

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

**HISTORIC REVIEW BOARD
FEBRUARY 9, 2021
5:30 PM**

On this 9th day of FEBRUARY 2021, the Historic Review Board convened in regular session at via ZOOM with the following members present to constitute a quorum:

PRESENT:

DAVID BULLION
BRAD BERTRAND
LARRY JACKSON
SHARON JOSEPH
BARRY KAISER
JESSICA DAVIS
ERIC PARKER
MIKE PENICK
JOE SALINAS, Jr
RICHARD LAUGHLIN

ABSENT

ALSO PRESENT:

ANNA HUDSON – Historic Preservation Officer
JASON LUTZ – Director of Development
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

January 2021 Minutes stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, informed the Board of the new Director of Development effective February 1, 2021, Jason Lutz. She also informed the board of the availability of the 2nd draft of the historic district design guidelines/standards.

PUBLIC COMMENT

No public comment.

CONSENT AGENDA

Richard Laughlin and Mike Penick recused themselves from the Consent Agenda.

Application #21-010 205 W Peach – Michael McCrea - demo outbuilding, new rear addition, new carport

Application #21-011 501 W. Schubert – Laughlin Homes – modifications to previously approved new 2-story home

Motion to approve the consent agenda per Staff recommendation made by David Bullion. Seconded by Eric Parker. All voted in favor and the motion passed.

APPLICATIONS

Application- #21-09 207 W Peach – Michael McCrea- replace roof, reconfigure front doors/replace with new door of different design,

Anna Hudson, Historic Preservation Officer, stated the Applicant requests a Certificate of Appropriateness to repair and repaint the existing ‘tin-brick’ siding; replace existing, rusted metal roof with a standing-seam, turned-top metal roof and Install four-inch gutters and down-spouts. Raise porch header approximately six-inches (but maintaining porch-post type and size, as well as the ‘saw-teeth’ trim).

Remove and replace doors in front with a period-authentic door with sidelights and transom; and repair and re-install existing windows and screens. Construct a new 900 square-foot addition to the existing historic structure, with similar roof lines and materials. Most of the new structure will not be visible from the street but will nonetheless be constructed with period-authentic design and materials, including: Gable roof line that ties into the existing roof in the rear of the historic structure, with turned-top, standing seam roof and half-round gutters and down spouts; double pane windows with a 2/2 light pattern; and Plaster and/or brick siding.

Construct a new detached building in rear of property that will also accommodate off-street parking, but not be visible from the street.

Staff recommendation:

The small 1890’s house retains much of its historic fabric. The proposed maintenance and repairs described in items 1,2,3,5 and 6 and appropriate. Staff recommends approval based on SOI Standards 5 and 6. And FBG Design Guidelines

Items 4 and 5 are aesthetic requests and not based on the history of the structure and are not supported by the Design Guidelines for doors or Secretary of the Interior’s Standards 2, 3, 9.

Item 7-The proposed rear addition is appropriate in scale, size and roof line. The fenestration design is in keeping with the main house. Staff recommends approval based on FBG Design Guidelines for additions.

Item 8 – the new detached rear structure is appropriate in size and scale and will not be readily visible from the street and will not have an impact on the historic district.

These recommendations are in keeping with SOI Standards for Rehabilitation and the FBG Design Guidelines.

Richard Laughlin made a Motion to Approve Number 1 – 5 of Application 21-09. Approval of repairs, roof replacement, pitch break of porch roof – no change in porch header, must retain 3 front doors. David Bullion made a Motion to Approve Numbers 6 – 8 rear addition to be demarcated with use of a different material than main house, roof pitch to match existing structure. Approval of new parking structure in rear. Final renderings of rear addition to be approved by Historic Preservation Officer of Seconded by Larry Jackson. All voted in favor and the motion carried.

Application- #21-016 209 W Austin – City of Fredericksburg- re-rate from medium to high

Anna Hudson, Historic Preservation Officer, stated at the January 2021 Historic Review Board Meeting Sharon Joseph had suggested Staff evaluate a re-rating from Medium to High.

Staff recommendation:

Staff finds the Heinrich and Margarete Bierschwale house to meet the definition of a “high” rated property. The story and half stone house with center front door and small rear addition is a fine representation of an 1870’s home. The shingle roof has been replaced with a common standing seam metal Given its association with the Bierschwale family and the integrity of the historic fabric the house should receive the high rating and protection that comes with the designation. The house has remained in the Bierschwale family and has been well-cared for through the generations.

History of the house are provided in the exhibits and include an excerpt from:

Hafertepe, K. (2015), *A Guide to the Historic Buildings of Fredericksburg and Gillespie County*, College Station, TX: Texas A&M University Press, 198.

Kowert, E. (1977), *Old Homes and Buildings of Fredericksburg*, Fredericksburg, TX: Fredericksburg Publishing Company, 140.

Texas Historical Commission. [Historic Marker Application: Heinrich Bierschwale House],text,1988;(https://texashistory.unt.edu/ark:/67531/metapth488937/m1/12/?q=h%20bierschwale: accessed February 5, 2021), University of North Texas Libraries, The Portal to Texas History, https://texashistory.unt.edu; crediting Texas Historical Commission.

Eric Parker made a Motion to Approve Application 21-016. Seconded by Jessica Davis. All voted in favor and the motion carried.

DISCUSSION ITEMS

2nd Draft of Historic District Design Guidelines/Standards – Overview of changes made, sections needing more work. Make plans for public workshop to practice using the document.
City Council to discuss at Workshop during first week of March (date, location, time TBA)


ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. David Bullion seconded the motion All voted in favor and the meeting was adjourned at 6:38 p.m.

PASSED AND APPROVED this the 9th day of March 2021.



SHELBY COLLIER, COORDINATOR



SHARON JOSEPH, CHAIRMAN