

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

**HISTORIC REVIEW BOARD  
JUNE 12, 2018  
5:30 PM**

On this 12<sup>th</sup> day of June 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  
   STAN KLEIN  
   ERIC PARKER  
   JERRY SAMPLE  
   MIKE PENICK  
   JESSICA DAVIS  
   RICHARD LAUGHLIN

ABSENT:                      DAVID BULLION  
   KAREN OESTREICH  
   LARRY JACKSON

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

Sharon Joseph called the meeting to order at 5:31 PM.

**MINUTES**

Eric Parker moved to approve the minutes presented from the May 2018 Meeting. Jerry Sample seconded the motion. All voted in favor and the motion carried

**STAFF ANNOUNCEMENTS**

Anna Hudson, Historic Preservation Officer, recognized the presence and involvement with the Gillespie County Historical Society Dinner and awards ceremony. It was a success and hopefully will become an annual event.

**APPLICATIONS**

**CONSENT AGENDA**

**Application #18-53 –by Cindy Spaeth at 608 N. Milam for alterations to barn/guest house.**

Eric Parker moved to accept Application #18-53 as presented. Mike Penick seconded the motion. All voted in favor and the motion carried.

**Application #18-54 – by Melissa Estes at 509 W. Austin for removal of chimneys.**

Anna stated that the applicant is requesting a Certificate of Appropriateness for approval to remove brick chimneys that no longer connect to internal fire places.

This project was heard by the HRB in March of 2017. At that time the HRB gave approval to rebuild chimneys in original location with original bricks, construct addition as designed, paint windows and doors requested color, repair roof and front porch, expand driveway approach to 12' and widen driveway to 10'.

Staff does not recommend approval of the removal of the original chimneys based on the secretary of the interiors #2 and #6. The chimneys have already been removed.

Melissa Estes presented the application and provided documentation from 2 contractors stating that they would not replace the chimneys. The chimneys were removed due to the need of space for a pantry in the kitchen. She has put a lot of work in to the property to improve it.

Mike Penick stated a support system could be constructed in the attic. Melissa stated no contractor will touch it.

Jerry Sample asked if she had gone to an engineer. She said she had not.

Melissa stated the chimneys would not be visible from the street. Photos were viewed and Jerry Sample stated you could see the chimneys.

Sharon asked Anna what options were available. Anna stated the application is open for approval or denial. Those are the only options.

Sharon asked Daniel Jones, City Attorney, if the Board approved this would it set a precedent. Daniel stated this was at the discretion of the Board.

Jerry stated that it is possible to get an engineer on board and it's important to stay consistent. The Board had a similar project that they required the applicant to complete after work had been started prior to issuance of a CoA.

Melissa asked the Board what the stance for enforcement is from the City's point of view. What is she and her family liable for? Sharon responded that the chimneys need to go back or they would be in violation. Sharon stated it means the City of Fredericksburg would not release the Certificate of Occupancy for this property.

Eric Parker moved to deny Application #18-54 this decision is in keeping with Secretary of the Interior Standards #2 & #6. Mike Penick seconded the motion. All voted in favor and the motion carried.

**Application #18-52 by Rodney Austin at 318 E. Austin St. to enclose dining area, connect dining area to main structure, re-paint.**

Anna stated that the applicant is requesting a Certificate of Appropriateness for approval to:

1. Enclose steel framed open seating area within existing footprint
2. Connect main structure to enclosed dining area
3. Repaint main structure and new covered seating area to match neighboring properties (white with black trim)
4. Build a new outdoor fireplace in the front yard.

The proposed enclosure of the open seating area will not have a negative impact on the property or district. The use of mostly glass folding doors will keep an open feeling. The proposed connector from the seating area to the old house will create a significant change to the right elevation of the house. Additions should limit damage to original features and should be reversible. The addition is adequately differentiated from the original, but the size and placement make a significant impact on the integrity of the main structure. This recommendation is in keeping with Secretary of the Interior #9 and #10 and Fredericksburg Design Guidelines.

The proposed colors are not period appropriate for the house. A color scheme that is more in keeping with the bungalow style of the house should be chosen. Black was not a common trim color for bungalows.

The new outdoor fireplace is large and blocks the view of the house from the corner of Washington and Austin Streets. It should be reduced in scale or re-oriented so as not to compete with the main structure.

Sarah Washburn presented the application. The main issue is maintaining health a safety issues regarding health services. We wanted to maintain the same outdoor/open feeling it has now.

Sharon asked if there is a way to connect to the old building that is less invasive to the old building.

Sarah stated that they would not change the wall of the old building so nothing permanent, proposing lattice with vines covering it.

Sharon asked about the colors. Anna stated the building next door is low rated and had been deteriorated due to previous work. That's why the colors are not appropriate for this structure.

Stan Klein said there is too much of a contrast purposed currently. Sarah said she understood.

Sharon asked what about the fireplace. Sarah said that is a negotiable item. The fireplace could possible become a living greenery wall.

Eric asked how tall was the fireplace, specifically the height of the wall. It was found to be 8 ½

feet tall. Sarah said this could be lowered.

Sarah asked what colors would be preferred. Sharon stated possibly white with gray.

Anna asked if the ordering window would still be in use. Sarah said yes.

Stan asked if the canopy would align with the face of the existing outdoor structure. Sarah stated yes.

Richard Laughlin asked if the Board could limit the height of the fireplace to the height of the fence. The Board and Sarah agreed.

Stan Klein moved to approve Application# 18-52 conditioned upon Staff Recommendations being met and the connector canopy to align with face of the existing outdoor structure, keep height of fireplace to height of fence, and bring colors back to the HPO. Eric Parker seconded the motion. All voted in favor.

**Application #18-37 by Gilbert Gonzalez at 309 W. Schubert St. for a new 2 story addition.**

Anna stated that the applicant is requesting a Certificate of Appropriateness for approval to:

1. Build a 2-story addition at the rear of the property.

The proposed addition will not touch the historic section of the Johann Joseph Knopp house, rather it will attach at late carport addition. The 50x52 addition will be two stories (1786 sf of living space first floor + 768 sf garage + 880 sf living space on 2<sup>nd</sup> floor) and will create a courtyard between it and another late addition. The proposed exterior materials include wood shingle shingles (on the gabled roofs) metal roofing (shed roofs), stucco, and half timbering (fachwerk) with clad casement windows, treating the addition as a natural extension of the historic structure.

The new addition will be distinguished from the original by being offset. The historic house has a ridge height of 21' 4" and the new addition will have a ridge height of 25' 4". Staff recommends approval of addition. This recommendation is in keeping with SOI #9 and #10 as well as Fredericksburg Interior Design Guidelines.

The application first came to the HRB in April 2018. At that meeting the board gave approval of the demolition of low rated structure at 209 N. Milam and conceptual approval drawings of two story addition.

The Johann Joseph Knopp House is a Registered Texas Historic Landmark, as such the Texas Historical Commission must also be given the opportunity to comment on proposed exterior changes. City Staff has put the designer in contact with appropriate THC staff.

The lots of 209 N. Milam and 309 W. Schubert will be re-platted into 1 lot.

Mike found where the fireplace is on the exterior. The window to the right is centered; however the plan shows something else. It appears there are some discrepancies and it makes him wonder the accuracy of the elevations. Stan agreed with Mike. Plans and elevations were viewed and discussed. It was found there were some discrepancies. Gilbert offered to correct them.

Stan Klein spent some time looking for building placement in the plans. It was not described properly in the drawings that were presented.

Richard Laughlin stated the fireplace was shown on the North side however he did not see a chimney. Gilbert stated it was a direct vent.

Mike Penick stated that fachwerk was a structural element not a decorative element. The fachwerk needs to remain a structural element.

Gilbert stated all of the fachwerk that is proposed is not structural. Mike stated design wise, it lacks. Gilbert asked Mike if he wanted to see more authenticity in the fachwerk. Mike stated yes.

Stan Klein asked what the intent was of the Garage design. Gilbert stated it was intended to look like a barn.

Sharon asked what the next step is. During discussion it sounded as if several changes were being made. She asked if the applicant needed to amend drawings and return to Anna. Anna stated that it sounded as if there were a lot of elements that the Board was not comfortable with. She asked Gilbert if he had presented this to THC. Gilbert stated he had not heard from them.

Eric stated he would make a motion but he was not sure what changes had been made. Mike stated he would like to see the trim uniform throughout the project. As well as the fachwerk become a structural element.

Eric Parker made a motion to approve Application #18-37 conditioned upon all window trim be uniform and eliminate diamond shape windows and fachwerk being provided to Anna for approval. The motion died for a lack of a second.

Mike Penick made a motion to approve Application #18-37 conditioned upon all window trim on new structure being uniform, redesign fachwerk to appear structural and eliminate two diamond windows. Jerry Sample seconded the motion. All voted in favor and the motion carried.

**Application #18-55 by Jeryl Hoover at 325 W. Main St. to relocate windmills on site.**

Richard Laughlin recused himself from the discussion and removed himself from the room.

Anna stated that the applicant is requesting a Certificate of Appropriateness for approval to:

1. Relocate 5 non-original windmills that were placed on the museum grounds in 2012.

As part of the Pioneer Museum's master plan, the windmills will be relocated to open-up the Main Street yard to accommodate large events.

The introduction of non-original features to the museum campus must be done in a thoughtful manner so as not to confuse patrons. As a museum the property is a mixture of original buildings in situ and historic age structures brought in from other locations. Proper interpretation of the difference is paramount so as not to distort the perception of genuine historic buildings. Windmills are a common feature found throughout Fredericksburg and Gillespie County. The Kammlah house retains its original windmill. The Fassel Roeder house did not have a windmill, rather a cistern. The 5 windmills in question were brought in from the County and are now out of context. The proposal of locating windmills that were produced and used during a specific time period. Some of the structures on the museum grounds are not from the same time period. For example, locating a windmill next to a log cabin which is older than the windmill creates a false sense of historical development. Staff recommends that only structures that were known to have had a windmill receive a windmill in proximity. Otherwise the windmills should be grouped and interpreted as a collection.

In 2012 the Pioneer Museum presented the idea of bringing in windmills from around the county to highlight the importance of water throughout the community's history. The intent was to place the windmills in proximity to each other. Several HRB members thought the windmills should be spread throughout the campus and related to a structure.

Jeryl Hoover presented the application. He stated that they respectfully disagree with staff recommendation.

One of the Society's goals is to properly interpret these properties and their historical significance. For example, Gillespie County received 4 patents specifically for windmills. He provided names and dates of the patents. He would like to better interpret that information and how they appear now.

These windmills were acquired from local properties within Gillespie County and all of the owners were given assurances by the Society that these windmills would be properly cared for and displayed.

The placement that was proposed in 2012 suggests that this request was the original intent.

Sharon asked if some properties had both a windmill and a cistern. Mike stated yes that was true.

Jerry stated he disagrees with the false sense of historical development proposed in staff recommendation. There was discussion about what that meant for this property.

Stan remembers the discussion from 2012 he was against it at the time. He likes this idea of placing them with the buildings.

Anna stated that originally, she like this idea, however, once you start looking at the properties that they would be placed with they are not all appropriate.

Mike stated a lot of log cabins had a hand dug well that evolved into a windmill.

Stan stated he is not disregarding staff recommendation but he does not like how it is presented now and the proposed is more pleasing.

Jerry Sample made a motion to approve Application #18-55 as presented. Eric Parker seconded the motion. All voted in favor and the motion carried.

### **Presentation on Mid Century Architecture**

Anna provided the Board with information on Mid Century Architecture and the importance of preserving these items. The focus was on the use of aluminum, boxed windows, brise-soleils, exposed concrete and slump brick just to name a few. She also brought up the fact that the historic resource survey that is currently progress will include properties built through 1968.

The THC is now starting to do presentations on this as well and there are several buildings in this area that are of this design. The following Application is a great example of Mid-Century design.

### **Application #18-52 by Gary Williams at 509 N. Adams St. for front façade alterations, demolition of carport, new construction of guest house.**

Anna stated that the applicant is requesting a Certificate of Appropriateness for approval to:

1. Remodel house by replacing asbestos siding, replace windows replace stone veneer
2. Demolish carport in the rear and replace with 2-story guest house

The house was last rated in 2003. At that time the mid-century properties were not given high ratings because of their age. The City is currently surveying a new area in which midcentury properties may be considered historic because of their age and integrity. The HRB should come up with a plan on how to handle midcentury properties in the current historic district.

The proposed plan replaces many of the common features typical of the time period including the stone veneer, the aluminum windows with horizontal lines, and siding material. Asbestos was a new material that gained popularity for its fireproof characteristic and affordability. Asbestos in good shape should be left in place. If replaced the new siding should be the same dimensions. There are a few products made specifically to replace asbestos including a fiber-cement replacement product called WeatherSide™ Fiber Cement Siding. This recommendation is in keeping with SOI #3.

2. The carport in the rear of the property is not historically significant and can be demolished without impacting the integrity of the property or district. The proposed guest house is not in keeping with the Fredericksburg Design Guidelines for New Construction. The height and roofline is a stark difference compared to the main house.

Sharon asked when this house was built. No answer was provided Anna speculated 1958

Gary Williams, architect for the project, presented the application. He stated the windows

needed to be replaced to meet egress requirements. Three styles of windows were not desirable, therefore new casement windows were proposed.

Regarding the garage, a large tree now blocks the use of the garage and they would like to replace garage doors with windows and incorporate it into living space for the house.

The carport shed/garage is falling down in the back. Applicant is proposing to reestablish the original roofline of the house. This would involve going back to original foot print and then working the 2-story guesthouse into the back.

The Board reviewed the plans as submitted. Stan Klein asked for more detail regarding material and detail. The elevation does not seem to contain enough detail.

Mr. Williams provided additional drawings for review.

Sharon asked if the proposed structure would be a separate structure. Gary stated yes, not an addition.

Stan asked for clarification about colors, there appears to be a lot of gray. Gary explained the use of color.

Gary pointed out that the foundation would be kept and just made fresh. For example, they will keep existing planters just update with landscape.

Richard commented on the use of siding.

Eric stated he feels more detail needs to be viewed of the guest house. Jessica Davis agreed she stated she felt the guest house might be too tall.

Jerry recommended the roofline of the guest house match the roof line of the main house. The transition would be cleaner and more in keeping with the area.

Sharon asked if the main house could be approved and the applicant could come back with the guest house.

Jerry Sample made a motion to Approve Application #18-56 conditioned upon the roofline of the guesthouse becoming more in keeping with FBG design guidelines. Motion died for lack of second.

Eric stated he wants to see the guesthouse, particularly an elevation. Jessica wants to see it in relation to neighbors.

Eric Parker made a motion to approve the alterations to the main house, applicant needs to return for the guest house. Jerry Sample seconded the motion. All voted in favor and the motion carried.

## **ACTION ITEMS**



**Discussion and possible action for Demolition by Neglect of 411 E. Main St.**

Anna stated it has been the “Hen feathers” business for several years. It is self-evident that this building has fallen into disrepair.

The owner, Mr. Liston spoke regarding phone calls he had received stating that the Board was going to demolish this property. Sharon stated that he had received terrible misinformation and apologized. The Board assured him that this property is a treasure and wants the building to be saved. The owner stated he fully intends to bring this property back to its peak. Sharon stated she is happy to hear that and the Board would provide him with a letter of the things they believe need work.

Stan Klein made a motion to issue a demolition by neglect letter. Jerry Sample seconded the motion. All voted in favor and the motion carried.

**ADJOURN**

With nothing further to come before the Board, Stan Klein moved to adjourn. Jerry Sample seconded the motion. All voted in favor and the meeting was adjourned at 7:52 p.m.

PASSED AND APPROVED this the 10<sup>th</sup> day of July, 2018.

\_\_\_\_\_  
SHELBY COLLIER, CORDINATOR

\_\_\_\_\_  
SHARON JOSEPH, CHAIRMAN