

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

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

On this 10th day of September 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
SHARON JOSEPH
BARRY KAISER
MIKE PENICK
DAVID BULLION
KAREN OESTREICH (voting alternate)
BRAD BERTRAND (alternate)
ERIC PARKER
RICHARD LAUGHLIN (alternate)

ABSENT: JESSICA DAVIS

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

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

MINUTES

Motion made by Larry Jackson to approve the minutes presented from the August 2019 meeting. 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 went on to provide an update regarding the Historic District Expansion. She also reminded the Board about the required Open Meetings Act training.

Anna Hudson also stated she had received 3 applications regarding the Preservation Grant and the Selection Committee will meet to review.

PUBLIC COMMENT

APPLICATIONS

CONSENT AGENDA

Application #19-103 – 406 E. Main St – SKT Architects – Demolition

Anna Hudson, Historic Preservation Officer stated The applicant is requesting to demolish low rated Phillips 66 gas station and leave the lot empty (no new construction plans at this time) other than fencing.

The structure was rated low in the 2005 survey. The structure was built in 1968 as Ince's Phillips 66 gas station. One of the bays has been infilled. The stand-alone canopy was added later. The ranch style without a canopy was not the common prototype of Phillips 66 in this time period.

Replacement plans have not been submitted at this time. The site is very visible and in a high-traffic section of town. Staff recommends approval of the demolition with the stipulation that the site be landscaped in a way so as not to encourage parking.

Anna stated a change had been submitted regarding the requested fence. The new submission of a ranch wire fence she does not feel is appropriate.

Brandon Weinheimer with SKT Architects presented the application.

Motion to approve demolition made by Eric Parker. Richard Laughlin seconded. All voted in favor and the motion carried.

Motion to approve 2x4 panel wire fencing presented at the meeting with support provided at top of fence made by Eric Parker. David Bullion seconded. All voted in favor and the motion carried.

Application #19-104 – 412 E. Main St – SKT Architects - Demolition

Motion to approve demolition made by Eric Parker. Richard Laughlin seconded. All voted in favor and the motion carried.

Application #19-101 – 110 W. Travis building 400 – Fredericksburg ISD – Landmark Designation

Anna Hudson, Historic Preservation Officer, stated The applicant is requesting a recommendation to City Council to designate the property as an individual landmark with a "high" rating to include only a five foot area of land around the building, not the entire 110 W Travis lot.

In 1921 Superintendent C.W. Feuge was able to raise funds to remodel the old college building and construct a state of the art high school. The 1922 High School building was designed by Austin architect, Hugo Franz Kuehne. Kuehne was an engineer and architect who helped to establish the school of architecture at the University of Texas.

He designed the Fredericksburg school while in private practice. The style of architecture can be described as Beaux Art, for which Kuehne was well known.

The school building was officially dedicated on April 16, 1923. It was technologically advanced with telephone systems, an electric wound master clock connected to all the buildings. The seating capacity of the auditorium was 1075 with acoustics pronounced as the very best by Governor Neff.

As the high school building from 1922 until the mid-1960's thousands of Fredericksburg pupils have roamed the halls creating memories of the campus anchored by the buildings.

(1) High rating. The most significant Resources identified in the 2002 Fredericksburg Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture,

engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition. Staff recommends approval of the landmark designation. The old high school was the only building in the 2018 survey identified as potentially eligible for the National Register of Historic Places. Historically, when landmarks are created the entire parcel is designated. In this case the ISD is asking for five feet around the perimeter of the building so as not to hinder future campus planning. Staff recommends a 25 foot boundary around the building to be included in the landmark designation so as to prevent inappropriate additions or new construction that could have a negative impact on the structure.

Staff finds the property meets 7 of the 8 criteria used to evaluate historic significance:

Superintendent of Fisd spoke on behalf of Fisd. He stated the School Board feels very strongly about the 5ft buffer as opposed to the 25 ft buffer.

Tom Musselman, current Fredericksburg City Councilman, spoke regarding his support for the 25 ft buffer surrounding the proposed Landmark building. He stated he does not feel a 5 ft buffer is enough protection for this building.

Motion made to recommend Landmark designation with a recommendation to include the entire parcel as a landmark by David Bullion. Eric Parker seconded. All voted in favor and the motion carried.

Application # 19-105 – 206 S. Adams – Jesse Barter – Repairs and New Rear Connector

Brad Bertrand recused himself and left the table.

Anna Hudson, Historic Preservation Officer, stated The applicant is requesting replacement of connector at rear of house.

The applicant is requesting to replace an existing, non-original connector. Currently there's a wood and glass door with wood windows on either side. The proposed replacement is a contemporary metal and glass storefront that will be ADA compliant. It will clearly differentiate new from old. Staff recommends approval based on the SOI Standards #9 and 10 and the FBG Design Guidelines for additions. The addition is appropriate is mass and scale and is a product of its own time.

Jesse Barter, the applicant, presented the application. He stated he and his family intend to live onsite and run a family restaurant from this location.

Motion made to approve application as presented per SOI #9 and SOI # 10 made by David Bullion. Karen Oestreich seconded. All voted in in favor and the motion carried.

Application # 19-106 – 210 S. Adams – Jesse Barter – Re-rating, selective demolition, New Addition.

Brad Bertrand recused himself and left the table.

Anna Hudson stated The applicant is requesting a re-rating of 1905 structure from low to medium. The removal of 1970's addition to allow for new metal and glass storefront addition and approval to reclad 1990's addition and change fenestration. They are also requesting new front porch railing and gate.

Staff finds the 2002 rating of the 1905 house to have been done in error. While there are significant additions to the house, the original 1905 house continues to contribute to the local and NR historic districts. 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. The applicant is proposing work to enhance the historic features and make significant changes to non-historic additions.

Staff recommends approval of the removal of the non-historic 1970s addition. The proposed floor plan will reveal more of the historic structure. Staff recommends conceptual approval of the new addition. The proposed scale, mass, and roofline are appropriate. However more detail is needed on how it will interact with the historic structure. This recommendation is in keeping with SOI #9 and #10 and FBG Design Guidelines for additions.

The 1990's addition is not historic. The proposed recladding to board and batten will give the addition a similar look to what is has now. The proposed fenestration pattern is meant to help tie the 1990s addition to the new addition. Staff recommends approval pending more information on the storefront glazing. This recommendation is in keeping with SOI #9 and #10 and FBG Design Guidelines for additions.

Apparently there are ghost marks from a front rail that was previously on the front porch. More detailed drawings of a new front porch and gate are required for final approval. Staff recommends conceptual approval with the stipulation that physical or photographic documentation be presented for the basis of the new design. This recommendation is in keeping with SOI #6. Detailed color renderings are recommended before final approval.

Motion made to approve the request to re-rate from low to medium, approve removal of 70's addition, approve re-cladding 1990 addition and conceptual approval of new metal and glass addition and conceptual approval of new railing and gate by Eric Parker. Larry Jackson seconded. All voted in favor and the motion carried.

Application # 19-107 – 104 W. Creek – Jesse Barter – Demolition of Apartment/Office Building.

Brad Bertrand recused himself and left the table.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a re-rating of 1960s apartment building that has been used as offices to allow for demolition and construction of new covered pavilion constructed of hones CMU, metal storefront, louvered mechanical screen, and standing seam metal roof. The applicant would also like to construct a gabion fence (wall).

Motion to approve to re-rate the building from medium to low and approve the demolition by Eric Parker. Seconded by Richard Laughlin. All voted in favor and the motion carried.

Motion to approve the Gambian fence by Richard Laughlin. Eric Parker seconded. All voted in favor and the motion carried.

Motion made by Eric Parker to provide conceptual approval with the need to show height relative to other structures and show how it impacts neighbors. Jackson seconded the motion. All voted in favor and the motion carried.

Richard Laughlin commented that the applicant needs to clarify the request as a pole barn or an enclosed building.

Anna Hudson commented that Board needed to provide direction regarding the design.

David Bullion commented that he would like to see metal and glass design for the pavilion area. He also encouraged them, when they return, to provide elevations all the way around the building.

Application 19-94 – 511 W. Main – Jeff Brickner – Replacement Windows

Brad Bertrand returned to the table.

Eric Parker left the meeting at 6:57 PM

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval replace original double-hung divided lite wood windows with double hung single lite vinyl windows and replace exterior window trim with Smart Siding and to replace wood 6 panel doors with simulated 6 panel metal doors.

Jeff Brickner, the applicant and owner, presented the application. He stated it is his desire to resolve this issue and obtain a Certificate of Occupancy.

David Bullion commented that if windows are unable to be repaired you would replace with like materials. He went on to say he is struggling with this decision.

Anna Hudson commented that a COA was in place for paint and repair. A COA was not issued for window replacement.

Karen Oestreich commented that this could potentially set a precedence. She does not believe she could allow these windows to stay in good conscience.

Motion made by Larry Jackson to deny application - wood widows need to be replaced and doors. Seconded by David Bullion. All voted in favor and the motion carried.

Jeff Brickner asked if the building was considered “condemned” at this time since the board is not allowing him to use the building.

Daniel Jones stated the applicant is in violation of the Historic Preservation Ordinance.

DISCUSSION ITEMS

Design Guidelines – Negotiating contract with HHM & Assoc and Winter & Assoc.

David Bullion asked that the Board look at Tax Incentives on a future agenda. Anna Hudson stated recent state legislation has changed regarding how the city can raise tax rates. Item will be added as a discussion item.

ADJOURN

With nothing further to come before the Board, Karen Oestreich moved to adjourn. Richard Laughlin seconded the motion All voted in favor and the meeting was adjourned at 7:24 p.m.

PASSED AND APPROVED this the 15th day of October, 2019.



SHELBY COLLIER, COORDINATOR



SHARON JOSEPH, CHAIRMAN