

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

**HISTORIC REVIEW BOARD
May 11, 2021
5:30 PM**

On this 11th day of MAY 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
RICHARD LAUGHLIN
JESSICA MITTEL
LARRY JACKSON
SHARON JOSEPH
BARRY KAISER
JOE SALINAS, Jr

ABSENT

BRAD BERTRAND
ERIC PARKER
MIKE PENICK

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.

PUBLIC COMMENTS

Eric Hammersen addressed the board questioning the use of the Secretary of the Interior’s Standards and stated they were only to be used to review certain listed historic properties. Mr. Hammersen also referenced a state statute that requires a deed filing for historic properties and that he was unable to locate such a filing with the County Clerk’s office.

MINUTES

Stand as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, provided a recap of the Open House for the 2nd draft of the Historic Design Guidelines. An Open House regarding Short Term Rentals is scheduled for May 25th, The Historic Review Board is encouraged to attend. Anna discussed with the Board that all future meetings will be held at the Law Enforcement Center, 1601 E. Main Street. Preservation Grant Applications are now being accepted through May 28, 2021.

CONSENT AGENDA

Application #21-44 207 E San Antonio – Mustard Design – installation of new porch railing

Application- #21-45 610 N Adams– Susie Martin- addition to non-historic garage
Application- #21-48 615 W Travis– Ian Moellendorf- addition of doors and batten to garage

Joe Salinas made a motion to Approve the Consent Agenda as presented. Larry Jackson seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application- #21-43 708 W Schubert– Patti Miller- addition of stucco to siding, painting windows, roof replacement, replacing non-historic windows.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval to replace shingle roof with dark grey composite shingle roof. Repair and paint existing metal casement windows as well as replace windows in non-historic addition to match rest of house. Repair front porch concrete and add stucco over scored concrete brick pattern.

Staff recommendation:

The house was given a medium rating in the 2018 survey. The proposals will rehab existing features including windows, roof, and porch. The addition between the main house and garage is not historic, the proposal to replace the windows to match the main house will improve the appearance. The addition of stucco over the existing scored masonry is the biggest proposed change. The scored concrete is a character-defining feature of the house. Staff recommends the concrete be painted instead of stuccoed. This recommendation is based on Secretary of the Interiors Standards for Rehabilitation 5 and 6.

Mrs. Miller gave a presentation explaining the history of their ownership of the house and the intent to improve the look of the structure. David Bullion made a motion to Approve Application 21-43 as presented. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

Application #21-47 201 S Orange – City of Fredericksburg – re-rate house from “low” to “medium”

Anna Hudson, Historic Preservation Officer, stated the City of Fredericksburg is requesting a re-rating of 1930’s house known as the Pehl House from “low” to “medium.”

1. Staff finds the 2002 low rating of the 1930s house to have been done in error. While there have been some alterations to the home, many of those were done over 50 years ago by the Pehl family as they created their flower shop at the rear of the house. Staff recommends a medium rating as the house. The property has been moderately altered, but generally retains its historic integrity to a good or moderate degree. As a property designated with a medium rating it shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features. Another rear addition is not visible from the street.

The house is a unique for its use of stone in this floor plan. The house can be described as a Hipped-Roof Square-Plan that was common from the 1890s-1920s. A high-pitched hipped roof is common with recessed porch under the main roof form. The In the 1938 Sanborn map the recessed porch was still intact along with a rear wooden porch. By 1948 the front porch was enclosed into the living area, an

exterior chimney was added and the Pehl's florist addition was added to the back facing San Antonio Street. Alfred and Elizabeth Pehl started the Pehl Flower Shop in the back of their house around 1947. The flower shop was successful and only occupied the back addition for a few years before the new commercial building was built at 215 W San Antonio in October of 1951. Billy Pehl took over the family business from his parents in 1972 and operated the business for another 35 years. After the flower shop moved the back addition became a bedroom for the family of 5. Staff finds 201 S. Orange to retain enough architectural integrity and association with the Pehl family for over six decades to warrant protection from demolition with a medium rating.

Whitney Koch with Mustard Design spoke on behalf of the ownership of 201 S. Orange. She stated the owners would like clarification regarding what part of the building is looking to be re-rated. She would like to suggest the 1948 structure is the period of significance.

David Bullion stated 3 of the 4 elevations have been significantly altered, he is not certain he supports the re-rating.

Larry Jackson made a motion to Approve Re-Rating the Main Structure from Low to Medium and for the rear addition to retain a low rating. Joe Salinas seconded the motion. All voted in favor and the motion carried.

Application #21-32 201 S Orange – Mustard Design – replacement of original wood windows removal of 1940s addition, new rear porch, ADA accommodations.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval of the following:

1. Remove the non-original addition at the Northeast corner of the residence
 - i. The addition is poorly constructed and has costly maintenance considerations.
 - ii. The current addition is inaccessible to the homeowners due to their mobility challenges.
 - iii. The owner has to insure, pay tax, and maintain a non-original addition they are unable to utilize.
 - a. Add a screened porch at the east side of the residence, with an entry stair facing W. San Antonio St. and an additional entry stair to the south facing the garage.
The new porch roof addition will be a flat pan, standing seam roof; finish to match the existing roof.
2. Remove the non-original lattice screen at the front entry.
 - a. Reason for the request:
 - i. It is a non-original element and is requested to be removed to allow for an enlarged code compliant entry porch.
 - b. new non-permanent, arbor and front porch are being added to the front elevation. Proposed porch will provide a code-compliant entry porch and stair and allow the owners to have a safe and accessible means to greet guests at their front entry.
3. Remove and replace all existing windows with new metal clad windows of the same style and aesthetics, except as noted below and on the provided elevations.
 - a. Replace the non-original triple-window unit facing Orange St. with (2) two double-hung style windows.
(See attached photos).

- b. Remove the existing single-hung window and replace it with a venting glass block window at the residence's bathroom shower, for maintenance and privacy considerations.
- c. Windows shall be Anderson E-series, double-hung, aluminum clad wood windows, no pane division, finish: white.
- d. Reason for request:

- i. The owners experience mobility limitations (see attached medical documentation) and are looking to retrofit their residence to age-in-place. The current windows present operability and life-safety egress challenges.
- ii. The original windows are difficult to operate as they are not weighted sashes and require a hold open apparatus be utilized, making potential egress and simple operability difficult and impractical.
- iii. Since the exterior surface of the window cannot be accessed from the interior, maintenance of the windows could not be performed by the homeowners and could present undue maintenance cost burden to the homeowner. The requested replacement windows would allow the homeowner to maintain, clean, and service the windows from a safe and accessible location inside the residence.
- iv. The owners would also like to benefit from the improved performance characteristics of current window designs, including enhanced acoustical properties (i.e., noise reduction from adjacent street and St. Mary's School), energy efficiency, ease of use/access, and reduced long-term maintenance requirements.

4. Replace the existing manual garage door with a new composite, electronically controlled overhead garage door, paint to match adjacent garage wall.

5. Replace the existing window on the north garage wall with a half-lite door; the door shall match the existing opening width.

6. The owner would like to install a 3'-0" tall, perimeter ornamental metal fence for privacy and security. The original house photo depicts a metal fence.

Staff recommendation:

The house at 201 S. Orange was mistakenly given a low rating in 2002. Two small rear additions have also been added over the years. As noted in the re-rating brief, the rear addition facing San Antonio Street was added around 1947 as a florist shop. The addition is now 74 years old and has gained its own significance. Staff does not recommend the removal of the addition that is tied to a successful local business/family – Alfred, Elizabeth and Billy Pehl of Pehl's Florist. Modifications can be made to the addition to make it more accessible for the owners. This recommendation is in keeping with SOI #4 – changes that have acquired historic significance in their own right shall be retained and preserved.

A rear porch could be added to the side of the addition, or the existing addition could be modified. The proposed roof will change the character of the house, a shed or flat roof would be more appropriate so as to keep the original roof form. SOI 9 and 10. A character-defining feature of a Hipped-Roof Square-Plan house is that the porch is recessed under the roof. This feature was changed in the 1940's. The lattice "stoop" has been present since the 1950s. If it needs to be replaced for access the replacement

should have a minimal footprint.

The proposed arbor is not appropriate for the style of the house and would be better suited on the side or rear, not as a front porch. The proposed changes are within the zoning setbacks. The applicant will need to confirm with the building department if any structure can be placed in the setback based on an allowance to use the average setback of the block.

The roof and windows appear to be original. The shutters were added and are not appropriate for the size of the windows. 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. If the windows were damaged beyond repair staff would recommend the proposed clad window. 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 windows in the enclosed porch have been in place for over 50 years and help differentiate the original house from the porch that was enclosed. The style of the windows is appropriate for the age of the enclosure.

The window is not original nor historic aged, staff recommends replacement as presented. The garage contributes to the property and district, staff recommends the original door is stored on site and the new operable door is designed to match the existing as closely as possible. The garage window is not visible from the street, the change from a window to door will give access to the garage. The original window should be stored one site. Staff recommends approval of the change as presented. The property had a metal fence for many years and was removed after 2002. The proposed fence is appropriate for the time of the house. Staff recommends approval as submitted.

Whitney Koch with Mustard Design presented on behalf of the ownership of 201 S. Orange. She stated the owners would like to relocate from the country into town and would like to make the suggested changes to allow the home to more comfortable for the owners.

David Bullion made a motion to Approve Number 1 of Application 21-27, remove rear addition, build porch with shed roof with standing seam. Jessica Mittel seconded the motion. All voted in favor and the motion carried.

Larry Jackson made a motion to Approve Number 4,5, and 6 of Application 21-27 with rolling garage doors. Joe Salinas seconded the motion. All voted in favor and the motion carried.

Joe Salinas made a motion to remove Lattice. Larry seconded the motion. All voted in favor and the motion carried.

Richard Laughlin made a motion to allow window packs with screens intact and to retain jambs. The Window configuration must remain as it is presently with the triple window in the front. Seconded by Larry Jackson. All voted in favor and the motion carried.

Richard Laughlin made a motion to exclude the arbor from the project. Seconded by David Bullion. All voted in favor and the motion carried.

Application #21-46 610 W San Antonio– Thomas Austin – replacement of original wood windows, rear addition, new bay window, new chimney

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval to Replace all windows with Quaker wood /aluminum clad windows. Create new bay window on 1st floor right windows to match existing 1950's bay window. Add new outboard chimney to west elevation of main house and enclose side windows of enclosed porch. Construct new rear additions and repair front porch railing/balustrade.

The 1910's vintage house at 610 W San Antonio has a medium rating. The house was significantly altered in the 1950s by the Penick family by removing original Victorian features and enclosing the 2nd floor porch to create living space and adding a bay window the left of the front door. Two rear additions have been added over time. The only original windows are 4/4 windows on the first floor on the right side of the front door and the first-floor east façade. All other windows have been replaced and are in worse condition than the original windows. Staff recommends approval of the replacement of the previously replaced windows and repair of the original windows. There are a few extant screens that can be repaired or replicated. All window frames have screen attachment hooks in place indicating the original windows previously had screens. The shutters are not original, and most are not proportional to the windows. The shutters can be removed. This recommendation is in keeping with the Fredericksburg Design Guidelines for windows and SOI Standards.

The proposed bay window would require the removal of the only original windows on the front façade. Staff does not recommend approval. This recommendation is in keeping with SOI 6 and 3.

The proposed outboard chimney would be a new feature not known to have existed before. There is some obvious repair/patching on the west elevation, but it is not obvious if a feature was removed and patched, or it was just rotted wood that was repaired. The addition of the chimney would not be in keeping with SOI Standard #3. The enclosed porch side windows were added in the 1950s by the Penick family.

The rear additions are appropriate in size, style, and material. Staff recommends approval as submitted based on SOI 9 and 10 and FBG Design Guidelines for New Additions. Staff recommends approval of repair of wood features of the porch and siding with in-kind replacement as needed in keeping with SOI #6.

Thomas Austin presented the application. He stated it is his family desire to make these suggested modifications, so they are able to comfortably raise their family in this home.

Larry Jackson made a motion to Approve Application 21-46 excluding the chimney. Seconded by Jessica Mittel. All voted in favor and the motion carried.

Application- #19-80 240-242 E Main – George Wilcox- final approval of materials and colors for new hotel

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Final Approval of New Hotel building to be a four story (three stories above grade) building, measuring up to 38' in height. Primary façade material is to be raked stucco with wood accents, storefront materials to be steel and glass. Hotel guestroom windows to be prefinished aluminum. The proposed East Main St. façade material is to be thin format brick, with steel and glass storefront and painted steel columns and railings.

Final material palette has been muted to be softer, earth tone with physical samples to be brought back for final approval on site.

Richard Laughlin made a motion to Approve Application 19-80 as presented. Seconded by Barry Kaiser. All voted in favor and the motion carried.

DISCUSSION ITEMS

Temporary Use Ordinance Section M. – prohibition of tents in the historic district – make recommendation to City Council.

Ed and Robin Cowsar presented a list of Event Venues in the City of Fredericksburg. They discussed their desire to operate the Crockett Haus as an Event Venue and be allowed to set up tents.


The Board discussed allowing tents in the Historic District but only for Event Centers. It was suggested that a definition for Temporary Use and Event Centers be added. It was noted that tents not be allowed in R1 Zone and if a Tents are allowed in the Historic District that there be a fee, time limit on how long a tent can be up before and after an event and a total cap on number of days a tent can be up. It was suggested tents could be allowed but by a Conditional Use Permit.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. Jessica Mittel seconded the motion All voted in favor and the meeting was adjourned at 8:31 p.m.

PASSED AND APPROVED this the 15th day of June 2021.


SHELBY COLLIER, COORDINATOR


SHARON JOSEPH, CHAIRMAN