

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

**HISTORIC REVIEW BOARD
March 1, 2016
5:30 PM**

On this 1st day of March, 2016 the Historic Review Board convened in special session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
LARRY JACKSON
MIKE PENICK
STAN KLEIN
JERRY SAMPLE
KAREN OESTREICH
ERIC PARKER
CHARLES SCHMIDT

ABSENT: DAVID BULLION
JOHN MURAGLIA

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
LINDA LANGERHANS - Mayor
KYLE STAUDT – Building Official
BROC SCHULZ – Building Inspector
PAT MCGOWAN – City Attorney
TAMMIE LOTH – Development Coordinator

Sharon Joseph called the meeting to order at 5:30 PM.

DISCUSSIONS

Discuss adding language to the Historic Preservation Ordinance regarding additions and new construction and consider making a recommendation to City Council to adopt ordinance changes / additions to Historic Preservation Ordinance - Sharon Joseph commented the Board could use the Design Guidelines that have been adopted and add language that refers to those in the ordinance and makes them mandatory. It was questioned if square footage should be addressed and it was noted that was already regulated by the zoning ordinance. Stan Klein commented the setback on a structure is very important and can make a difference in the perceived scale. Mr. Klein stated if two lots are platted into one, there should be different regulations for new construction. Mike Penick commented using different materials can also make a difference on scale. Mr. Penick noted in the Design Standards a photo is shown of a two story structure and the second story is more transparent than the first and that is the type of design that would minimize scale. Mr. Penick commented another idea is to only allow 50% of the new structure at the setback and require the remainder to be set back further.

Stan Klein moved to make a recommendation to City Council to amend the Historic Preservation Ordinance to adopt the Design Guidelines as mandatory functions regarding new construction and

additions. Karen Oestreich seconded the motion. Eric Parker stated the ordinance needs language regarding new construction and additions to make it enforceable. Jerry Sample stated he believes the ordinance will still be subjective with the adoption of the Design Standards to the ordinance. All voted in favor of the motion on the table and the motion carried.

Discuss Expanding the Historic District and Consider making a recommendation to City Council to expand Historic District – Brian Jordan, Director of Development Services, provided a map to the members of the Board that designated the Historic District and the landmark properties. Mr. Jordan reminded the Board of the requirements for a property to be considered a landmark. There followed some discussion about different areas of town and Mr. Jordan suggested the Board tour the city together to look at different areas that should possibly be included in the Historic District. Dates were discussed and it was determined the Board and Staff would tour the city on March 29, 2016 at 4:00 p.m. Mr. Jordan commented City Staff would put together a route for the tour.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn and Larry Jackson seconded the motion. All voted in favor and the meeting was adjourned at 6:28 p.m.

PASSED AND APPROVED this the 12th day of April, 2016.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN