

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

**HISTORIC REVIEW BOARD
June 10, 2014
5:30 PM**

On this 10th day of June, 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 May 2014 regular meeting. David Bullion seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #14-42 by Stuart Barron at 401 E. Main Street to construct new one story, approximately 3000 square foot commercial building with stone and stucco exterior and metal porch roofs supported by painted metal columns. – Barry Wagner, architect for the project, presented the application and stated the project will be developed in two phases. Mr. Wagner commented the property will be divided into two lots and a parking lot will adjoin the two phases. Mr. Wagner stated the existing building will need to be demolished in phase two and noted phase one consists of a small building with three retail spaces and a large parking lot. Mr. Wagner stated the curb cut that is established will remain, the existing rock wall will be taken down and a seat wall will be constructed in its place. Stone and stucco will be used on the new building and the stone pattern will be different on the middle rental unit. Mr. Wagner added the stone will be limestone and the stucco will be tan to blend with the stone. Mr. Wagner noted there will be porches on the front that will be supported with cantilever brackets

and the metal roof will be galvalume. Mr. Wagner noted any exposed steel on the underside of the porch will be painted green and the storefront will be a dark anodized aluminum. Mr. Wagner stated the building height on the outer parapet will be approximately 16 and one-half feet and an additional two feet on the center portions of each space. Mr. Wagner noted the overall footprint of the building is approximately 40' x 78' and the site is stepped down because they are working with the existing sidewalk landings for accessibility so that at each landing point you will be able to enter back onto a porch for that particular retail space.

Larry Jackson moved to approve Application #14-42 and David Bullion seconded the motion. All voted in favor and the motion carried.

Application #14-43 by Page Sutherland Page on behalf of Gable S Corporation to demolish three one story structures and construct new mixed use, three story structure on property at 406 and 412 E. Main Street.

– Schaesby Scott, owner of the property, Phillip Kiel of Fuhrman Kiel, and Brandon Townsend of Page Sutherland Page presented the application. Mr. Kiel noted they have updated some of the plans from the comments the Board gave at the informational presentation at the last meeting and comments they have received from neighbors. Mr. Kiel noted there were some specific areas the Board asked them to come back with and the first was to get some context of the existing adjacent properties. Mr. Kiel noted they tried their best to get the drawing to scale and presented those findings. Mr. Kiel stated the building to the left of the proposed project has a fairly large parapet but is set back from the property line. Mr. Kiel noted the sidewalk on the proposed project slopes approximately three feet from one end to the other and because of that, the west side awning is taller and the awning on the east side is lowered to where the transom windows are above the awning. Mr. Kiel noted the Main Street façade is an urban façade right up to the property line, but the east and west building lines are pulled back from the property line, the west being set back approximately 10 feet and the east side set back approximately 30 feet. Mr. Kiel noted the columns that were carrying the awning on the sidewalk have been removed and they are instead proposing a gable-stayed awning and pulling it back a couple feet from the prior design. Mr. Kiel noted the balconies on the east and west sides have been removed for the privacy of the neighbors and commented the parking area on the rear of the property will be granite gravel as opposed to concrete to take the commercial feel away. Mr. Kiel noted there will be lots of stone on the building and stucco will be used as a secondary material. Mr. Kiel added a metal siding will be used that looks a lot like weathered galvalume, but it is a natural material that is not reflective. Mr. Kiel explained there will be special attention paid to the paving material that is used for the sidewalk to make a more intimate scale of textures. Mr. Kiel stated they are trying to respect the two story façade of the Nimitz by proposing a two story urban façade and stepping back the third story. Stan Klein asked what the height of the façade is and Mr. Kiel noted the two story element is 27 feet and the three story element is approximately 37 feet. Mr. Kiel explained the west side is approximately four feet higher (41 feet) because of the slope of the land. Mr. Kiel added the mantel of the opening on the second story has been lowered to help decrease the height of the top of the building and the third floor balcony on the right side of the structure is gone so they bumped the height up in order to animate the design a little. In addition, a cut limestone cap was added to the top of the walls. Mr. Kiel touched on the ideas they have for some modest under-scaled signage that is contemporary for today but ages beautifully because of the manufacturing process that is used. Mr. Kiel then presented a 3D model of the proposed building for the Board to consider and noted the historic elements that were changed from the

applicants informational presentation.

PUBLIC COMMENT

Joe Cloud, owner of All Seasons, noted he is in support of the project and stated the character of the materials nods to the historic materials of Fredericksburg and honors the history of the building materials of the city. Mr. Cloud added there are materials from every era on Main Street and the applicants have taken the most important materials from each era and used them on the proposed building and applauded the applicants for the work they have done.

Bobby Sagebiel concurred with the previous comments and noted they have done an admirable job of blending in and have worked hard to address the community concerns.

Timothy Kooch stated the architect has done a good job of the rendering but the overall impact will be huge in that block.

Sharon Brunner commented she lives in the block behind the proposed hotel and stated she and the neighbors have a concern about the height of the project from their side (Austin Street) because it looks like a four story building which seems massive. Ms. Brunner added they like the materials that are being used but the long lines and angularity seems too contemporary and would like to see some softening of that.

Ernie Loeffler, Director of the Convention and Visitors Bureau, noted during the design phase of their building the Texas Historical Commission told them it looked too historic and the design had to be changed so the building would not appear a historic structure, which he commented is somewhat relevant now as the Board considers this new hotel.

Gary Brunner stated the two sides are very linear and boxy and if the two sides are more distinctive from each other it would soften the look.

Mr. Kiel noted their concerns are the same as the neighbors and they are very sensitive to scale and will continue to work very hard with the materials and plantings. Mr. Kiel noted the building will not have very ornate details and they are designing the building with materials that will age beautifully and add intimacy, appropriate scale and softness.

Burleigh Arnecke commented putting the awnings on brackets instead of columns is a great improvement.

David Bullion stated most of his concerns were addressed but the third story doesn't seem to incorporate any changes, such as a capstone. Mr. Kiel explained it will be a parapet cap and the awnings will be steel bracketed with wooden awnings so as you look up the detail of the wood will give a sense of intimacy and the edge will have a cap to it, but it will be a very light touch so there will not be any heavy shadows created.

Stan Klein noted one of the impacts of the project is the lack of setbacks and asked for the height of the ceilings on the different levels. Mr. Klein asked if the 27 foot height is negotiable and added he liked the introduction of the cap on the second floor. Mr. Klein noted the defining edge is not historical, but it defines the character of the neighborhood and this is the first hotel

in the Historic District so it is critical. Mr. Klein added his concern is the mass at the street because there is nothing like it in the block, which is more residential in nature.

Stan Klein summarized the detail changes the applicants made from their informational presentation to the formal 3D application based on the Board's comments and suggestions as:

- 1) Canopy will be suspended and not supported by columns (columns are deleted)
- 2) Added a cut stone base, all windows are defined by cut stone lintels, expressed cut stone coping cap, third floor will have stucco or metal with an expressed metal parapet cap
- 3) Steel bracketed wooden canopies on the third story
- 4) Balconies are removed on the east and west sides

Mr. Klein then asked if there was any way to drop the right side height by a foot and a half and Mr. Kiel noted it would be very difficult because the stacking has been studied in detail and their concept was the higher the second story, the less the impact of the third story.

David Bullion moved to approve the application predicated on the 3D rendering presented and the points clarified by Stan Klein. Larry Jackson seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Board Appointments – Brian Jordan, Director of Development Services, asked that the Board members whose terms are expiring to draft a letter stating their desire to be re-appointed or to step down from the Board for the consideration of the City Council.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. Charles Schmidt seconded the motion. All voted in favor and the meeting was adjourned at 7:00 p.m.

PASSED AND APPROVED this the 15th day of July, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN