

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

**HISTORIC REVIEW BOARD
MAY 10, 2022
5:30 PM**

On this the 10th day of MAY 2022, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT: SHARON JOSEPH
AMY SLAUGHTER
BARRY KAISER
MICHAEL MCCREA
DAVID BULLION
JOE SALINAS, JR
JESSICA MITTEL – Arrived at 5:33 PM

ABSENT LARRY JACKSON
RICHARD LAUGHLIN

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
GARRET BONN – Interim Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

MINUTES

The April 2022 Minutes stand approved as presented.

STAFF ANNOUNCEMENTS

HPO gave an update on research on 604 N. Milam.

HPO notified Historic Review Board that Mike Penick would be recognized by City Council at the May 16th meeting.

HPO noted that the Historic Preservation Grant application is available.

INDIVIDUAL CONSIDERATION

Application- #22-044 110 N. Bowie – Chad Faucheux- remove existing garage and replace with new 2-story garage.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval for the following:

1. Remove of existing garage estimated to date to the 1950's or 1960's;
2. Build a new stand-alone 2-story garage with an exercise room located on the second floor. The new garage will go in place of the existing. The materials and colors and windows to match closely to main

house. Street side (front elevation), right elevation and left elevation to include windows matching size and style as main house. The roof is single pitched with the low end on the street side. A stone fireplace is incorporated as well to tie into the aesthetic of main house. The garage will be completely detached from the main house structure and is designed to incorporate the materials of stone and siding used on the main house. The shed roof over the garage doors is designed to break up the 2-story façade. Garage doors will be painted to match the color of the front door of the home. Siding and fascia color to match existing home. The roof will be a standing seam metal roof to match the existing home.

Stone: Large Format Hewn Limestone

Garage doors: Custom Wood Clad Clopay Doors

Staff findings/recommendation

The removal of the non-historic garage is appropriate, staff recommends approval.

The materials and style of the new structures are in keeping with the Design Guidelines. However, staff recommends the chimney not be included in the design as it is not a common feature of garages.

The size of the proposed new auxiliary structure is more than 50% of the main house square footage.

(3.4.1.h) Main house = 3,108 sf; Proposed Garage = 1,971 sf; Max allowed 1,554 sf

While the location of the proposed garage faces Austin Street it is in the rear of the yard and no other viable location exists on the lot and it replaces an existing garage. The development of the lot is not in keeping with the traditional pattern but does take advantage of the corner lot access to the rear of the property. The proximity of the new garage to the rear of the historic house is closer than the 15' required by 3.4.1.e

The proposed height of the new garage does not meet the standard for new auxiliary structures which is 18'. The new garage is shown at 20'6" (measured at mid point per building code). (3.4.3.c).

Chad Feaucheaux presented the application.

No issues with removing the chimney and applicants are aware of the setback issue.

David Bullion agrees with staff regarding the elimination of the chimney and encourages the applicant to remove it or provide a smaller redbrick chimney. He states that matching the stone will be tough, asked if they considered siding only.

Sharon Joseph asked Chad to address the height of the new construction. Chad explained that each floor has 9 ft ceilings and he is not attempting to build a squat building.

Michael McCrea stated it is too big and too close to the street and the height of the structure is problematic.

David Bullion made a motion to Approve Application #22-044 to include removal of chimney and granting exemption for size and height 3.4.e.f and 3.4.3.c due to exceptional design and irregular size of the lot and in support of the placement and the setback encroachment. Jessica Mittel seconded the motion. Michael McCrea voted in opposition. All others voted in favor and the motion carried.

DISCUSSION ITEMS

Historic Review Board inquired about final design for 510 E Creek. Anna said that a final design had not yet been approved.

ADJOURN

With nothing further to come before the Board, Joe Salinas, Jr moved to adjourn. Barry Kaiser seconded the motion All voted in favor and the meeting was adjourned at 6:43 p.m.

PASSED AND APPROVED this the 14th day of JUNE 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

LARRY JACKSON, VICE-CHAIR