

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

**HISTORIC REVIEW BOARD  
June 15, 2021  
5:30 PM**

On this 15<sup>th</sup> day of JUNE 2021, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

**PRESENT:**

LARRY JACKSON  
ERIC PARKER  
DAVID BULLION  
SHARON JOSEPH  
BRAD BERTRAND  
BARRY KAISER  
JESSICA MITTEL  
JOE SALINAS, JR (Voting Alternate)  
RICHARD LAUGHLIN

**ABSENT**

RICHARD LAUGHLIN  
MIKE PENICK

**ALSO PRESENT:**

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

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

**PUBLIC COMMENTS**

**MINUTES**

Stand as presented.

**STAFF ANNOUNCEMENTS**

Anna Hudson, Historic Preservation Officer, presented updates on the 2<sup>nd</sup> draft of the Historic District Design Guidelines/Standards. This document is available on The City of Fredericksburg Website. The Design Guidelines and Standards are scheduled to be presented to the Historic Review Board (HRB) in July for recommendation for adoption. Anna also provided a recap of the recent Short Term Rental Public Meetings that were held in May 2021.

Staff also received 4 applications for the Preservation Grant. The Selection Committee will be meeting on June 23, 2021, for selection.

## **CONSENT AGENDA**

**Application #21-57 412 W Schubert– Gary Williams – rehab and addition.**

**Application- #21-60 720 W San Antonio– Shayna Thompson- addition to house.**

**Application- #21-66 206 W Travis– Mustard Design- rear addition.**

**Application- #21-65 205 E Travis– Mustard Design- new STR unit.**

**Application- #21-63 711 W Austin – Wheeler Custom Homes – new pool/guest house.**

**Application- #21-67 715 W Austin – Mary Lindsey – garage remodel.**

Eric Parker 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 #21-27 201 S Orange – Mustard Design – new front porch.**

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

A finish schedule has been provided for reference with the requested scheme and an alternate for consideration.

**Staff recommendation:**

1. 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.

1.a. 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.

2. 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.

2b. 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.

3. 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).

a. 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 are appropriate for the age of the enclosure.

b. the window is not original nor historic aged, staff recommends replacement as presented.

4. 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.

5. 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.

6. The property had a metal fence for many years and was removed after 2002. The proposed fence is appropriate for the time period of the house. Staff recommends approval as submitted.

Whitney Koch, Architect with Mustard Design, presented the application on behalf of the ownership. She stated the Lattice Structure is low rated and should allow for demolition.

David Bullion made a motion to Approve the new drawings for Application 21-27 as presented. Jessica Mittel seconded the motion. All voted in favor and the motion carried.

**Application- #21-61 211 W Austin– SKT Architects- demolition of low rated structure, construction of 8 STR units, managers quarters, and office/kitchen building.**

Anna Hudson, Historic Preservation Officer, stated the Applicants requests to demolish existing residence and garage to allow for eight new STR cottages (approx. 400 s.f. each) arranged around a central courtyard, a 1,350 s.f. office/kitchen with covered porch near the front of the property, and 2,000 s.f. manager's quarters and guest parking at the rear of the property. Lap siding and dimensional shingles are widely used throughout the historic district. Painted brick is proposed for the office/kitchen exterior. Construct a six-foot-tall solid wall along the Austin St property line to create a private courtyard. Parking is accessed through an alley and will not be visible from the street.

**Staff recommendation:**

The structure at 211 W Austin is low rated and does not contribute to the historic district. Staff recommends approval of demolition. The size, scale, and materials of the proposed new construction is appropriate for the historic district. The STR compound is a different lot configuration/development pattern. This section of town has Central Business District zoning which requires no setbacks from property lines. This block of W. Austin was historically residential, and many small residences still exist. The typical development pattern includes a main structure in the front with accessory structures in the rear. The proposed main structure is appropriately located. Staff recommends units # 1 and #8 be pushed back to help maintain the typical development pattern. The sides of the building “face” Austin Street which is atypical for Austin Street. Unit #8 should also be pushed back to lessen the encroachment of the view of the Bierschwale house next door. The use of a 6’ privacy wall is uncommon in this part of the historic district. Staff recommends the existing rock wall be retained (appears to be on City Row of Way) and is at an appropriate scale to demarcate the property. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines for new construction.

Brandon Weinheimer, Architect with SKT Architects, presented the application on behalf of the ownership. He stressed that the 6ft wall is needed for the concept of the development to work as intended. He stated that the Central Business District (CBD) allows for zero lot lines and the buildings themselves are set back.

Brad Bertrand stated that there were no elevations for the rear view, and he invited the Board to provide their thoughts on the wall.

Larry Jackson stated he is not in favor of the wall.

Eric Parker stated the plans presented may be enough for conceptual approval however elevations, cottage renderings, materials and colors are needed to make final decisions.

David Bullion made a motion for Approval of Application 21-61 for the Concept Plan conditioned upon the applicant providing elevations for all buildings and pushing buildings #8 and #1 to be in line with the Bierschwale Building. Brad Bertrand seconded the motion. All voted in favor and the motion carried.

**Application- #21-68 213 E Travis – Matt Guderian- new Short Term Rental Units.**

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval to build 2 new standalone short term rental homes. We are bringing in the same stone as neighboring historic rock structure and using it as accents on the new structure. Facia, soffit & trim colors will be selected to match the existing home.

Unit 2 is the first proposed short-term rental when looking at the property from Travis St. The design consists of a 1-story with siding, vintage beams and use of rocks in the design are intended to highlight the focal point of the historical structure without over taking it. e roof lines and pitch so it flows with existing structures yet stands alone.

Unit 3 is the second proposed structure and is located at the rear, northwest corner, of the property. Unit 3’s design consists of a 2-story with an exterior consistent with Unit 2’s. They both utilize stucco, painted

wood horizontal siding, painted fascia/soffit/trim that matches the existing structure, vintage timbers and stone accents. The footprint of Unit 3 is approximately 355 square feet smaller than Unit 2 with design intentions of looking like a carriage home or guest quarters.

**Staff recommendation:**

The lot in question is oversized and has R2 zoning. The proposed new STR units are the maximum allowed by density, setback, parking requirements. The style of the structures are modern interpretations using historic and common materials. However, the proximity of the structures crowd the lot in an unusual development pattern. The typical development pattern includes a main structure in the front with accessory structures in the rear. Main houses on this block of E Travis have significantly more space between them than the proposed new addition. The new front house (Unit 2) is only 17' from the historic house. The new rear structure (Unit 3) appears to be only 5 feet behind the front structure (Unit 2). The sizes should be reduced to have more of a cottage appearance to allow more spacing between the structures and to better mimic the traditional development pattern. The number of units dictates the number of parking spots. This layout requires three parking spots in the front yard. The design guidelines recommend minimizing the physical and visual impact of parking. Staff recommends the existing rock wall be retained. This recommendation is in keeping with Fredericksburg Historic District Design Guidelines for new construction.

David Hawes, a neighboring property owner, spoke in protest of the density of the development.

David Bullion stated the proposed project is a 300% increase in living space. He has an issue with the density, scale and massing of the project. He feels it is excessive and encourages the applicant to reevaluate their plan.

Jessica Mittel stated she has an issue with the parking lay out, specifically for building 2. That parking needs to be pushed back.

David Bullion made a motion to Deny Application 21-68. Larry Jackson seconded the motion. All voted in favor and the motion carried.

**DISCUSSION ITEMS**

**Update on Deed Filing Requirements**

Anna Hudson, Historic Preservation Officer, stated that the Deed Filings for all Historic properties were filled the week of June 1, 2021, through June 4, 2021.

**HRB Member Appointments – Eric Parker, Larry Jackson, & Joe Salinas, Jr.**

City Council is scheduled to reappoint HRB Members on July 6, 2021.

**ADJOURN**

With nothing further to come before the Board, Larry Jackson moved to adjourn. Eric Parker seconded


the motion All voted in favor and the meeting was adjourned at 7:25 p.m.

PASSED AND APPROVED this the 13<sup>th</sup> day of July 2021.



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SHELBY COLLIER, COORDINATOR



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SHARON JOSEPH, CHAIRMAN