



**CITY OF FREDERICKSBURG  
HISTORIC REVIEW BOARD**

**TUESDAY, FEBRUARY 14, 2023**

**5:30 P.M.**

**LAW ENFORCEMENT CENTER at 1601 E. MAIN ST**

David Bullion, Chair  
Jessica Mittel, Vice Chair  
Larry Jackson, Member  
Liliana Welliver, Member  
Robin Cowsar, Member

Richard Laughlin, Member  
Sam Childers, Member  
Joe Salinas, Jr., Member  
Amy Slaughter, Member

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The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, FEBRUARY 14, 2023, at 5:30 p.m. The meeting will be in person at the LAW ENFORCEMENT CENTER AT 1601 E MAIN.** This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube

<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. CHAIR'S STATEMENT**

**4. PUBLIC COMMENTS**

The Historic Review Board welcomes citizen participation and comments at all HRB Regular Meetings. The Historic Review Board offers citizens the opportunity to address them by signing up to speak prior to the meeting and to limit comments to 3 minutes.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. February 14, 2023.
2. Complete the Citizen Comment Form online at [www.fbgtx.org](http://www.fbgtx.org); or
3. Email your comments to [ahudson@fbgtx.org](mailto:ahudson@fbgtx.org) or

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center to comment. You will be limited to 3 minutes to speak.

**5. APPROVAL OF MEETING MINUTES**

January 10, 2023, HRB meeting minutes

**6. CERTIFICATE OF APPROPRIATENESS APPLICATIONS  
CONSENT AGENDA**

- A. Application- #23-008 **119 W San Antonio**– *Anne Eppright*- painting and new rear porch

**INDIVIDUAL CONSIDERATION**

- B. Application- #23-004 **416-418 E Main Street**– *Keith Smith*- painting and fencing  
C. Application- #23-009 **302 W Schubert**– *Jonathan Holland*- window replacement  
D. Application- #23-012 **411 E Main Street**– *Whitney Koch*- 2 new STR units  
E. Application- #23-013 **409 E Main Street**– *Whitney Koch*- 6 new STR units

**7. OTHER DISCUSSION ITEMS**

A. Director's Report

**8. ADJOURN**

This is to certify that I, Anna Hudson, posted this Agenda by 12:00 p.m. on Friday, February 10, 2023, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



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Anna Hudson  
Historic Preservation Officer

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

**HISTORIC REVIEW BOARD  
JANUARY 10, 2023  
5:30 PM**

On this 10<sup>th</sup> day of January 2023, the Historic Review Board convened in regular session at the Law Enforcement Center located at 1601 E. Main Street, with the following members present to constitute a quorum:

**PRESENT:**

DAVID BULLION  
LILIANA WELLIVER  
AMY SLAUGHTER  
RICAHRD LAUGHLIN @ 5:37  
JESSICA MITTEL  
JOE SALINAS  
ROBIN COWSAR

**ABSENT**

LARRY JACKSON  
SAM CHILDERS

**ALSO PRESENT:**

ANNA HUDSON – Interim Director of Development Services  
SHELBY COLLIER – Associate Planner

David Bullion called the meeting to order at 5:30 PM.

**MINUTES**

Minutes approved with corrections.

**APPLICATIONS**

**Application- #23-004 416-418 E Main Street– Keith Smith- painting and fencing**

Keith smith presented the application.

Anna Hudson, Interim Director of Development Services, stated the applicant is requesting a Certificate of Appropriateness to

- A. repaint all exterior features.
- B. Install new metal fencing and screening for new dumpster location.
- C. New dumpster location

Paint and fencing, if proposed to meet the Design Guidelines/Standards, are approved administratively. The structure in question is a unique structure with two very distinct time periods represented. The original structure is a one-story L-plan house of Victorian style. The addition on the west side of the original house is a good representation of midcentury features including flat roofed porch under the main roof form. Flat roof with clustered windows. Two businesses intend to occupy the structure, one in each distinct portion.

- A. The paint colors for both sections should be period appropriate for the style of architecture and in keeping with the historic district. Staff does not recommend approval as presented.
- B. The proposed fencing should not be in line with the front porch of the original section of the house. The current fence location on the east side is as far forward as a fence should be located.
- C. The new dumpster location should be relocated to behind the building, not in such proximity to Main Street.

Amy Slaughter stated that pink is an appropriate color for midcentury structures, however, not this shade of pink or the quantity and advised the applicant to look at placement of the color pink such as signage.

Richard Laughlin stated the red roof clashes with the pink trim.

Jessica Mittel suggested using the pink for a pop of color on the door.

Jessica Mittel made a motion to deny application #23-004 items A&C but allow for administrative approval for fence through the Historic Preservation Officer. Seconded by Joe Salinas. All voted in favor and the motion carried.

## **DISCUSSION ITEMS**

### **Discussion and possible action regarding potential demolition by neglect of 413 W. Creek Street**

Anna Hudson, Interim Director of Development Services, stated a Certificate of Appropriateness was issued in December of 2021 for extensive rehabilitation and new construction. Selective demolition of interior the structure continues to sit vacant in a state of disrepair. Staff will conduct an on-site meeting with the owners, architect, and building official on Monday, January 9, 2023, and will have more information at the Historic Review Board meeting on January 10

Randy Stehling with SKT Architects presented along with owners Wes and Tammy Pack.

They explained that they were no longer interested in completing the project but have an interested buyer that they are confident will bring their vision to the project resulting in a rejuvenated property.

Colt asked what the time frame is for the Demo by Neglect. Anna Hudson informed him that the project would have 90 days from the second determination for the work to be completed.

Richard Laughlin made a motion to file a Demo by Neglect. Seconded by Joe Salinas. All voted in favor and the motion carried.

Anna Hudson provided an update regarding the Comprehensive Plan. The consultants will return to Fredericksburg on January 17<sup>th</sup> for a joint meeting with Planning and Zoning and City Council. There will also be two focus group meetings on the 18<sup>th</sup> of January as well as a public Open House.

## **ADJOURN**

With nothing further to come before the Board, Jessica Mittel moved to adjourn. Robin Cowsar

seconded the motion. All voted in favor and the meeting was adjourned at 6:36 p.m.

PASSED AND APPROVED this the 14<sup>th</sup> day of February 2023.

\_\_\_\_\_  
SHELBY COLLIER, ASSOCIATE PLANNER

\_\_\_\_\_  
DAVID BULLION, CHAIRMAN

**Historic Review Board**  
**Application Information**

**Application Number:** 23-008  
**Date:** February 14, 2023  
**Address:** 119 W San Antonio  
**Zoning:** CBD  
**Owner:** Rickert  
**Applicant:** Anne Eppright  
**Rating:** Medium  
**Proposal:** repaint and rear porch addition

**Request:**

The applicant is requesting approval to:

Add a new rear porch. The original back porch area (existing now as an interior space) will be included in the remodel.

- Exterior materials - windows, doors, siding, & the roof will remain.

The back wall of the house will have two new windows, a back door, and siding will be added (all same style as original).

- A new gable roof will be added over the original back porch and extend over the new open porch. It will tie into the existing roof in the middle of the house. This new roof will replace the shed roof now over the old porch area. The new roof will match the style of the existing composition roof.

- The new open porch across the back has similar proportions and feel to the front porch. It will have similar turned posts and a simple railing that is the same as the side stairway.

- The house and trim will be painted with an approved historic color.

**Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:**  
**3.3. ADDITIONS TO HISTORIC PROPERTIES**

*Visibility from the public right-of-way (ROW) is used to gauge the appropriateness of design. For corner lots, this includes both the front façade and the street-facing side façade.*

(d)For rear additions, consider using hyphens, breezeways, insets, or offsets to connect the addition to the historic building differentiating the massing from the original main house. (See fig. 3-48.) *Medium Priority Recommended*

(k) Design new additions that have less ornamentation and detailing so that they do not visually overpower the historic building.

*Medium Priority -Required if visible from the public ROW*

(m) Balance compatibility with differentiation among the following aspects of the addition's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

*Medium Priority -Required if visible from the public ROW*

(p) The addition should be visually cohesive as a unit; the different parts of the addition should clearly communicate a unified, contemporary date of construction. Consider using one consistent roof form for the entire addition.

*Medium Priority Recommended*

**Staff recommendation:**

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The proposed rear addition is an open porch that will not be readily visible from the street. The original porch was previously enclosed. The design will still allow the original enclosed porch to read as such. Staff recommends approval as submitted.

**Case Comments:**



# Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

## City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to [permits@fbgtx.org](mailto:permits@fbgtx.org)

Subject Property Address \_\_\_\_\_

Date Submitted \_\_\_\_\_

Owner name: \_\_\_\_\_

Phone # \_\_\_\_\_

Owner Address: \_\_\_\_\_

Authorized Applicant: \_\_\_\_\_ Phone # \_\_\_\_\_

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Applicant E-mail: \_\_\_\_\_

Desired Start Date: \_\_\_\_\_

Desired Completion Date: \_\_\_\_\_

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attach supporting documentation in jpeg or pdf:  paint color  color photographs  site plan  elevations & floorplans  material specifications. Applications are incomplete without sufficient documentation.

\_\_\_\_\_ Staff to complete \_\_\_\_\_

Application # \_\_\_\_\_

Year Built: \_\_\_\_\_

Eligible for Administrative Approval \_\_\_ Yes \_\_\_ No

Zoning: \_\_\_\_\_

Historic Review Board Meeting Date \_\_\_\_\_

Application Fee \$10 COA#

Survey Rating:

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

\_\_\_\_\_  
\_\_\_\_\_

Historic Preservation Officer Signature \_\_\_\_\_

**Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.**

























The remodeling project on this Victorian cottage at 119 West San Antonio, built in 1910, is almost exclusively on the interior (functional improvements) - with the only exterior concern being an open porch added across the back of the house. This new porch will be sensitive to the historic character of the house. Besides adding the new back porch - no additional square footage will be added to the house.

- The original back porch area (existing now as an interior space) will be included in the remodel.

- Exterior materials - windows, doors, siding, & the roof will remain.

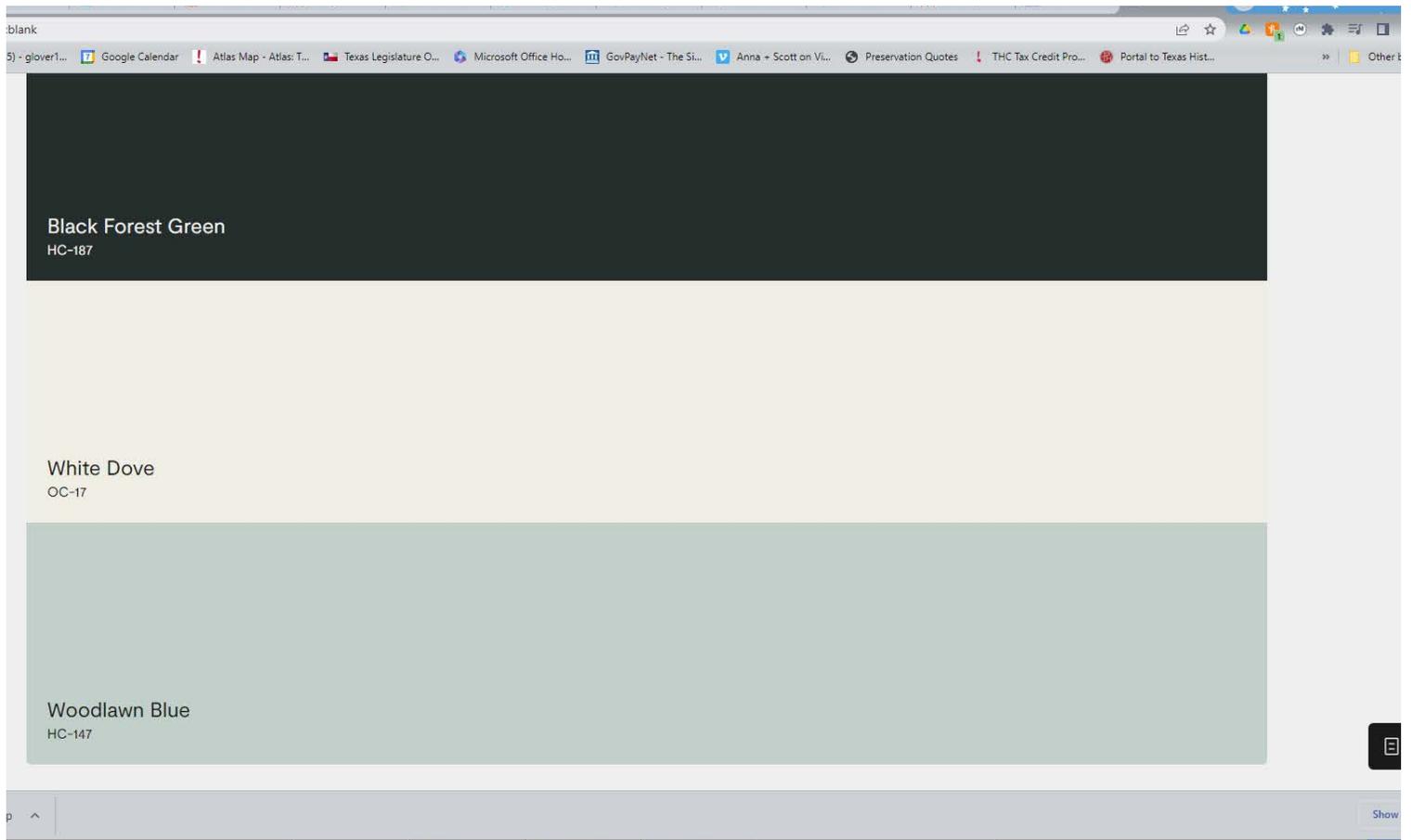
The back wall of the house will have two new windows, a back door, and siding will be added (all same style as original).

- A new gable roof will be added over the original back porch and extend over the new open porch. It will tie into the existing roof in the middle of the house. This new roof will replace the shed roof now over the old porch area. The new roof will match the style of the existing composition roof.

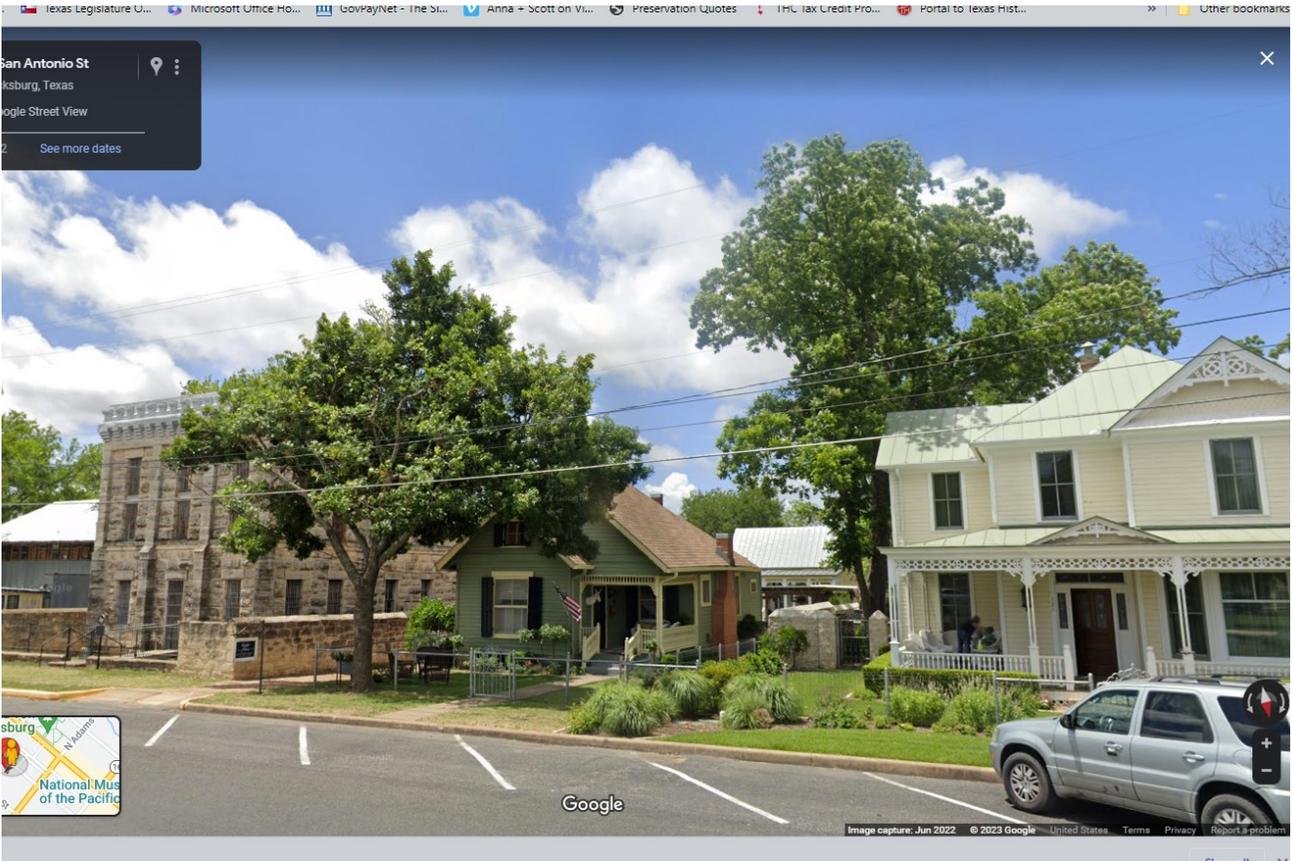
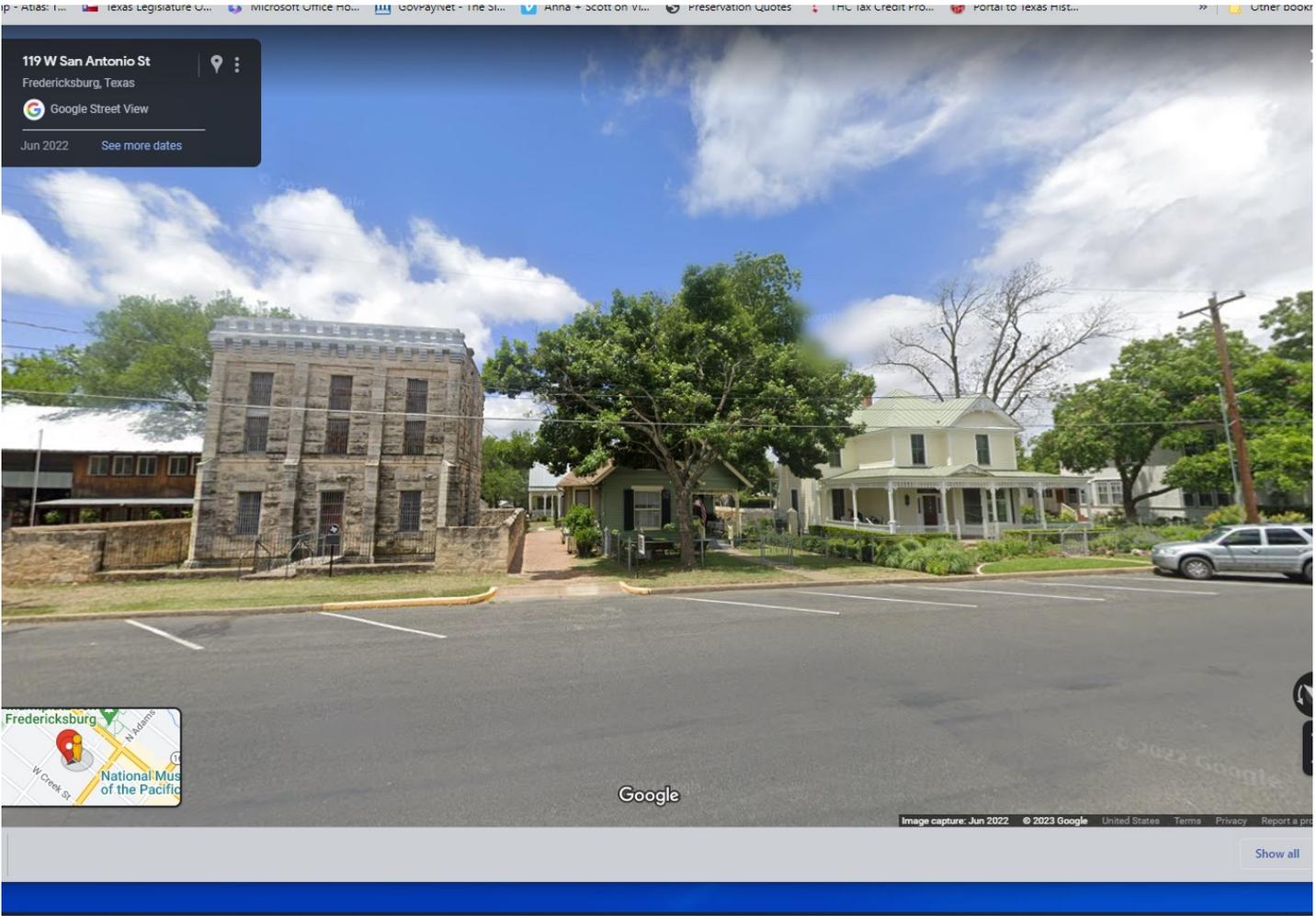
- The new open porch across the back has similar proportions and feel to the front porch. It will have similar turned posts and a simple railing that is the same as the side stairway.

- The house and trim will be painted with an approved historic color.

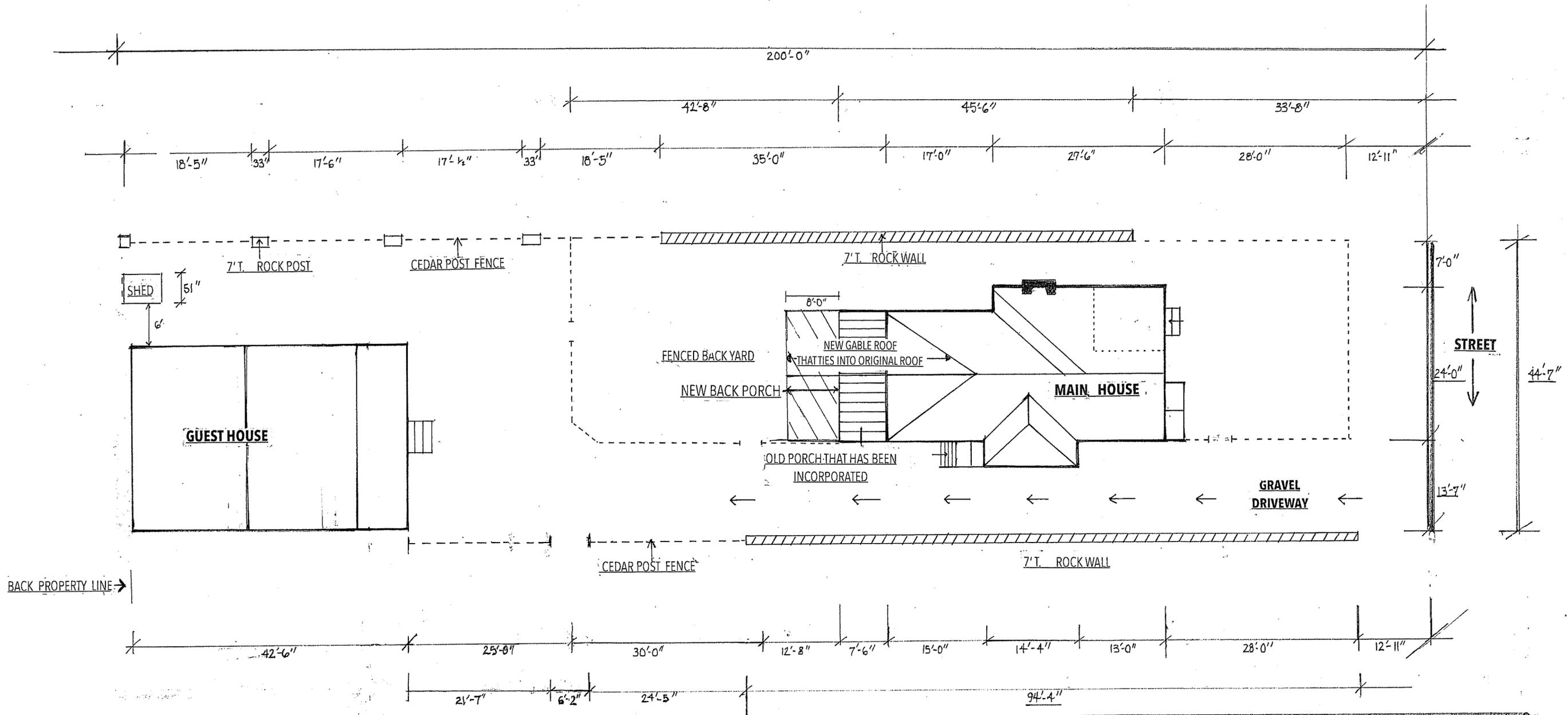
The goal of the remodeling project is to enhance and preserve this historic home.



- Siding and Base: HC-147 Woodlawn Blue
- Trim, Posts and Railing: OC-17 White Dove
- Shutters, Doors and Screen Frames: HC-187 Black Forest Green

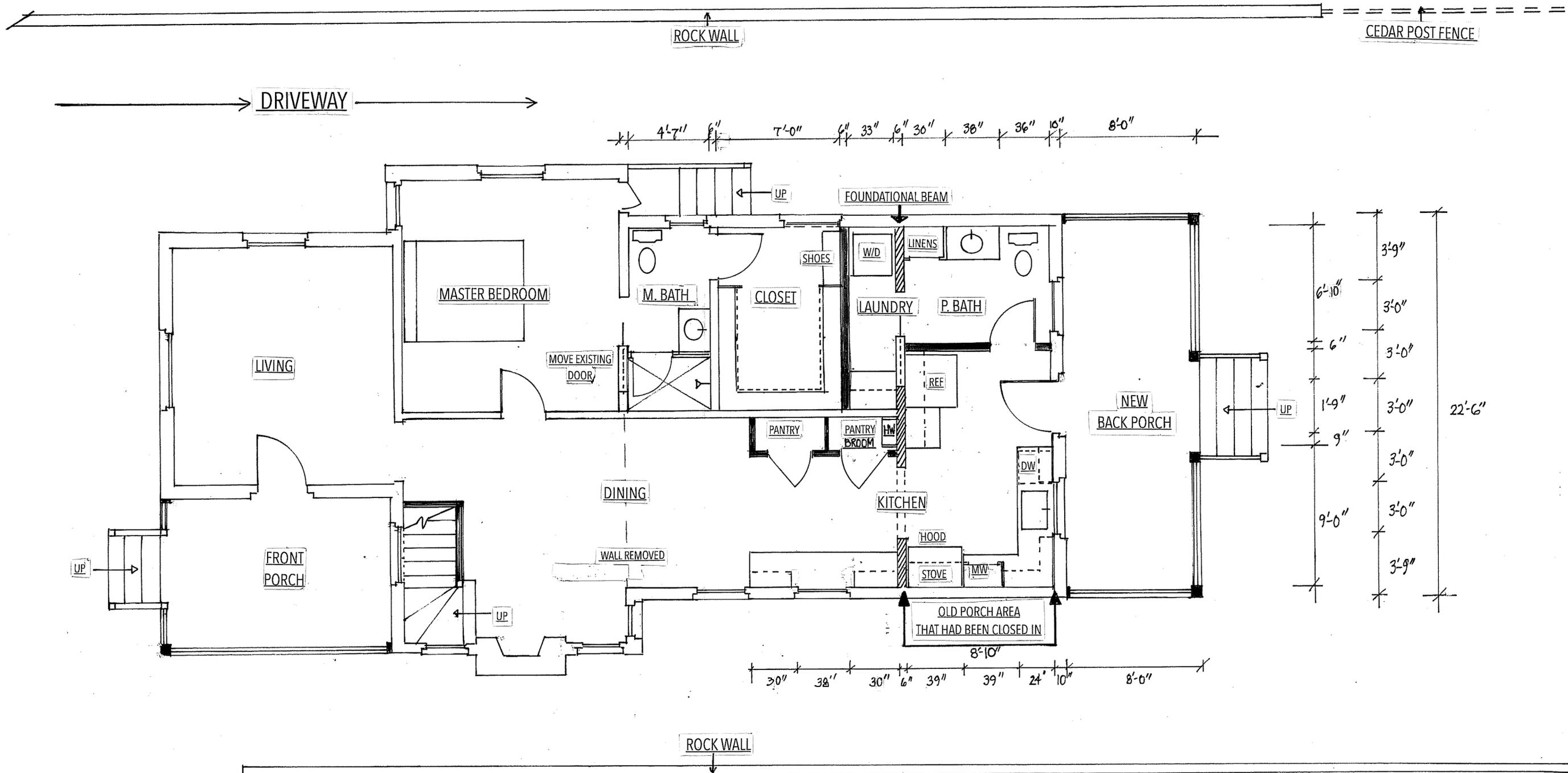






**SITE PLAN**  
 119 W. SAN ANTONIO  
 RICKER HOUSE • FREDERICKSBURG

ANNE M EPPIGHT DESIGNS  
 SCALE: 3/32" = 1'-0"



**ANNE M EPPRIGHT DESIGNS**  
 SCALE 1/4" = 1'-0"  
**RICKER REMODEL**  
 119 WEST SAN ANTONIO  
 FREDERICKSBURG

**KEY: BLACK WALLS = NEW WALLS**  
 JAN. 16, 2023

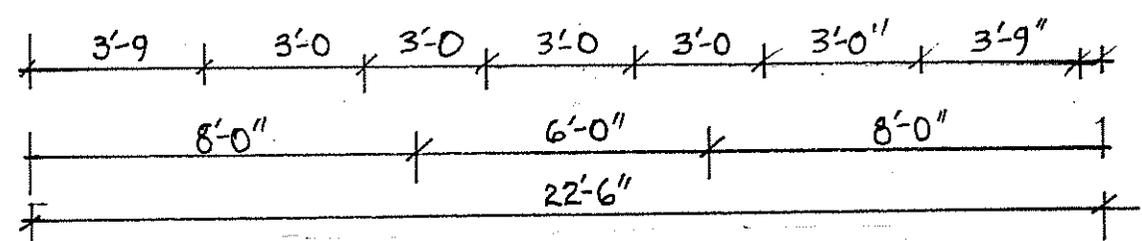
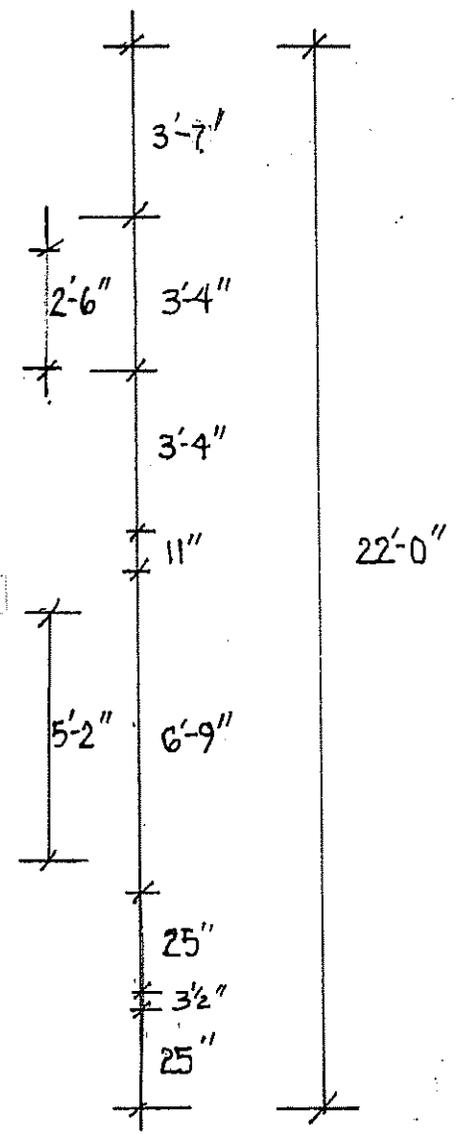
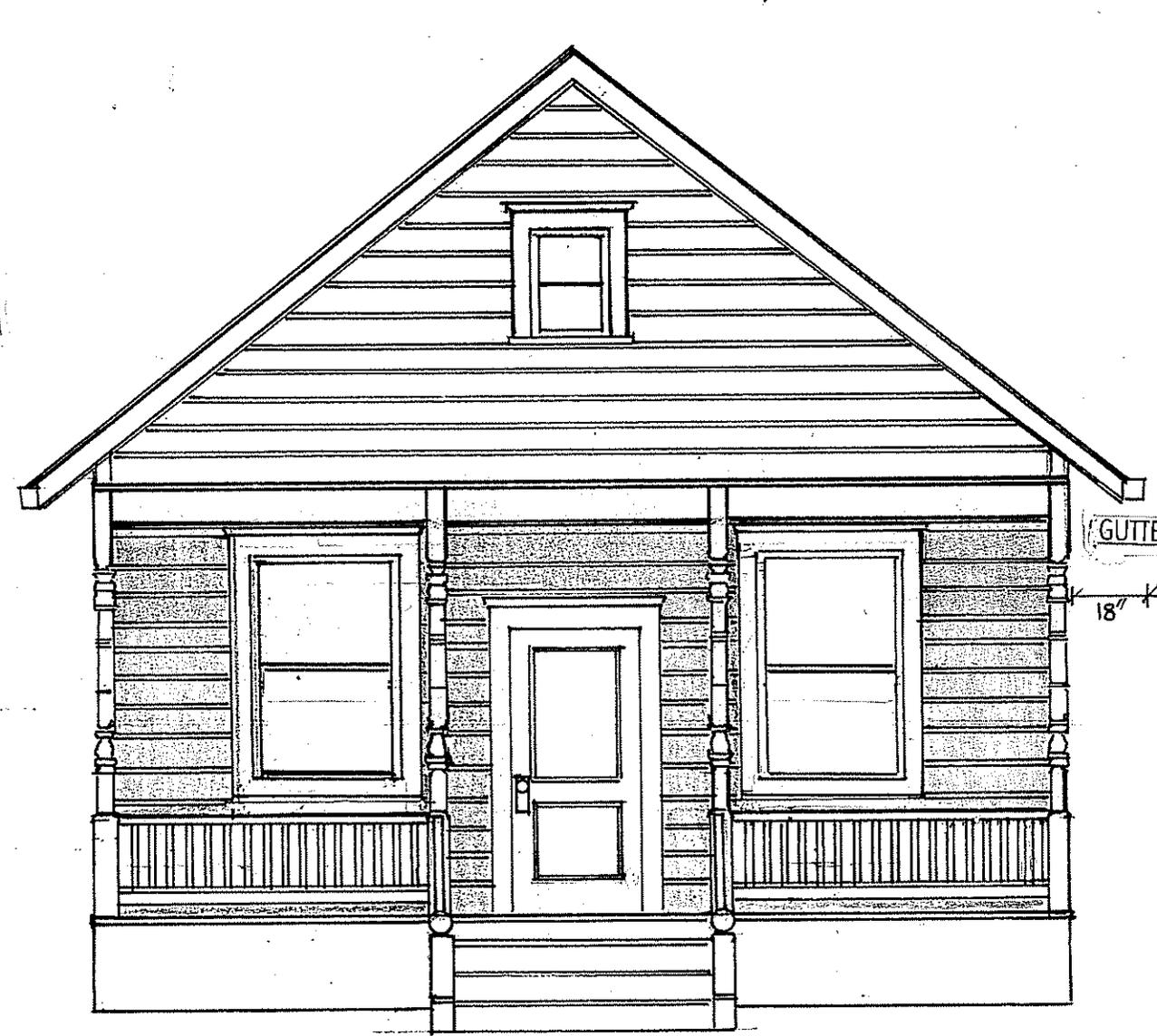
HARDIPLANK SIDING  
SIMILAR TO ORIGINAL

POSTS SIMILAR TO ORIGINAL  
POST ON FRONT PORCH

WINDOWS SIMILAR  
TO ORIGINAL

SIMPLE RAILING  
SIMILAR TO RAILING  
ON SIDE STAIRWAY

PRESSED TIN BASE



# SOUTH ELEVATION

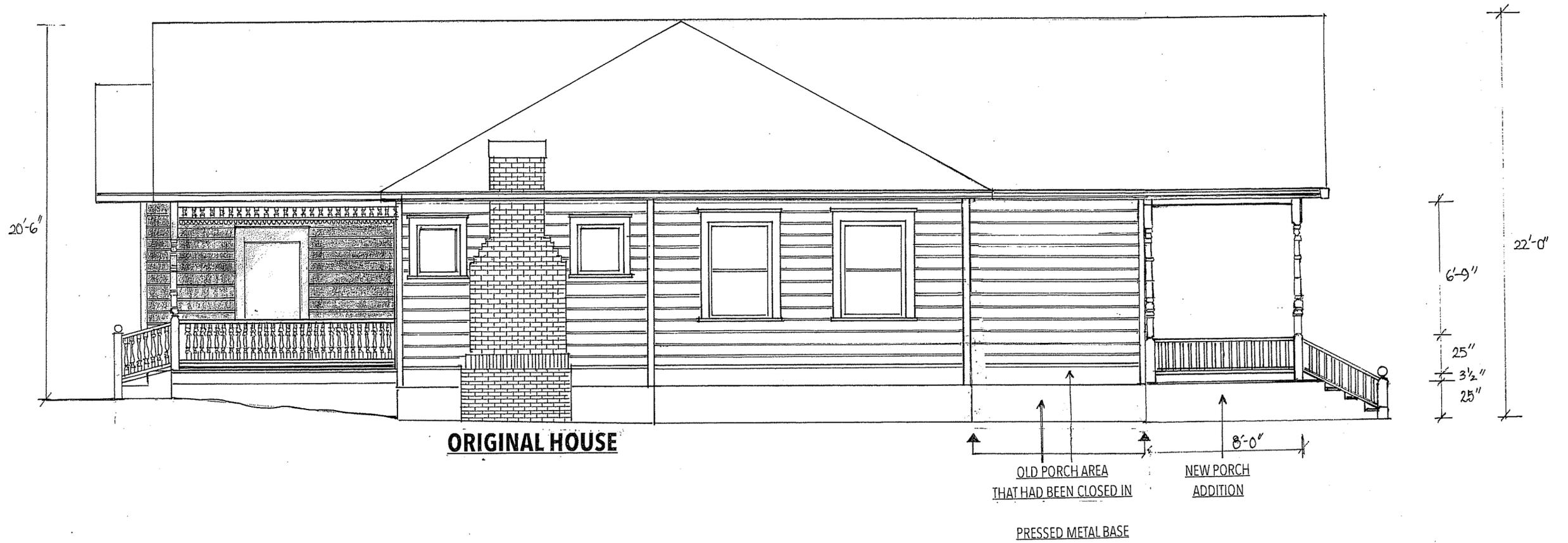
## PORCH ADDITION

# RICKER REMODEL

119 WEST SAN ANTONIO  
FREDERICKSBURG

**ANNE M EPPRIGHT DESIGNS**

SCALE 1/4" = 1'-0"



**ORIGINAL HOUSE**

OLD PORCH AREA  
THAT HAD BEEN CLOSED IN

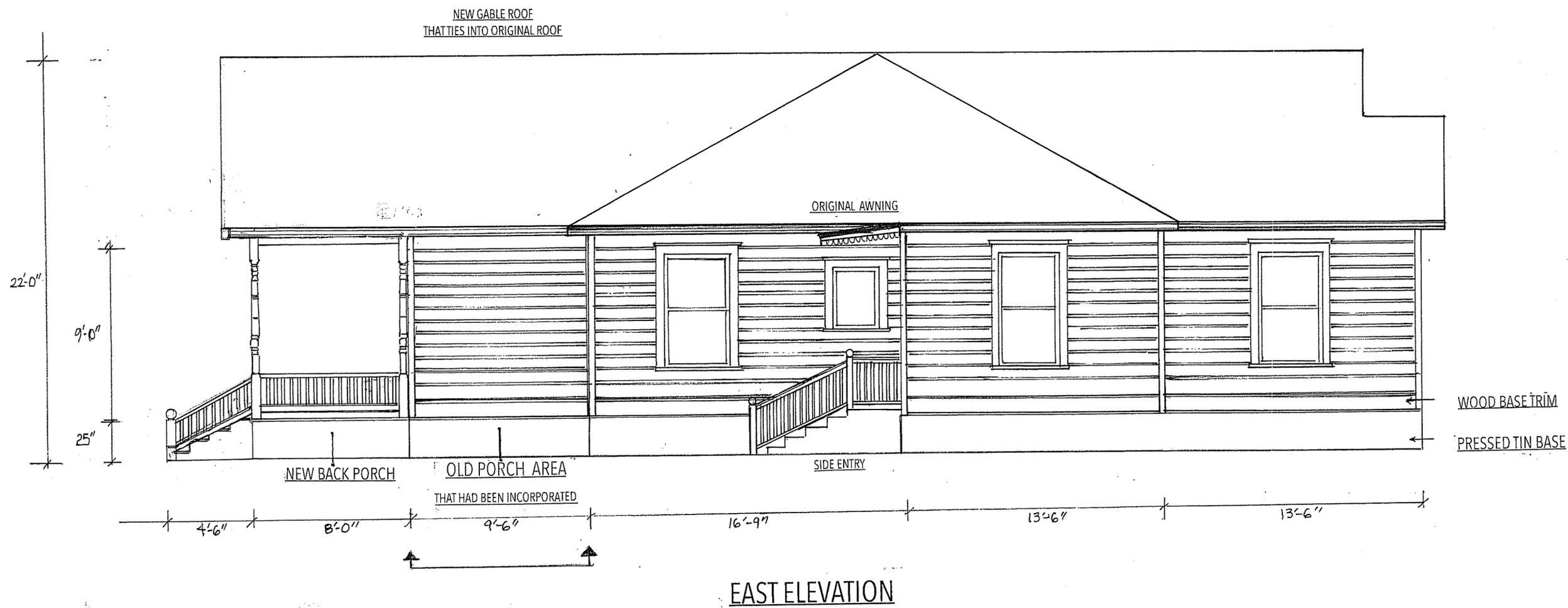
NEW PORCH  
ADDITION

PRESSED METAL BASE

WEST ELEVATION

ANNE M. EPPRIGHT DESIGNS  
SCALE 1/4" = 1'-0"

**RICKER REMODEL**  
119 W. SAN ANTONIO  
FREDERICKSBURG



ANNE M. EPPRIGHT DESIGNS  
SCALE 1/4" = 1'-0"

RICKER REMODEL  
119 W. SAN ANTONIO  
FREDERICKSBURG

Woodlawn Blue  
HC-147

Sherwood Green  
HC-118

Hancock Green  
HC-117

Lancaster Whitewash  
HC-174

Hollingsworth Green  
HC-141



**Historic Review Board**  
**Application Information**

**Application Number:** 23-004  
**Date:** February 14, 2023  
**Address:** **416-418 E Main**  
**Zoning:** CBD  
**Owner:** Jason Stout  
**Applicant:** Keith Smith – Absolute Design  
**Rating:** low/medium  
**Proposal:** repainting, new fencing

**Request:**

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The applicant is requesting a Certificate of Appropriateness to:

- A. Repaint (change colors) 416 E Main
- B. Repaint (change colors) 418 E Main
- C. Install new metal fencing

**Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:**

**G.6. PAINT MAINTENANCE AND PALETTES**

The following section intends to help property owners select period-appropriate paint colors. Paint may be used as a tool for property owners to make their building unique and recognizable to patrons or others who pass by. Within a historic district, paint must also complement the district’s overall historic character.

1. Select colors predominant to the era in which the structure was built, shown in the palettes in figures G.1—G.4.
2. Consider restoring historic colors based upon historical, physical, or pictorial evidence or documentation. One way to discover historic paint colors is to gently hand-scrap a small area on the building to get down to the base coat, then wet the surface to get a more accurate picture of how the historic paint colors looked. (For research aides, refer to the “Historical Research Resources” section found in Appendix H.)
3. Test chosen colors in patches on the building to see how they reflect light and appear in sunshine, cloudy weather, and at different times of the day, prior to applying the paint to the entire building.
4. Choose paint colors that emphasize character-defining historic features. Use more muted colors on non-historic elements.

5. Be aware that most buildings and structures built before 1950 may have one or more layers of lead-based paint; use precautionary measures whenever removing such paint.

**Staff Recommendation/Findings:**

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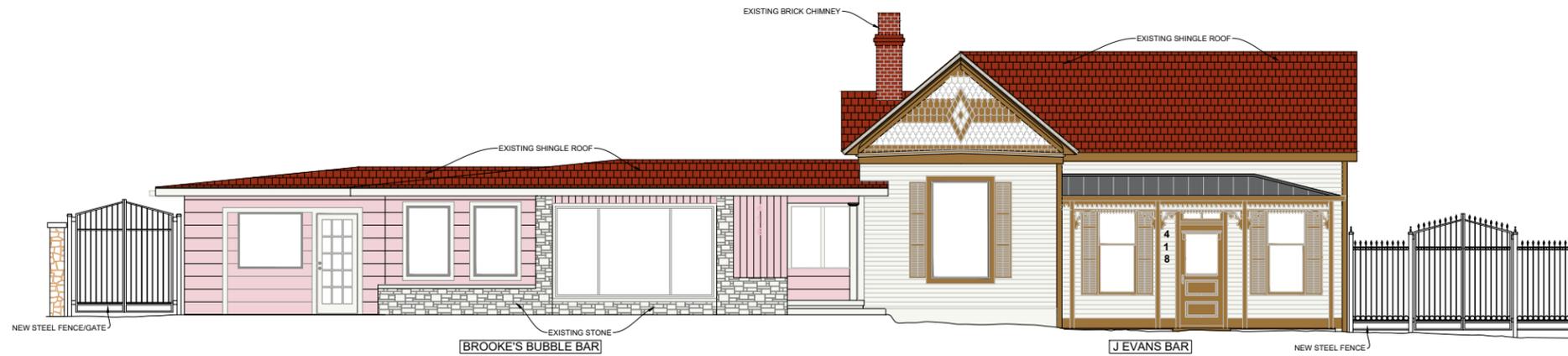
The case was first presented to the Historic Review Board on January 10, 2023. The applicant was advised to continue to work on the color scheme and change the design of the fence on the west side to better match the mid-century style of that side of the property. The structure in question is a unique structure with two very distinct time periods represented. The original structure is a one-story L-plan house of Victorian style (418 E Main). The addition on the west side of the original house is a good representation of midcentury features including flat roofed porch under the main roof form (416 E Main). Two businesses intend to occupy the structure, one in each distinct portion.

- A. The applicant has researched mid century paint colors and has documented examples of pinks used in the 1960s. They proposed Sherwin Williams #6582 Impatiens Petal as the primary color and High Reflective White as the trim color. This is the inverse of the original submittal.
- B. The colors used for the Victorian have been switched so the Sconce Gold is the trim color and High Reflective White is the base color, removing the previously presented black trim color.
- C. The proposed fencing was discussed at the previous meeting. The only alteration of the new design is that the west side fence be changed to better match the mid-century style of the house.





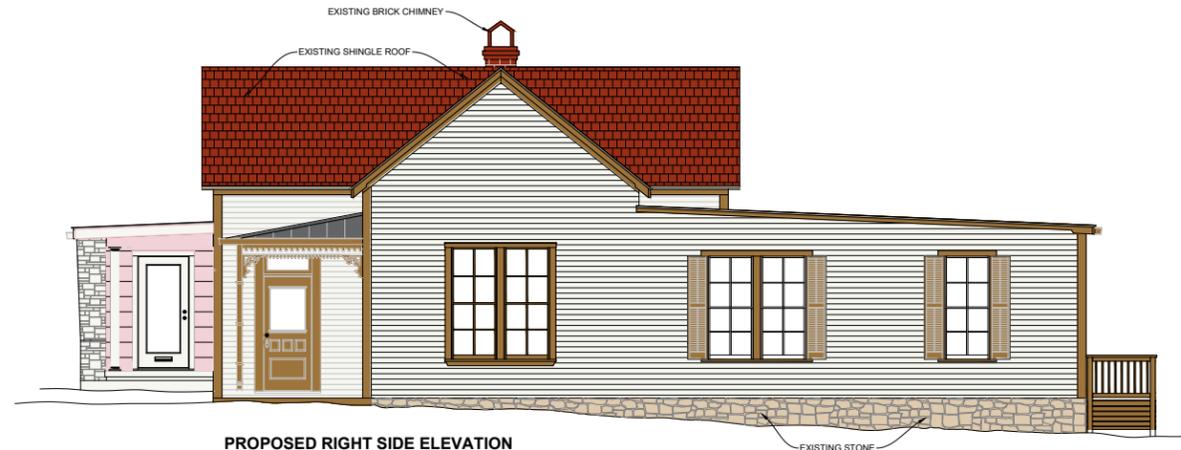




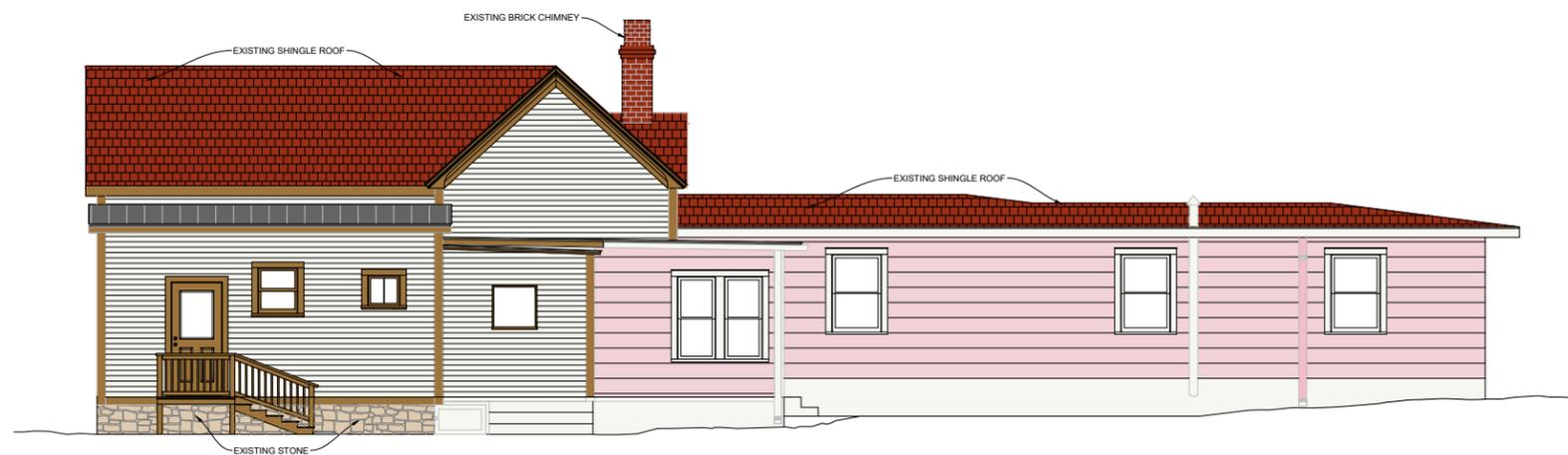
**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**EXISTING MATERIALS**

-  EXISTING ASPHALT SHINGLE ROOF
-  EXISTING EXTERIOR STONE @ FRONT FACADE
-  EXISTING EXTERIOR STONE @ SIDE AND REAR CRAWL SPACE
-  EXISTING GALVANIZED METAL ROOF PANELS

**LEFT SIDE (MID-CENTURY) PROPOSED PAINT COLORS**

-  PRIMARY FACADE SW 6582 IMPATIENS PETAL
-  BROOKE'S TRIM SW 7757 HIGH REFLECTIVE WHITE

**RIGHT SIDE (MID-CENTURY) PROPOSED PAINT COLORS**

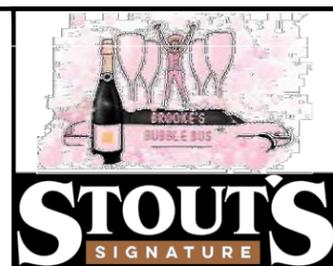
-  PRIMARY FACADE SW 7757 HIGH REFLECTIVE WHITE
-  J EVANS BAR TRIM SW 6398 SCONCE GOLD

# BROOKE'S BUBBLE BAR AND J EVAN'S BAR

## 416 & 418 EAST MAIN STREET



**416 EAST MAIN STREET  
FREDERICKSBURG, TX**  
EXISTING LOT SIZE: 12,349 SF (.28 AC)  
EXISTING BUILDING: 2,868 SF  
DATE: JANUARY 24, 2023  
SCALE: 3/32" = 1'-0"  
PAPER SIZE: 11" x 17"



**PROPOSED EXTERIOR ELEVATIONS**

**A-ELEV (11x17)**

105

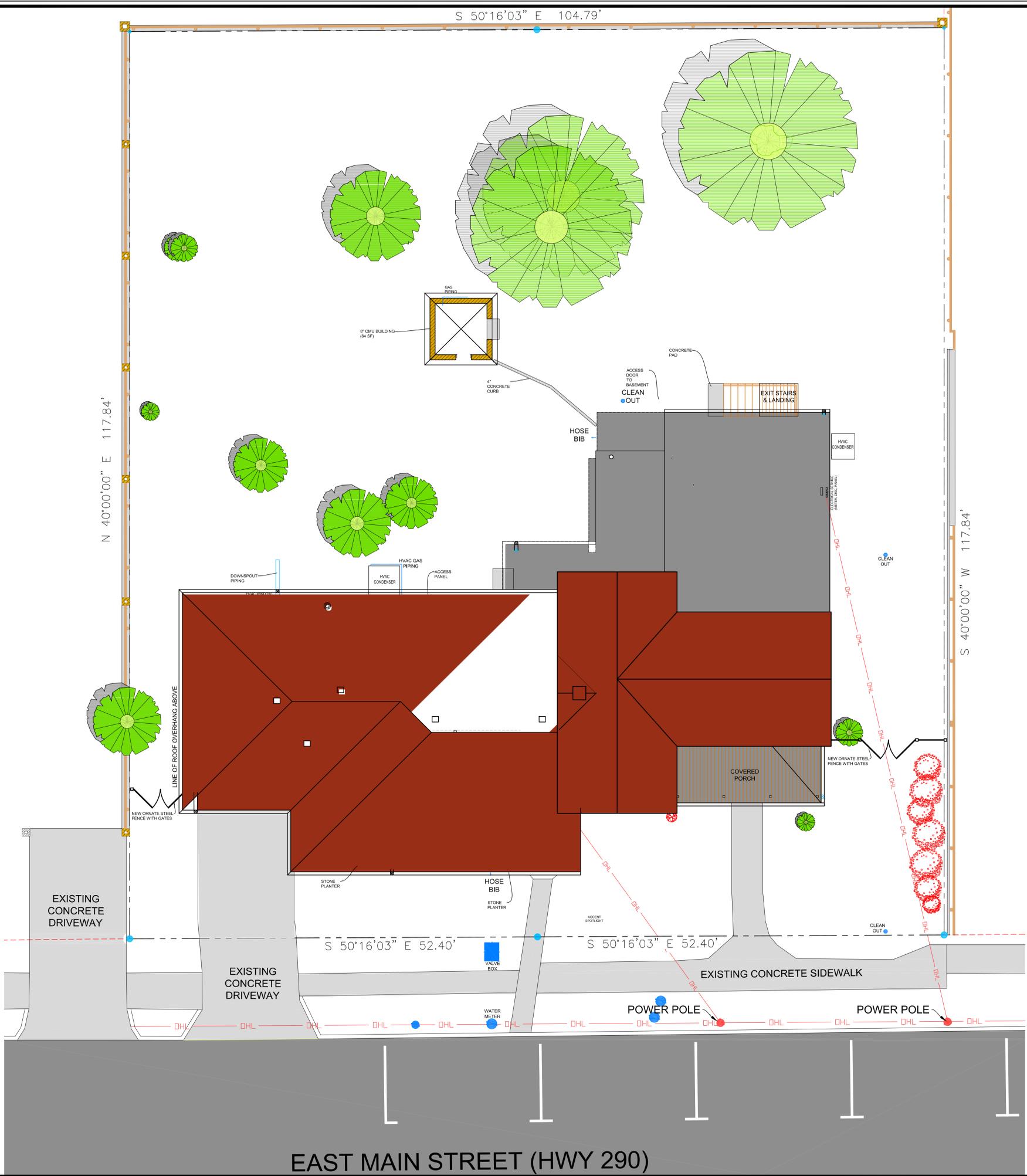
*105-C1*

SW 6582  
Impatiens Petal

*105-C2*

SW 6583  
In the Pink

*105-C3*



**BROOKE'S BUBBLE BAR  
AND  
J EVAN'S BAR  
416 & 418 EAST MAIN STREET**

	<b>416 EAST MAIN STREET FREDERICKSBURG, TX</b> EXISTING LOT SIZE: 12,349 SF (.28 AC) EXISTING BUILDING: 2,868 SF DATE: JANUARY 12, 2023 SCALE: 3/16" = 1'-0" PAPER SIZE: 30" x 42"		<b>PROPOSED SITE PLAN- PHASE 1</b>
			<b>A-SP (30x42)</b>

**Historic Review Board  
Application Information**

**Application Number:** 23-009  
**Date:** February 14, 2023  
**Address:** 302 W Schubert  
**Zoning:** R2  
**Owner:** Jonathan Holland  
**Applicant:** Jonathan Holland  
**Rating:** Medium  
**Proposal:** replace wood replacement windows with new wood windows

**Request:**

The applicant is requesting approval to:

1. Replace previously replaced wood casement windows with center opening with new wood casement (single side pivot)

**Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:**

*Section 3.2.8 WINDOWS*

- (a) Preserve and maintain all components of existing historic windows, screens, and shutters unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- e) If replacement of deteriorated historic windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

(f) If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) as existed historically relative to window frames, exterior wall planes, and other exterior features. Substitute materials and clad windows may be appropriate if the above-mentioned requirements (e &f) in can be met. (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

(h) Improve the energy efficiency of original windows by using methods that do not damage historic sashes or frames, such as weather stripping, insulating weight pockets, applying a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods (SOI Standards 7, 10).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

**Staff recommendation:**

The proposed replacement windows are wood, but the original windows were push out casements that met in the middle, the proposed are side hinged with single side opening. Staff recommends a wood window that matches the divided light pattern and is a true center open casement.

**Case Comments:**

The applicant received preservation grant funds to repair the original windows. He kept the HPO aware of the difficulty in getting anyone to repair the original. He selected a contractor who made replicas of the originals, however once installed it was apparent the windows had gaps and would not remain closed.





Photos displaying the fit of windows when fully closed and latched:







Daylight observed through the length of the window running down the center:







New pine windows split from barrel locks:



Wood rot:



Window edges not painted:



North window not painted on interior:



North Window framing, mortar, etc. issues:



Original Windows –



Replacement Window (installed Feb 2022)





JJ Price  
517 S Adams Fredericksburg Tx 78624

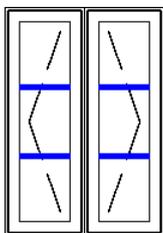
QUOTE BY : JJ Price  
SOLD TO :  
PO# :  
Ship Via : Ground

QUOTE # : JW221200PCL - Version 0  
SHIP TO :  
PROJECT NAME :  
REFERENCE :

U-Factor Weighted Average: 0.27

SHGC Weighted Average: 0.17

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Rough Opening : 33 3/4 X 48 3/4	Frame Size : 33 X 48 (Outside Casing Size: 36 X 50 7/16), Sitrine Push Out Wood Casement, Auralast Pine, 2 Wide Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, 4/4 Thick, Left/Right, Stainless Steel Operator/Hinge, Classic Push Out Handle, White Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 1 Wide 3 High No Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW	\$1,519.66	1	\$1,519.66



Viewed from Exterior. Scale: 1/2" = 1'

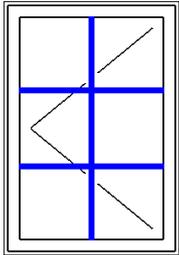
Line 1-1(A1)		Frame Size : 16 1/2 X 48 Sitrine Push Out Wood Casement, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 3 3/4 Jamb, Hinge Left, Classic Push Out Handle, White Hardware, Stainless Steel Operator/Hinge, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 1 Wide 3 High No Screen, *Custom-Width*, IGThick=0.698(3/32 / 3/32), Clear Opening:6.6w, 44.8h, 2 sf U-Factor: 0.27, SHGC: 0.17, VLT: 0.40, Energy Rating: 16.00, CR: 62.00, CPD: JEL-N-893-02806-00001 PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW			
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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 1-2(A2)

Frame Size : 16 1/2 X 48  
 Sitrine Push Out Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim,  
 3 3/4 Jamb,  
 Hinge Right,  
 Classic Push Out Handle, White Hardware,  
 Stainless Steel Operator/Hinge,  
 US National-WDMA/ASTM, PG 35,  
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,  
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 1 Wide 3 High  
 No Screen,  
 \*Custom-Width\*, IGThick=0.698(3/32 / 3/32), Clear Opening:6.6w, 44.8h, 2 sf  
 U-Factor: 0.27, SHGC: 0.17, VLT: 0.40, Energy Rating: 16.00, CR: 62.00,  
 CPD: JEL-N-893-02806-00001  
 PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW

Line 2  
 Rough Opening : 33 3/4 X 48 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 33 X 48  
 (Outside Casing Size: 36 X 50 7/16),  
 Sitrine Push Out Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,  
 4 9/16 Jamb, 4/4 Thick,  
 Hinge Left,  
 Classic Push Out Handle, White Hardware, W/Staybar  
 Stainless Steel Operator/Hinge,  
 US National-WDMA/ASTM, PG 35,  
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,  
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 2 Wide 3 High  
 No Screen,  
 \*Custom-Width\*, IGThick=0.698(3/32 / 3/32), Clear Opening:23.1w, 44.8h, 7.2 sf  
 U-Factor: 0.27, SHGC: 0.17, VLT: 0.40, Energy Rating: 16.00, CR: 62.00,  
 CPD: JEL-N-893-02806-00001  
 PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW

\$1,108.91 1 \$1,108.91

**Total:** \$2,628.57

**Sales Tax (8.250%):** \$216.86

**Net Total:** \$2,845.43

**Total Units:** 2

 Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.



**Fredericksburg Historic Review Board**  
**Application Information**

**Application Number:** 23-012  
**Date:** February 14, 2023  
**Address:** **411 E Main**  
**Zoning:** CBD  
**Owner:** Luke Sanders  
**Applicant:** Whitney Koch – Mustard Design  
**Rating:** High  
**Proposal:** 4 new STR units behind main building  
Demo non-historic structures

**Request:**

---

The applicant is requesting a Certificate of Appropriateness for the following:

- A. Removal of one (1) non historic shed
- B. Construction of two (2) new pre-fabricated cabins of different colors behind the existing single story commercial building.

**Relevant Sections Fredericksburg Design Guidelines/Standards:**

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***3.4.2.2 New Commercial Construction***

*Height and Massing*

(g) Appropriate heights for new infill construction depend on the surrounding context: for the front 15 feet of the building, the height must be within 5 feet of the average height of contributing buildings on block; after a stepback of 15 feet; the building’s height can rise to a maximum of 28 feet; after a stepback of 30 feet, the building can rise to a maximum of 30 feet (if allowed by zoning).

(h) New construction must have floor-to-floor heights similar to those of contributing buildings on the block.

*Design*

(i) Design new buildings to be subordinate and not visually overpower the surrounding contributing historic buildings.

(j) Design new buildings to be compatible with the surrounding contributing historic buildings but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.

(k) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

(l) Avoid using a historical style not found among the contributing primary buildings in the district.

(m) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have contemporary materials, fenestration pattern, and style, if it maintains a compatible footprint shape, roof form, and color palette (as shown in Appendix G.6).

(n) Exterior walls, roof features, and window and door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system.

(o) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

#### *Materials*

(q) The palette of materials for new commercial construction should not use more than two different primary siding materials; a third material may be added if used for trim only.

(r) Modern materials, such as steel and glass, are appropriate for new commercial buildings, provided that the overall design balances compatibility with differentiation.

(s) On Main Street, new primary commercial buildings should be masonry, concrete-frame, or steel-frame; wood-frame construction is not appropriate for primary commercial buildings. (See map in Appendix C.)

#### **Staff Findings/Recommendation:**

---

- A. The property has a high rating. The shed in question is not of historic age or integrity. Staff recommend approval of the demolition.
- B. The proposed new construction is to be located behind the existing casitas and parking lot. The casitas will match the already constructed casitas at 411 E. Main. The new will be pushed back further on the lot and should be less visible than the existing. Staff recommends no more than 3 colors be used for the new casitas.

#### **Case Comments:**

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This project will require a Conditional Use Permit from Planning & Zoning and City Council. It has not gone through site plan review yet.

**ZONING:**

ZONED: CBD COMMERCIAL BUSINESS DISTRICT  
 PROPOSED USE: RETAIL # STR  
 MIN. ALLOWABLE LOT AREA: 5,000 SQ FT  
 TOTAL LOT AREA: 18,382 SQ FT (0.422 ACRES)  
 TOTAL USABLE AREA: 16,069 SQ FT (OUTSIDE FLOODPLAIN)

**LOT 216**

**REQUIRED PARKING SPACES:**

EXISTING RETAIL (NO ADDITIONAL REQUIRED)  
 EXISTING # PROPOSED STRS  
 (6 1 BED X 1.5) = 9 X 10% = 9.9 X 60% = 5.94

TOTAL SPACES REQUIRED  
 TOTAL SPACES PROVIDED

ADA PARKING REQ.  
 ADA PARKING PROVIDED

0 SPACES REQUIRED (STREET PARKING)

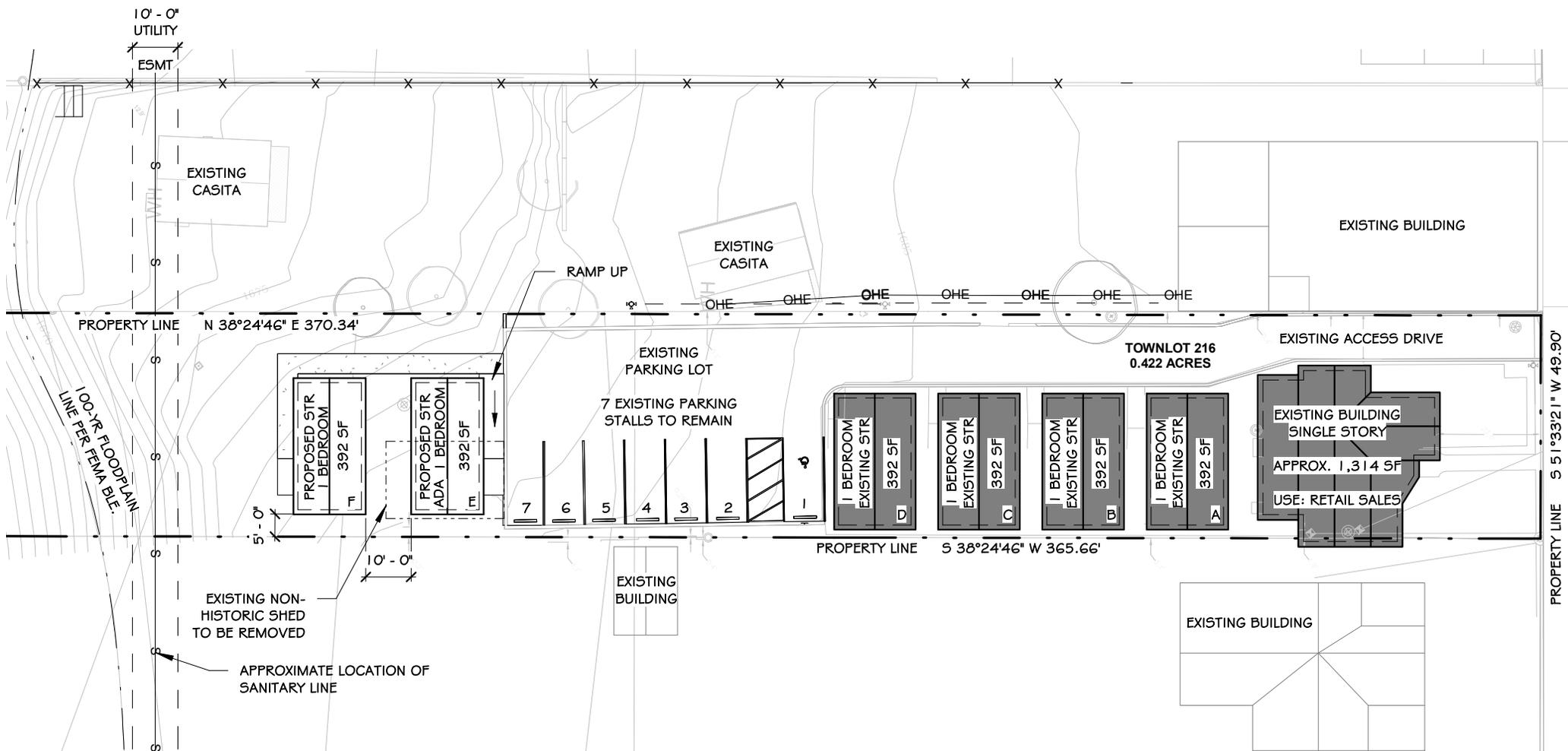
6 SPACES, REQUIRED

6 SPACES  
 7 SPACES

1 SPACE

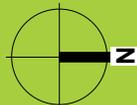
1 SPACE

PRELIMINARY  
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 FOR REGULATORY APPROVAL,  
 PERMITTING, OR  
 CONSTRUCTION.  
 WHITNEY KOCH  
 24419



# 411 E. MAIN STREET DEV.

HRB SITE PLAN





# 411 E. MAIN STREET DEV.

PROPOSED STREET VIEW

SCALE: 1" = 10'-0" 01.31.23

**COLOR SCHEDULE**

TRIM  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
CHANTILLY LACE OC-65  
FINISH: SATIN

ROOF  
STANDING SEAM  
METAL ROOF  
GALVALUME

LAP SIDING - STR A  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
MAYFLOWER RED HC-49  
FINISH: LOW LUSTRE

LAP SIDING - STR C  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
BRYANT GOLD HC-7  
FINISH: LOW LUSTRE

LAP SIDING - STR E  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
GREAT BARRINGTON GREEN HC-122  
FINISH: LOW LUSTRE

WINDOWS & DOORS  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
CHANTILLY LACE OC-65  
FINISH: SATIN

UNDERPINNING  
GALVANIZED  
PRESSED METAL BRICK  
PATTERN

LAP SIDING - STR B  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
KNOXVILLE GRAY HC-160  
FINISH: LOW LUSTRE

LAP SIDING - STR D  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
ODESSA PINK HC-59  
FINISH: LOW LUSTRE

LAP SIDING - STR F  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
CONCORD IVORY HC-12  
FINISH: LOW LUSTRE

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**RIGHT ELEVATION**

GALVALUME STANDING SEAM  
ROOF TO MATCH EXISTING STRs

1x CEMENT BOARD TRIM TO  
MATCH EXISTING STRs, PAINTED

CEMENT BOARD LAP SIDING TO  
MATCH EXISTING STRs, PAINTED

METAL UNDERPINNING  
DIMENSIONS AND FINISH TO  
MATCH EXISTING STRs



**LEFT ELEVATION**



**REAR ELEVATION**

GALVALUME STANDING SEAM  
ROOF TO MATCH EXISTING STRs

1x CEMENT BOARD TRIM TO  
MATCH EXISTING STRs, PAINTED

CEMENT BOARD LAP SIDING TO  
MATCH EXISTING STRs, PAINTED

METAL UNDERPINNING  
DIMENSIONS AND FINISH TO  
MATCH EXISTING STRs



**FRONT ELEVATION**

**411 E. MAIN STREET DEV.**

HRB ELEVATIONS

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EXISTING SHEAD AT REAR OF PROPERTY



EXISTING ACCESS DRIVE



EXISTING STR



EXISTING PARKING LOT

# 411 E. MAIN STREET DEV.

HRB PHOTO VIEWS

SCALE: 01.31.23

**Fredericksburg Historic Review Board**  
**Application Information**

**Application Number:** 23-013  
**Date:** February 14, 2023  
**Address:** **409 E Main**  
**Zoning:** CBD  
**Owner:** Luke Sanders  
**Applicant:** Whitney Koch – Mustard Design  
**Rating:** low  
**Proposal:** 4 new STR units behind main building  
Demo non-historic structures

**Request:**

The applicant is requesting a Certificate of Appropriateness for the following:

- A. Demolition of 2 non-historic structures
- B. Construction of six (6) new pre-fabricated cabins of different colors behind the existing single story commercial building.
- C. Build new pavilion at lower level at rear of the property.

**Relevant Sections Fredericksburg Design Guidelines/Standards:**

***3.4.2.2 New Commercial Construction***

*Height and Massing*

(g) Appropriate heights for new infill construction depend on the surrounding context: for the front 15 feet of the building, the height must be within 5 feet of the average height of contributing buildings on block; after a setback of 15 feet; the building's height can rise to a maximum of 28 feet; after a setback of 30 feet, the building can rise to a maximum of 30 feet (if allowed by zoning).

(h) New construction must have floor-to-floor heights similar to those of contributing buildings on the block.

*Design*

(i) Design new buildings to be subordinate and not visually overpower the surrounding contributing historic buildings.

(j) Design new buildings to be compatible with the surrounding contributing historic buildings but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.

(k) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette.

(l) Avoid using a historical style not found among the contributing primary buildings in the district.

(m) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have contemporary materials, fenestration pattern, and style, if it maintains a compatible footprint shape, roof form, and color palette (as shown in Appendix G.6).

(n) Exterior walls, roof features, and window and door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system.

(o) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

#### *Materials*

(q) The palette of materials for new commercial construction should not use more than two different primary siding materials; a third material may be added if used for trim only.

(r) Modern materials, such as steel and glass, are appropriate for new commercial buildings, provided that the overall design balances compatibility with differentiation.

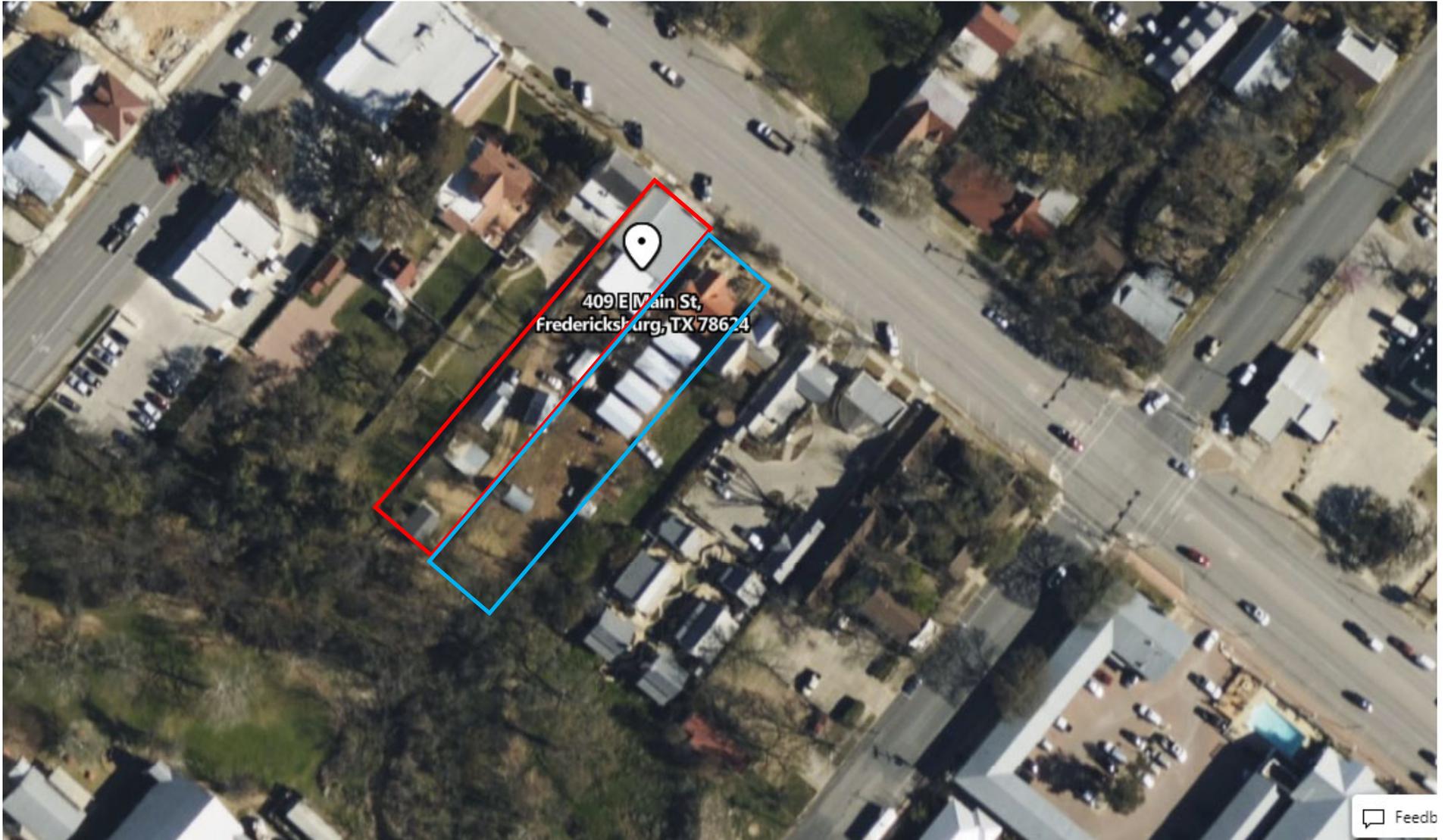
(s) On Main Street, new primary commercial buildings should be masonry, concrete-frame, or steel-frame; wood-frame construction is not appropriate for primary commercial buildings. (See map in Appendix C.)

#### **Staff Findings/Recommendation:**

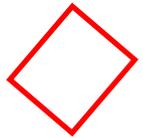
- A. The property has a low rating. The structures in question are not of historic age or integrity. Staff recommend approval of the demolition.
- B. The proposed new construction is to be located behind the existing commercial store front. The casitas will match the already constructed casitas at 411 E. Main. The new will be pushed back further on the lot and should be less visible than those at 411. Staff recommends no more than 3 colors be used for the new construction.
- C. The pavilion will not be readily visible given its location on the lot.

#### **Case Comments:**

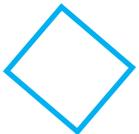
This project will require a Conditional Use Permit from Planning & Zoning and City Council. It has not gone through site plan review yet.



<https://www.bing.com/maps/?cp=30.270528%7E-98.866855&lvl=18.8&style=a>



409 E Main



411 E Main

**ZONING:**

**ZONED:**

**PROPOSED USE:**

**MIN. ALLOWABLE LOT AREA:**

**TOTAL LOT AREA:**

**TOTAL USABLE AREA:**

**RESIDENTIAL DENSITY:**

6 x 2,000 = 12,000 SF REQUIRED

16,885 SF USEABLE LOT AREA

**CBD COMMERCIAL BUSINESS DISTRICT**

**RETAIL # STR**

**5,000 SQ FT**

**19,122 SQ FT (0.439 ACRES)**

**16,885 SQ FT (OUTSIDE FLOODPLAIN)**

**1 BEDROOM: 2,000 SQFT / UNIT**

**LOT 220**

**REQUIRED PARKING SPACES:**

**EXISTING RETAIL (NO ADDITIONAL REQUIRED)**

**PROPOSED STRS**

(6 1 BED X 1.5) = 9 X 10% = 9.9 X 60% = 5.94

**TOTAL SPACES REQUIRED**

**TOTAL SPACES PROVIDED**

**ADA PARKING REQ.**

**ADA PARKING PROVIDED**

**0 SPACES**

**6 SPACES**

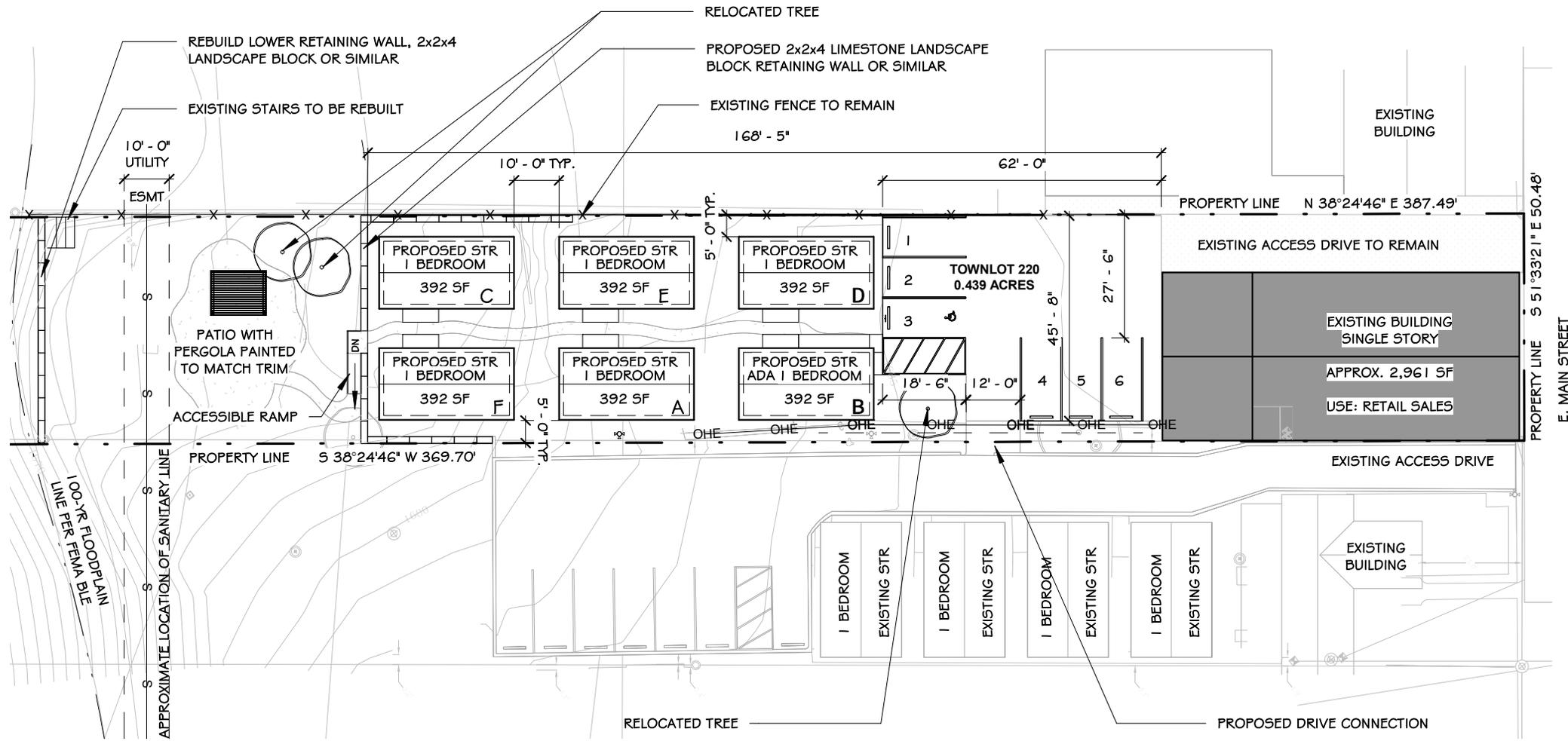
**6 SPACES**

**6 SPACES**

**1 SPACE**

**1 SPACE**

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# 409 E. MAIN STREET DEV.

HRB SITE PLAN



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# 409 E. MAIN STREET DEV.

PROPOSED STREET VIEW

SCALE: 1/8" = 1'-0" 01.31.23

**COLOR SCHEDULE**

TRIM  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
CHANTILLY LACE OC-65  
FINISH: SATIN

ROOF  
STANDING SEAM  
METAL ROOF  
GALVALUME

LAP SIDING - STR A  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
MAYFLOWER RED HC-49  
FINISH: LOW LUSTRE

LAP SIDING - STR C  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
BRYANT GOLD HC-7  
FINISH: LOW LUSTRE

LAP SIDING - STR E  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
GREAT BARRINGTON GREEN HC-122  
FINISH: LOW LUSTRE

WINDOWS & DOORS  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
CHANTILLY LACE OC-65  
FINISH: SATIN

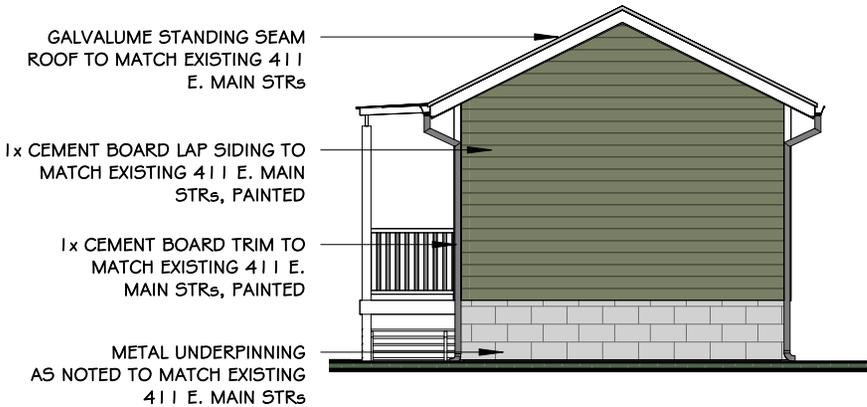
UNDERPINNING  
GALVANIZED  
PRESSED METAL BRICK  
PATTERN

LAP SIDING - STR B  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
ODESSA PINK HC-59  
FINISH: LOW LUSTRE

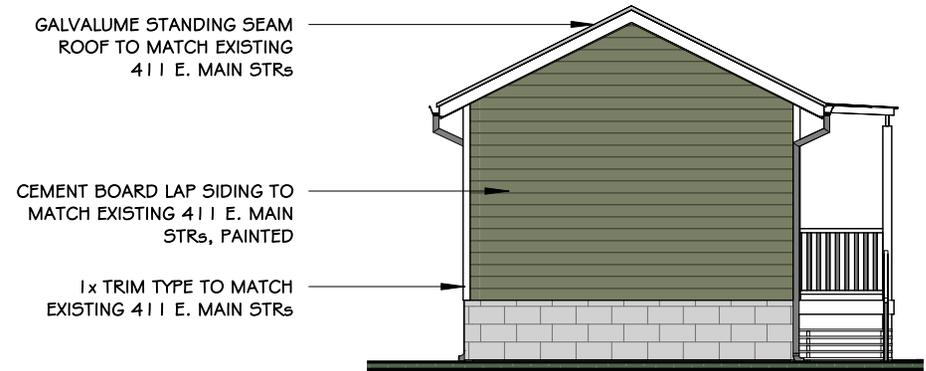
LAP SIDING - STR D  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
CONCORD IVORY HC-12  
FINISH: LOW LUSTRE

LAP SIDING - STR F  
BENJAMIN MOORE  
AURA EXTERIOR PAINT  
KNOXVILLE GRAY HC-160  
FINISH: LOW LUSTRE

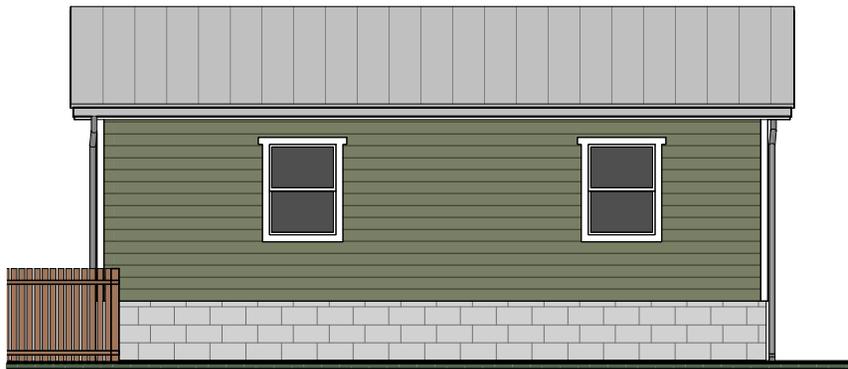
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**RIGHT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**



**FRONT ELEVATION**

**409 E. MAIN STREET DEV.**  
HRB ELEVATIONS

SCALE: 1/8" = 1'-0" 01.31.23

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# 409 E. MAIN STREET DEV.

HRB PERSPECTIVE

SCALE:

01.30.23

71 of 73

**mustard**  
DESIGN  
architects

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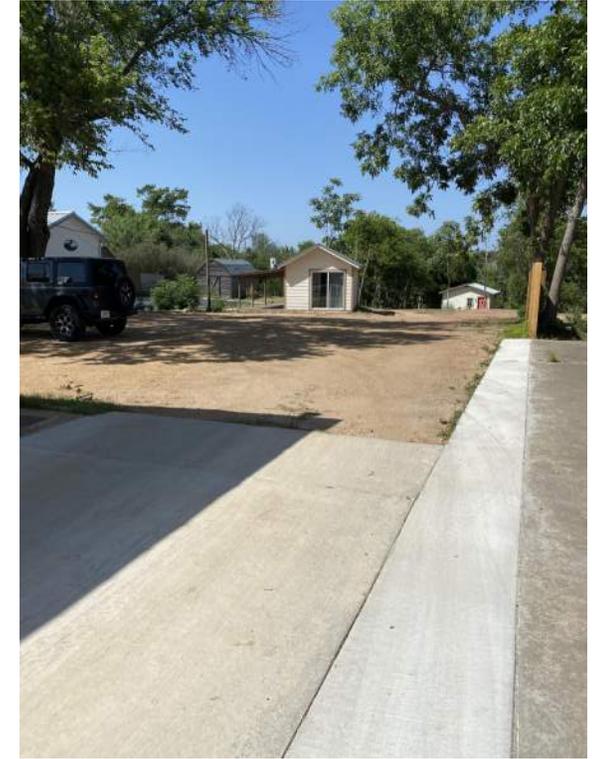
EXISTING FENCE LINE



EXISTING UPPER CASITA



EXISTING ACCESS DRIVE & CASITAS



EXISTING ACCESS DRIVE

# 409 E. MAIN STREET DEV.

HRB PHOTO VIEWS

SCALE: 01.31.23

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REFERENCE IMAGE: 411 E. MAIN ST. CASITAS



REFERENCE IMAGE: 411 E. MAIN ST. CASITAS

# 409 E. MAIN STREET DEV.

HRB PHOTO VIEWS

SCALE: 01.31.23