

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

**HISTORIC REVIEW BOARD
January 12, 2016
5:30 PM**

On this 12th day of January, 2016 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
LARRY JACKSON
KAREN OESTREICH
MIKE PENICK
STAN KLEIN
JERRY SAMPLE
ERIC PARKER
DAVID BULLION
JOHN MURAGLIA

ABSENT: CHARLES SCHMIDT

ALSO PRESENT: KENT MYERS – City Manager
BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KYLE STAUDT – Building Official
BROC SCHULZ – Building Inspector
TAMMIE LOTH – Development Coordinator

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

MINUTES

Mike Penick moved to approve the minutes from the December 2015 regular meeting. Eric Parker seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-94 by Karlsville, LLC to replace approximately 50 feet of rotten wood railing on the second floor porch with metal railing on property located at 223 E. Main Street – Peter Dartez, contractor, and Carolyn Moore, employee, presented the application and noted the railing has significant damage so they would like to have it replaced.

Mike Penick commented the railing isn't original. Eric Parker asked if the balcony was original and Mr. Dartez stated that was hard to determine. David Bullion asked if the posts are chamfered and Mr. Dartez noted they were. Mr. Bullion noted there are plenty of examples of simple railings throughout the district and the applicant is not trying to replicate or replace something that is not there so he does not have a problem with the style of the handrail. Stan

Klein agreed with the comments and noted the size of the railing tells him it was not original.

Stan Klein moved to approve the proposed railing on Application #15-94 and David Bullion seconded the motion.

Mr. Dartez presented a color they would like to use for the building and railing and Mr. Klein stated the color is inappropriate to use on both. Eric Parker noted the ordinance says deep shades are inappropriate for the district. Karen Oestreich commented the dark color presented should be used as a contrast color as opposed to the main color because it washes out the building. Ms. Moore noted they are trying to simplify the building by painting it one color and they are open to suggestions. Mr. Klein noted the building has a lot of detail and there is an opportunity to highlight the details which would enhance the building. Mr. Klein stated a lighter color should be used as a base color and a darker color to accent the structure.

All voted in favor of the motion on the table and the motion carried.

Application #15-98 by Brice and Missy Shelton at 508 W. San Antonio to construct garage apartment on rear of property – Brice and Missy Shelton presented the application. Mr. Shelton noted the lot is 70 feet wide and 200 foot deep and has a 2-story structure on the front of the lot. Mr. Shelton explained they would like to use the existing driveway and construct a 2-story structure on the rear of the lot. Mr. Shelton noted the front structure is a stone building with a metal roof that was constructed to look like an older home. Mr. Shelton stated they would like the new structure to look very similar to the existing. Karen Oestreich commented the new structure will not be very visible and Ms. Shelton stated it will not be visible at all. Mike Penick stated there is a material noted on the drawings that is not clear and Ms. Shelton stated they do not like that material. Mr. Penick noted they have three other materials on the proposed structure and it would be better to use one of those materials rather than introducing something new. Ms. Shelton agreed they do not like the fourth material and would be happy to use one of the other three. David Bullion noted the scale fits well on the lot and with the surrounding buildings.

John Muraglia moved to approve Application #15-98 with the condition the fourth material shown on the plan be changed to any of the other three materials already on the building. Eric Parker seconded the motion. All voted in favor and the motion carried.

Application #15-99 by Jerald & Diana Phillips on behalf of Josh & Christy Phillips at 404 N. Milam to: 1) Demolish existing bath on rear of house and construct new addition 2) Create driveway, patio areas and walkways of crushed granite 3) Move stairway to outside on south side 4) Construct wood fence on south, west and north sides – Jerald and Diana Phillips presented the application. Ms. Phillips noted they believe they have made the changes the board requested so the original house is not lost. Ms. Phillips noted they are using board and batton and have inset the back of the structure. Ms. Phillips noted they have designed a structure that will go further back on the lot in order to save the large Pecan tree. Ms. Phillips noted the paint colors will stay the same as they previously presented. John Muraglia asked if the second window on the south side is going to be taken out and Ms. Phillip noted it would be. Eric Parker commented the applicant did a great job taking the comments from the board and re-configuring their plan.

David Bullion moved to approve Application #15-99 and Jerry Sample seconded. All voted in favor and the motion carried.

DISCUSSIONS

Joint Discussion with City Council regarding large or oversized houses in residential neighborhoods.

– The City Council joined the Historic Review Board for discussion about construction in the residential areas of town. Mayor Linda Langerhans noted she doesn't believe individuals are opposed to large additions or new structures being built, but are interested in seeing how their impact can be softened. Sharon Joseph stated the board spends a great deal of time with the applicants on softening the impact of new construction but without some stricter guidelines they are limited in what they can deny on an application. Mayor Langerhans asked if the board has a strong opinion of the structures being built. Karen Oestreich commented they have not discussed that as a board, but they each have individual opinions. Ms. Oestreich noted she can see both sides of the issue but believes it is very important to protect the historic district. Mayor Langerhans commented the heritage in Fredericksburg is evident with the different structures and the collage of homes that were built and stated she doesn't see a problem with the larger houses because they show affluence, as they did throughout the history of Fredericksburg. Mike Penick noted the Board is controlling an area with approximately 800 to 1000 square feet homes and we are living in a time of much larger houses now so he believes they have to allow larger homes, but there needs to be some type of limit. Mr. Penick commented there are many things that can be done to lessen the impact of new construction. Mr. Penick stated they try to maintain a separation between the new construction and the historic structure with materials or some type of designation. Mr. Penick commented it would be nice to have some control in place on size limits. Stan Klein noted the ordinance requires them to look at the neighboring buildings when analyzing applications. Mr. Klein noted some lots are small in width and very deep so the majority of construction will be on the back of the lot but other lots are long and parallel to the street, without any depth, and that is challenging because the construction will be on the street. Mr. Klein added some neighborhoods have been changed from residential zoning to commercial zoning which changes setbacks and allows structures to be built close to the street and allows large structures built next to a row of bungalows. Ms. Joseph noted new construction is the greatest challenge because the Board is limited in what they can require on new buildings. Eric Parker agreed they have more authority and enforceability on additions as opposed to new construction. Ms. Oestreich noted the Board is sensitive to people wanting to build, but they want to keep the historic properties intact and maintain the charm of Fredericksburg. Mr. Bullion agreed they are very sensitive to people wanting to build but are bound by the guidelines of the ordinance and try to enforce those appropriately. Bobby Watson stated a concern he has heard is the lots that are being bought are having large homes built on them and there is a concern we are going to lose the character of Fredericksburg. Mr. Bullion noted there have always been different sized homes in Fredericksburg. Ms. Oestreich agreed that is true but the lots are different sizes now than they were historically. Jerry Sample commented the biggest question he's seen is what the fabric of the historic district is, what makes up that fabric and if it will be changed if huge homes are allowed. Mr. Sample agreed there should be some kind of limit on size. Ms. Joseph noted they can enforce what is in the ordinance but they need to know if the Council will have the Board's back if they deny a request based on those

requirements. Gary Neffendorf asked if the Council needs to give the Board more power through the Historic Preservation Ordinance if part of the problem is that some of their function is advisory. Mr. Neffendorf also asked if they want to limit any requirements that are created to the Historic District. Kent Myers, City Manager, asked the Board if they want to look at expanding the historic district and the majority of the Board stated they do. Eric Parker noted in terms of statute, the ordinance needs to give the Board more teeth on new construction. Mr. Parker noted he would also like some modification made to give the Board more clarity on new construction. Brian Jordan, Director of Development Services, noted some of the complaints received are not even on properties located in the district. Mr. Jordan noted the district was expanded in 2003 and at that time, there were also over 100 properties added as landmarks. Mr. Jordan noted the City has typical zoning restrictions in place but he has determined some cities enforce a floor to area ratio and the restriction on what can be built is determined by the coverage on the lot. Mr. Jordan added he believes the Board has done exactly what the Council expects them to do and commented they review over 100 applications a year. It was asked if the Historic Review Board needed to be made a Commission and Pat McGowan, City Attorney, noted their name doesn't matter, their authority just needs to be expanded. Mr. Klein noted landmark properties are another challenge because there are demands put on those structures but the neighboring properties can do whatever they wish.

Graham Pearson summarized what the Council should take away from the meeting includes the recommendation that the Historic District be expanded and the Historic Preservation Ordinance needs to give the Board additional power regarding new construction.

ADJOURN

With nothing further to come before the Board, David Bullion moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 7:11 p.m.

PASSED AND APPROVED this the 9th day of February, 2016.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN