

Fredericksburg Historic Review Board
Application Information

Application Number: 19-81
Date: April 14, 2020
Address: **242 E Main**
Zoning: CBD
Owner: Keidel Family Gen
Applicant: Clayton & Little Architects
Rating: High (White Elephant Saloon)
Proposal: repair, repoint, repaint as necessary, new wood canopy

Request:

The applicant is a Certificate of Appropriateness to:

1. To include rebuilding the original canopy that extended over the sidewalk, if regulatory (TxDOT) approval is received.
2. Exterior work will also include minimally invasive cleaning, repair and restoration of the front façade and cresting. This building will be returned to its original use as a bar. Minimal renovation of the interior spaces is planned, with focus on uncovering original materials (and keeping them) where possible. New MEP systems will likely be required. The common rear addition will be kept, modified and reused to support the new bar and adjacent café uses.
3. Connect to new hotel at rear of building.

Relevant Secretary of Interior's Standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Fredericksburg Design Guidelines:

Recommended for additions:

1. Designing additions so that they do not destroy any significant historical material.
2. Designing additions so that they are compatible in size and scale with the original structure.
3. Recognizing additions as products of their own time.
4. Designing additions so that they maintain historic alignments that may exist on the street.

Staff Recommendation:

1. The proposed replacement of the wood canopy would further restore the grand façade. The historic photo will help provide details for restoration. TxDOT will also need to approve the balcony as it is in their ROW. Previously they have required columns in the ROW to be non-load bearing.
2. The historic White Elephant building is still in use and in good repair. The proposed rehabilitation will further extend the life of the commercial building. This recommendation is in keeping with SOI Standard #1 & #2 and #6.
3. The proposed rear attachment to the new hotel is sufficiently to the back of the property and will not detract from the Main St elevation. Staff recommends approval in keeping with SOI Standards #9 and #10 and the City of Fredericksburg Design Guidelines for new construction and additions.

Fredericksburg Historic Review Board
Application Information

Application Number: 19-80
Date: July 9, 2019
Address: **240-242 E Main**
Zoning: CBD
Owner: Keidel Family Gen
Applicant: Clayton & Little Architects
Rating: empty lot next to White Elephant
Proposal: Final approval of new hotel with 2 story along E Main Street and 3 story fronting E Austin St

Request:

The applicant is requesting a Certificate of Appropriateness to build:

New Hotel building to be a four story (three stories above grade) building, that is proposed to be 33'-8" high relative to average adjacent grade. Primary façade material is to be raked stucco with wood accents, storefront materials to be steel and glass. Hotel guestroom windows to be prefinished aluminum. The proposed East Main St. façade material is to be thin format brick, with steel and glass storefront and painted steel columns and railings.

In response to the City of Fredericksburg Historic Review Board comments received on 7.9.19, the proposed hotel building design has been modified to lessen the building's "presence" on East Austin St. and allow good visibility of the Brockmann-Kiehne House. The shape of the floor plan has been modified to reduce building mass at the corner adjacent to the Brockmann-Kiehne House by angling the building corner closest to the existing historic structure. The building mass at this elevation was also modified by stepping back the third floor at the north facade by approximately 50'.

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Fredericksburg Design Guidelines:

Recommended for additions:

1. Designing additions so that they do not destroy any significant historical material.
2. Designing additions so that they are compatible in size and scale with the original structure.
3. Recognizing additions as products of their own time.
4. Designing additions so that they maintain historic alignments that may exist on the street.
5. Preserving original entrances.

Recommended for new construction:

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.
3. Maintaining the same roof lines, setbacks, and street and porch orientations as its neighbors.
4. Minimizing the visual and physical impact of parking.

Not Recommended

1. Removing historic site features or buildings that are important elements to the historic area.
2. Designing a building as a style, scale, or proportions that never occurred in the area.
3. Designing the building with materials, colors, and finishes not compatible with its neighborhood.
4. Designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings.

Staff Recommendation:

The space between Vaudeville and the White Elephant has been empty for decades and is one of the few empty lots in the Central Business District. The proposal of a 2 story store front that then steps up to 3 story is appropriate given the size of the lots. This will fill in the blank on this block of E. Main Street. The proposed design is in keeping with the storefronts in the area as far as form and architectural features. It uses more modern, but common materials. The structure will clearly be contemporary while complimenting the commercial district. The proposed hotel development retains and utilizes four historic buildings. The White Elephant building will be the only building that is touched by the new building and will be done so at the rear of the building at the 1946 addition. The majority of the 3 story mass is in the center of the block. The mid-block location further helps conceal the mass from Main Street. The proposed materials are appropriate for the historic district.

Conceptual approval was given with consideration of stepping down the Austin Street elevation to two stories or pushing the building back a few feet. The applicant came up with a design that was stepped down, but was later altered to meet the programming requirements. The current proposal is for 3 stories along Austin St.

The entrance/vehicular drop off for the new building will be directly behind the Brockmann Keihne house, new hotel rooms to the east and BBQ restaurant to the west. The greatest change will be to the open space around the Brockmann-Keihne house.

Staff recommends approval. This recommendation is in keeping with the SOI Standards for additions and new construction #9 and #10 and the City of Fredericksburg Design Guidelines for new construction and additions.

Fredericksburg Historic Review Board
Application Information

Application Number: 19-84
Date: April 14, 2020
Address: **209 E Austin**
Zoning: CBD
Owner: Keidel Family Gen
Applicant: Clayton & Little Architects
Rating: High (Brockmann-Kiehne House)
Proposal: rehabilitate, remove breezeway enclosure, add fencing and site walls, re-rate shed, new construction of BBQ restaurant.

Request:

The applicant is requesting a Certificate of Appropriateness to:

- 1 The historic Brockmann-Kiehne house will be converted to an unconditioned dining pavilion in support of the new barbecue establishment built nearby. Care has been taken to give this old Sunday House plenty of room to be admired by guests at the new hotel as well as passers-by along East Austin Street. No new mechanical or plumbing work will occur within the house; only electrical upgrades to provide appropriate lighting and ventilation by ceiling fans. The exterior materials will remain as-is, with repairs made as needed for structural integrity and water-tightness. Additions made at the original dorch gang will be removed, with new steel framing inserted for support.
2. The ancillary well house and tank will be retained in situ with minimal restoration anticipated;
3. Re-rate the vernacular Shed first that appears on a 1938 Sanborn Map; the building is currently sited approx. 60' to the west of the Brockmann-Kiehne House. In recent history (date forthcoming from family records) this building was rebuilt with new framing and cladding. Historic significance of this structure is in question. Contractor to deconstruct this shed. All materials to be retained unless noted otherwise. Inventory and catalog materials prior to storing
4. The new barbecue building will be a single story structure approximately 16'-0" tall. It will consist of an exposed primary structure of steel pipes with metal screen and weathered wood board siding walls. The exposed steel and wood roof structure will support a metal roof with deep overhangs. This building has been respectfully sited in relation to the adjacent Brockmann-Kiehne house.

Relevant Secretary of Interior's Standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Findings and Recommendations:

1. The Brockmann-Kiehne house was built circa 1870. The original house was 1 ½ stories with a standard Historical configuration that included the existing entry hall between two parlor rooms with a separate kitchen and cellar that was separated by a "durchgang" or breezeway. The front porch is likely not original. The home was sold to the Kiehne family in 1906. Ms. William Kiehne added a small glassed-in porch to the east (plan south) side of the middle room (which seems to have been removed and is now a covered patio) and added the bathroom and utility porch to the west (plan north).

The building is in disrepair including significant water intrusion and apparent structural issues. The proposed rehabilitation will further extend the life of the structure. The removal of the breezeway was discussed during conceptual approval and was the subject of an on-site meeting that took place on July 11, 2019. Part of the concern is that current wood siding shows the evolution of the house. The applicant contends that the proposed steel connector will better show the early history of the house when the two stone structures were separate. Staff recommends approval. Since the building will not be conditioned converting the exterior to the time period before it was conditioned is also appropriate. The air

- flow is important for the integrity of the masonry. Staff also recommends the roof be restored to a wood shingle which would also be period appropriate. This recommendation is in keeping with FBG Design Guidelines and SOI Standards.
2. The tank house will be retained and rehabbed. Staff recommends approval as submitted based on SOI Standards #1 & #2.
 3. The shed appears to have been re-clad and rebuilt compromising its historic integrity. This is the only structure proposed to be removed. Staff recommends approval of the re-rating the low to allow for deconstruction and re-use of materials. This recommendation is in keeping with the FBG Historic Preservation Ordinance-Demolition. The replacement is an improvement for the district.
 4. The new BBQ restaurant building will allow for a “light” use of the historic Brockmann-Kiehne Home by not trying to use the historic space for restaurant it better protects the BK house. The materials and minimal shed design are appropriate for the district. It is clearly distinguished from the old and appropriate in size, scale, and material. This recommendation is in keeping with SOI #9 & #10.

Case Comments:

The house needs to be made weather tight with repairs to windows and masonry in a timely manner to avoid demolition by neglect. The maintenance of the house should not be dependent on the funding of the hotel.

Fredericksburg Historic Review Board
Application Information

Application Number: 19-85
Date: April 14, 2020
Address: 204 & 206 E Austin
Zoning: CBD
Owner: Fredericksburg Parking, LLC
Applicant: Clayton & Little Architects
Rating: low
Proposal: Final Approval of new parking structure for new hotel across the street

Request:

The applicant is requesting a Certificate of Appropriateness for:

1. New parking garage across East Austin Street from the new hotel development. It will be a two story structure, with a lower level below the street level. The only visible portion of the structure along East Austin Street is the four foot tall concrete screen wall, in front of which is a five foot planting area and then the sidewalk. The planting bed will provide a softer appearance for passers-by.

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Fredericksburg Design Guidelines:

Recommended for new construction:

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.
3. Maintaining the same roof lines, setbacks, and street and porch orientations as its neighbors.
4. Minimizing the visual and physical impact of parking.

Staff Recommendation:

This request received Conceptual Approval in July 2019. The two lots in question had non-historic homes removed in June of 2018. The parking that will be provided is required to make the hotel development viable. The site has flood plain issues as it abuts the creek. CBD zoning allows for no setbacks. The parking structure has been planned to be plain and unobtrusive. The screen wall with vegetation will help to mitigate the view of cars and enhance the pedestrian experience. Staff recommends approval.