

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

**HISTORIC REVIEW BOARD
AUGUST 11, 2020
5:30 PM**

On this 11th day of August 2020 the Historic Review Board convened in regular session via Zoom Webinar, with the following members present to constitute a quorum:

PRESENT: RICHARD LAUGHLIN
ERIC PARKER
DAVID BULLION
LARRY JACKSON
BARRY KAISER (voting alternate)
SHARON JOSEPH

ABSENT MIKE PENICK
JESSICA DAVIS
BRAD BERTRAND

ALSO, PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

July 2020 Minutes are approved as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, introduced the new Historic Review Board Member, Joe Salinas, Jr to the Historic Review Board. As a future agenda item, the Board will consider the Landmark designation of Fort Martin Scott.

PUBLIC COMMENT

No public comment.

CONSENT AGENDA

Application #20-45 411 E. Main – Todd Christianson– relocation of shed on site and construction of 4 new STR cottages

Application #19-81 – 242 E. Main – George Wilcox – recreate canopy over Main Street sidewalk.

Application #20-60 – 419 W. San Antonio – Todd Eidson – modification to previously approved garage design.

Application #20-93 – 206 N. Crocket – Gary Wood – new storage shed and new garage.

Motion to approve the Consent Agenda made by Barry Kaiser. Seconded by David Bullion. All voted in favor and the motion carried.

Application #20-71 707 W Travis- Gary Schwede– window replacement

Application presented by Gary Schwede.

Anna Hudson presented brief. The applicant is requesting a Certificate of Appropriateness for approval to replace original aluminum windows with double hung vinyl windows with horizontal muntin's.

The house was given a medium rating in the 2018 survey. It is a typical mid-century ranch house with common design features and materials including aluminum windows with horizontal divided lights, asbestos siding, and a low-slung horizontal form. The windows in question appear to be original to the house. The horizontal theme is exaggerated by grouping windows together into long, horizontal bands.

The applicant has suggested using a fiberglass window that was approved on a low rated midcentury house. Modern affordable replacement windows have significantly wider profiles than the original aluminum. The applicant has provided a photo with measurements of the current windows, photos of a similar replacement window previously approved by the HRB and shop drawings. The horizontal lines (muntin's) can be replicated with either grids in between the glass measures 5/8" inch or with exterior grids measuring 7/8".

The front three gathered windows will have the greatest impact as the replacement window mullions will be substantially wider than original but given the price point of the windows it seems inevitable. The existing windows are "builder grade" windows as are proposed replacements. Staff recommends the proposed double hung windows with 5/8" grids added to simulate the look of existing as close as possible in the grey color presented in sample photos (Drawings - Order: 750762). This recommendation is in keeping with SOI #6.

Motion to approve Application 20-71 per Staff recommendation with taupe color by Richard Laughlin. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #20-91 – 211 N. Cherry – Jeff Laird – New Carport

Anna Hudson presented brief. The applicant is requesting a Certificate of Appropriateness for approval to install a new metal carport measuring 20' x 21' x 8.

New Construction, if done correctly, can make a positive impact in a historic district, whether the district is commercial or residential. As with all changes that must be made to or around historic district, it is

essential to preserve the integrity and character of the area. New construction should always respect the scale of its surroundings while maintaining its own individuality. However, it should not be obtrusive to the original structures in the district. All new construction should reinforce the visual character of the historic neighborhood.

Staff has determined the proposed new carport is appropriate in size, massing, scale, roof form and color. Staff recommends approval with the stipulation the material be changed to wood or simulated wood that is a more traditional material for garages and carports in the historic district. This recommendation is in keeping with SOI Standard #9 and # 10 and FBG Design Guidelines for New Construction.

Motion to approve Application 20-91 per Staff recommendation with a 4/12 pitch roof by Eric Parker. Seconded by Barry Kaiser. All voted in favor and the motion carried.

DISCUSSION ITEMS


Design Guidelines: Parking – Carports and Garages.

Staff presented pages from the draft Design Guidelines. Need better definition of auxiliary buildings distinguishing between conditioned space and non-conditioned space. Auxiliary buildings should not be larger than main house, may put a limit of 750 sf.


ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Larry Jackson seconded the motion All voted in favor and the meeting was adjourned at 6:05 p.m.

PASSED AND APPROVED this the 15th day of September 2020.



SHELBY COLLIER, COORDINATOR



SHARON JOSEPH, CHAIR

