

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

**HISTORIC REVIEW BOARD
JUNE 11, 2019
5:30 PM**

On this 11th day of June 2019 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT: LARRY JACKSON
BRAD BERTLAND (alternate)
SHARON JOSEPH
KAREN OESTREICH
ERIC PARKER
MIKE PENICK
JERRY SAMPLE
DAVID BULLION

ABSENT: 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 5:30 PM.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, provided an updated on the Historic District Expansion. The FISD School Board met last night and passed a resolution opposing the inclusion of the Middle School Campus in the historic district expansion. City Council has a special session scheduled for Thursday, June 13th at 11:30 at City Hall to discuss the historic district expansion. The following City Council meeting on Monday, June 17th they are expected to take action. Karen Oestreich asked Anna why the school was opposed. Anna stated they are under the impression historic preservation will cost more than new construction. Sharon Joseph commented that Anna provided a wonderful presentation to the school board. Jerry Sample also commented that he was disappointed in the lack of facts presented regarding the School Board's objection, no bids have been received nor studies performed regarding cost of upgrades.

PUBLIC COMMENT

Tom Musselman, Councilman of the City of Fredericksburg, wanted to comment that it is his belief that FISD is aware that if they intend to demolish any buildings a demolition permit would be required.

MINUTES

Motion made by Jerry Sample to approve the minutes presented from the April 2019 meeting. Seconded by Larry Jackson. All voted in favor and the motion carried.

Motion made by Karen Oestreich to approve May 2019 meeting minutes. Seconded by Eric Parker. All voted in favor and the motion carried.

APPLICATIONS

Application #19-56B – 420 W. Austin – Kevin Vinall – New Construction of 2, two – story STR units and Fencing.

Anna stated the applicant is requesting Conceptual Approval for construction of 3 new STR units between the Ellebracht-Sagebiel House at 420 and Vogel Sunday house at 418 W Austin. Construction of 1 two-story STR at the rear of the property next to existing tank house and new metal panel fencing

Staff Recommendation:

The 3-unit structure competes with the 2 historic houses in both size and design. The design should be more contemporary and not try to mimic historic architectural styles. The mass and placement overwhelm to two Sunday houses. The standalone STR at the rear of the property is acceptable in size and massing. The architectural style should be more contemporary and not try to mimic historic architectural styles. Metal panel fencing is not appropriate for the historic district. A more traditional material such as cedar is appropriate.

Robert Zamora, the property owner, presented the application. He provided a copy of the site plan which was not included in the packet. He explained that the short term rentals in the packet presented as 2 story along the street will now be one story so as not to compete with the historical home. He stated that the fence presented is identical to a fence located at 207 W. Creek.

David Bullion asked for clarity that the previously presented 2 story buildings were now single story. Robert stated that is correct. David commented that if these are now single story a 19' tall building seems a bit excessive. Robert stated they measure the height from 418 and 420 and it was a straight line.

Jerry Sample stated the fence appears to be 8' tall. Robert stated that was his intent. Jerry is concerned about the height and prefers a lower pitch roof as well as keeping the ridge line lower so as not to compete with the existing historic houses. Jerry also commented on the site plan specifically the dimensions of the parking spots. Brad Bertrand also commented on the need for an ADA parking spot. Sharon commented that this discussion is beyond their preview and they need to stick to the application.

Brad Bertrand asked what the material for the fence. Robert answered wood and corrugated tin.

David commented on his concern with the scale and mass of the project. He asked what the existing

square footage is of 420 W. Austin and with the additional units it more than doubles. Anna pulled up Gillespie County CAD to determine square footage, which is approximately 2,000 sq. Ft.

Sharon asked Robert to address Anna's comments of mimicking styles instead of new construction. Robert commented that when you Google Fredericksburg, Texas these are the images you see. This is his concept and intent.

Brad Bertrand commented the approach he is taking is more commonly found in Germany not Fredericksburg. The more common Fredericksburg look would be more rustic and not quite as colorful. He states this is what he believes this comment is in relation to.

Robert commented he has to compete as a B&B provider and this is the look he sees in town that he is trying to emulate, both inside and out. He commented the building will be mostly covered by the fence.

David Bullion said a fence is temporary so the exterior of the building is very important to the board. Jerry Sample commented that these buildings will be very close on the street and he commented on the length of the fence.

David Bullion stated while fachwerk style is in town, he can't think of one property in town that has 4 buildings on one site that possess fachwerk. He believes a more simplistic design would be better.

Sharon asked how Robert feels about simplifying his design. Robert stated he went with this design because he thought the visitors would enjoy seeing something pretty cool. Sharon commented that what is cool is the original historic properties as well as the tank house. She encouraged him to have less flare regarding the new construction and allow the focus to be on the original properties.

The board discussed several concerns specifically the pitch for new construction. Sharon asked if they could provide a number regarding pitch. Brad said he wasn't comfortable without seeing a drawing in relation to the project they are reviewing but a typical historic pitch would be between 5 – 12 feet.

Anna reminded the board that this is for conceptual approval so the applicants need feedback.

Karen commented she had no problem with fachwerk on the three single story buildings but does not want it for the 2 story building.

Motion made by Eric Parker for approval of conceptual plan for three single story units and one 2-story structure with an 8 ft fence with cedar pickets or coyote fence with a flatter roof line on the 3-unit building and less embellishment on the 2-story structure. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application # 19-57 – 418 W. Austin – Kevin Vinal – deck and stair reconfiguration, paint, non-original window/door replacement, new construction of 5 two-story and 1 one-story STR, parking, fencing.

Anna stated the applicant is requesting approval for Phase I to paint exterior siding, fascia, windows, front door and trim. Replace front stepping stones with concrete walkway and remove the carport and storage building. They would also like to install 6' privacy fence around deck and reconfigure deck and

exterior stair as well as replace windows on addition with French doors

The applicant is requesting Conceptual approval of phase II which is construction of 5 new 2-story faux fachwerk STRs and 1 one-story faux fachwerk STR.

Staff Recommendation:

The pressed metal has been painted many times since installed in the early 1900's.

The rock walkway is present in the RTHL nomination photo. However, the property's use as a STR makes the uneven surface a liability. Staff recommends approval of the change in material. The carport and storage building do not appear to be of historic age and do not add to the integrity of the property. Staff recommends approval of demolition. The deck was added in 1984. Staff recommends the reconfiguration and addition of privacy fence. The house had an exterior stair or access to the sleeping quarters when it was used as a Sunday house by the Vogels. The existing stair was added in 2003. The current design is not the traditional simple stair commonly found on Sunday houses. The proposed design is a common design for Sunday houses that meets current code. Staff recommends approval submitted.

Staff has not been able to definitively date the addition in question, but it was present when the RTHL nomination was written in 1978. It is likely a very early addition to the house. It has the same pressed metal as the main house. Staff recommends the windows remain intact and the door in the newer wood siding addition be enlarged instead. The proposed new construction is at the rear of the property, however will be visible given the height and density. Staff recommends the design be changed to not mimic historic architectural styles of Germany and be more reflective of the Hill Country. The main house is two-story, but the density proposed dramatically changes the site and neighborhood development pattern. More information is needed on potential impact on neighboring properties. The proposed metal panel fencing is not appropriate for the site and should be a more traditional material such as cedar.

PHASE ONE

Robert Zamora, the property owner, presented the application. He stated for phase one he would like to alter the stairway of the Sunday house. They would rebuild the existing deck and build a fence around the deck to provide privacy.

Jerry Sample asked about the doors. Robert stated they are the original doors they would just like to paint them. Jerry asked if this house would be one unit. Robert said yes.

David Bullion commented that he is good with Phase 1, request 1 – 5, however, number 6, window replacement he struggles with, however, the proposal is a good compromise.

Karen stated she does not have a problem with Phase 1, number 6, changing the window into a French door, as she feels this is an acceptable change.

Karen made a motion to approve Phase 1, items 1 – 6. David seconded. All voted in favor and the motion carried.

Jerry asked about the windows that will be replaced. how wide are they. The reason for the question is it appears to be of similar size to the width of the proposed doors. He would like to see the French doors mimic of the windows.

Brad asked if the windows are removed save them because there is always the potential to reuse them or replace.

PHASE TWO

Robert stressed that the new buildings are at the back of the property and behind the proposed fence. He also commented on the one parking spot in-front of the fence.

Sharon asked if the board had purview over parking. Anna stated yes.

Karen stated the interpreted style is too busy and she does not like the fachwerk on the two story buildings. She wants to see a simplified concept.

Mike Penick commented on the fachwerk seen in town is structural and not just cosmetic. If this style is emulated but not designed the same the project could potentially have structural issues in the future.

Motion made by Jerry Sample for conceptual approval of application # 19-56 conditioned upon simplified "toned down" fachwerk style and bringding down plate heights. Seconded by Eric Parker. All but David Bullion voted in favor and the motion carried.

Application # 19-55 – 105 N. Orange – James Shifflett – new 2 story commercial building.

Mike Penick recused himself and left the dias. Anna stated the applicant is requesting to table this item as the development team is not ready to present.

Karen Oestriech made a motion to reset the application. Eric Parker seconded the motion and all voted in favor.

Application #19-66 – 223 W. Creek – Peggy Metzger – removal of stucco from tank house.

Anna stated the applicant is requesting approval to remove stucco from the tank house.

Staff does not recommend the removal of stucco. According to the National Park Service, "Historic stucco is also sometimes incorrectly viewed as a sacrificial coating, and consequently removed to reveal stone, brick or logs that historically were never intended to be exposed." Staff recommends approval of the repointing of the masonry if it is found to be in need of repointing, but the stucco should be replaced as it is intended to protect the masonry structure and is not just for aesthetics. Staff has shared Technical Preservation Briefs on repointing masonry and stucco repair with the owner/applicant.

Peggy Metzger presented the application. She stated the tank house needs repairs and that under the stucco is rock. She would like to repoint the rock and believes it would match the main house better than the stucco.

David Bullion asked Peggy if her intent was to remove all the stucco and leave the rock bare. Peggy

stated that is what she would like to do.

Karen told Peggy she could see why she would want the stone to remain uncovered. It would match the main house.

Brad Bertrand commented that his concern is not the look. Stucco would be in keeping with the time period and it would better preserve the structure. This tank house was not built to have the stone exposed, leaving the stone exposed would subject the tank house to the elements.

Jerry Sample commented that based on the photos it is obvious the stones of the tank house were not fit as cleanly as the house. The builder probably intended for the tank house to be covered in stucco long term.

Karen Oestreich made a motion to approve Application # 19-66 as presented. David Bullion seconded the motion. All voted in favor and the motion carried.

Application #19-65– 511 W. Main – Jeff Brickner – re-rating from high to low.

Anna stated the applicant was not present.

The board took no action.


DISCUSSION ITEMS

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. David Bullion seconded the motion All voted in favor and the meeting was adjourned at 7:43 p.m.

PASSED AND APPROVED this the 9th day of July, 2019.


SHELBY COLLIER, COORDINATOR


~~SHARON JOSEPH, CHAIRMAN~~
Larry JACKSON
CO-CHAIR