

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

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

On this 11th day of February 2020 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT: RICHARD LAUGHLIN
 ERIC PARKER
 MIKE PENICK
 KAREN OESTREICH (non-voting alternate)
 SHARON JOSEPH
 JESSICA DAVIS
 DAVID BULLION
 BRAD BERTRAND (non-voting alternate)
 LARRY JACKSON

ABSENT BARRY KAISER

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

Minutes stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, provided a recap on the Wood Window workshop held at Bethany Lutheran Church in January 2020 as well as the Public Meeting for the Design Guidelines. She provided an update on the status of the Landmark designation of the Old High School on the Middle School Campus and provided a list of administrative COA.

PUBLIC COMMENT

Mr. Eric Hammerson spoke regarding his appreciation for the public meeting regarding Design Guidelines. He spoke regarding his concern that there is not enough time for Public Comments regarding the Design Guidelines.

CONSENT AGENDA

Application # 20-08 – 604 W. Travis – Kimberly Swanner – Evaluate re-rate accessory structures to allow for demolition.

Application #20-07 – 606 W. Travis – Kimberly Swanner – Evaluate re-rate accessory structures to allow for demolition.

Motion to approve the consent agenda made by Mike Penick. Seconded by Jessica Davis. All voted in favor and the motion passed.

APPLICATIONS

Application #20-04- 501 W. Schubert – Matthew Averill – Construction of new single family residence on empty lot.

Richard Laughlin and Brad Bertrand recused themselves and left the table.

Karen Oestreich is now a voting member.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting to construct a new two-story, wood frame, slab-on-grade, 3-bedroom custom home designed to have low impact and blend into the historic neighborhood. 3 of the 4 homes on the block are likewise two-story, similar in height and larger in scale. This simple design will be constructed with vernacular materials; stucco, wood shingles, and natural cedar posts. Roofing will be galvalume standing seam with turned ridges, bronze clad windows and doors. Due to heavy tree coverage and the neighbors privacy on the west side, windows are minimized on the lower level.

Staff recommendation:

The proposed materials are stucco and wood siding which are appropriate for the district. The design is a contemporary use of the materials with familiar forms. The highest point of the house is 27’11” and is near the street. There are a variety of sizes of homes on this block and neighborhood. A two story house is not inappropriate for the area. However, given the size of the large lot there is room to improve the design so as to minimize the impact of the front facing 2 car garage. As proposed the front door does not face the street. The house has a suburban feel where the garage is the dominant feature, not in keeping with the district. Staff recommends approval of the materials and massing, but the details should be re-arranged to have more traditional “front” of houses design with a front facing porch or front door and a design that does not emphasize the garage/parking as is recommended by the FBG Design Guidelines cited above.

The design presented for approval is intended to be the first phase of construction. The second phase may or may not happen and is not time certain so the HRB must decide if phase one is appropriate as presented today.

This recommendation is in keeping with the SOI Standards and Fredericksburg Design Guidelines for new construction as cited above.

Chris Kaiser presented the application on behalf of Richard Laughlin. He provided several renderings that had not been made available in the packet.

David Bullion stated he is not comfortable making a ruling on phase one without knowing plans for phase two. Anna stated phase two is shown in the packet. David stated that may be, however, no site plan has been provided that depicts all phases.

Larry Jackson stated he does not have a problem with the structure or the location of the garage.

David Bullion stated if phase one is the only thing that is built, he is not sure that this is appropriately positioned on the lot.

Larry Jackson made a motion to approve application as presented. Mike Penick seconded the motion. David Bullion voted against the motion, all others voted in favor and the motion carried.

DISCUSSION ITEMS

Anna Hudson discussed planning for May – National Historic Preservation Month. She stated she met with Jeryl Hoover about partnering with Gillespie County Historical Society. No Board members were able to commit to volunteering for a committee to spearhead events.

April 14th HRB Meeting to be moved up to 4:00 with the addition of public meeting on the Design Guidelines at 6:00 p.m. Anna to find an appropriate sized location.

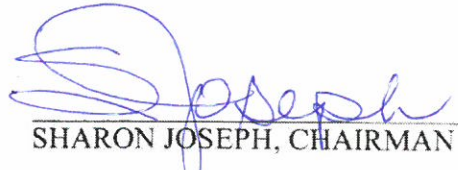
ADJOURN

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 6:08 p.m.

PASSED AND APPROVED this the 10th day of March 2020.



SHELBY COLLIER, COORDINATOR



SHARON JOSEPH, CHAIRMAN