

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

**HISTORIC REVIEW BOARD  
APRIL 10, 2018  
5:30 PM**

On this 10<sup>th</sup> day of APRIL 2018 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  
MIKE PENICK  
JERRY SAMPLE  
LARRY JACKSON  
ERIC PARKER  
DAVID BULLION  
RICHARD LAUGHLIN  
JESSICA DAVIS

ABSENT: STAN KLEIN  
KAREN OESTREICH

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

Sharon Joseph called the meeting to order at 5:31 PM.

**STAFF ANNOUNCEMENTS**

Anna Hudson, Historic Preservation Officer, informed the Board that a Public Outreach Meeting for the Historic Survey will be held at the Middle School on May 1, 2018 at 6:30 PM. Fort Martin Scott has chosen a contractor for their Master Plan, there will be a meeting held on May 2, 2018. Damon Dozier is appealing the HRB ruling through Board of Adjustment for his property at 201 N. Milam, the meeting will be held on April 12, 2018.

**MINUTES**

Sharon Joseph asked if there were any changes or corrections to the March 2018 Minutes. Eric Parker moved to approve the March 2018 Minutes. Larry Jackson seconded. All voted in favor and the motion carried.

**ACTION ITEMS**

**Consent Agenda** – 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 finding and recommendation as part of the approval. The Consent Agenda includes

- Application #18-36 – **411 E. Main St** – Joe Ditges – Rear Addition

Mike Penick moved to approve Application #18-36 as the applications are routine in nature and in keeping with the Fredericksburg Design Guidelines. Eric Parker seconded the motion. All voted in favor and the motion carried.

**Application #18-35 – 307 E. San Antonio – Roger Wade – Re-rating of outbuilding to allow for demolition/removal.** Anna stated the applicant, Roger Wade, is requesting a Certificate of Appropriateness for approval to

1. have the barn structure re-rated to “low” to allow for dismantling and relocation of the structure to make room for new cottages in the future.

**Staff Recommendation/Findings:**

Staff and two members of the demolition committee met the applicant on-site to assess the age and condition of the outbuilding in question. Based on the material used and the condition of the structure staff and committee members agreed the structure appears to be the same age as the main house and is in relatively good shape for its age. Based on its age and condition staff does not recommend re-rating to low. Staff finds that the building could be relocated within the site in a manner that does not impact the integrity of the structure of the property. Staff recommends relocation within the site in keeping with the Fredericksburg Historic Preservation Ordinance sec. 23-63 – Demolition/removal

David Bullion asked where the applicant where he wanted to move the building to. Roger stated he wanted to move the building closer to the house, possibly the side yard.

Eric Parker stated the applicant needed to return to the Historic Review Board when he had a better idea of his overall plan.

Mike stated the applicant should have a master plan done for the property if he is considering phasing his project.

David Bullion moved to deny Application #18-35. The motion died for lack of a second

David Bullion moved to give Conditional Approval to move structure within the property pending Historic Preservation Officer Approval to Application #18-35. Eric Parker Seconded the Motion. All voted in favor and the motion carried.

**Application #18-37 – 309 W. Schubert/209 N. Milam – Gilbert Gonzalez – addition and demolition of low rated structure.** Anna stated the applicant, Gilbert Gonzalez, is requesting a Certificate of Appropriateness for approval to

1. Demolish the low-rated office building at 209 N. Milam.

The applicant is requesting Conceptual Approval to:

2. Build a 2-story addition

### **Staff Recommendation/Findings:**

1. Staff recommends approval of the demolition of the non-contributing, low-rated structure at 209 N Milam. The removal will not have a negative impact on the historic district.
2. The proposed addition will not touch the historic section of the Johann Joseph Knopp house, rather it will attach at late carport addition. The 50' x 52' addition will be two stories (1786 sf living space first floor + 768 sf garage + 880 sf living space on 2<sup>nd</sup> floor) and will create a courtyard between it and the main structure. The proposed exterior materials include wood shake shingles (on the gabled roofs) metal roofing (shed roofs), stucco, and half timbering (fachwerk) with clad casement windows, treating the addition as a natural extension of the historic structure. The new addition will be distinguished from the original by being offset. The historic house has a ridge height of 21'4" and the new addition will have a ridge height of 25'4". Staff recommends conceptual approval of the proposed design. More detail will be needed showing the relationship of the new addition to the historic house. This recommendation is in keeping with SOI #9 and #10 as well as FBG Design Guidelines.

The applicant, Gilbert, stated the intent is to plat both properties into one lot.

Jerry Sample asked if he would enclose the existing carport. Mr. Donell, the owner, stated yes, the carport would serve as passageway into main house from the addition.

David stated the connection will not be visible. Gilbert stated that is correct.

Mike Penick stated he wanted to view a roof plan. Gilbert said he would get that to the Board.

Anna reminded the Board this request is for Conceptual approval at a high level to review the size, mass and scale.

Jerry stated conceptually, he likes what he is seeing.

Gilbert stated based on the Boards comments, the buffer with the carport is open for discussion.

Larry Jackson moved to approve Demolition and Conceptual Approval of Application #18-37. Richard Laughlin seconded the motion. All voted in favor and the motion carried.

**Application #18-38 – 215 Mistletoe– Luke Barnett – new addition and re-roof.** Anna stated the applicant, Luke Barnett, is requesting a Certificate of Appropriateness for approval to:

1. Repair doors windows, screens, and stucco
2. Replace metal roof
3. Remove non-historic addition and add side and rear addition The new addition will have stucco siding, metal roof with same pitch as the existing (6:12), windows on the front elevation will match existing.
4. Add 2<sup>nd</sup> curbcut/driveway/parking pad

### **Staff Recommendation/Findings:**

1. Staff recommends approval of the repair of the original windows, doors, screens and stucco.
2. Staff recommends approval of the roof replacement with the stipulation that a true standing seam roof

with v-crimp be used and not the modern panel roof with ridge caps.

3. The asbestos sided addition is not historic and can be removed. The proposed addition will double the size of the house. The proposed design does not adequately distinguish old from new. Staff recommends the addition be offset or use a reveal strip to demarcate the original from new. Pushing the addition more to the rear of the existing and less to the side will help reduce the impact on the original house. This recommendation is in keeping with SOI #9 and #10 as well as FBG Design Guidelines.

4. The lot does not have sufficient frontage to allow a 2<sup>nd</sup> curb cut. The lot measures approximately 75', 100' frontage is needed for a 2<sup>nd</sup> drive.

Jerry asked how large are the 2 pecan trees they are trying to save. Luke stated fairly moderate.

David asked what the ideas were for distinguishing the old from the new. Luke said possible stone work on the side facing Mistletoe.

Richard Laughlin asked with the addition proposed as it is, how would they access the back to build cottages? Luke stated he would let the owner make those decisions.

Sharon asked when the shed was built. Luke did not know.

David stated he was uncomfortable with a pieced project with potential access issues for the back.

Richard stated the addition as proposed is too big for the original house.

Eric stated he wants to see the mass in the back of the property.

David asked if it would be helpful to have City Staff visit the Site to give a recommendation. Luke agreed.

David made a motion to table Application #18-38. Larry Jackson seconded the motion. All voted in favor and the motion carried.

**Application #17-41 – 341 E. Main St – Randy Stehling – Final approval of new 8 unit B&B.** Anna stated the applicant, Randy Stehling, is requesting a Certificate of Appropriateness for approval to:

1. build a new 11,800 sf 2 story building with continuous balcony on 3 sides. The first floor will include a lobby/reception, bar/lounge, retail and one B&B unit. The second floor will have 5 B&B units. A private pool and courtyard will be located directly behind the building with parking on the south end. There will be plastered walls to provide privacy to the pool/courtyard and to screen parking from Washington St. Construction will be masonry with fenestration pattern similar to historic Main Street buildings. The placement of the building has been pushed back 8 ft. so it is no longer in the TX DOT Right of Way.

Applicant received Conceptual Approval at the July 2017 HRB meeting. The board action was for the applicant to explore stepping down side wall of courtyard along Washington Street, provide more information on signage and balcony details.

### **Staff Recommendation/Findings:**

Staff finds the original building placement to be preferable than the newly proposed setback. City Staff has supported the original design in multiple meetings with TX DOT and the applicant. Staff recommends the applicant continue to work with TX DOT on a lease agreement that allows the balconies in the ROW. Much of the success of downtown Main Street businesses has to do with the nearly continuous covered pedestrian area. The overall design of the building will blend with the historic district. The fenestration pattern and materials are in keeping with the district. This recommendation is consistent with Fredericksburg Design Guidelines for New Construction: 1. ..within the same scale, size, and massing of its surroundings. 2. Using materials, colors, and finishes compatible to the surrounding historic structures. 3. Maintaining the same roof lines, setbacks, and street and porch orientations as its neighbors. 4. Minimize the visual and physical impact of parking.

The design of the structure is traditional and similar to the adjoining property. This recommendation is consistent with SOI Standard #9 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Randy stated that TX Dot requires a lease for 20 years with the option that at any time either party could terminate. The client is not comfortable with this lease option and would like to move forward without the lease, therefore the canopy as proposed would not work.

Mike stated he disagrees with City Staff, setting the building back would be ideal for pedestrian traffic.

Randy stated that the design allows for this, the sidewalk improvement would be done up to the street and while it is not covered, it lends itself to the design.

There was some confusion of how the building was shifted. So to clarify Randy stated the building had only been shifted back.

Jerry asked if parking was lost.

Brandon Weinheimer, Architect with SKT, stated yes, 2 parking spaces were lost.

Richard Laughlin made a motion to Approve Application #17-41. Eric Parker seconded the motion. All voted in favor and the motion carried.

### **Application #18-39 – 1293 US Hwy 87 N – Brian Miller – construction of new cottages.**

Anna stated the applicant, Brian Miller, is requesting a Certificate of Appropriateness for approval to:

1. final approval of the site layout for new construction of cottages
2. final approval of removal of existing vehicular access from US-87
3. conceptual approval of exterior elevations of new cottages

4. re-open porch on Klingelhoef house

**Staff Recommendation/Findings:**

1. Staff commends the applicant for responding to concerns of the viewshed of the Klingelhoef house. In the landmark nomination it was noted that the house is one of the few German immigrant houses that retains its outbuildings and acreage. Its location and high visibility from a busy highway make it a landmark in the sense that it marks the edge of town. However, the proposed number and location of new structures cause the iconic Klingelhoef house to be lost on the site. Buildings 1 and 2 block a significant view from Hwy 87.

2. Removal of vehicular access from 87 will not have a negative impact on the site.

3. The proposed design are appropriate in scale, massing, height, roof form. Staff recommends the emphasis on large chimneys be reduced. The chimney on the Klingelhoef house is small in scale and not visible on an exterior wall. All of the proposed designs include significant exterior chimneys. The chimney shown in Exhibit E View 4 shows a chimney more in keeping with the well-known Tatsch house. This recommendation is in keeping with SOI #9 and #10 as well as FBG Design Guidelines for new construction.

4. Staff recommends rehabilitating the rear porch. It was infilled in the 1980's. The proposed alterations will enhance the integrity of the structure. This recommendation is in keeping with SOI #2.

Sharon asked if the tank was existing. Anna stated yes it was.

Jessica Davis stated Cottage E (1) is very large.

Anna asked if it was possible to reorient the building so as not to overshadow the landmark.

Brian stated they have reworked this design based on the recommendation from the Board. He asked for specifics to give them a direction with the design.

Richard said perhaps they could take the design back to its previous form.

Jessica said Cottage 10, 9, & 8 need to be moved out from the landmark. Brian asked how far it needed to be moved out. The number of 5ft was discussed.

Brian stated 5ft is a number and he could explore that.

Jerry stated he like the first submission better with the exception of cottage 1 & 2 being so close to the street.

Richard stated maybe they could move Cottage 8, 9 & 10 to the east and south.

Brian stated what if those Cottages were all shifted 15 ft. to the south.

Eric Parker made a motion to Approve Application #18-39 conditioned upon the spacing

between the cottages and the landmark be 23-28 ft. and cottage 10 be behind the ridgeline of the Klingelhoefer house. Larry Jackson seconded the motion. All voted in favor and the motion carried.

**Staff Presentation of short list of projects for first annual HRB Honor Awards**

The Board viewed a slideshow presented by Anna Hudson that depicted work done on properties in the district.

Richard made a motion to nominate 313 E. Travis and 301 W. Main for HRB Honor Awards. Larry Jackson seconded the motion. All voted in favor and the motion carried.

**Demolition by neglect update for 614 S. Washington**

Anna updated the Board on the Demo by neglect at 614 S. Washington. A letter was sent to the property owner, notifying him of the state of disrepair the building had fallen into. The owner apologized and agreed to secure the building but did not give a time line as to when this would be done.

The Board directed Anna to send another letter with a time frame the property owner must comply with to bring the building out of neglect.

**Discussion Items**

Anna provided the Board with information regarding possible tax incentives for current and future Historic District.

**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 8:15 p.m.

PASSED AND APPROVED this the 15<sup>th</sup> day of MAY 2018.

  
SHELBY COLLIER, DEV. COORDINATOR

  
LARRY JACKSON - ACTING  
SHARON JOSEPH, CHAIRMAN CHAIR