

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
April 12, 2016
5:30 PM

On this 12th day of April, 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
MIKE PENICK
STAN KLEIN
JERRY SAMPLE
JOHN MURAGLIA
KAREN OESTREICH
CHARLES SCHMIDT
DAVID BULLION
ERIC PARKER

ABSENT:

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

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

MINUTES

Charles Schmidt moved to approve the minutes from the March 1, 2016 special meeting. Stan Klein seconded the motion. All voted in favor and the motion carried.

Karen Oestreich moved to approve the minutes from the March 9, 2016 regular meeting. Larry Jackson seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #16-18 by Mustard Design on behalf of Mr. & Mrs. Warren Richardson to demolish two existing outbuildings, construct addition to rear of residence and construct new garage on property located at 405 Cora St. – Eric Mustard of Mustard Design presented the application. Kyle Staudt, Building Official, noted the Board approved demolition of the two buildings on the property in December. Mr. Mustard noted the project has been down sized since the approval in December and the applicants were previously planning to add on to the master wing, but that addition has been removed from the project. Mr. Mustard noted a garage will still be constructed, but the previously approved office will not be. Mr. Mustard noted the

barn and outbuilding will still be removed and the material saved to be used elsewhere on site. Mr. Mustard noted the plate on the garage was lowered a foot but the footprint is the same. David Bullion asked what the height of the garage will be and Mr. Mustard noted it was previously 11 feet and now it is 10 feet. Mr. Bullion asked if the total height is now 22 feet and Mr. Mustard noted it is.

David Bullion moved to approve application #16-18 and Larry Jackson seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Discuss and consider expanding Historic District – Brian Jordan, Director of Development Services, distributed maps of the historic district and the surrounding area which highlighted the areas the Board discussed including in the expansion. Sharon Joseph commented the Board needs to seriously consider the expansion and noted she is opposed to expanding the district too much because there is not enough manpower to regulate such a large area. Karen Oestreich agreed they should probably not expand the district as far as was discussed on the tour but believes they should include a few additional blocks of town. Ms. Oestreich stated the area across Milam should probably not be included because it doesn't carry the uniqueness of Fredericksburg. Stan Klein agreed there are some fringes they could pick up but agreed if it gets too large it will be difficult to manage. David Bullion noted he is in favor of expanding the district and their position is not to decide how the Board will function, that is the duty of the City Council, but he does not believe their limited resources should keep them from expanding the district. Ms. Joseph stated the Board may not be doing as good a job as they could in the smaller district now because she has observed changes that should not have been allowed and she has approved things that should not have been. Ms. Joseph added since they are asking the council to adopt language that would give them more teeth, they need to concentrate better on what is being approved. Ms. Joseph commented they have asked the City to hire someone with experience in historic preservation because City Staff is already overwhelmed with the amount of work they have. Mr. Klein noted as a Board, they know the challenge is that any new construction is compelling and he feels they have been remised on that in the past. There followed discussion regarding projects that were not completed as they were approved and the charge before the Board. Several members of the Board commented the language that will be added to the Historic Preservation Ordinance from the Design Guidelines will help them greatly in enforcing requirements and guidelines in the Historic District. It was determined the intent of expanding the district was to help eliminate the large homes and additions from being constructed and there may be better ways to do that than expanding the historic district. Mike Penick stated they are interested in the historical aspect of buildings and not the large homes so they need to look at what they want to do, create a museum or have a living city. Mr. Penick commented he wants to have a living city with limitations and restrictions. Mr. Penick noted the original buildings need to be protected and the additions that are constructed should be done in a way that will not interrupt the historical character of the neighborhood. Eric Parker commented they could landmark specific houses that are located in certain areas instead of including all the properties in the neighborhood. Mr. Bullion suggested labeling neighborhoods as historically significant but not including them in the historic district. John Muraglia noted the Board needs to find the balance between what is really important and what isn't because buildings that are in poor shape won't be bought if the owners are not allowed to improve the

building. Mr. Klein noted there are several houses that have an old building underneath the existing structure and when there is an opportunity to capture the historic property underneath they should do that, but he doesn't know how they would if they are not included in the Historic District. Mr. Penick noted he would like to see a minimal expansion, three areas along Baron's Creek, which include E. San Antonio, Ufer Street and Peach Street down to the creek and no further west. Charles Schmidt asked what procedure is followed after the Board makes a recommendation to City Council and Kent Myers, City Manager, noted City Staff would have to notify all the owners in the area. Mr. Jordan stated the Board would also have to establish a rating on each property that is considered for expansion. Mr. Jordan noted from there notices will be sent to property owners and the proposed expansion will have to go before the Planning and Zoning Commission, owners and neighbors will be invited to come to the meetings and then the request will go to the City Council.

Ms. Joseph asked who was in favor of expanding the district and several members noted they were so the discussion of what areas should be included began. Mr. Jordan commented the area that was discussed during the tour included the area north to Morse Street, down Milam, a jog around a pocket on Pecan Street, continuing out Travis Street to Cherry Street, across Main Street to the creek, continuing along the creek, picking up W. Ufer, Peach Street, S. Orange, and E. San Antonio Street to the creek, back over to Elk Street and up north to get the street extensions on E. College and adjacent streets. Ms. Oestreich stated she would be fine with keeping the same area only to Washington and following that across Main Street. Mr. Jackson noted he was in favor of keeping the area outlined. Mr. Bullion commented he is opposed to extending the district that far. Mr. Penick noted that would be at least double the size of the current district. Mr. Penick noted he would only like to include the three pockets he mentioned along the creek, which he considers the original part of Fredericksburg. Ms. Oestreich commented homes built after the original development of Fredericksburg are also becoming historic and significant. Mr. Jackson commented they have to assume anything that is not included in the district will be leveled because the cost of land in the historic district makes it easier to buy outside the district. Mr. Bullion noted there is nothing keeping them from putting Landmark designations on specific properties, but they are trying to keep the cohesiveness of the historic district intact in neighborhoods and that is the reason for the proposed expansion.

Eric Parker moved to recommend the City Council expand the historic district to the south in the three areas where there is land between the creek and the southern boundary of the district. Mr. Parker described the area as the western boundary being both sides of Acorn Street as it is now and the eastern boundary coming to the creek and taking in both sides of San Antonio Street, but not going as far as Main Street. Mike Penick seconded the motion. All voted in favor and the motion carried.

David Bullion moved to recommend an additional expansion of the historic district to include an area with the western edge encompassing both sides of Cherry Street from the creek up to Schubert Street. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Larry Jackson stated he feels it is important to expand north and Ms. Oestreich agreed. Mr. Jackson moved to recommend another section for expansion that includes the area extending to Morse Street on the north, going south on Milam, west on Centre, and south on N. Edison down to both sides of Travis, and over to Cherry. Ms. Joseph commented they have completely

lost the boundary line being the creek if that is included in the district. Ms. Oestreich noted she could cut it down some so the area does not go past Milam and not past Washington. Jerry Sample seconded the motion. There was discussion about the work load involved in taking on this large of an expansion. Mr. Klein noted the challenge is self-evident and their concern is growth and how it affects neighborhoods and he understands it is challenging for City Staff but the expansion needs to be done. Ms. Joseph commented they will get a lot of push back from the City Council and especially the citizens that live in the areas being considered for inclusion. Stan Klein, David Bullion and Larry Jackson voted in favor of the motion on the table. Mike Penick, Eric Parker and Charles Schmidt voted in opposition. Sharon Joseph broke the tie by voting in opposition and the motion was denied.

David Bullion moved to amend the motion to expand the northern boundary only to College Street, including both sides of the street, and the remainder east and west boundaries be followed as depicted on the map presented.

Eric Parker seconded the motion. All voted in favor with the exception of Mike Penick who voted in opposition. The motion carried.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. David Bullion seconded the motion. All voted in favor and the meeting was adjourned at 6:50 p.m.

PASSED AND APPROVED this the 10th day of May, 2016.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN