

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

**HISTORIC REVIEW BOARD
MARCH 12, 2019
5:30 PM**

On this 12th day of March 2019 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

PRESENT: SHARON JOSEPH
LARRY JACKSON
DAVID BULLION
JESSICA DAVIS (voting alternate)
JERRY SAMPLE
MIKE PENICK

ABSENT: RICHARD LAUGHLIN (alternate)
KAREN OESTREICH
BOBBY WATSON (voting alternate)
ERIC PARKER

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

Sharon Joseph called the meeting to order at 5:27 PM.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, explained to the Board an advocacy issue, senator Buckingham has filled a bill requiring consent of property owners for historic landmark designation. This would greatly affect the HRB Ordinance. She encouraged the Board to contact the senator and voice their opinion.

MINUTES

Motion was made to approve the January 2019 minutes by Larry Jackson. Seconded by David Bullion. All voted in favor and the motion carried.

Motion was made to approve the February 2019 minutes by Larry Jackson. Seconded by Jerry Sample. All voted in favor and the motion carried.

ACTION ITEMS

CONSENT AGENDA

Application #19 – 20 – 141 E Main Street – Mike Penick – New front door.

Application #19-13 – 320 W. Travis – Gary Wood – Partial demolition and addition.

Application #19-23 – 501 W. Schubert – Richard Laughlin – demolition (low rated).

Mike Penick and Jessica Davis both recused themselves and stepped down from the table.

Motion was made for approval of the Consent Agenda by David Bullion. Seconded by Larry Jackson. All voted in favor and the motion carried.

Application #19 – 08 – 418 W Main Street – Andy Murchison – Remove chimneys and replace the roof.

Anna Hudson stated the applicant is requesting to replace metal roof with standing seam with crimped ridge cap and remove 3 brick chimneys

Staff recommends approval of the roof replacement as presented. Staff does not recommend removal of the chimneys. Chimneys are a character defining feature. Given that 2 of the chimneys are not visible and all of the chimneys need repair, staff recommends that the front (visible) chimney be repaired using the bricks from the other two chimneys.

Andy Murchison presented the application. He stated they would like to remove all three chimneys and have not been used in 60 plus years. His mother is on a fixed income and has enough money saved to replace roof but not to rebuild chimneys.

David Bullion asked if there was a photo with the front elevation depicting the chimneys.

Larry asked Andy if he could go along with Staff recommendation. Andy said he could consider it but it is not his preference.

Sharon stated with this being such a historically significant property it would be a shame to lose the chimneys.

Andy said all three chimneys are wood stove chimneys.

Sharon asked when the house was built. Andy said 1920. Andy said in the attic the chimney is plastered and Basse brothers is etched into it.

David asked how far back the chimney sits from the profile of the house. Andy said 20 ft as a guess.

David asked staff if a photo is available showing the chimney in question. Anna presented the photo she based her recommendation on.

Larry Jackson stated he believes the roof replacement to be acceptable. David asked if the two chimneys that would be allowed to be removed are the two closest to the street. Anna stated based on the new photo she would probably change her recommendation.

Andy said if he could eliminate two chimneys he would have fewer problems down the road.

Larry Jackson made a motion to approve application as recommended by staff. Motion dies for lack of second.

Jerry Sample asked which chimney is in the best shape, David asked if the board would be agreeable to allowing Mr. Murchison to decide which chimney be kept.

Motion to approve conditioned upon applicant preserving one chimney made by David Bullion. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Application #19 – 21 – 327 E. Main Street – Chad Faucheux – Rear addition.

Anna Hudson stated the applicant is requesting to convert a portion of the existing rear patio with trellis to storage area with corrugated metal siding and roof

Staff recommends approval with the exception that the siding be a more traditional siding material such as wood, stucco, or Hardiboard. This recommendation is in keeping with SOI Standards #9 and #10.

No presenter was available to present the application.

Jerry sample asked if this was at the rear of the building. Anna said yes but it is visible as people sit in this location.

David asked if staff had an example of other commercial business utilizing pressed tin. Anna stated this is not a storage facility, it is an addition.

Mike Penick said pressed tin was not traditionally used on main buildings in this manner.

Motion to approve based on staff recommendation by Jessica Davis. Jerry Sample seconded the motion. All voted in favor and the motion carried.

Application #19 – 18 – 105 S. Adams Street – Gabriel Rodriguez – Partial demolition, replacement of fenestration, addition.

Anna Hudson stated the applicant is requesting to change the flat roof to a gabled roof and remove the rear addition to replace with new addition in line with current width of building. They would like to re-paint white with black trim and change current storefront with new windows and doors (metal frame with low-e glass)

Demolition began without approval. Currently the front façade and two side walls remain. The roof and rear have been removed and the interior gutted, storefront windows removed.

Staff does not recommend changing from a flat roof to a gabled metal roof. Flat roofs are a character defining feature of downtown commercial buildings, especially for the 1930's timeframe that this building was constructed. Staff recommends a new flat roof be built. The proposed gabled roof would

change the architectural style of the building and would require the existing side walls to be modified as well.

Staff recommends approval of the rear addition and the proposed addition. A demarcation line should be used to differentiate the original walls from the addition.

The applicant has done a paint scraping and found evidence of white paint. An accent color is appropriate to differentiate the horizontal bands on the building.

The current storefront is not original; the wooden door is the oldest remaining fenestration and should be maintained. The design of the left door should be based on the existing door. In the 1942 photo provided the storefront was undivided glass on either side of the doors. Staff recommends this be replicated or the current pattern be kept. The new glass should be clear without any tint. The frames be the same size as the original.

Gabriel Rodriguez presented the application. He stated this is proposed to be retail store as well as a restaurant. Gabe requests a raised roof instead of flat roof. It allows for additional storage and to prevent future roof leakage.

Sharon stated the elevation does not look like the 1942 photo provided. Ricky Widenfeller stated the rear buildings had hipped roofs and he has been fighting issues with the flat roof for 30 years.

Larry asked what the pitch on the room is. 5 on 12 is the answer Gabe provided. The peak is 19 ft tall.

Larry asked how high above the plat line. From ceiling it is 6 ft.

Gabe stated Ricky Widenfeller's main concern is to elevate the roof. David asked if they have looked at designs keeping the flat roof on the original building and different roof lines on the addition. Gabe said he had not.

Jerry Sample asked what the pitch is with the flat roof. Mike Penick stated the roof has already been removed.

Larry Jackson asked if they could get by with a 3 and 12 pitch. The building is 37' wide.

David stated his personal opinion is any pitch on the roof will change the art deco structure. The addition he is less concerned with the roof could be different.

Sharon asked when the building was built. Anna stated she found the building in the 38 sand bourn maps.

David agrees with staff's recommendations. Mike agrees with recommendation that addition could have a different roof pitch.

David asked for clarification from staff on recommendation. Anna stated applicant is welcome to return with drawings depicting a style different then the recommended flat roof.

Jerry stated as a builder different roof pitches would be difficult. Jerry stated he believes it should have a

flat roof, demolition occurred without the necessary COA. He does not see an issue with a flat roof if done correctly it will last 50 years.

Mike asked what the original roof material was. Gabe stated it was wood and above that was r-paneled with 2x8s.

Mike stated it sounds as if it was not a proper roof and this could be the issue with the leakage.

Motion to approve based on staff recommendation by David Bullion. Larry Jackson seconded the motion. Jerry Sample did not vote in favor, all others voted in favor and the motion carried.

DISCUSSION ITEMS

Historic District Expansion.

Anna provided maps and explained the final report on the survey has been submitted. Anna would like to bring the Historic District Expansion item to the April Historic Review Board meeting. She requested the Board Members to mark up a map with recommendations on the proposed boundary and provide to staff.

Anna stated the tan color on the provided map is low or less than a 1968 build.

Sharon recommended providing feedback to Anna by the March 22nd. David agreed. No issues were voiced.

Mike stated they ask the applicants to provide complete applications. He is not sure who takes pictures, but the Murchison application was cumbersome to him. He would have like to see better representation of the applications. So he can better understand staff recommendation.

David asked the City Attorney if the county owned buildings are subject to municipal regulations such as the Historic Preservation Ordinance.

Daniel stated his position is that the county owned property within the city limits is subject to local ordinances. David would like to be proactive maybe notify the county of this stance to prevent future conflict or issue.

ADJOURN

With nothing further to come before the Board, Jerry Sample moved to adjourn. Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:27 p.m.

PASSED AND APPROVED this the 9th day of APRIL, 2019.

SHELBY COLLIER, DEV. COORDINATOR

SHARON JOSEPH, CHAIR