

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

**HISTORIC REVIEW BOARD  
December 10, 2019  
5:30 PM**

On this 10<sup>th</sup> day of December 2019 the Historic Review Board convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

PRESENT: LARRY JACKSON  
RICHARD LAUGHLIN  
ERIC PARKER  
BRAD BERTRAND (voting alternate)  
DAVID BULLION  
MIKE PENICK  
KAREN OESTREICH (voting alternate)  
BARRY KAISER (non-voting alternate)

ABSENT SHARON JOSEPH  
JESSICA DAVIS

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer  
DANIEL JONES – City Attorney  
SHELBY COLLIER – Development Coordinator

Larry Jackson called the meeting to order at 5:30 PM.

**MINUTES**

Mike Penick made a motion to approve the minutes presented from the November 2019 meeting. Seconded by Eric Parker . All voted in favor and the motion carried.

**STAFF ANNOUNCEMENTS**

Anna Hudson, Historic Preservation Officer, passed out a list of Administrative COA's issued in the past month. She also reminded the Board of the wood window workshop scheduled for January 18<sup>th</sup> at Bethany Lutheran Church. Brent Hull of Hull Millwork will be speaking. The Board will meet regarding the Historic District Design Guidelines on January 28th. The steering committee will meet at 1:30 P.M. and the public meeting will be held at 6:00 P.M.

**PUBLIC COMMENT**

No public comment.

## **APPLICATIONS**

### **Application #19-56- 418 W. Austin – Robert Zamora – STR Unit.**

Anna Hudson, Historic Preservation Officer, stated this application did not receive formal action at the last meeting and requires action at this time.

Motion to deny Application 19-56 made by Eric Parker. Seconded by David Bullion. Mike Penick opposed the motion all others voted in favor and the motion carried.

### **Application #19-133- 610 W. Travis – Ashley Nardiello – Re-rate rear structure for demolition, new house in rear of property.**

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to paint brick and asbestos siding white. Re-rate outbuilding to allow for demolition and replace fencing with new 9' fencing. Remove front sidewalk and replace with large concrete pavers, replace front door and construct new residence behind existing house

The brick was painted between the time of the historic resource survey (May 2018) and adoption of the historic district expansion (June 2019). Since the damage to the brick has already been done by the previous owner staff recommends approval of the painting of the brick as presented.

The rear structure was originally permitted in 1990 as a storage building and was later converted to living space. It is not historic and does not contribute to the historic district. Staff recommends approval of the re-rating to allow for demolition. Privacy fences are generally 6' tall. The proposed 9' is excessive, especially in an R1 neighborhood. Staff recommends approval of 6' vertical post fence.

The proposed large concrete rectangle pavers are trendy, but landscaping/hardscaping such as sidewalks are not adequately addressed in the design guidelines. The roof is currently shingle and the proposed change in color will not impact the integrity of the structure. Staff recommends approval as submitted. The proposed new residence is appropriate in size and massing. Parking for the new residence and STR will need to be addressed on a site plan.

Ashely Nardiello presented the application she stated she agrees with staff recommendation. She did mention that she would also like to demolish the planters that are not attached to the building.

David Bullion made a motion to approve Application 19-133 per Staff Recommendation. Seconded by Eric Parker. All voted in favor and the motion carried.

### **Application #19-149 – 100 – 300 blocks of E. Main & 100 block of W. Main – City of Fredericksburg Electric Department – Replace light poles.**

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval for replace light poles (installed in 1950s) with new poles with mast arm and street light that resembles antique street

lights that were previously used in Fredericksburg. The pole is made of prestressed spun-cast concrete that is similar in appearance to local granite. The pole will have a decorative base, a flag attachment, side walk lighting and hanging baskets. Poles are available in different colors including black, green, brown and red.

Anna stated the applicant is the City of Fredericksburg, specifically Lee Stubblefield, the Electric Department Superintendent. Unfortunately, due to a death in the family, he is unable to be present.

Mike Penick stated he is not sure what rendering he would be approving.

David Bullion stated he would like to see a diagram depicting the exact pole.

David Bullion made a motion to post pone application 19-149 until the applicant is available to present. Eric Parker seconded the motion. All voted in favor and the motion carried.

Tom Musselman, councilmen, spoke regarding the importance of having lights that are compliant with the dark sky ordinance. Anna Hudson stated Mr. Stubblefield has assured her that the proposed request would be compliant with the dark sky ordinance.

**Application #19-146 – 342 W. Main – SKT Architects – Conceptual approval of rehabilitation of stone buildings, remove exterior stair, enclose porch addition along Milam St., new 200 Sq. Ft. Addition, outdoor seating with pergolas, replace sole with window.**

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to repoint and clean stone structures, repair and repaint storefront, remove non-historic stairway and replace door with window to match other windows, enclose porch on west side addition, add porch to east side of addition and new addition to NE corner of existing addition and provided new outdoor seating area with pergolas, new fencing and privacy wall.

The medium rated structures are in need of repair. Staff recommends approval of repointing and cleaning in accordance with NPS Technical Briefs for Cleaning Masonry (shared with applicant). The stairs and door are not historic. The interior work will utilize an interior stair accessed from the Main Street entrance. The new window will match other windows on the side of the main building. Staff recommends approval. The existing connector addition is not historic. Staff recommends conceptual approval of the changes since the addition will still be offset from the facades of the stone structures, revealing the corners of the stone structures.

The proposed porch on the east side and the new addition to the NE side will be attached the existing addition and will not impact the historic structure. They are appropriate in massing, scale, and materials. Staff recommends approval. The new outdoor seating and associated pergolas and walls will not have an impact on the historic structure. Staff recommends approval. They can be removed in the future without harming the historic structure.

Randy Stehling presented the application. The intent of this project is to redevelop the site, not just the building. The building will be revitalized as a restaurant. Overall, this project will have several changes including a sidewalk on Milam, a rear parking lot, building renovation, and creation of a courtyard. The large elm tree on Milam Street would also be removed.

Motion to approve application as by Eric Parker seconded by Brad Bertrand. All voted in favor and the motion carried.

**Application #19-148 – 207 E. San Antonio – Mustard Design – New Structure, rehab main house, remodel existing non – historic addition, fenestration change to tank house, remove non historic carport.**

Brad Bertrand recused himself and left the table.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to rehabilitate main house, convert one window to door, provide a rear addition to main house and remodel existing addition. New indoor dining area next to main house, reconfigure door and window of tank house and demo non-historic carport.

The high rated house is in need of repair. The proposed repair and paint will improve the house. Widows, roof, siding, and porch will be repaired as needed. One side window will be converted to a door to give secondary access to the new adjacent dining area. The window should be retained. The current addition is not historic. The proposed changes will not negatively impact the historic part of the house. Staff recommends approval based on the FBG Design Guidelines for Additions.

The proposed new construction is appropriate in size and massing, however the proposed material and roof form are not appropriate for the site or district. Staff recommends the siding be changed from metal to a more compatible siding material. Flat roofs are common for commercial structures in the district. A roof that slopes to the rear instead of the side would be more appropriate. A gabled or hipped roof would be more in keeping with the residential structures found on San Antonio Street. This recommendation is in keeping with the FBG Design Guidelines for New Construction.

Tank houses are a common feature for older residences in the historic district. Many have been adapted and now have windows and doors. The proposal to relocate a window and door will make the structure useable, extending the longevity of the structure. Staff recommends approval. The carport is not historic and does not contribute to the historic district. Staff recommends approval of the demolition or removal to make room for on-site parking. This recommendation is in keeping with FBG Design Guidelines for Parking.

Andy Bray with Mustard Design presented the application. He stated he responded to comments that Anna had provided him. He provided drawings that addressed her comments and is pleased with the results. He went on to say how pleased he was to work with Staff on this project.

Motion to approve application 19-149 with staff Recommendation 1 – 5, with exception of newly presented roof form made by David Bullion. Eric Parker seconded the motion.

Eric Parker asked if this is a high rated structure, should the rating be changed to allow for demolition. City Attorney, Daniel Jones, confirmed the building would need to be re-rated prior to demolition approval. This would need to be done at the next meeting as that request was not advertised.

David amended his motion, Motion to approve application 19-149 with staff Recommendation 1 – 5,

with newly presented roof form. Eric Parker seconded the motion, to omit demolition and have that item return next month for rerating and demolition. All voted in favor and the motion carried.

**Application #19-136 – 616 E. Main St – City of Fredericksburg – Recommendation on landmark designation.**

Barry Kaiser, Mike Penick, Richard Laughlin and Larry Jackson recused themselves and left the table.

Brad nominated David Bullion for acting chair, Eric seconded. All voted in favor and the motion carried.

Anna Hudson, Historic Preservation Officer, presented the application. She stated a demolition permit has been submitted to the City triggering review by the HPO. She went on to say regarding this decision that the owner is in opposition of Staff's recommendation to Landmark, therefore approval is required with at least a  $\frac{3}{4}$  vote.

*Threatened Resource Type:*

Main Street was once full of filling stations. Many stations required removal of old stone homes and other older buildings. The older, smaller stations might seem to be hard to repurpose, but across the country there are numerous examples of successful adaptive reuses of these buildings. In 2017, Preservation Texas listed historic gas stations as a statewide Most Endangered resource. The City of San Antonio has joined with the San Antonio Conservation Society to survey gas stations across the city and has landmarked several. Texas Department of Transportation issued Historical Studies Report No. 2003-03 with a 2016 update called "A Field Guide to Gas Stations in Texas." This report has a company branding guide that allows users to see common features for each oil and gas brand that operated stations in Texas. (Multiple pages from this report are included in the exhibits.)

*Gulf Oil History:*

Gulf Oil Company began in 1901 with the discovery of oil in Spindletop, Texas. Gulf's first gas station was built in 1913 in Pittsburgh, Pennsylvania. In Texas, many of the earliest Gulf stations were associated with other auto-related businesses and operated from the curbside. Gulf became one of the largest oil and gas companies in Texas and operated stations in most of the state's large cities. Historic photos of the Gulf station at 616 E Main shows that it was built with the Oblong Box with Canopy called and "icebox" that was commonly used after 1937. Station operators (such as Mr. Weber) and station owners (such as the Ottmers) were required to adhere to Gulf marketing and changes to the building were dictated by Gulf. Gulf Oil was bought by Chevron in 1984.

*Building/Business History:*

The former gas station at 616 E Main Street was built in the early 1960s as a Gulf Oil Station. Walter Ottmers was the local Gulf Distributor and obtained the lease rights to the property from Gulf Oil Corporation in 1961 through 1976. It was originally operated by Max Wahl and was referred to in advertisements as Max Wahl's Gulf in South Heights. In November of 1965 Wallace Ottmers took over distribution of Gulf Oil Products from his father Walter. At the same time Werner Weber took over operation of this station and it became known as Weber Gulf. Mr. Weber claims to be the first gas station in town that sold ice. Like many other stations he catered to deer hunters. The station also had an early car wash and Mr. Weber would even wash President Johnson's limousine while he was visiting Fredericksburg.

*Architectural Details:*

The minimal stylistic detailing and an emphasis on the horizontal suggest a restrained Modern or International Stylistic influences. The sloping eaves and rounded corners and edges along with white porcelain enamel panels over most of the exterior. Metal poles to support the canopy, multiple service bays are all Gulf signature features for stations built between 1937-1964. The building was updated from its original style in the late 1960s with the addition of a Self-Serve island and Car Wash (both of which have been removed). A 1982 advertisement with photo shows a canopy with squared corners and edges which was more in keeping with the 1960's-1975 Gulf style. The gabled canopy is the most obvious change to the structure and took place after the current owner purchased it. The building today retains enough integrity to convey its significance as midcentury gas station. The building retains an association with automobiles in its current use as a car dealership.

Anna stated if the board feels they need more time, this application could be postponed until the January 2020 meeting.

Brad Bertrand asked Anna to explain her thoughts on this building maintaining a "high" amount of integrity. Anna stated all the important architectural features are still present in this building. David commented the original enamel is still present.

Brad Bertrand stated part of the important architectural features is the Gulf signage which is no longer present. David Bullion commented that the function of the building has always been auto related. Anna stated the number of gas stations are finite. She commented Mr. Oehler's building has also been landmarked.

Mike Penick requested to address the board regarding the history of the Board. Daniel Jones, City Attorney, stated Mr. Penick could address the Board after a decision was made and after the decision making process.

Karen Oestreich stated she is torn with this decision as it is not a traditional rock building. David Bullion stated he believes this is similar to when the State of Texas started preserving courthouses.

Mike Penick asked if he resigned if he would be able to speak to the Board. Daniel Jones asked Mr. Penick to step out of the room to discuss.

Anna stated this reminded her of stables as they were the original transportation. She asked how many stables are still in existence locally.

Eric Hammerson spoke regarding the application. He stated there is already a landmark on Main Street. What makes this building special.

Mike Penick asked if he resigned if the Board would allow him to speak. David Bullion asked City Attorney if Mike Penick could speak.

Tom Musselman asked the City Attorney if it is up to City Council to file an ethics complaint regarding. Daniel is researching.

Eric Parker commented that he believes reaching outside of the district and land marking a property, it

should be remarkable.

Eric Parker motion to deny seconded by Karen Oestreich. Brad and David voted against. Motion failed.

David Bullion stated he is disappointed in the board, he stated he believes City Staff did a great job providing a rich history.

Daniel stated the Ordinance says any person can make an ethics complaint.

Motion made to delay by Brad Bertrand. Seconded by Karen Oestreich. All voted in favor and the motion carried.

Tom Musselman asked if the 2/2 tie signify there is not a  $\frac{3}{4}$  approval rate to move the application forward. Daniel Jones said that is not how would interpret it.

### **DISCUSSION ITEMS**

Anna Hudson commented a joint meeting with City Council and P&Z is in February. The Board will need to look at dates the 10<sup>th</sup> or the 11<sup>th</sup>. An evening meeting is requested. The board seemed to favor the 11<sup>th</sup> meeting.

### **ADJOURN**

With nothing further to come before the Board, Brad Bertrand moved to adjourn. Eric Parker seconded the motion All voted in favor and the meeting was adjourned at 7:11 p.m.

PASSED AND APPROVED this the 14<sup>th</sup> day of January 2020.

  
SHELBY COLLIER, COORDINATOR

  
SHARON JOSEPH, CHAIR