

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

**HISTORIC REVIEW BOARD
MARCH 13, 2018
5:30 PM**

On this 13th day of MARCH 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: SHARON JOSEPH
MIKE PENICK
KAREN OESTREICH
JERRY SAMPLE
LARRY JACKSON
RICHARD LAUGHLIN
JESSICA DAVIS

ABSENT: STAN KLEIN
ERIC PARKER
DAVID BULLION

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney

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

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, informed the Board that the Sign Ordinance changes that had been presented to City Council had been tabled. Council asked to enforce what we have instead of implementing change.

MINUTES

Sharon Joseph asked if there were any changes or corrections to the February 2018 Minutes. Mike Penick moved to approve the February 2018 Minutes. Karen Oestreich seconded. All voted in favor and the motion carried.

ACTION ITEMS

Consent Agenda – 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 finding and recommendation as part of the approval. The Consent Agenda includes

- Application #18-26 – **209 S. Llano** – Andy Bray – new, store front/entrance
- Application #18-25 – **421,423,425, E. Main & 106, 108 S. Main** – Randy Stehling of SKT – Exterior modifications to non- historic buildings and relocation of medium rated structure on site.

- Application #18-27 – **607 S. Washington** – *Barry Kaiser*- rear addition, new windows for tank house
- Application #18-24 – **1293 US Hwy 87 N** – *Brain Miller* re-rating of garage to allow for demolition

Mike Penick requested that Numbers 7 & 8 be pulled from the Consent Agenda as he had comments on them.

Jerry Sample moved to approve Application #18-26 and Application #18-24 as the applications are routine in nature and in keeping with the Fredericksburg Design Guidelines. Larry Jackson seconded the motion. All others voted in favor and the motion carried.

Application #18-25 – 421, 423, 425, E Main & 106, 108 S Elk – Randy Stehling of SKT –Exterior modifications to non-historic buildings and relocation of medium rated structure on-site. Anna stated the applicant is requesting a Certificate of Appropriateness for approval to

1. relocate 108 S Elk closer to the street to allow for parking.
2. Remove faux fechwerk from 1990's buildings, replace windows, remove gingerbread details and make small additions.

The building on at 108 S. Elk (surveyed as 106 S Elk) was previously moved when the site was redeveloped in 1995. The proposal to move the structure slightly closer to Elk Street will not negatively impact the integrity of the structure. Staff recommends approval. This recommendation is in keeping with the Historic Preservation Ordinance Section 23-63 (1) c.

The existing buildings from 1995 are rated “low”. The proposed changes including small additions, removing faux fechwerk, and window replacement will not have a negative impact on the district or site. Staff recommends approval.

Mike Penick stated that the 108 S. Elk building use to be a functioning building on Main St and was relocated. Would like to see this building brought to property line and viewed as a functioning building again.

Brandon with SKT stated a Sewer Line is where the building is located now. There is no easement noted but 5 ft. will need to be between the building and the Sewer Line. There is a plan to make use of the building.

Mike stated he understood and his only comment was that he wants to see the building have a purpose again.

Karen Oestreich moved to approve Application #18-25. Mike Penick seconded the motion. All voted in favor and the motion carried.

Application #18-27 – 607 S. Washington – Barry Kaiser – rear addition, new windows for

tank house. Anna stated the property is a Land Mark Property with a “High” rating outside of the district. The applicant is requesting a Certificate of Appropriateness for approval to:

1. construct a 17’-6” X 17’-4” addition to the south east (rear) side of the building on pier and beam foundation with wood frame and Hardy siding and flat roof (TPO membrane). The roof will tie into the existing rear addition and will not be visible from the street.
2. add wood clad windows to the tank house. There are currently no windows. The proposed windows will match the divided light windows found in the main house.
3. construct a rear deck using wood composite decking material measuring 19’ x 23’

The proposed addition is being added to an older rear addition (non historic) and will not be visible from the street. It is appropriately differentiated from the historic structure and could be removed in the future without harming the historic fabric of the main house. Staff recommends approval based on SOI # 9 and 10.

The original windows from the tank house have been missing for years. The proposed windows are in keeping with the design of the main house. The cladding on the new windows will not be visible from the street and will protect the new windows. (Old growth wood in historic windows out performs the new growth wood in modern wood windows). Staff recommends approval based on the SOI guidelines on sustainability for rehabbing historic buildings

The proposed rear deck is being added to an older rear addition (non historic) and will not be visible from the street. It is appropriately differentiated from the historic structure and could be removed in the future without harming the historic fabric of the main house. Staff recommends approval based on SOI # 9 and 10.

Mike stated his concern was the application listed the materials for the addition as “new siding”, what is that siding. Barry Kaiser, the applicant, stated the intent is to use Hardy.

Mike Penick moved to Approve Application #18-27. Jerry Sample seconded the motion. All voted in favor and the motion carried.

Application #18-19 – 201 N. Milam – Damon Dozier – replace 2 doors with new metal ADA compliant doors. Anna stated the applicant, Damon Dozier, is requesting a Certificate of Appropriateness for approval to:

1. Replace two wood doors (2’ 6” wide) with metal and glass doors (3’ wide) to be ADA compliant.
replace two wood doors with metal and glass doors and widen entrances to be ADA compliant.

The building has long been zoned commercial and recently switched from residential use to commercial use, as such the owner is obligated to make ADA improvements. The building has 3 visible doors as it sits at the corner of Milam and Austin Streets. An ADA ramp has been installed along Austin Street approved by staff. Two doors have already been installed; one

facing Milam Street and one on the Austin Street side. Staff does not recommend replacement of two original doors, rather, the original door closest to the ADA ramp should be retrofitted in such a way to meet ADA requirements. The National Park Service technical brief #32 – Making Historic Properties Accessible suggests retrofitting doors. The door facing Milam St be replaced with the original Door, if original door is no longer available, then a door similar. The door facing Austin can remain.

The applicant came before the Board last month (February), and the owner, Damon Dozier, requested the application be tabled so he could collect more information. The owner is now occupying the building without a Certificate of Occupancy due to the lack of a Certificate of Appropriateness.

Chair Sharon Joseph recused herself after the applicant expressed concern for potential conflict of interest because Ms. Joseph and the applicants are in the same line of business. Ms. Joseph assured the board she has no conflict, but recused and left the room. She turned over Chair duties to Larry Jackson, Vice Chair.

Damon stated that the Certificate of Occupancy is tied to the Certificate of Appropriateness and that is his concern. He does not want to leave this meeting with a denial knowing that the Board is holding up his Certificate of Occupancy or the possibility that this could be intentional.

Jerry Sample stated that the Board makes a ruling based on the Secretary of the Interior Guidelines and do not consider the need for a Certificate of Occupancy. They are making a ruling based on what they are reviewing, which is a Certificate of Appropriateness and it only extends to the boundaries of the Historic District. He encouraged the applicants to move forward with their application.

Mike Penick said the applicants needed to present their application or, if they wanted to, visit with an attorney.

Citizen to be heard, Mike Dooley, stated the property in question was his grandmother's house. The project was done tastefully although, it doesn't necessarily look like the "Old Fredericksburg" style. While he was growing up the door that faces Milam Street was never used and now it has a purpose.

Jerry Sample stated he felt the Board was very clear that the door on Milam St was not appropriate and need to be replaced with a door that was similar to the original door.

Richard Laughlin made a motion to Approve the Austin Street door and require the Milam Street door be replaced with a wood door that matches the new width "36 inches". Jerry Sample seconded the motion. All voted in favor and the motion carried.

Discussion Items

May is National Historic Preservation Month: discussion of 1st annual HRB awards to be presented in May. Anna wanted to know the Boards thoughts on giving out an award for an

outstanding property remodel in the district this year at the Founders Day Celebration on May 8th. The Board would vote on the Award at the April Meeting.

Anna gave an update on the Historic Resource Survey consultant timeline and public outreach/input approach.

ADJOURN

With nothing further to come before the Board, moved to adjourn. David Bullion seconded the motion. All voted in favor and the meeting was adjourned at 6:42 p.m.

PASSED AND APPROVED this the 10th day of APRIL 2018.

SHELBY COLLIER, DEV. COORDINATOR

SHARON JOSEPH, CHAIRMAN