

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

**HISTORIC REVIEW BOARD  
April 9, 2019  
5:30 PM**

On this 9<sup>th</sup> day of April 2019 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

**PRESENT:** ERIC PARKER  
LARRY JACKSON  
BOBBY WATSON  
RICHARD LAUGHLIN  
MIKE PENICK  
JERRY SAMPLE  
DAVID BULLION

**ABSENT:** SHARON JOSEPH  
KAREN OESTREICH  
JESSICA DAVIS (alternate)

**ALSO PRESENT:** ANNA HUDSON – Historic Preservation Officer  
BRIAN JORDAN – Director of Development Services  
DANIEL JONES – City Attorney  
SHELBY COLLIER – Development Coordinator

Larry Jackson called the meeting to order at 5:30 PM.

**MINUTES**

Jerry Sample moved to approve the minutes presented from the March 2019 meeting. Mike Penick seconded the motion. All voted in favor and the motion carried.

**STAFF ANNOUNCEMENTS**

Anna Hudson, Historic Preservation Officer, wanted to provide an update on legislation such as owner consent for landmark designation. The other bill would impact materials that are used, she believes an exception has been listed for historic preservation but will follow up.

**APPLICATIONS**

**CONSENT AGENDA**

**Application #19-09 – 204 E. Austin – Catey Perkins – demolition of low rated structure**

**Application #19-10 – 206 E. Austin – Catey Perkins – demolition of low rated structure**

The items under the consent agenda are deemed by the Commission to be routine in nature and will be approved by one motion adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

Jerry Sample questioned application for consent, ownership is listed as Lindsey group but Fredericksburg Parking LLC is also listed. Mr. Welder stated ownership is llc but managed by Lindsey group.

Eric Parker moved to approve the consent agenda as presented. Bobby Watson seconded the motion. All voted in favor and the motion carried.

**Application # 19-41 – 106 E. Schubert – Randy Stehling – window replacement.**

Anna stated the applicant is requesting approval of work already completed: replace wood windows, some of which appear to be original with aluminum clad wood windows with double pane, low-E glass to match existing window size, configuration, and detailing.

**Staff Recommendation:**

Wood windows are a character defining feature and should be repaired whenever feasible. When windows are beyond repair they should be replaced with in kind material and design. The applicant is proposing a wood window with exterior cladding. While this type of window has been approved as an adequate replacement window, rehab should always be the preferred option and replacement only on a case-by-case basis when windows are beyond repair.

This recommendation is in keeping with the SOI Standards for Window Rehab (attached) and the City of Fredericksburg Design Guidelines (attached).

The installed windows do appear to match the design, size, and configuration of the replaced windows. However, the low-E glass causes the glass to reflect and is a significant variation from clear glass. Staff recommends, that at a minimum, the glass in the windows on the front façade be changed to clear glass.

Randy Stehling presented the application. He stated this project was approved for an addition a while back and during the construction of the addition Mr. Chris Avery requested to replace the windows of the main house.

Mr. Chris Avery apologized and stated he requested the work to be done without thinking that a COA would be needed. The windows have now been replaced and are as you see in the photos. Randy agreed that Anna's Recommendation would be an agreeable compromise.

Bobby Watson asked if the glass in the windows was replaced, if it would be double pane or single pane. Randy stated it would be double pane but should be clear.

David Bullion asked if they had considered painting the rails Randy stated they had not thought about that but did not feel it would hold up on the metal cladding.

Richard Laughlin asked Daniel Jones if the City Attorney had an opinion. Anna stated a COA has not been issued so project is in violation.

Jerry Sample stated the pediments are not the same and the profile has now been changed. He went on to say above the front porch no pediment is shown and this has also been a change. He wanted to point these out in addition to the glass. Jerry stated this is one of 3 sister houses that were all built from Cross Mountain rock and believes it should be as original as possible.

Eric asked what became of the original windows. Randy stated most of the windows were not salvaged due to the poor condition so about half remain.

Eric made a motion to approve with glass on front changed to clear and pediments on upper three windows on front be removed to match original. Mike Penick seconded.

Jerry Sample stated the pediments he was commenting on are listed in the photos of the application he also commented on the size of the caps encasing the windows.

Eric amended his motion to include the molding on the windows to match the original. Randy asked what moldings needed to match, he pointed out several were different.

Mike asked which windows had been replaced in the 70's. Randy stated several windows were not original. Anna commented that when the father did the renovation he took off the side wing additions and believed those windows were changed.

Randy believes replacing the crown molding is a reasonable request but he wanted to point out that they did vary. Erick amended his motion to utilize the windows under the porch as a reference.

Eric made a motion to approve with glass on front changed to clear and pediments on upper three windows on front be removed to match original and molding on the windows to match the original using the windows under the porch as a reference. Bobby Watson seconded the motion. Jerry opposed. All others in favor and the motion carried.

**Application #19-42 – 309 W. Main – Pioneer Museum – roof replacement, structural bracing.**

Richard recused himself and left the dias.

Anna stated the applicant is requesting to replace wood shingle roof with standing seam metal roof, lowering grade around building by 18", replace existing foundation of treated sawn timber and repair to match existing appearance, remove 1950's brick flue in the attic of the front house and repair resulting opening in roof and install concealed stabilization strap on west side of front house as well as replace window head and jamb on 2 windows in back house.

**Staff Recommendation:**

Staff recommends approval of items deemed necessary to mitigate further damage to the house. Staff does not recommend replacement of the roof. The wood shingle roof is one of the character-defining

features of the Kammlah house. The roof should be repaired and if in such condition that it is beyond repair then it should be replaced with like-kind materials and design. This recommendation is in keeping with Secretary of the Interior's Standards for Rehabilitation.

Photos of a metal roof in 1913 and 1936 have been submitted. If it is the intent of the Pioneer Museum to interpret the Kammlah house to a certain time period and wholistic approach should be taken. The house has been altered by the original Kammlah family and by the Pioneer Museum over the decades. The current wood shingle roof has been on the house since the 1960's and may have gained its own significance as the style of roof that's had the longest association with the house.

**Case Comments:**

The Kammlah House is a Recorded Texas Landmark and as such the Texas Historical Commission authority to comment on exterior changes. All items have been approved by the THC except the roof replacement.

Jeryl Hoover presented the application. He stated 1957 was the last "restoration" of the building and there are several items needing to be addressed with the property. In 1955 when the historical society bought the property they put cedar shingles on the building. The historical society would like to replace with standing seam.

Eric asked if the house had a wood shingle roof originally. Jeryl stated yes.

Jerry asked when the rear house was built. Jeryl stated 1920 and it was metal roof.

Jerry stated it has had a metal roof on the front for 47 years but had wood shingles for 90 years. What is the museums stance, what period are they trying to display the property as. Jeryl stated the "report" stated not to take it to the "original" the intent was to prepare the building for a museum. The report was to take it to the 1950s. the museum is looking at 1910 – 1919. Anna asked if the museum would also remove the stucco, Jeryl stated yes that is the plan. The photo referenced was dated 1936.

Anna also commented that she reached out to Jeryl about a Master Plan. She encourages the board and the Historical Society to visit about the Master Plan.

Larry asked if Jeryl would be in support of that. Jeryl stated yes, the pioneer museum is currently looking at approving a master plan with a timetable and funding schedule.

Eric made a motion to table the application until after a meeting of the two groups.

Daniel commented that the application has a 60 day action time.

Jeryl commented the leaking roof is an urgent matter.

Jerry asked if Jeryl had an idea about roof type, there are lots of different versions is there a true product in mind.

Mike stated the property has an RTHL marker and he asked if the state had approved the project. Anna stated THC has not reviewed the roof.

David asked procedurally, if this application can be denied and resubmit with a new application.

Daniel stated the Board has a few options they may deny as presented or they can table and come back within 60 days.

Jerry asked when was the next board meeting April 15<sup>th</sup>.

Anna wanted to note there are 5 other items that may be approved aside from roof. Anna stated THC approval could be required for the roof before the board takes option.

Eric withdrew motion.

Eric made motion to approved application except as followed, roof, require repair or replacement of existing wood shingle or with THC approval. Jerry Sample seconded.

Jerry commented on lowering grade around building, Jerry wanted to preserve historic stone steps around home. David asked which brick chimneys are being removed. Photo was shown.

Mike asked about stainless steel plates in the rear windows. Jeryl stated he did not know.

Eric made motion to approve application with exception to the roof. The roof requires repair or if replacement of existing wood shingle is needed then come back with THC approval for change to metal roof. Jerry Sample seconded. Mike Penick opposed the motion and all others voted in favor. The motion carried.

**Application #19-31– Properties within Historic Resource Survey Area (map attached) – City of Fredericksburg– expansion of local historic district**

Bobby Watson recused himself and stepped down from the dias.

Anna Hudson presented PowerPoint that explained the following:

Landmarks are protected as a property but greater protection is given to a district. Through the survey process a few properties were identified as having potential state significance.

A survey is a snapshot in time. Through the survey process the consultants provided a new database so the information may be updated as needed. The period that was represented is from 1890 to 1968. Significance and integrity are required to have a historic property. She further explained the tiered evaluation of high, medium and low ratings.

Anna went on to explain the Historic Review Board process and the board's chance to make recommendation to Planning and Zoning which will be forwarded to City Council.

**Public Comment**

Chris Daltrey – family owns property on East San Antonio Street  
He does not support the expansion of the district. He believes it to be unamerican.

Sarah Moldenhauer – 616 E. San Antonio

Integrity = property that has not been significantly altered. Sarah went on to comment that this house has been altered and the rating that was given to this property is inaccurate.

Harold Coates – 407 N. Milan – Low

Asked if the property could be torn down. Anna stated if it is a low rated property then yes, in theory it could be removed.

Catherine Cornell – 310 S. Crockett

Two renovations done since 1947 2 bedrooms added in 60's. She stated in 1947 wood was rationed. The property is rated low.

Mark Langerhans – 507 and 509 E. Creek.

The roofline on the house was changed. He asked if the medium designation would affect vacant property behind the house.

504 N. Milam

Mother-in-law's house this house has had a bedroom added on since it was built.

Bill Petmicky – 401 Augusta and 307 S. Washington

He is curious what happens when a property becomes historic. Anna stated no changes are required to make it "more historic" it's only when you desire to make changes that this process starts.

Stevie Lake – 410 N. Pine – rated low

What happens now, if this becomes the district. Anna stated if changes are wanting to be made she would come see Anna. Anna explained procedure, HRB will make suggestion go to P & Z then go to City council.

Corey Pomykal – 221 and 223 W. Centre

Does not support the expansion. When he purchased the property it was not in the district and would not have purchased if it had been in the district.

Julie Moldenhauer – 616 E. San Antonio – Medium

She referenced Atmos Building and disagreed that this is Historic – Anna stated this is a Mid-century commercial building and is a good example of a historic property.

Mike Penick asked if the citizens present had attended HRB previously. He stated that the boards intent is to preserve the district.

Anna stated the board has the map recommendation and the brief.

David made a motion to accept application 19-31 per staff recommendation. Eric Parker seconded the motion. Mike Penick voted against, all others voted in favor. The motion carried.

## **DISCUSSION ITEMS**


## **ADJOURN**

With nothing further to come before the Board, Eric Parker moved to adjourn. Richard Laughlin seconded the motion. All voted in favor and the meeting was adjourned at 7:02 p.m.

PASSED AND APPROVED this the 11<sup>th</sup> day of June 2019.



SHELBY COLLIER, COORDINATOR



SHARON JOSEPH, CHAIRMAN