

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

**HISTORIC REVIEW BOARD  
FEBRUARY 12, 2019  
5:30 PM**

On this 12<sup>th</sup> day of February 2019 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

PRESENT: SHARON JOSEPH  
LARRY JACKSON  
KAREN OESTREICH  
JERRY SAMPLE  
BOBBY WATSON (voting alternate)  
MIKE PENICK  
ERIC PARKER

ABSENT: DAVID BULLION  
RICHARD LAUGHLIN (alternate)  
JESSICA DAVIS (alternate)

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

Sharon Joseph called the meeting to order at 5:27 PM.

**STAFF ANNOUNCEMENTS**

Anna Hudson, Historic Preservation Officer, had no announcements for the Board.

**MINUTES**

Eric Parker pointed out that page 2 of the Minutes was missing. No action was taken due to incomplete minutes.

**ACTION ITEMS**

**Application #19 – 12 – Main Street – Edison to Elk – Creos Pan for AT&T – install new small cell nodes.**

Anna Hudson informed the Board that Staff provided no recommendation for this application. Robert Thompson with AT&T presented the application. He explained that the City of Fredericksburg experiences high usage in the show areas. The shown small cell is intended to cover small difficult to reach areas.

Jerry Sample asked if AT&T was targeting the specific areas as shown. Robert sad yes he went on to say during normal usage there is plenty of coverage, but when there is a high volume of

people gathered there needs to be a boost in coverage in the areas shown.

Larry Jackson asked when this would be completed. Robert said he hoped to be done by the end of the year.

Sharon stated that the application shows 3 different colors proposed. Robert stated he thought the brown color would be a better fit and to paint them all one color instead of having multiple poles in different colors but he is open to the recommendation of the board.

Jerry Sample moved to approve Application #19-12 as presented. Bobby Watson seconded the motion. All voted in favor and the motion carried.

**Application #19-01 – 313 E. San Antonio –Mustard Design – New rear addition, new front porch railing, ADA ramp, new pergolas, demolish carport.** – Eric Mustard presented the application and stated the building is an arts and crafts bungalow that will be remodeled to accommodate a restaurant and bar. They plan to leave the picket fence but will need to add ADA path to porch. The plan is to have tables and chairs on the porch. Windows on the east of the building will be removed to accommodate a fireplace. The carport on the west side will be removed. Restrooms and storage will be added to back of the building as is shown on the Site Plan.

Bobby Watson asked if the fireplace shown is existing and if it will be removed. Eric stated yes, it is an existing fireplace and will be relocated to the east side of the building.

Sharon Joseph asked if they would be using the same chimney. Eric stated no, the new fireplace will be gas but the existing chimney would stay just be nonfunctioning.

Larry Jackson asked how many chimneys are on the building. Eric stated there are 3 chimneys.

Anna Hudson, Historic Preservation Officer, stated the plans the Board were viewing, are not the updated plans the applicant provided.

Bobby Watson asked if they planned to stucco the exterior where the east windows will be removed. Eric stated yes.

Karen Oestreich asked Anna Hudson if she agreed to the stucco color that was supplied. Anna said yes, the color swatch appears brighter than it is in reality. Eric Mustard provided the swatch to the Board.

Anna asked Eric Mustard if it would be possible to keep windows on the east side and block them on the interior. Eric stated yes it was possible.

Bobby Watson asked Anna Hudson for her recommendation. Anna stated she would like to preserve the windows on the East side and a minimal railing on the porch would be ideal.

Anna cautioned the Board that the drawings they are viewing are not an accurate representation of the application so when a motion is made keep that in mind.

Jerry Sample moved to approve Application #19-01 conditioned upon preservation of the windows on the east elevation. Eric Parker Seconded the Motion. All voted in favor and the motion carried.

**Application #19-07 – 607 W. Main – James Welliver – New front porch and repaint.**

James Welliver presented the application and stated it was his desire to add a porch and freshen up the building with new paint.

Bobby Watson moved to approve Application #19-07 as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

**Historic Preservation Month – May 2019 – Potential activities and events**

Anna Hudson presented the Board with a list of completed projects from 2018. She said as far as preservation month is concerned, the most efficient activities would be the “This place matters” photo campaign. She stated she is not sure if there is enough time for the Board to present awards, maybe that could be a bi-annual event.

Sharon Joseph stated the Board will wait until next year to present awards. She asked for an update on Demo By Neglects and the pending lawsuits. Daniel Jones, City Attorney, stated there is no change in either suite, they are both in litigation.

**ADJOURN**

With nothing further to come before the Board, Bobby Watson moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:17 p.m.

PASSED AND APPROVED this the 12<sup>th</sup> day of MARCH 2019.

---

SHELBY COLLIER, DEV. COORDINATOR

---

SHARON JOSEPH, CHAIR