments to the Historic Preservation Ordinance that are available online or print copies can be picked up at City Hall. There will be a training opportunity provided by the Texas Historical Commission (THC) on August 26 & 27. There has been a new Code Enforcement Officer hired, Ted Boyer.

CONSENT AGENDA

Application #21-83 306 W. Travis – Janis Reis – demolition of house and outbuildings.

Barry Kaiser made a motion to Approve the Consent Agenda as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application- #21-87 116 E. Austin – Dennis Kusenberger – Window Replacement

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to replace original wood windows with Pella Reserve double-hung Wood Aluminum-Clad Exterior. Existing frames to remain

Staff recommendation:

There are two types of windows on the property. A 4/4 divided lite wood window is found in the old tank house. The main house and rear addition have double-hung wood windows without divided lights. The applicant is trying to improve energy efficiency and reduce noise infiltration by installing double-pane wood/aluminum clad windows. The windows in question do not appear to be beyond repair as required by (a) above. The wood/aluminum clad windows are a material that the HRB has approved previously because the dimensions of the wood are the closest match to the original wood windows, as required by (e,f) above.

If approved, the exterior screens should be re-installed (a) and new windows should not have the integrated screens as described as optional feature in the brochure. If the windows in the tank house are replaced too, the replacements should match the 4/4 lite pattern in the current windows.

Larry Jackson made a motion to Approve Application 21-87. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

Application #21-64 420 Plum – City of Fredericksburg – Re-rating of Main Structure

Anna Hudson, Historic Preservation Officer, stated the City of Fredericksburg requests the re-rating of the main house from “low” to “medium”

Staff recommendation:

Staff finds the 2018 low rating of the 1930s house to have been done in error. The Craftsman bungalow style features such as: exposed roof rafters, decorative beams under gables, a front gabled roof, low pitched roof, triangle brackets, triple grouped windows wood siding, original wood windows are intact. The biggest change has been the enclosure of the front porch. The applicant is proposing to rehabilitate the front porch which will enhance the integrity of the structure. The structure deserves preservation and protection from future demolition with a medium rating. Medium properties retain their historic integrity to a good or moderate degree.

The outbuilding does not appear on the 1938 Sanborn and is not considered original to the house. This structure can be removed with the current low rating. Staff does not recommend re-rating the garage/outbuilding.

Larry Jackson made a motion to Approve Application 21-64 as presented. David Bullion seconded the motion. All voted in favor and the motion carried.

Application- #21-62 420 Plum – Mustard Design - Addition and Re-Open Enclosed Front

Porch.

Anna Hudson, Historic Preservation Officer, stated the Applicant is requesting approval to construct a side and rear addition to the house, including master bedroom, closets, and bathroom (west and south of the existing residence), attached garage (behind the house), gym and apartment, south of the garage, as well as pantry, powder room and mudroom in a connector between the garage and the existing residence. Exterior work also includes addition of the dog kennel.

Existing windows to be reused and repaired. Proposing to remove existing non-permanent chicken coop and metal outbuilding, as well as permanent non-original addition to the residence, located in the back of the property. Re-opening front porch and rebuilding columns and railing. Proposed brick color based on existing brick on the home.

Replace with 26 gage flat pan galvalume standing seam roof and keep chimneys. Repaint “Waters edge” for body with “midnight blue” window screens, and “white dove” trim.

Staff recommendation:

The proposed addition while large in square footage is pushed to the back of the property and will not be any taller than the main house. The original footprint will mostly be intact except for the rear wall. The addition is following the design of the main house but will clearly delineated as an addition with cement board siding. Large trees will help screen most of the addition. Staff finds the addition to meet most of the recommendations of the Design Guidelines.

The outbuilding does not appear on the 1938 Sanborn and is not considered original to the house. Staff recommends removal of all outbuildings on the property. The form of the porch is intact, and staff commends the owner for restoring the porch based on other similarly aged bungalows. The proposed phantom screen can be retracted when not in use.

The existing roof is not original. The proposed replacement will tie in with the new construction and is an appropriate replacement for the existing roof. The paint colors selected are appropriate for the age and style of the house.

Richard Laughlin made a motion to Approve Application 21-62. David Bullion seconded the motion. All voted in favor and the motion carried.

Application- #21-85 209 E. San Antonio – Creo Architects – Change Paint Color, Roof Color, Replace Porch Flooring, Re-Rate to Allow Demolition of Rear Addition and Ancillary Structures, Conceptual Approval of New Steel and Wood Pergola, Change Window to Door for Egress

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to Re-rate the following to allow for demolition/removal: open air shed in rear of property, 1950s rear addition, greenhouse (added for florist), water feature.

The main structure's exterior character will be maintained, cleaned (water and non-abrasive soaps) and painted, repair existing wood ceiling on front porch to match existing. Remove existing concrete ramp and railing and replace with ADA compliant concrete ramp in configuration as shown. Replace existing aluminum front porch floor material with T&G cedar decking in similar orientation. Repair existing original windows as needed on front of house including replacing plexi glass pane with single pane glass. Refinish and stain existing front door and side lights, flipping door swing to open out for egress. New pass-thru window from inside bar to outdoor deck in existing window opening. Paint existing house siding and trim as shown. Paint existing metal roof. Replace rear window with door for kitchen access.

Staff recommendation:

The former Schmidt House and later Blumenhandler Flower Shop at 209 E San Antonio has a high rating. The roof, porch flooring, and side/rear windows have been replaced. The carport and greenhouse are not historic age and do not contribute to the integrity of the property. The first rear addition was added as early as the 1950's. The additions proposed for removal is not of historic age/materials. Staff recommends they be re-rated to allow for demolition.

The current ramp does not meet ADA requirements. The front porch was originally concrete. The proposed ramp will meet requirements while re-introducing a 2-step concrete porch. The existing porch flooring is not historic age/material. Staff recommends the proposed replacement which is more in keeping with the original design and material.

Staff recommends approval of the repair and staining of the front door and the changes to the swing to accommodate ADA requirements with minimal change to the door. The window in question is a replacement window. The proposed modification will not impact historic material. Staff recommends approval.

The house appears to be white in the 1940's and is an appropriate field color for the house. The proposed accent color is associated with the business and used minimally. Staff recommends approval.

The metal roof in question is not historic. The proposed color is a common color for metal roofs. Staff recommends approval.

The window in question is not original. The door is needed for life/safety egress. Conceptual Approval of New Construction:

Staff recommends the new pergola/covered trellis is pulled back from the front façade. The height is

compatible, and the openness of the structure is a benefit. More detail is needed on how the pergola will abut the side of the house. As presented staff does not recommend approval based on Section 3.3 a, c, and e.

The site currently has garden loop that should be kept and re-used where fencing is necessary. The fountain/pond has been modified over the years, but a pond feature was present in the 1940's. Other landscaping features include concrete perimeter edging found on the side (east) yard. Staff recommends the design incorporate as many original features as possible. For final approval more detail is needed on the proposed bar and restrooms along with lighting fixtures for the front porch and yard.

David Bullion made a motion to Approve Application 21-85 for the main house and conceptual approval of new construction per Staff Recommendation and to consider adding a rear wall for sound . Larry Jackson seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

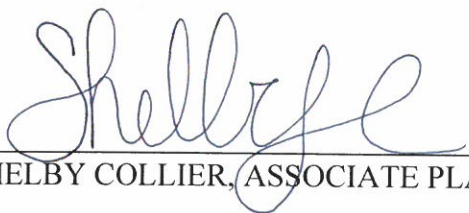
Discussion on STR Density in R2 Zoning in Historic District – Jason Lutz, Director of Development Services.

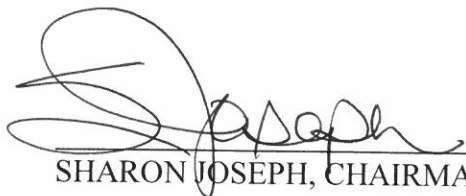
Jason Lutz, Director of Development Services, provided the Board an update regarding potential changes to Short Term Rental Ordinance and invited discussion regarding R2 Zoning, specifically, the densities allowed in that Zone. He encouraged the Board to provide feedback to Staff regarding the number of units or density they were comfortable with in R2.

ADJOURN

With nothing further to come before the Board, Michael McCrea moved to adjourn. Richard Laughlin seconded the motion All voted in favor and the meeting was adjourned at 6:20 p.m.

PASSED AND APPROVED this the 14th day of September 2021.


SHELBY COLLIER, ASSOCIATE PLANNER


SHARON JOSEPH, CHAIRMAN

