

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

**HISTORIC REVIEW BOARD
July 9, 2019
5:30 PM**

On this 9th day of July 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
MIKE PENICK
DAVID BULLION
BRAD BERTRAND (voting alternate)
ERIC PARKER
JESSICA DAVIS (voting alternate)

ABSENT: RICHARD LAUGHLIN (alternate) arrived at 6:45 PM
SHARON JOSEPH
KAREN OESTREICH
JERRY SAMPLE

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

Eric Parker discussed an issue with a motion shown in the minutes. Application 19-80 does not state who made the motion. Jessica Davis stated she believed it was David Bullion who made the motion. Eric Parker agreed. Anna Hudson stated the revision would be made.

Motion made by Eric Parker to approve the minutes presented from the June 2019 meeting. Seconded by David Bullion . 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. City Council voted to extend the Historic District with a boundary modification on June 17th

PUBLIC COMMENT

APPLICATIONS

CONSENT AGENDA

Application #19-74- 106 E. Schubert – SKT Architects – New Carport

Application #19-89- 304 N. Bowie – Stevyn Herring Homes – garage conversion

Eric Parker made a motion to approve applications 19-74 and 19-89. David Bullion seconded. All voted in favor and the motion passed.

Brad Bertrand questioned material and color choices on application 19-88. Anna stated colors have not been determined yet. Anna stated colors will be approved administratively by Staff.

Brad Bertrand requested application 19-88 be pulled from the consent agenda

Application #19-88- 207 S. Elk – Shayna Thompson – New Construction of residence

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval for construction of a new single family residence on small lot. The design is modern with shed roofs, parking in front due to width of lot constraints

The lot is empty except for the concrete remnants of a former tank house. The zoning allows for a narrow lot width which constrains the size of the new construction. The proposed design is reminiscent of mid century modern with asymmetrical roof lines and an integrated carport in the front. The design is a modern interpretation of a common style found throughout the district. The scale and massing are appropriate for the historic district. Staff recommends approval as submitted.

Shayna Thompson presented the application stated the siding is lap siding.

Eric Parker made a motion to approve subject to more detailed siding information and color approval prior to construction. Brad Bertrand seconded. All voted in favor and the motion carried.

Application # 19-65 – 511 W. Main – Jeff Brickner – re-rating from high to low

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval to have the structure re-rated from High to Low because of changes made to the property before the current owners purchased it.

In the 2005 survey the property was given a high rating. The applicant and current owner purchased the property in 2013. The wood stairs with lattice were added in 1996.

The current owners completed unapproved work in 2018 that negatively impacted the integrity of the structure. Staff does not recommend approval of a re-rating to low. Unapproved work that diminishes the integrity should not be a reason to re-rate. Photos are attached from 1989, 1999, 2005, 2010, 2018, and 2019 along with Google Street View over several years showing the changes to the property. In 2006 a former owner asked for approval of paint change, alterations to rear deck and 3 new cabins on the rear of the property (that were never built).

Jeff Brickner, property owner, presented the application. He stated several changes have been made that have altered the building over time. He stated the front porch

and roof are vastly different from the original construction. He said he has made several improvements to the property and would like to see it re-rated to low.

Anna Hudson stated this application came to the Historic Review Board previously in May of 2017. The scope of work extended beyond what had been approved. The doors and windows had been removed without a Certificate of Appropriateness. The issue now is a this project is not in compliance with a COA, therefore, a Certificate of Occupancy has not been issued.

Jeff Brickner stated that when they started work on this project the original wood windows were so bad that they were screwed to the siding.

David Bullion asked if the original footprint had changed. Jeff Brickner stated no, then he clarified, stating they had added porches. David Bullion stated his issue is the request from High to Low when the footprint has roughly stayed the same. The other issue is the new survey rated this property as a High. Anna clarified the 2005 Historic Survey rated the property as a High not the 2018 Survey.

Brad Bertrand asked to clarify the CO issue. He asked if the CO is being held up due to the violation of a COA. He asked if the Low rating would allow the City to issue a CO. Anna stated no, the re-rating would not allow the CO to be released as the re-rating would not invalidate the Boards previous COA ruling.

Eric Parker made a motion to deny Application 19-65. Jessica Davis seconded. All voted in in favor motion carried.

Jeff Brickner asked how he was to proceed and obtain a CO. Anna stated Mr. Brickner could reapply to have the Historic Review Board accept the windows that had been installed and come into compliance with the COA which would then allow him to obtain a CO.

Application # 19-81 – 242 E. Main – Clayton& Little – rehabilitation of White Elephant with new canopy

Applications were provided individually but read together

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting Conceptual Approval for a New four level (three above grade), mixed-use facility including hotel rooms, hotel services, restaurant, bar, spa, retail, swimming pool, and event space. The White Elephant building will have a connection, a portion of the existing, north stone wall of the White Elephant Saloon will be exposed to the interior of the new spa. The plan is to cantilever new construction over the White Elephant Saloon exterior wall, with most contact to be for water/weatherproofing,

and all construction will be reversible.

George Wilcox presented the application he stated a CUP is required in order to operate a hotel in the Historic District.

He depicted the proximity between E. Austin and Main Street and the proposed parking structure on E. Austin. He stated the idea is to build a 2 story parking structure at the Austin Street location with only 1 story being visible from Austin Street.

He went over the design materials and the inspiration for the use of materials. He presented the Hotel Site Plan and described the original Keidel family home. He stated this property is currently being used as a B&B and it would be incorporated into the hotel with its current use. He stated the next building would be the drugstore which requires little renovation. It is indented to be a lunch counter on the first floor with an unknown use on the second floor. 1946 Sanborn map shows the building addition and they plan to use it as a back of house functions.

The White Elephant Saloon would be brought back to its original use of a saloon. George stated they would like to keep as much of the original finishes as possible. The new building will have a couple of retail spaces on the ground floor on Main Street. The primary guest entrance for the hotel would be on E. Austin and would offer valet drop off along the north facing wall and valet would take the car across the street to the parking structure.

He depicted the plans for the upper and lower levels of the parking garage. He stated they would like to have minimal cantilevered parking shade structures that would be visible from E. Austin.

He stated they are early in the design stage and are here to obtain advice on the massing of the project. He presented elevations and renderings that depict how the third story will look from multiple view points. David Bullion asked how tall the 3rd story would be, Brian Jordan Director of Development stated max was 38 Ft.

George Wilcox commented on the crowding of the Brockman Kiehne home. He said he knew Anna was concerned, however, ownership is not opposed to stepping back the 3 story of the hotel which would result in a loss of rooms but would provide 13 – 14 ft of distance from the original home.

George Wilcox went on to say the ownership would like to develop a courtyard around the pool in the middle of this property. The existing wood shed would convert to the bathroom building and it would be moved to a different location on the property.

Mike Penick stated there is a stacked fence and asked what the intent with this is. George Wilcox stated it is a Basse block fence and they intend to repurpose it on the property although they are not sure the use yet.

The event space would be 2 story with a mezzanine.

George presented the “Albertina” and stated an addition to the building would result in the windows being converted into doors. He presented elevations and stated the idea would be to differentiate the addition. George presented images of the original kitchen building. He said there are not plans with this building yet but they intend to keep it.

George depicted plans for the old pharmacy. He stated they will keep the old cistern building and have seen evidence of a tank but have not found it. He depicted photos of the old pharmacy showing what appears to be a soda fountain.

Brad Bertrand asked if the application would come back for color approval. Anna stated yes, this application is for conceptual approval. David asked if the only loss of windows was the previously mentioned “Albertina” property. George Wilcox stated yes.

George went on to say the new hotel would abut the White Elephant Saloon but would keep that connectivity light. George commented that this development has some amazing photographs and specifically would like to recreate that canopy.

Mike Penick commented that the breezeway had been eliminated in the Brockman-Kiehne House. George stated the idea is to take it out, the construction of the breezeway is not ideal and it has several roof issues and significant damage. With the breezeway removed it really started to show off the beauty of the buildings. Mike commented that part of the history of Fredericksburg is shown in its building additions he would like them to consider this as part of their project since this is conceptual approval.

Mike stated off of Main Street there are a number of alleyways. He is concerned about the space between Vaudeville and the hotel. George stated that there would be 5 feet between the two buildings. Mike asked if any thought had been given to the alley. George stated as far as design, no, but the alley between the White Elephant and the pharmacy would have outdoor dining. Mike stated alleys were common but they were greater than 5 feet. George commented on the possibility of extending the wall to Vaudeville and eliminating the alley. Larry Jackson stated he had heard that the Vaudeville wall was on the Keidel property. George stated that is true, a portion of it is.

Mike stated he would like to see the Austin Street elevation reduced.

Brad Bertrand asked if George could address the street view along Austin street. George stated it is currently showing as a solid wall, but would like to see a break there or some openings. Brad stated he would like to see a reduction in the scale and mass and be considerate of the pedestrian view, maybe with landscape.

Anna read Brief

The plan is to recreate the balcony of the White Elephant. Even if approval is given TXDOT approval is still required. Details will come later.

David Bullion made a motion to approve. Eric Parker seconded. All voted in favor. Motion carried

Application # 19-82 – 248 E. Main – Clayton & Little – rehabilitation of old Keidel Drug Store building

Staff read brief and recommends approval

Motion made to approve Application by Eric Parker seconded by Jessica Davis. All voted in favor.

Application # 19-83 – 252 E. Main – Clayton & Little – rehabilitation and addition to rear of Keidel home.

Staff read brief and recommends approval.

David stated he would like to see more on this building but for conditional approval he is ok.

Motion to approve as submitted with conditional approval of addition and further detail provided made by Eric Parker. Jessica Davis seconded. All voted in favor.

Application # 19-84 – 209 E. Austin – Clayton & Little – rehabilitation of Brockman-Kiehne house

Staff read brief and recommends approval.

Mike stated he wants more study on the breezeway. He believes it should be remain.

Anna recommended an onsite visit.

George Wilcox stated he would like to recommend a site visit on Thursday.

David would like to see the shed in use on the property and he would like to

preserve the view corridor for the home.

Motion to table application by Eric Parker. Jessica Davis seconded. No votes in favor, all in opposition.

David recommended to move this application to the next agenda in addition to taking no action.

Jessica Davis made a motion to take no action move to next month. David Buillon seconded. All voted in favor.

Anna stated only three members would be able to attend the meeting on site at 3:30 if held on Thursday, no quorum allowed without sufficient time to post. Jessica, Brad are available. Larry Jackson available in afternoon Mike will check calendar.

Application 19-85– 204 & 206 E. Austin – Clayton & Little – Conceptual approval of new parking structure.

Staff read brief.

Jessica asked how many parking spaces on each level. George stated roughly 50/50.

David asked to clarify that size and scale are adequate. Yes. Anna would like more clarity on the effect on the neighbors. The building itself would be setback 18 inches off of the property line.

Brad stated a street view from the other side of the street would be helpful here.

David motion to approve conceptually per Staff Recommendation. Eric Parker seconded. All voted in favor.

Application #19-80 – 242 E. Main – Clayton & Little – conceptual approval of new hotel fronting E. Main and E. Austin Streets.

Staff read brief

Jessica Davis stated a good job visually from East Main but from E. Austin and Lincoln street the view is overpowering. She would like to see a setback from the Brockman house.

David agreed with Jessica he stated the third story is an issue for him visually from all three sides. Brad Bertrand asked if he would like to see pedestrian level elevations on all sides.

David Bullion mad a motion for Conditional approval for size and scale, final approval at later date on items discussed such as setback on Austin street and additional design information on 3rd story and to come back with street level elevations. Eric Parker seconded. Jessica voted in opposition. All others in favor.

DISCUSSION ITEMS

Landmark designation school campus. Superintendent is willing to have building landmarked. Anna will send application to start that process. If this makes august agenda for school board hrb would see it for September agenda. Would like to proceed with school consent.

Brad asked if this was for local landmark designation. Anna stated yes. Brad asked if this was the national registry landmark building. Anna stated yes. Brad asked if any research had been done as far as grants for this building. Anna stated as a school there is not much available and listing on the national register is usually required.

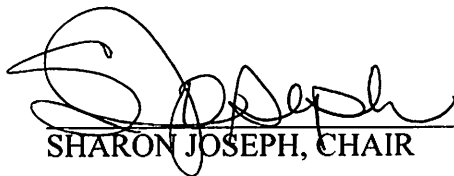
Tom Musselman stated he believes the school is more amenable now having been exempt from the Historic District and believes it would be beneficial to have the school make the application.

ADJOURN

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

PASSED AND APPROVED this the 13th day of August 2019.


SHELBY COLLIER, COORDINATOR


SHARON JOSEPH, CHAIR