

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

**HISTORIC REVIEW BOARD
October 13, 2015
5:30 PM**

On this 13th day of October, 2015 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
MIKE PENICK
JOHN MURAGLIA
KAREN OESTREICH
JERRY SAMPLE
ERIC PARKER

ABSENT: STAN KLEIN
LARRY JACKSON
DAVID BULLION

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

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

MINUTES

Jerry Sample moved to approve the minutes from the August 2015 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-70 by John Wm. Klein on behalf of Gillespie County Historical Society to construct a rear addition to the portion of the building that was added in the 1950's on property located at 314 W. San Antonio – John Klein, architect, presented the application. Jeryl Hoover from the Gillespie County Historical Society was also present to answer questions. Mr. Klein noted the society received some HOT funds and would like to create an entrance to better identify the area. Mr. Klein stated the intent is to build the entrance with a glass storefront and windows that will come out. Mr. Klein noted the existing wall is clay tile. Mr. Klein gave some history of the site and noted there will be more changes coming at a later date. Mr. Klein noted the 1950's structure will be taken down and replaced with an exhibit museum and the 1980's lean-to will also be removed.

Karen Oestreich moved to approve Application #15-70 and Eric Parker seconded the motion.

All voted in favor and the motion carried.

Application #15-71 by Billy & Sharon Grona at 106 S. Washington for minor alterations to previously approved 2-story addition to south side of structure – Sharon Grona and Jennifer Irwin, owners of the property, presented the application. Ms. Grona noted their originally approved plan did not include parking but they have purchased a property that will now be used for parking. Ms. Grona stated the handicapped accessible room will be moved from the front of the building to the rear to access the handicapped parking spot. Ms. Grona added the windows on the side of the building have been changed from two double windows to a small window.

Jerry Sample asked if the deck and staircase off the back goes over the property line and Ms. Grona noted it did and they plan to grant an easement for that.

Karen Oestreich moved to approve Application #15-71 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #15-74 by Gable S Corporation to construct a new, approximate 21,400 square foot 2-story mixed use building at 406 E. Main Street – Shaesby Scott, owner, Phillip Keil, architect, and Jim Mikula, Project Leader, were in attendance to present the application. Mr. Keil explained the site now also includes the Inn on the Creek property at 107 N. Washington. Mr. Keil noted their approach to designing the project is to create an urban façade along the property line with awnings projecting out to enhance the pedestrian shopping experience. Mr. Keil noted they are trying to work around the Heritage Oak tree on site and create a courtyard that will break up the urban façade. Mr. Keil noted the materials they will use on the building include board and baton siding, either stucco or metal, depending on budget costs, and a lot of touchable details to create a smaller scale. Mr. Keil noted the building will be split into three distinct masses in order to create a pedestrian experience under the oak tree and to break up the mass and scale so it doesn't overwhelm the area. Mr. Keil noted the guests will enter in the back of the building and the scale will be broken off there as well. Mr. Keil added a new sidewalk along Washington Street is planned.

Charles Schmidt questioned if the entrance off Main Street has been removed and Mr. Keil noted it was eliminated to improve the continuity of the pedestrian shopping experience and also so the retail base could be expanded. Mr. Keil noted the primary façade material on Main Street will be a vermeer cut limestone because the texture recreates the look and feel of the hand flattened block seen on Main Street. Mr. Keil stated as the corner of the building rounds they will use a rubble limestone with a coining of the vermeer cut stone. Mike Penick asked what size the stone will be on the front façade and Mr. Keil stated it will be as large as cost allows. Mr. Penick asked if the rubble on the sides will be smaller and Mr. Keil stated they would be and it will be more of a smear effect on the sides and a coursed effect on the front. Mr. Penick asked if the coins will be protruding and Mr. Keil stated he hadn't thought about that but he is open to doing so. Mr. Penick noted a finite shadow line would be wise. Mr. Keil noted he liked that idea. John Muraglia commented the cream color of the limestone is good because when the sun hits the building it will be very bright if the stones are white. Mr. Muraglia encouraged the applicants to use as creamy a stone as they can find. Mr. Keil commented the façade of the retail and hotel is pushed back about six feet and there are awnings that bridge back to the

façade and project out about eight feet forward. Mr. Muraglia asked if the lentils will be prominent and Mr. Keil stated they would be. Mr. Keil noted a cut stone will be used on the base of the columns and on the cornice. Mr. Keil noted the lentils will also be cut stone. Mr. Keil stated the limestone is the identity of the retail building and the Prussian Blue board and baton is the identity of the hotel. Jerry Sample asked what the spacing is on the boards and Mr. Keil noted it is drawn at 24 inches, but they would like to do that smaller. Mr. Sample asked if it will be a square cut board and baton and Mr. Keil stated it would be. Mr. Sample stated the east elevation is one big wall and has a lot of vertical look to it and asked if that is going to be broken up in any way. Mr. Keil noted that is about nine feet from the property line and they will put up a fence so they don't believe it will be a very visible façade. Mr. Scott noted they have eliminated the balconies from the east and west side of the structure due to the neighbors' concerns. Mr. Scott commented the neighbors repeatedly asked for softness and he believes by reducing the structure to 2-story and the other changes they made, they have done that. Mr. Muraglia and Mr. Sample both noted if a tall vertical piece is used on the east side it should be stone and Mr. Scott added or stucco, which was agreeable to the Board. Mr. Keil noted he would have to study if that is possible because of the way everything is tied together. Mr. Sample asked how the awnings will be constructed and Mr. Keil noted they will be a painted steel structure with wood decking on the underside. Mr. Sample asked if there would be any slope and Mr. Keil noted they will slope slightly, approximately ¼ of an inch. Mr. Keil added the rear façade will be softened with plantings to hide the rear service corridor.

John Muraglia moved to approve Application #15-74 and Eric Parker seconded the motion. All voted in favor and the motion carried.

Application #15-72 by Tony Martin Builders to construct new residence at 212 Mistletoe Street – Ira Martin presented the application and noted they would like to design small 1500 – 1600 square foot Sunday homes. Mr. Martin noted they will use Texas limestone for the exterior, antique pine entry doors and painted Marvin double hung windows. Mr. Martin added the roof will be standing seam metal. Mr. Martin stated they plan for the houses to mimic what is currently on the street. John Muraglia asked what type of fence will be installed and Mr. Martin noted he would like a low stone fence, but the owners will probably want to put in a privacy fence. Mr. Martin explained they are striving to keep everything very open. Mr. Martin added their design is intended to separate the massing.

Mike Penick stated he does not believe the salt block roof on the accessory building is appropriate and would like to see a gable roof. Mr. Martin agreed that could be done.

Charles Schmidt moved to approve Application #15-72 with the stated change to the accessory building roof and John Muraglia seconded the motion. All voted in favor and the motion carried.

Application #15-73 by Tony Martin Builders to construct new residence at 213 W. Schubert Street – Ira Martin presented the application and noted this is similar to the other house presented. Mike Penick noted the roof on this accessory building should also be changed to a gable. Jerry Sample asked why they propose so many double entry doors because he doesn't believe that is a Fredericksburg element. Mr. Martin noted as families grew, different structures were be added onto houses so they are trying to make their structures look like homes

that were added on to and make each structure stand on its own.

Jerry Sample moved to approve Application#15-73 and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

Demolition by Neglect letter for property at 410 S. Milam - Brian Jordan, Director of Development Services, noted a letter referencing demolition of certain historic elements of the property is in the packet for the Board's approval. Kyle Staudt, Building Official, and Broc Schultz, Building Inspector, noted the house is not in bad shape, but the shutters and windows are in need of repair.

Jerry Sample moved to send the Demolition by Neglect letter to the owner of the property at 410 S. Milam and Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Demolition by Neglect property at 247 E. Main (Admiral Nimitz's Birthplace) – Kyle Staudt, Building Official, and Broc Schulz, Building Inspector, stated they went by the building but did not see anything of great concern. The Board asked City Staff to put the item back on the agenda for the following month so they could go by the property and make a determination at the next meeting.

Demolition by Neglect property at 115 S. Adams (Old Clinic Building) – Sharon Joseph asked if this was for the old hotel and Kyle Staudt, Building Official, noted it was. Mr. Staudt stated the windows on the alley side are rotting and falling apart.

Jerry Sample moved to send a Demolition by Neglect letter to the owners and John Muraglia seconded the motion. All voted in favor and the motion carried.

DISCUSSION

New Construction – Brian Jordan, Director of Development Services, stated they were going to discuss new construction in the Historic District at this meeting but the Board does not seem prepared to do so. Mr. Jordan asked the members of the Board to highlight that portion of the Historic Preservation Ordinance and come prepared to discuss it at the next meeting.

ADJOURN

With nothing further to come before the Board, Jerry Sample moved to adjourn. John Muraglia seconded the motion. All voted in favor and the meeting was adjourned at 6:38 p.m.

PASSED AND APPROVED this the 10th day of November, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN