

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

**HISTORIC REVIEW BOARD
MAY 15, 2018
5:30 PM**

On this 10th 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: JERRY SAMPLE – arrived at 5:48
LARRY JACKSON
ERIC PARKER
JESSICA DAVIS – arrived at 5:47
STAN KLEIN
KAREN OESTREICH – left at 5:47

ABSENT: SHARON JOSEPH
MIKE PENICK
DAVID BULLION
RICHARD LAUGHLIN

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

Larry Jackson called the meeting to order at 5:35 PM.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, informed the Board that May is National Historic Preservation Month and Staff will be focusing on the “This Place Matters” photo campaign. The Founders’ Day Dinner and Awards Presentation is scheduled for May 25 at the Pioneer Museum.

MINUTES

Larry Jackson asked if there were any changes or corrections to the March 2018 Minutes. Eric Parker moved to approve the April 2018 Minutes. Stan Klein 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 #18-44 – **408 N. Llano** – Michele Smith – Rear Porch Addition
Application #17-45 – **307 E. San Antonio** – Roger Wade – 3 New STR Units, Relocate Garage
Application #17-49 – **213 E Schubert** – Ron Ross– Demolition of previously un-rated house

Karen Oestreich moved to approve Applications #18-44, 18-45, 18-49 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 #18-38 – 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 2nd curb cut/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 new addition has been adjusted to the right and so the mass visible from the street will not be as evident. The addition on the east side will measure 18’8” while the portion of the addition visible on the west side will be 8’. The addition will double the size of the house. The proposed design does not adequately distinguish old from new. The modern window material and dimension will help distinguish old from new, but a reveal strip or other means of distinguishing should be used. Staff recommends approval of the new addition with the stipulation that some form of demarcation be used. 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 2nd curb cut. The lot measures approximately 75’, 100’ frontage is needed for a 2nd drive. Also, the FBG Design Guidelines for new construction #4 say to...minimize the visual and physical impact of parking.

This project first came to the HRB at the April 10, 2018 meeting. The HRB instructed staff to meet on site with the applicant to look at the setback trees.

Eric Parker asked Anna to clarify, her only recommendation is for demarcation. Anna stated yes.

Jessica Davis asked if there was room for a second drive or would the applicant need to close off the existing drive.

Anna stated Zoning Board of Adjustment would have to make that determination.

Stan Klein asked what the Zoning was on the property.

Anna stated R2

Stan said he would like to see where future STR's are being proposed as their construction would greatly affect the concept build. The plan as proposed looks like a possible collision. The addition would create a block, limiting future building if the second curb cut would not be allowed.

Luke Barnett, the applicant, stated he agreed, that's why he needs to know if the second curb cut would be possible.

Jerry Sample said he thought the addition as proposed is set back from the street, there is a use of different materials. He doesn't see a problem with the building.

Eric Parker stated he doesn't see a problem with the building. He was happy to see that the applicant was able to save the trees.

Eric Parker made a motion to approve Application #18-38 without the recommendation of the second curb cut and conditioned upon limestone base be used under the stucco. Stan Klein seconded the motion. All voted in favor and the motion carried.

Discussion Items

Recap of public meeting on survey on May 8th

Jessica stated she thought the information was well received

Stan stated there was only one person that seemed upset with the information provided. He thought it was a good response.

Jerry stated it was obvious at the meeting a few people thought the survey and district expansion would be a hassle but overall the meeting went well. The properties across from HEB are a good example as to why historic preservation is so important

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Jerry Sample seconded the motion. All voted in favor and the meeting was adjourned at 6:26 p.m.

PASSED AND APPROVED this the 12th day of JUNE 2018.

SHELBY COLLIER, DEV. COORDINATOR

SHARON JOSEPH, CHAIRMAN