

properties were not given high ratings because of their age. There is a trend now to add contemporary features to mid-century homes to give them more style. The house at 404 W Creek has many characteristics of a

1. The current door is solid wood with what appears to be the original door knob. The proposed door has three horizontal glass panes, a more contemporary interpretation of a midcentury door. Midcentury doors came in a variety of patterns, but a solid door with a substantial door handle was common. The front door in question is not readily visible from the street since it has a side entrance from the stoop, a common design feature of international style homes from this time period. Staff recommends retaining the original door based on FBG Design Guidelines for doors.

2. The two front facing windows on the house are typical aluminum with horizontal lines. The one at the entrance measures 35.5" x 44.5" the proposed: 60" x 44.5" with black frames instead of the typical aluminum color. The window on the front wall currently measures 71.5" x 44.5" and the proposed: 96" x 44.5". Staff recommends the replacement windows also have horizontal muntins and be a traditional aluminum color, not black frames. This recommendation is based on FBG Design Guidelines for windows.

3. The house was designed with vertical board and batten that appears to be in good shape. The applicant is requesting to replace with new wood siding in a horizontal pattern. Staff does not recommend the removal of original wood siding unless it is beyond repair and should be replaced in the same style and pattern. This recommendation is in keeping with FBG Design Guidelines for materials and SOI Standards 3,5 & 6.

4. The current garage doors are traditional solid wood, the proposed garage doors will be the same size but will have frosted glass and black metal trim. Front facing garages became popular during the 1950s. The proposed frosted glass doors are a contemporary take on garage doors and are not period appropriate. This recommendation is in keeping with SOI #3.

5. Grey is a period appropriate trim color for the house. Staff recommends approval as submitted.

6. The original masonry features are character defining. Staff recommends cleaning with the gentlest means possible.

Owner/applicant Mardi Zaeske presented the application. Stated that the front door is a hollow door and not likely the original door. Proposed windows will be about foot wider than the existing windows with different muntin pattern. The applicant clarified that garage doors do not function and are metal and dangerous because of springs. The applicant stated that many of their example photos were from Austin neighborhoods.

Karen Oestreich arrived at 5:55 p.m.

Eric Parker Eric Parker moved to approve Application #18-70 as presented. Mike Penick seconded the motion. All voted in favor and the motion carried.

Application #18-69 – by Randy Stehling of SKT Architects for Masterplan for Bethany Lutheran Church.

The applicant is requesting:

1. approval of a long-range master plan that includes the construction of a new preschool wing and;

2. a new multi-purpose addition

Relevant Secretary of Interior's Standards and Fredericksburg Historic Preservation Ordinance:
9.) *New additions, exterior alterations, or related new construction* shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10.) *New additions and adjacent or related new construction* shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Fredericksburg Design Guidelines for New Construction: 1. ..within the same scale, size, and massing of its surroundings. 2. Using materials, colors, and finishes compatible to the surrounding historic structures. 3. Maintaining the same roof lines, setbacks, and street and porch orientations as its neighbors. 4. Minimize the visual and physical impact of parking.

Staff Recommendation/Findings:

1. The proposed additions are adequately distinguished from the sanctuary and fellowship hall while using a similar material palette (stone, stucco and metal roof) so as to keep a cohesive campus feel. The proposed preschool will be the most visible and will have the most impact on the historic Van der Stucken (RTHL) house and the most impact on the historic district. The height of the preschool structure is appropriate; however, the setback could be pushed back a few feet to help preserve the visibility of the Van der Stucken house. The width of the front of the preschool is greater than that of the Van Der Stucken house, the sanctuary and the fellowship hall. Its size and placement will make it the most prominent building on the block. The parking lot should be screened on Austin & Crockett streets with a landscape buffer. The location of the back of the pre-school as proposed requires demolition of a barn structure along with a portion of an addition to a fachwerk building. Staff conducted an on-site evaluation several months ago, but the demolition must be evaluated by the HRB as the structure is noted in the 2002 survey (survey sheets attached). Exterior changes to 114 W Austin will need to be presented in greater detail.

This recommendation is in keeping with SOI Standards 9&10 and the Fredericksburg Design Guidelines for New Construction and Landscaping.

2. The Sanctuary of Bethany Lutheran, rated "low" in the last survey, was dedicated in 1954. Given its current age it could be eligible for a new rating. The proposed multi-purpose auditorium space will face the parking lot/rear of the property and will have more contemporary features but will use the same materials. The rear of the church acts as the main entrance to the church sanctuary. The proposed addition is appropriate in massing, scale, height, and style and is clearly delineated from the original building but uses a similar material and color palette. The addition will most impact the rear of the main building. Staff recommends approval of the addition based on SOI Standards 9 and 10 along with FBG Design Guidelines for New Construction.

Randy Stehling of SKT Architects presented the project as a long-range plan and not asking for approval of specific items, rather compatibility of the plan with the historic district. He explained all of the small ancillary structures that would be removed to make room for the new construction. The fechwerk house will be rehabilitated, but the garage attached to it will be removed. The rehabilitation of the Van der Stucken house will be brought back at a later date for more details. For the purposes of the master plan he wants to note that the church plans to

restore the old Van der Stucken house.

Discussion regarding the front setback of the proposed daycare building entailed moving it back so as not to block the view of the Van der Stucken house. The applicant was concerned with the loss of parking spots and stated that the layout of the classrooms has already been reduced in size. He said the face of the daycare is in line with the face of the Van der Stucken porch. The board agreed that the size of the building shouldn't be compromised for parking spots. Anna expressed concern for parking dictating the layout of the site plan and the architecture of the structures. Randy stated he wasn't opposed to moving the building back but that it would require a variance for the parking. David Bullion suggested conditional acceptance if Planning and Zoning would allow the loss of 6 parking spots based on moving the daycare back.

The other item of discussion was the design of the side of the daycare with the main entrance as to enhance the appearance as it is long and readily visible from Austin Street.

The applicant made a case that the garage attached to the fechwerk building was doing damage to the oldest part of the structure. David and Richard agreed.

Mike Penick made a motion to approve and Jessica Davis seconded.

ACTION ITEMS

Anna gave an update on the demolition by neglect status for 411 E. Main. She stated that the owner, Michael Liston, had come into City Hall that day to obtain a Certificate of Appropriateness for exterior maintenance and work has begun. Mr. Liston was present at the meeting and added that the color of the building may change, but he'll present the final selection to staff. The windows still have the original wavy glass. David Bullion expressed the board's appreciation for his attention to the neglect.

DISCUSSION ITEMS

Bobby Watson gave a summary of the CLG training he attended in Gonzalez that was focused on the Texas Freedom Colonies.

Daniel Jones, City Attorney, gave an update on the status of two legal cases involving HRB decisions.

Richard Laughlin asked for list of low rated mid-century properties within the district so the board can better understand the condition and evaluate the ratings.

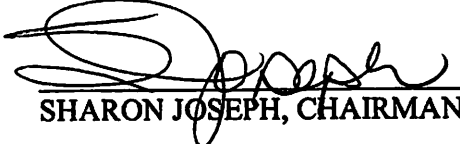
ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn Jessica Davis 2nd. All voted in favor and the meeting was adjourned at 7:21 p.m.

PASSED AND APPROVED this the 11th day of September 2018.



SHELBY COLLIER, COORDINATOR



SHARON JOSEPH, CHAIRMAN