

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

**HISTORIC REVIEW BOARD
SEPTEMBER 11, 2018
5:30 PM**

On this 11th day of September 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 JO
SEPH LARRY JAC
KSON DAVID BUL
LION ERIC
PARKER MIKE PE
NICK JERRY SAM
PLE
RICHARD LAUGHLIN (voting alternate)

ABSENT:

KAREN OESTREICH
JESSICA DAVIS (alternate) BOB
BY WATSON (alternate)

ALSO PRESENT:

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

oseph called the meeting to order at 5:32 PM.

MINUTES

Mike Penick moved to approve the minutes presented from the August 2018 meeting. Larry Jackson seconded the motion. All voted in favor and the motion carried.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, stated THC was hosting CLG training in Austin at the Real Places Conference and encouraged the Board to attend if they were able. A presentation on Mid Century Modern design will be provided on September 25th in the Fire Training room at City Hall. This will be a lunch meeting with Anna Mod presenting.

APPLICATIONS

CONSENT AGENDA

Application #18-80-213 E. Schubert – Ron Ross – New construction Application #18-81-412 W. Austin – Michael Meek – New exterior siding.

The items under the consent agenda are deemed by the Commission to be routine in nature and

will be approved by one motion adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

Larry Jackson moved to approve the consent agenda as presented. David Bullion seconded the motion. All voted in favor and the motion carried.

Discussion and possible action related to rating of 513 W. Main and Demolition by Neglect case at 513 W. Main.

The Onsite Committee began the discussion by telling the Commission of their findings.

Jerry Sample stated the house is in disrepair and there is sloping at the rear of the home. The structure will need the foundation leveled. It is a solid structure overall with mostly original windows and siding, all of which are in good shape. The addition to the east has rot that was found around the thresholds although nothing major. There were even a few original doors. A pleasant find was that there is a rock formed basement that is original.

Mike Penick stated he agreed with Jerry's findings. He would like to add that the walkway to the West should be removed.

Jerry Sample stated this structure is difficult to rate but it needs to be preserved. The additions to the east are not a detriment to the structure. He believes a Medium rating should be given to 513 E. Main.

Mike Penick stated he agreed. The stone basement is an important feature and very rare.

Richard Laughlin made a motion to provide a Medium level rating for 513 E. Main Street. Jerry Sample seconded the motion. All voted in favor and the motion carried.

Application #18-82-513 & 515 W. Main - Tony Martin Construction - Demolition.

Sharon Joseph, Chair, wanted to remind the board that this application has been seen before. She read the approved meeting minutes from October 2014 that described a request by Sarah Eckert to demolish buildings located at 515 W. Main.

Staff stated that the applicant is requesting approval to demolish the connected structures at 513 (formerly a residence) and 515 W. Main Street.

Staff provided a report that included the relevant sections of the Fredericksburg Historic Preservation Ordinance and recommended approval of the demolition of 515 W. Main and preservation of 513 W. Main.

Staff went on to say that she reached out to the applicant regarding a demolition by neglect issue with this property and found that this had been done before. She sees no issue with removing 515 E. Main and considers the state of this property to be a life safety issue at this point and believes this structure should

be removed as soon as possible. She agrees with the Medium rating the Commission established.

Jeff Brickner, the applicant, presented the application and stated it is his desire to demolish the property as it does not fit in the area. The structure as a whole is in disrepair and he would like to remove it. He stated Ann informed him there was a chance to move the building from its current location.

Jerry Sample stated if it could be removed, it would still have to be located somewhere on the property. Richard Laughlin stated the applicant doesn't have an application for moving the structure, the current application is for demolition.

Motion: made by Richard Laughlin to approve application #18-82 demolition at 515 W. Main and the deck on 513 W. Main with the connector, conditioned upon stabilization of the South West corner and weatherization of 513 W. Main as per FBG Historic Preservation Ordinance sec. 23-63. Larry Jackson seconded the motion. All voted in favor and the motion carried.

David Bullion requested the Commission further discuss the property at 513 W. Main to provide the applicant with direction.

Jeff Brickner asked the Commission what historical value this structure has, why must it be preserved. Ann stated the structure is over 100 years old. It tells the story of the development of Fredericksburg and shows sample amounts of integrity. The structure has been neglected but it's no fault of the resource.

Jeff Brickner went on to say the property is no longer a residence why must it be kept. Jerry Sample stated it does not matter if it is a residence or not it's about preserving the resource. David stated this property is historic because of the time in which it was built, and the Commission follows the Secretary of the Interior standards which tells the attributes of the resource and dictates the rating that was provided.

Jeff Brickner asked further questions about the bathroom in the structure and what could be done with it. Sharon Joseph stated the Commission would need this information in the form of an application in order to further advise.

DISCUSSION ITEMS

CLG training update including availability of THC grants—options to apply for matching grant.

Ann discussed with the Board the CLG grants available through the Texas Historical Commission which are matching grants. She believes preparation of a local preservation plan or survey plan, development of local design guidelines, and the rehabilitation or restoration of properties individually listed in the National Register of Historic Places or contributing to a National Register historic district are all good ideas.

She went on to say the design guidelines were last updated in 1997 and the board would benefit from updating them it would also be a good time to add the Mid-Century properties.

Jerry Sample and Eric Parker agreed the design guidelines would be a priority. Jerry Sample

asked if Anna had visited with the City regarding the “matching” portion. Anna stated there is still money that has not been used for preservation that could be looked at, however, the price is an important topic and worth discussing since budget is being discussed. This could possibly be a budget item for 2020.

Sharon Joseph asked if the grant would help move the board closer to purposing a tax incentive. Anna stated that is an option available for a Grant. David Bullion stated that he believes the Commission should hold off on the Tax Incentive until all the data is collected from the Historic District Survey. Richard Laughlin stated that good design guidelines are needed.

Sharon Joseph asked if the Commission could agree that design guidelines are the priority. The board agreed.

Info on mid-century properties from 2002/2005 survey

Anna stated from 1945 to 1968 there were a variety of styles that fell in this category.

David Bullion asked if there could be a High rated mid-century property. Anna said yes, a few High rated but considerable amount of Medium rated.

Richard Laughlin asked what the plans were for mid-century. Anna stated this was the first step, how would the Commission like to proceed.

David Bullion recommended waiting until the mid-century presentation the following month. After that the Commission could take a look at the list and potentially re-rate the mid-century properties.

Richard Laughlin agreed, he believes there could also be a potential Landmark at North Elk and Centre.

ADJOURN

With nothing further to come before the Board, Jerry Sample moved to adjourn. Eric Parker seconded. All voted in favor and the meeting was adjourned at 7:02 p.m.

PASSED AND APPROVED this the 9th day of October 2018.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIRMAN