

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

**HISTORIC REVIEW BOARD
May 13, 2014
5:30 PM**

On this 13th day of May, 2014 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
STAN KLEIN
MIKE PENICK
CHARLES SCHMIDT
LARRY JACKSON
ERIC PARKER
DAVID BULLION
BURLEIGH ARNECKE

ABSENT: KAREN OESTREICH

ALSO PRESENT: KENT MYERS – City Manager
BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KYLE STAUDT - Building Official
TAMMIE LOTH – Development Coordinator

The meeting was called to order at 5:30 PM by Sharon Joseph.

MINUTES

Charles Schmidt moved to approve the minutes from the April 2014 regular meeting. Mike Penick seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #14-29 by Bruce Reeh on behalf of Rob Simpson at 121 E. Main Street to install cover between two existing accessory buildings at rear of building. – Bruce Reeh presented the application and noted the owners would like to add a roof between two buildings in the rear to protect the storage area. Mr. Reeh noted the buildings have been in place for at least 15 years and stated the roof will not attach to the main structure. Mr. Reeh noted the roof will be approximately nine feet high and will slope to approximately 8 feet towards the parking area in the rear.

Eric Parker moved to approve Application #14-29 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #14-30 by Anita Metcalfe at 318 E. Main Street to construct awning on front of building. – Kyle Staudt, Building Official, noted Application #14-30 has been tabled by the

applicant because the Texas Department of Transportation is not allowing anything to be placed in their right-of-way and Ms. Metcalfe would like to visit with TXDOT before she makes application to the Historic Review Board since the proposed canopy would be in the right-of-way.

DISCUSSIONS

Presentation on the proposed Main Street hotel at 406 E. Main St. – Brian Jordan, Director of Development Services, introduced the project that is being proposed and explained instead of just presenting it as an application that needed to have action taken immediately, the applicants would present the proposal to the Board before they make a formal application. Daniel Brooks and Phillip Keil, architects from Page Sutherland Page, and Schaesby Scott, owner, presented the project for discussion. Mr. Keil showed a video presentation which highlighted the different elements of the project. Mr. Keil noted the owner is wanting to construct a mixed use building consisting of retail and restaurant on the bottom level and hotel rooms on the second and third floors. Mr. Keil noted they have been studying the scale of the buildings in this area and have worked with the massing of the structure by breaking it into smaller pieces so it fits in with the smaller, long buildings on Main Street. Mr. Keil noted they are trying to take advantage of the huge oak tree that is situated in the middle of the block and in front of their project and build a courtyard around the tree. Mr. Kiel noted the property slopes toward Austin Street and most of the parking will be under the building. Mr. Kiel stated the lobby for the hotel is located in the back and the hotel rooms are arranged around the courtyard. Mr. Kiel added they will have to work with TXDOT to try and get them to approve the awnings that will be in the right-of-way because it is very important to their project. Mr. Kiel commented they have studied the architectural designs on Main Street and are inspired by them and will be adding some of those elements to the building. Mr. Kiel noted there will be a lot of greenery on the street edge to soften the appearance and make the project pedestrian friendly. Mr. Kiel added they are hoping to pick up some of the historic detail seen on Main Street with the handrails and guardrails. Mr. Kiel stated the large stone blocks will have a roughhewn texture and the metal will be used as a secondary material as seen around Fredericksburg. Mr. Kiel added most of the parking will be located below the building and all the parking on the rear will be screened.

Burleigh Arnecke asked what kind of retail will be on the first floor and Mr. Scott stated that is still to be determined, but their objective is to have retailers that are either currently in the market or within the area, and they understand there cannot be any chain stores in their building. Mr. Scott noted they are looking for businesses that will contribute to the experience of Fredericksburg and either offer something different or compliment what is already here.

David Bullion noted he likes how the building is broken up as opposed to it being one massive building. Mike Penick asked for a drawing that shows the buildings on both sides of the proposed project to see the scale and the applicants offered a photo of the buildings on Main with the proposed project added. Mr. Scott noted they have been sensitive to the presence and significance of the Nimitz from the beginning and he has visited with General Hagee to explain the project and get feedback and he has been supportive of the project. Mike Penick stated he was happy they didn't use too much stone on the proposed building. Stan Klein noted he liked the way they addressed the issues of the site, but the set back of the upper floors will not be evident. Mr. Klein added the buildings are proportional and present a traditional store front. Mr. Klein noted there is usually a cap on the upper floor and their proposal presents a very contemporary statement. Mr. Klein added the windows that are being pulled back are not a historical feature. Mr. Klein stated Fredericksburg has eclectic architecture and a wide variety of styles and they

have done a great job proportionally, but the façade is not totally understood and asked the applicants to bring a 3D model to the meeting when they formally present their application. Mr. Kiel noted they are really making an effort to not compete with the historic buildings or replicate something from the past, but they will take all the suggestions into consideration before they make their formal application and will have a 3D model at the next meeting.

Old Methodist Episcopal Church – 600 E. Main Street – Kyle Staudt, Building Official, noted Richard Laughlin shored up the building from the interior, added some framing to the bell tower and boarded up the tower to keep all the pigeons out. Sharon Joseph asked if they spoke about reimbursing Mr. Laughlin for the materials he used and Mr. Staudt noted Mr. Laughlin said he wanted to take care of the repairs on his own. Mike Penick asked if the money that is set aside for Historic Review Board in this year’s budget can be used to do some more work to the church and Mr. Jordan commented probably not in this budget year, but there is a possibility the money can be used to replace the street signs in the Historic District with a distinctive sign designating the Historic District, as has been discussed for two years. Pat McGowan then brought up the possibility of condemning the building in order to take the building for public purposes and pay the current owners something so someone else can own the building and restore the property. There followed more discussion on ways to get the building restored and in usable condition. Ms. McGowan also suggested the owners that are known could deed their part of the property to the city, and as co-owners the city could begin restoring the church.

ADJOURN

With nothing further to come before the Board, Charles Schmidt moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 6:40 p.m.

PASSED AND APPROVED this the 10th day of June, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN