

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

**HISTORIC REVIEW BOARD  
April 13, 2021  
5:30 PM**

On this 13<sup>th</sup> day of APRIL 2021, the Historic Review Board convened in regular session at the Rockbox Theater at 106 N Llano St with the following members present to constitute a quorum:

**PRESENT:**

DAVID BULLION  
BRAD BERTRAND (non – voting alternate)  
LARRY JACKSON  
SHARON JOSEPH  
BARRY KAISER (non – voting alternate)  
JESSICA MITTEL  
ERIC PARKER  
MIKE PENICK  
JOE SALINAS, Jr (non – voting alternate)  
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**

Stand as presented.

**STAFF ANNOUNCEMENTS**

Anna Hudson, Historic Preservation Officer, provided a recap of the Open House for the 2<sup>nd</sup> draft of the Historic Design Guidelines. An Open House regarding Short Term Rentals is scheduled for May 25<sup>th</sup>, The Historic Review Board is encouraged to attend.

**CONSENT AGENDA**

**Application #21-29 228 W Main – KK Welch – installation of shade sails in courtyard**

**Application- #21-34 506 E Creek– Ben Fuller- new carport and fencing**

**Application- #21-33 109 S Edison– Barry Wagner- replace non-original door with window, replace enclosed porch with rear addition.**

Mike Penick made a motion to Approve the Consent Agenda as presented. Jessica Mittel seconded the motion. All voted in favor and the motion carried.

## **APPLICATIONS**

### **Application #21-27 116 E Austin – Dennis Kusenberger – replacement of original wood windows**

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval to replace original wood windows with replacement vinyl windows (Window World Series 4000)

#### **Staff recommendation:**

The Beckmann House at 116 E Austin has been taken care of and the windows in question are not in need of repair or replacement. Windows are a character defining feature. Replacement has been approved by the HRB when windows are beyond repair with in-kind materials and sometimes a clad product over a wood window that matches the profile and size of the original. There are numerous ways to improve the energy efficiency of wood window such as adding weather stripping or interior film on west facing windows. Replacement of original features diminishes the integrity of structures eventually reducing the rating. Of note, there is a decorative, leaded glass feature at the top of the front window that should not be modified.

The applicant has provided multiple quotes from different brands of both vinyl replacement and wood clad replacements. If the windows were damaged beyond repair staff would recommend a wood or wood clad replacement.

Staff does not recommend removal of the original windows. This recommendation is in keeping with SOI standard number #6 and FBG Design Guidelines for windows (included in packet).

The applicant Dennis Kusenberger presented his request. He informed the Board it is his desire to replace the windows as he believes new windows would be more energy efficient.

Richard Laughlin commented that the window screens prevent the window from being seen from the street. Brad Bertrand and David Bullion both commented that the Secretary of the Interior Standards as well as the Design Guidelines both speak against this type of replacement.

Eric Parker made a motion to Deny Application 21-27 per Staff Recommendation. Mike Penick seconded the motion. Richard Laughlin voted in opposition, all others voted in favor and the motion carried.

### **Application- #21-28 209 S Acorn – Stan Klein- construction of new house on empty lot**

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval to Construct a new residence measuring 18'8" at its highest ridge with a 2-bay garage facing Acorn side total of 2,958 sq. ft with Hardi siding and galvalume metal roof. New one-story wood framed house for residence on vacant lot. The design is low key and blends with neighbors one story hipped roof homes on Acorn Street. Exterior (Hardie) siding & trim, stone foundation base & porch steps, standing seam metal hip roof. Exterior paint colors are white body & trim, window trim and shutters to be accent color TBD & submitted for approval.

**Staff recommendation:**

The lot is currently empty. The height, roof shape, and materials are appropriate for the district. A connected driveway on S. Acorn and W Creek still exists. The proposal along W. Creek is to relocate the drive entrance to allow parking in the front yard. Staff recommends approval of the new construction with the stipulation the drive on W. Creek be omitted or moved back to the east side of the lot to allow parking in the rear, not the front yard. This recommendation is in keeping with SOI Standards 9 and 10 along with Fredericksburg Design Guidelines for New Construction and Parking.

Stan Klein presented the application. He stated his clients intend to live at this residence and would like to provide ample parking for themselves as well as their family and guests.

Brad Bertrand commented that he appreciates the scale of the project.

Richard Laughlin made a motion to Approve Application 21-28 as presented. David Bullion seconded the motion. All voted in favor and the motion carried.

**DISCUSSION ITEMS**

The Board discussed an hosting two Open Houses scheduled for the last week in April.

**ADJOURN**

With nothing further to come before the Board, Eric Parker moved to adjourn. Jessica Mittel seconded the motion All voted in favor and the meeting was adjourned at 6:09 p.m.

PASSED AND APPROVED this the 11<sup>th</sup> day of May 2021.

  
SHELBY COLLIER, COORDINATOR

  
SHARON JOSEPH, CHAIRMAN