

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

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

On this the 13<sup>th</sup> day of July 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:**

JOE SALINAS, JR (Voting Alternate)  
MIKE PENICK  
LARRY JACKSON  
DAVID BULLION  
SHARON JOSEPH  
MICHAEL MCCREA  
BARRY KAISER  
JESSICA MITTEL

**ABSENT**

RICHARD LAUGHLIN

**ALSO PRESENT:**

ANNA HUDSON – Historic Preservation Officer  
DANIEL JONES – City Attorney  
SHELBY COLLIER – Associate Planner

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

**PUBLIC COMMENTS**

**MINUTES**

Sharon Joseph requested that ROW on page three be corrected to Right of Way. The Minutes Stand as presented.

**STAFF ANNOUNCEMENTS**

Anna Hudson, Historic Preservation Officer, presented the Historic Preservation Officer's report. She provided a follow – up to the Board regarding the Special City Council Meeting held on July 12<sup>th</sup>. The Preservation Grant was awarded to 2 projects and the Historic Review Board also received 1 new member appointment, Michael McCrea.

**PUBLIC HEARING**

**Item 8A - Hold a Public Hearing to receive Citizen Comments for or against the Adoption of Revised Historic District Design Guidelines/Standards.**

Motion made to Open the Public Hearing by Mike Penick. Seconded by David Bullion. All voted in favor and the motion carried.

Eric Hammersen spoke. He argues the validity of the Historic Design Guidelines and Standards and believes them to be illegal.

Motion made to Close the Public Hearing by Larry Jackson. Seconded by Jessica Mittel. All voted in favor and the motion carried.

Anna Hudson, Historic Preservation Officer, presented a power point regarding the Historic Design Guidelines and Standards.

Larry Jackson made a motion to recommend City Council adopt the Historic Design Guidelines and Standards as presented. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

**Item 8B - Hold a Public Hearing to receive Citizen Comments for or against Amendments to Code of Ordinances Chapter 23 Planning – Article III – Historic Preservation.**

Motion made to Open the Public Hearing by Mike Penick. Seconded by Michael McCrea. All voted in favor and the motion carried.

Motion made to Close the Public Hearing by Larry Jackson. Seconded by Jessica Mittel. All voted in favor and the motion carried.

Larry Jackson made a motion to recommend amendments to Code of Ordinances Chapter 23 Planning – Article III – Historic Preservation. Jessica Mittel seconded the motion. All voted in favor and the motion carried.

**CONSENT AGENDA**

**Application #21-72 325 W Main St– Jeryl Hoover – New Rock Wall, Installation of Museum Exhibit Panels.**

**Application #21-75 – 501 E. San Antonio – Shayna Thompson – Change to Side Porch, Parking, Fence and Wall.**

**Application #21-61 – 211 W. Austin – SKT Architects – Construction of 8 STR Units.**

David Bullion made a motion to Approve the Consent Agenda as presented. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #21-73 – 514 W. San Antonio – SKT – 3 New STR Units and Parking.**

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness to construct 3 new STR cottages at 620 square feet each. The cottages will have their own enclosed courtyard and pool, will be constructed towards the back of the property so as not to compete with the historic structure. Proposed exterior materials are stucco and board and batten siding

that are commonly found throughout the Historic District. Final colors will be submitted for approval at a later date. The plate height of the structures will be 9'. The applicant is also requesting to Demolish an existing shed.

**Staff recommendation:**

The size, scale, and materials of the proposed new construction are appropriate for the historic district. The STR compound is a different lot configuration/development pattern but allows for open space between structures and provides sufficient spacing between the main/historic house and the new structures. Given the size of the lot and small of the structures mostly hidden from view of the right of way, staff recommends approval. The proposed parking is not in keeping with the Design Guidelines that state off street parking should be in the rear. At a minimum the proposed parking in the front side should be screened from the street. The proposed off-street parking will have to meet City parking standards.

The shed appears to be of the same vintage as the house. From the photos provided staff has not been able to determine if it is beyond repair. Given its placement on boards it could be relocated on the site and continue to be used for storage. If the applicant can show that it is not the same vintage of the house or beyond repair staff could support the removal. This recommendation is in keeping with the Fredericksburg Historic Preservation Ordinance.

Randy Stehling with SKT Architects presented the application. He stated it was the applicants desire to construct 3 new STR units on a property with an existing structure. He stated that the shed in question appears to be built of pieces of different structures and does not appear to be original. Michael McCrea questioned if the sheds met the demolition requirements.

David Bullion voiced his concern regarding the location of the hot tubs. He said this area is still a residential neighborhood and he was concerned with the noise that could be generated due to the hot tubs and their location close to the property line facing the neighbors. He would prefer interior facing hot tubs.

Randy Stehling stated the location of the hot tubs was important to the configuration of the site layout as the applicants are hoping to provide a secluded, private feel. This requires the hot tubs to not be central to the development.

Michael McCrea asked if it would be possible to reconfigure the parking layout for the development.

Randy Stehling stated it might be possible, but the site was developed this way in order to maintain privacy for the guests and to keep the large trees on site.

David Bullion stated he feels this the proposed design creates excessive density for the lot and the neighborhood. He said the addition of 3 new units would bring the STR unit count to 5 for this site which could provide more than 20 people on the lot at any given time.

Jessica Mittel made a motion to Approve Application 21-73 as presented. Larry Jackson seconded the motion. David Bullion opposed and all others voted in favor and the motion carried.

**Application- #21-74 – 116 E. Austin – Dennis Kusenberger – Window Replacement.**

Anna Hudson, Historic Preservation Officer, stated the Applicant is requesting approval to replace original wood windows with Pella Impervia double – hung fiberglass. Existing frames to remain.

**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 information on a Pella Impervia double-hung fiberglass option. The proposal is to replace sashes and not the entire frame/jamb. Staff has requested more details on this request including examples of where this type of replacement has been successful.

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).

Dennis Kusenberger presented the application and provided photo shopped images that depicted what the new windows would look like.

Michael McCrea asked if Mr. Kusenberger was requesting an exception as allowed in the Design Guidelines.

Dennis Kusenberger stated there is no exception, he is simply asking to replace the windows as the proposed replacement looks the exact same.

Barry Kaiser commented on the difference between a replacement and the original. He stated that a Picasso painting and a fake Picasso would look the same, however, the Picasso painting is infinitely more valuable and that there is a difference between the two. He would argue that this is the conversation the Board should be having.

Larry Jackson made a motion to Approve Application 21-74. Jessica Mittel seconded the motion. Michael McCrea, Mike Penick, Barry Kaiser and Sharon Joseph Opposed the motion. Larry Jackson, David Bullion and Jessica Mittel voted in favor. The motion died.

Michael McCrea made a motion to Deny Application 21-74. Barry Kaiser seconded the motion. Michael McCrea, Mike Penick, Barry Kaiser and Sharon Joseph voted in favor of the motion. Larry Jackson, David Bullion and Jessica Mittel Opposed the motion. The motion carried. Application denied.

**Application- #21-77 – 313 E. Travis – Carlo Rivera – 1 New Storage Unit, 1 New Auxiliary Structure.**

The Applicant was not present for this request therefore no action was taken. The item will be placed on the next HRB agenda.

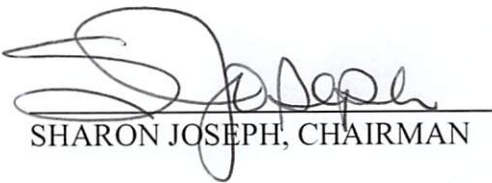
Tom Musselman, City Council Member, asked the use of the proposed structures. Staff did not have an answer and the applicant was not available to answer.

**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 6:59 p.m.

PASSED AND APPROVED this the 17<sup>th</sup> day of August 2021.

  
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SHELBY COLLIER, ASSOCIATE PLANNER

  
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SHARON JOSEPH, CHAIRMAN