

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

**HISTORIC REVIEW BOARD
March 9, 2021
5:30 PM**

On this 9th day of MARCH 2021, the Historic Review Board convened in regular session at the Rockbox Theater at 106 N Llano St with the following members present to constitute a quorum:

PRESENT:

DAVID BULLION
BRAD BERTRAND
LARRY JACKSON Arrived @ 6:18
SHARON JOSEPH
BARRY KAISER
JESSICA MITTEL
ERIC PARKER
MIKE PENICK
JOE SALINAS, Jr (non – voting alternate)
RICHARD LAUGHLIN

ABSENT

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
JASON LUTZ – Director of Development
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

Jessica Mittel needs to have her name corrected on Page 5. David Bullion made a motion to approve the minutes with the corrections. Eric Parker seconded the Motion. All voted in favor and the February 2021 were approved.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, informed the Board of the process of the 2nd Draft of the Historic District Design Guidelines and Standards and upcoming Steering Committee Meeting on March 25, 2021. The City Council Presentation (update only) will be on April 5, 2021 with a Public Meeting to be scheduled in the month of April.

CONSENT AGENDA

Application #21-20 305 N Bowie – Jacob Smith - demo outbuilding, new siding, windows, side addition

Motion to approve the consent agenda per Staff recommendation made by Eric Parker. Seconded by Jessica Mittel. All voted in favor and the motion passed.

APPLICATIONS

Application #21-22 low water crossings in Historic District – City of Fredericksburg – installation of warning systems at low water crossings

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting a Certificate of Appropriateness for approval to install flood gates and warning flashers at low water crossings at

- S. Creek Street @ Barons Creek
- W. Travis Street @ Town Creek
- N. Edison Street/W. Schubert Street @ Town Creek (two separate crossings)
- W. Schubert Street @ Town Creek (East of RM 965)

the components associated with the system:

- Flood Gates
- Flashing Beacons
- MUTCD-Compliant Signage
- Advance Warning Signage
- Stream Gauges
- Wireless Communications (SCADA)
- Electrical and/or Solar Power Supplies

Staff recommendation:

The flood warning infrastructure will provide a life safety role that is less invasive to the district than new bridge or other road modifications. Staff recommends approval. Colors of boxes should be muted to standard metal colors if possible.

A letter was received from Clark Welder stating he is opposed to the project.

Garret Bonn, Assistant City Engineer, presented the Board with images of the proposed locations. The Board requested that the Systems are as discreet as possible. Daniel Jones, City Attorney, stated the Board needs to act on this item within 60 days. Garret will return with this item at the next meeting.

Application- #19-80 240-242 E Main St – George Wilcox- final approval of materials of new hotel building with frontage on E. Main Street and E. Austin Street

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting Final Approval of: New Hotel building to be a four story (three stories above grade) building, measuring up to 38' in height. 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.

Staff recommendation:

This project was given approval with the stipulation that windows be added to the west elevation, final material and color selection to be submitted for final approval. The applicant has added windows to the west side of the building and submitted colored elevations depicting final material choices.

The final color drawings appear to be darker than previously seen. Staff recommends the color palette be softened/lightened to be more in keeping with the historic commercial block of Fredericksburg. The brick on the Main Street façade still shows TBD. There are only a few commercial brick buildings, and they are a traditional D'Hanis red. The proposed brick is much darker than the typical limestone or red brick, along with the use of anodized metal storefront the design will have a heavier look. The raked stucco should be muted to a softer grey given the extent of the material to be used. This recommendation is in accordance with the Historic Preservation Ordinance Sec. 23-62. - Criteria for approval of a certificate of appropriateness.

Brad Bertrand recommends softening the color pallet and materials. He would like to avoid heavy textures and would like warmer colors on the brick, such as D'Hanis Brick.

Eric Parker stated he would like to see renderings of the new buildings next to the old existing buildings.

David Bullion made a Motion to Approve the window request for Application 19-80. Seconded by Eric Parker. All voted in favor and the motion carried.

Application- #21-21 100 blocks of E. Creek and E. San Antonio Streets – Holy Ghost Lutheran Church- campus master plan – demolition, new construction, and additions

David Bullion recused himself and left the table.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval of a Master Plan that includes demolition of:

- A. 108 E Creek – former residence currently low rated -1945
- B. Garage at 110 E San Antonio – high rating
- C. 113 E San Antonio - Kindernest Building – low rated -1961
- D. Carports and sheds – non-historic age
- E. Storage building behind 201 S. Adams
- F. “Quilters building” at rear of 113 E S Antonio
- G. “non historic additions” on Sunday house at rear of 110 E Creek
- H. additions to 209 S. Adams

new construction of:

A. 14,867 s.f. building for Kindernest is proposed south of the current church office and facing E. Creek Street, a residential area. The massing of the building is broken down into smaller residential scale forms. The roofs are primarily hipped with gabled roof accents. It incorporates large glass windows to emphasize the point of entry. The windows throughout the rest of the building are more residential in style and scale. Proposed exterior materials are compatible with adjacent structures and include lap siding and stucco.

B. 10,416 s.f. Narthex / Christian Education Building is proposed to be constructed along San Antonio Street just west of the church where two buildings currently exist. It will be connected to the church by means of an enclosed glass connector to maximize transparency and visibility of the historic church and new courtyard beyond. The connector enters the church foyer through an existing stained-glass window opening which is converted into a doorway by removing the lower portion of the window and stone to floor level. The massing and scale of the front façade is broken up with several gable forms, a shed roof front entry, and a parapet walled wing to the west. The maximum ridge height is 2'-8" lower than the ridge height of the existing church. The proposed exterior materials include stucco with cast stone accents.

C. New covered walkway, thin metal profile – staff recommends approval.

additions to:

A. 110 East Creek Street will be used for adult classrooms. A two story, 950 s.f. addition is proposed on the back side of the structure to gain additional classroom space and secondary stairway for egress. The new gable roof form is similar in size to the existing gables. The stairway is enclosed by a lower shed roof form to reduce the scale of the addition. Stucco and siding are proposed for the exterior veneer.

B. 117 East San Antonio Street is planned to be future church offices. A 3,325 s.f., two-story addition is proposed on the back side of the building for additional office space. The addition is similar in scale and style to the existing structure but clad in stucco veneer in lieu of concrete block. The addition is attached to the existing structure by means of a glass connector to clearly separate old and new structures.

C. storage at 209 S. Adams

Staff findings and recommendation:

The process of creating a Master Plan for a church campus in the historic district is a worthwhile challenge. Staff commends the applicants for the effort to identify significant structures and commit to the long-term viability/re-use of such structures. As a church campus in the middle of the historic district, the applicant must balance the growth of the church with the historic integrity of the campus/district. The church was initially built as a single building in the middle of a residential neighborhood. The acquisition of numerous historic homes over time has given rise to the need to plan for the future use of now empty buildings. The need for parking during church events puts pressure on the historic campus, however the City of Fredericksburg Historic Shopping District Ordinance was written with the understanding that historic structures should not be removed for the sole reason of accommodating parking. The documents/plans being reviewed today are conceptual in nature and the details may change as funds are raised and programming needs change in coming years. Generally speaking, the plan is respectful of the most significant structures and the new construction has been designed specifically for this location in terms of size/volume, design, and materials. The following are

staff's comments on specific changes proposed in the drawings. Each project will need to obtain final approval/a certificate of appropriateness.

Parking that detracts from historic structures/sites erodes the integrity of the district. Parking right up against the structures such as the "prayer chapel" and the high rated houses on the north side of San Antonio street should be reconsidered. The loss of landscaping creates an island effect of structures in the middle of parking lots.

Brad Bertrand voiced his concern with the mass of the project. He recommended that the applicant minimize the impact of the visual elements by breaking up the mass. He also stated he has concerns that the proposed glass connector disrupts the view of the church.

Eric Parker made a motion to Approve Application #21-21 per Staff Recommendation. Larry Jackson seconded the motion. The motion died.

Brad Bertrand made a motion to Approve Application #21-21 as presented condition upon glass connector being explored to preserve the historic church and allow for demolition of 108 E. Creek. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

Brad Bertrand requested that when the applicant is ready, he would like the physical materials presented.


DISCUSSION ITEMS

ADJOURN

With nothing further to come before the Board, Eric Parker moved to adjourn. Jessica Mittel seconded the motion All voted in favor and the meeting was adjourned at 7:36 p.m.

PASSED AND APPROVED this the 13th day of April 2021.


SHELBY COLLIER, COORDINATOR


SHARON JOSEPH, CHAIRMAN