

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

**HISTORIC REVIEW BOARD
November 18, 2014
5:30 PM**

On this 18th day of November, 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
CHARLES SCHMIDT
ERIC PARKER
DAVID BULLION
MIKE PENICK
JOHN MURAGLIA
LARRY JACKSON

ABSENT: KAREN OESTREICH
STAN KLEIN

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
KYLE STAUDT - Building Official
BROC SCHULZ – Building Inspector
TAMMIE LOTH – Development Coordinator

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

MINUTES

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

APPLICATIONS

Application #14-93 by Andy Bray on behalf of Security State Bank & Trust to make the following changes to property located at 118 S. Crockett: 1) Remove turned columns and gingerbread at existing porch 2) Add two new entry elements at the north and south elevations to include new stone entries, stained cedar columns, and a cedar and steel truss 3) Replace turned columns at south entry with stained cedar columns 4) Closely match window styles and metal roof with new construction 5) Add new motor bank canopy that will match the existing canopy with stone columns – Andy Bray and Whitney Koch of Mustard Design presented the application and noted the improvements are minimal, except for the addition of a drive-through. Mr. Bray noted they are proposing a 6-lane motor bank drive through with a hip roof cover that will be connected to the existing building. Mr. Bray stated a standing seam metal roof will be used to match the existing. Mr. Bray noted the location of the drive through was chosen because it works well with the site and does not require any additional

curb cuts. Mr. Bray noted the other improvements are on the entrances and stated the existing porch on the south elevation runs the entire length of the building and is not appropriate for a bank so they would like to clean it up. Mr. Bray proposed creating a stone entry piece with a gable roof that will leave the porch on the left as is, except cedar columns will be used instead of the existing turn post columns. Mr. Bray continued the right hand side of the porch will be removed and a portion of the stone will be returned to stucco to break up some of the mass. Mr. Bray noted the sidewalk will remain where it is and the main entry will be delineated. Sharon Joseph asked if the windows shown on the side of the entry door are truly open and Mr. Bray noted they would be to allow the porch to pass through and also keep the mass of the stone diminished. Mr. Bray noted they are proposing a gable piece with stone to cover the double doors on the north elevation and to install windows to signify the entry on that side. Mike Penick asked if the shed portion was existing and Mr. Bray noted it was and added they are going to start the gable piece at the top of the existing shed to tie back into the building. John Muraglia asked if the roof height was staying the same and Mr. Bray noted it was. Ms. Joseph questioned the limestone will be changed to stucco on a portion of the Crockett Street elevation and Mr. Bray noted it would. David Bullion asked if the columns will be 6x6 chamfered and Mr. Bray noted he has not designed that detail, but they can use chamfered columns. Ms. Joseph added she was glad the gingerbread was coming off the building.

Mike Penick moved to approve Application #14-93 and Eric Parker seconded the motion. All voted in favor and the motion carried.

Consider making a recommendation on the Design Standards and Guidelines for Entry Corridors from the proposed Comprehensive Plan Issues Update – Brian Jordan, Director of Development Services, noted the City Council has directed this Board to make recommendations regarding the proposed design guidelines. Mr. Jordan noted the Board seemed pleased with the architectural elements during the last discussion. Mr. Jordan stated there was a comment about the requirement that parking be located in the rear and noted the Planning and Zoning Commission also questioned this requirement. Mike Penick commented when a development is brought to the street and parking is in the back, access will be directed to the rear of the building. Mr. Penick noted concern that defeats the purpose of having a front entrance and the front façade could be diminished and more concentration be placed on the back façade. Mr. Jordan stated the design of the building is still intended to be at the street and a front façade will still need to be constructed. Mr. Jordan noted vehicular customers will enter through the back, but the design of the building is intended to be fronting the street. Mr. Jordan noted this requirement could be quite a stretch, but the thought process is that most of the buildings in the Historic District face close to the street and that is part of the pedestrian scale which encourages walkability. Mr. Jordan noted this requirement may not be realistic all the way out to the city limits line where there is more parking located in front of buildings.

Mr. Jordan then explained there are several ordinances in place that cover many of the guidelines and the bulk of the Historic Review Board concern is on the architectural elements, the massing and scale, and parking. Eric Parker asked how the standard of adhering to the Historic District Guidelines when rehabilitating historic buildings would be enforced when the buildings outside the district aren't rated. Mr. Jordan commented some of them are rated and Mr. Parker noted those would already be covered under the Historic Preservation Ordinance and Mr. Jordan confirmed they would. There followed discussion on protecting and rehabilitating

buildings that are not landmarks. Mr. Jordan noted that is probably not a substantial amount of properties, but the standard could be pushed to a guideline so if there is a building that was missed on the survey or is being looked at as a landmark the guideline could be applied. Mr. Jordan then noted it may be better to eliminate that section or note the intent is if the building is not currently a landmark, but has the potential to be in the next five to seven years, the guideline should apply. The Board agreed everyone needs to be looking for properties that should be landmarks and are not rated as such.

Mr. Jordan commented the other section that was referenced in the prior discussion was setbacks and frontage. Mr. Jordan explained different zoning districts have varying setbacks and the guidelines suggest the maximum setback for a building be 25 feet. Mr. Jordan noted he believes the guideline is intended to give developers some flexibility. Mr. Penick noted if a plan is logical but doesn't fit within the maximum 25 foot setback listed in the guideline, something may be built that doesn't make complete sense. Mr. Penick added having buildings set back a maximum of 25 feet doesn't mean the building will be attractive. Mr. Jordan noted that is where the combination of standards and guidelines are intended to give Staff the direction to try to work with designers so they have enough flexibility to satisfy their client and the City can also achieve the appeal they are trying to create.

There were concerns everyone does not have full understanding of all the standards and guidelines and it was suggested no action be taken at this meeting and members of the Board were asked to consider the information and come to the next meeting prepared to make a recommendation.

DISCUSSIONS

Update on Demo by Neglect property at 105 N. Acorn – Kyle Staudt, Building Official, noted the owners have responded to the letter he mailed and read their response letter stating they have started the process of repairing the structure.

Update on Demo by Neglect property at 102 E. Main - Kyle Staudt, Building Official, stated the owners have not been in contact with him, but a contractor did come into the office to inquire about painting the wall. Mr. Staudt noted he will get in touch with the contractor to let him know more work is required to stabilize the wall than just fresh paint.

Update on Christian Methodist Episcopal Church at 600 E. Main – Brian Jordan, Director of Development Services, stated a surprise visitor appeared at City Hall asking about repairing the church and he was present at the meeting to speak to the Board. Mr. Jordan introduced Gary Hunter, an heir to the church, and his fiancé, Tammy. Mr. Jordan noted he and Sharon Joseph had met with the mayor to discuss how to preserve the church and one of their tasks was to find some heirs to the church and get a 501C3 established so they would be able to accept donations. Mr. Hunter noted his roots run very deep in Fredericksburg and his mother's main concern when she got sick was that something be done with the church. Mr. Hunter informed City Staff and the Board he spoke to Paul Phillips, another heir that has shown interest in repairing the church and been to a Historic Review Board meeting, and he asked for his help in drawing up a 501C3. Mr. Hunter noted the 501C3 has been established for the church. Mr. Hunter stated he came to town to do some work on the church but was informed he needed to speak to City Staff

before any work was done and that is the point he is at. Mr. Hunter noted the church foundation has been shored up, but as water seeps underneath the building the foundation will be undermined. Mr. Hunter stated he wants to follow all guidelines but he definitely wants to get the church repaired to carry out his mother's wishes. Mr. Hunter commented after his mother's death he found family photos that were taken outside of the church and he now understands the significance of the building and wants to get it restored. Mr. Jordan asked Mr. Hunter if his intent was to actually restore the building to its original shape and if he plans to use it for events or occupancy. Mr. Hunter stated he would like to get it restored so visitors are able to tour the church. The Board and City Staff directed him to develop a plan of action for restoring the building and bring that plan to the Board for approval. Mr. Jordan added photos would be helpful in determining the details. Mr. Hunter commented the church now has a website and is located on social media and visitors are submitting photos to the website and funds are being donated. Mr. Jordan informed Mr. Hunter the City has funds budgeted for Historic Preservation and he would like to visit with the City Manager about having the 501C3 request some of those funds for work on the church. City Staff also committed to getting Mr. Hunter some contact information for individuals that could be beneficial in getting the project started.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 6:24 p.m.

PASSED AND APPROVED this the 9th day of December, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN