CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
Tuesday, November 18, 2014
City Hall
Conference Room
126 W. Main St.
5:30 P.M.

1. Call to Order

2. Approve Minutes of October 2014 Regular Meeting *Pp 1 - 5*

APPLICATIONS

3. Application #14-93 by Andy Bray of Mustard Design on behalf of Security State Bank & Trust to make the following changes to property located at 118 S. Crockett: *Pp 6 - 13*

   - Remove turned colums and gingerbread at existing porch
   - 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
   - Replace turned columns at south entry with stained cedar columns
   - Closely match window styles and metal roof with new construction
   - Add new motor bank canopy that will match the existing canopy with stone columns

4. Consider making a recommendation on the Design Standards and Guidelines for Entry Corridors from the proposed Comprehensive Plan Issues Update *Pp 14 - 43*

DISCUSSIONS

5. Update on Demo by Neglect property at 105 N. Acorn

6. Update on Demo by Neglect property at 102 E. Main

7. Update on Christian Methodist Episcopal Church at 600 E. Main

SIGN OFF APPLICATIONS

8. #14-88 – Change front door color to green – 221 E. Main (Lawrence)
9. #14-89 – Install door in open space – 341 E. Main (Grona)
10. #14-90 – Replace metal roof – 408 W. Main (Oestreich)
11. #14-91 – Replace picket fence with double loop fence – 302 W. Austin (Stapp)
12. #14-92 – Construct new accessory building – 605 W. Schubert (LIttle)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
October 14, 2014
5:30 PM

On this 14th day of October, 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
STAN KLEIN
CHARLES SCHMIDT
ERIC PARKER
DAVID BULLION
MIKE PENICK
JOHN MURAGLIA

ABSENT: KAREN OESTREICH
LARRY JACKSON

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

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

MINUTES

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

APPLICATIONS

Application #14-82 by Mark & Pam Harmon to paint window trim and replace front door on property located at 305 N. Llano. – Pam Harmon presented the application and noted she painted the window trim on the property before she got the color approved and would like to get it approved now and also noted she would like to replace the front door, which is currently a single door with stationary side glass, with two double doors. David Bullion asked if she will leave the transom on the top of the door and Ms. Harmon stated she would. Sharon Joseph asked if the door that is on the building now was there when she bought the property and Ms. Harmon stated it was. Stan Klein commented the doors that are proposed would be more appropriate because the door and the side light are changes the previous owner made and the original door was probably a double door with a five foot opening. Ms. Harmon stated she

would like to paint the door dark grey. Mr. Klein asked if the transom shown on the photo of the new door was going to be installed and Ms. Harmon noted it was built with the door so it will be. Mr. Klein noted the transom that is on the house now is historical and it should remain. Mike Penick stated she could hang the new doors on the existing casement that has historical value and leave the existing transom in place.

David Bullion moved to approve an amended application and allow the new double doors to be hung on the existing casement and the historical transom be left in place instead of replacing it with a new transom. John Muraglia seconded the motion. All voted in favor and the motion carried.

Ms. Harmon stated she got approval for the main color and trim color used on the exterior of the building but then added the window trim color when she saw a closely matched color down the street in order to give the building a pop of color. Ms. Harmon offered to make the color darker if she could leave it on the windows. Mr. Bullion asked if there was any example of this color in the Historic District and no one could recall the color being used in the district. Mr. Klein explained an accent color normally follows the palet of colors that are used on the building and all those colors need to be historical colors. Mr. Klein noted a color that is more sympathetic to the building should be used and Ms. Harmon stated she did not want a color that is common. Mr. Klein stated there are a number of colors considered historical that are not common. Mr. Klein added she can be creative in the color palet, but continuity should be maintained and the color that was used is extreme.

Stan Klein moved to reject the color used on the windows and directed the owner to propose another color this is not as bright as the contemporary color she chose and is more complimentary to the historic color palet. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Application #14-86 by Alex Eskenasy on behalf of William Sutherland to construct a new residence at 302 N. Lincoln – Bill Dunn, General Contractor, presented the application and noted this plan has been approved once before but the architect has changed and the plans were redrawn. Mr. Dunn noted the footprint has not changed except maybe a couple of inches, and the floor plan, exterior elevations and site plan are basically identical. Mr. Dunn noted the two major changes are the garage now has a side gable instead of a front gable and the entry has more windows than the previous plan. David Bullion asked if the square footage was the same and Mr. Dunn noted it is within 9 square feet, and the height is the same. Mr. Bullion noted the perimeter walls look like they were lowered and Mr. Dunn confirmed they were lowered to 48 inches, except the back wall which may be 5 feet because of the elevation. Stan Klein noted the elevations were confusing and the directions of the elevations are incorrect on the drawings. Mr. Klein added that the issue in question the first time the application was considered was the finished floor elevation and the Board asked for a topo to determine such. There followed discussion about the approved plan and the height of the structure. Mr. Dunn noted he can set the finished floor height on the property so the Board can see what it will be.

Mike Penick moved to approve the changes to the structure. David Bullion seconded the motion. All voted in favor and the motion carried. It was noted the finished floor elevation and wall heights needed to be verified with Kyle Staudt, Building Official.

Application #14-87 by Sarah Eckert on behalf of Becky Brickner to demolish all buildings located on property at 515 W. Main – Sarah Eckert presented the application and noted the owners would like to tear down all the buildings located on the property. It was noted part of the property is addressed as 513 W. Main but that address is not listed as a separate property on the Historic Resource list. Ms. Eckert commented the buildings located on the property are connected in the rear and that may be why it is considered one address. Mike Penick noted an application to tear down the building on the left side (513 W. Main) has been brought to the Board before and that was denied. David Bullion stated the 1920s structure should be saved, but he believes everything else could be removed. Ms. Eckert noted the building is barely salvageable, the floor is not level and there are holes throughout the building. The Board was in agreement that the connector and everything besides the 1920s structure could be taken down and directed Ms. Eckert to close up the house once the connector is taken off to preserve the historic structure. Stan Klein noted the historic district is made up of a lot of small buildings and although it is not known what will happen to the remainder of the property, this building could be fixed to compliment any new construction. Mr. Klein added the building adjacent to this property needed attention and that was done and is now being used and that could be the case with this structure, especially when something new is proposed that could incorporate the historic structure.

John Muraglia moved to approve demolition of everything west of the alley and directed the applicant to stabilize the historic building to protect it from moisture until a final plan for the property is proposed and approved. Stan Klein seconded the motion. All voted in favor and the motion carried.

Mike Penick stepped down from the Board for the consideration of Application #14-58 citing a conflict of interest.

Application #14-58 by H&H Vinyl Fencing on behalf of Melvin and DeLana Littleton to replace approximately 215 linear foot of wood privacy fence with simulated stone vinyl fencing at 202 S. Bowie. – Theresa Pinnell with H & H Vinyl Fencing presented the application and noted the cedar privacy fence is a portion of what will be removed and replaced with the proposed fence. Ms. Pinnell noted the rock wall on the front of the property will remain and the fence on the left side would be replaced with a six foot simulated stone vinyl fence. John Muraglia noted the vinyl fence will pop up above the columns located on the front of the property. Charles Schmidt asked if the wall is rock on both sides and Ms. Pinnell noted it is. David Bullion asked if this type fence is installed anywhere in Fredericksburg and Ms. Pinnell noted it is not to her knowledge. Mr. Bullion stated the guidelines governing the Board direct them to not allow material in the district that is not historic. Sharon Joseph questioned if that applies to items that are not part of the residence. John Muraglia noted the synthetic material doesn't work in the historic district. Mr. Bullion noted a fence is a hardscape and that is included in the guidelines. Mr. Muraglia and Stan Klein agreed and Mr. Klein added he is relieved the proposed fence won't run to the face of the house. Charles Schmidt asked if the San Antonio street side would be left open and Ms. Pinnell noted it would. Mr. Muraglia stated he would have a hard time approving the material without an opinion from the neighbor and noted allowing synthetic material in the historic district opens Pandora's box. Mr. Muraglia suggested tabling the application to speak to the neighbors. Mr. Schmidt commented if the

neighbors approve of the fence, the Board still may not. Mr. Bullion reiterated the material falls outside the guidelines for the Historic District.

David Bullion moved to deny Application #14-58 and Stan Klein seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

105 N. Acorn – Demo by Neglect – Kyle Staudt, Building Official, noted the property was brought to City Staff's attention. Stan Klein noted it is adjacent to the property that came before the Board the prior month for a bed and breakfast complex. There followed some discussion and the Board was in agreement action needed to be taken to save the structure from demolition by neglect.

Stan Klein moved to proceed with the process to notify the owner of demolition by neglect. David Bullion seconded the motion. All voted in favor and the motion carried.

102 E. Main – Demo by Neglect - Brian Jordan, Director of Development Services, noted a neighboring business brought this to Staff's attention. John Muraglia stated he went by and knocked on the wall and he believes it is hollow.

Stan Klein moved to proceed with demolition by neglect procedures to notify the owner. David Bullion seconded the motion. All voted in favor and the motion carried.

Discuss Design Standards and Guidelines for Entry Corridors from the proposed Comprehensive Plan Issues Update – Brian Jordan, Director of Development Services, noted this is a follow up from the joint meeting with the City Council and Planning & Zoning Commission. Mr. Jordan noted the Council directed the two boards to make recommendations on the 14 guidelines and any modifications they believe should be made. Stan Klein stated he likes the guidelines regarding architectural features and massing and scale although he is still concerned with the massing and scale guidelines because they are too subjective in relation to the stepping back guidelines. Mr. Klein added it is exciting to have guidelines to work with. There then followed discussion about these guidelines and the Historic Preservation Ordinance and suggestions that some of these guidelines should be incorporated into the ordinance. Mr. Klein encouraged everyone to look through the guidelines and mark what is appropriate and what might need to be modified. Mike Penick noted the parking in the rear of the building may not be appropriate because a front entrance will be built that no one will use. Sharon Joseph commented pedestrian traffic would use the front entrance if that guideline is adopted.

Mr. Jordan noted there would be an action item on the next agenda to make a recommendation to the City Council regarding the guidelines and asked the members of the Board to look through the guidelines and mark them up for discussion.

ADJOURN

With nothing further to come before the Board, Stan Klein moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 6:49 p.m.

PASSED AND APPROVED this the 18th day of November, 2014.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN

Historic Review Board
Application Information

Application Number:	14-93
Date:	November 14, 2014
Address:	118 S. Crockett
Owner:	Security State Bank & Trust
Applicant:	Andrew Bray
Rating:	Low
Proposed Modifications:	See attached
Neighborhood Characteristics:	The subject property is in the Historic District.
Staff Comments:	The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.
(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.
(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

(1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
(2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
(3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
(4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
(5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
(6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
(7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

14-93

Application for Certificate of Appropriateness

Application Date: 10.27.14 Application Complete: 10.27.14

Property Address: 118 S. Crockett Street, Fredericksburg, TX 78624

Owner: Security State Bank & Trust Phone No. 830.997.7575

Address: 201 W Main St, Fredericksburg, TX 78624

Applicant: Andrew Bray, Mustard Design on behalf of the Security State Bank & Trust Phone No. 830.997.7024

Address: 150 E. Main Street, Suite 201 Fredericksburg, TX 78624

Description of External Alteration/Repair or Demolition: We propose to remove the turned columns and ginger bread at the existing porch. We propose two new entry elements at the North and South elevations to include new stone entries, stained cedar columns, and a cedar and steel truss. The turned columns will be replaced with stained cedar columns at the south porch. Window styles shall closely match the existing and the metal roof shall closely match the existing. We propose to add a new motor bank canopy, style is to match the existing canopy with stone columns. All stone is to match existing. Exterior colors shall be selected at a future date.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site:

The style detail of the addition shall be appropriate for the district. The scale and height are compatible with the existing building as well as the adjacent neighborhood.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance:

None.

☐ Drawing ■ Sketch Date Submitted: 10.27.14 ☐ Historic Photograph

Desired Starting Date: January 2015 Desired Completion Date: Spring 2015

SURVEY RATING: ☐High ☐Medium ■Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: ALEBT

The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

[signature] Date 10/30/14 ☐*Insignificant* ■*Significant*

Building Official's Determination *(Max 7 days)*

Date ☐*Insignificant* ☐*Significant*

Chairman's Determination *(Max 7 days)*

Meeting Date (40 days max. after complete application) Notice to Applicant:

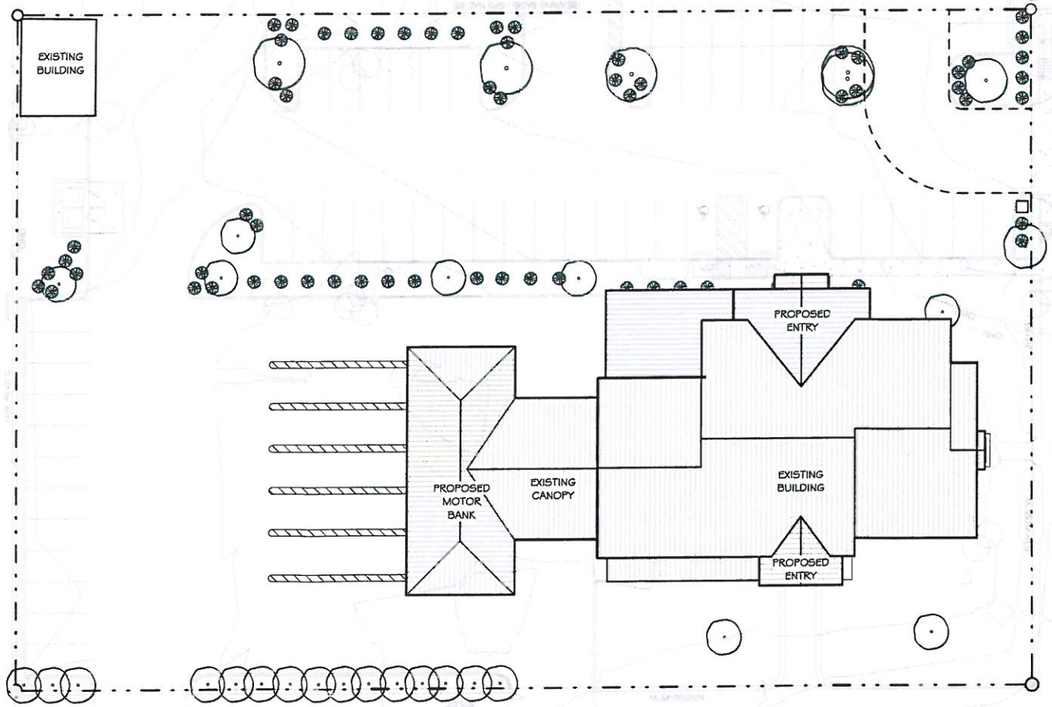
APPLICATION FEE:-*$10.00 plus ☐Board Review*; CERTIFICATE OF APPROPRIATENESS-*$20.00*

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

MOTOR BANK RENOVATIONS

SECURITY STATE BANK AND TRUST

118 S. CROCKETT STREET
FREDERICKSBURG, TEXAS



01 SITE PLAN
SCALE: 1" = 20'-0"

TRUE NORTH N

REVISIONS

NO.	DATE

PRELIMINARY

THESE DRAWINGS ARE FOR INTERM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ANDREW BRAY
18754
10.27.14

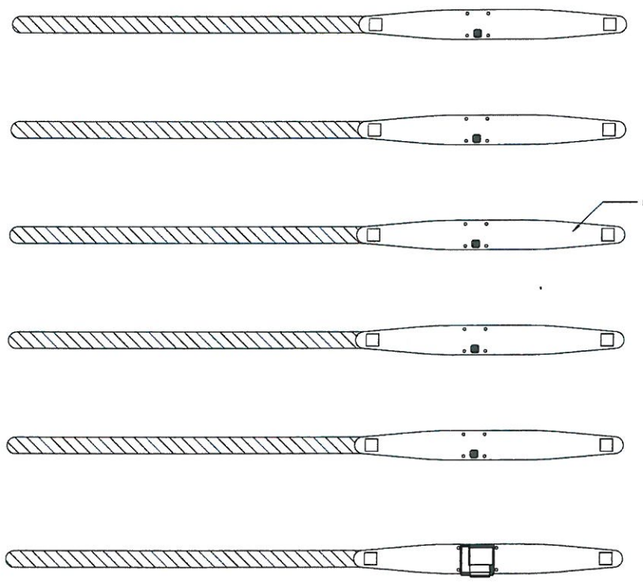
SITE PLAN

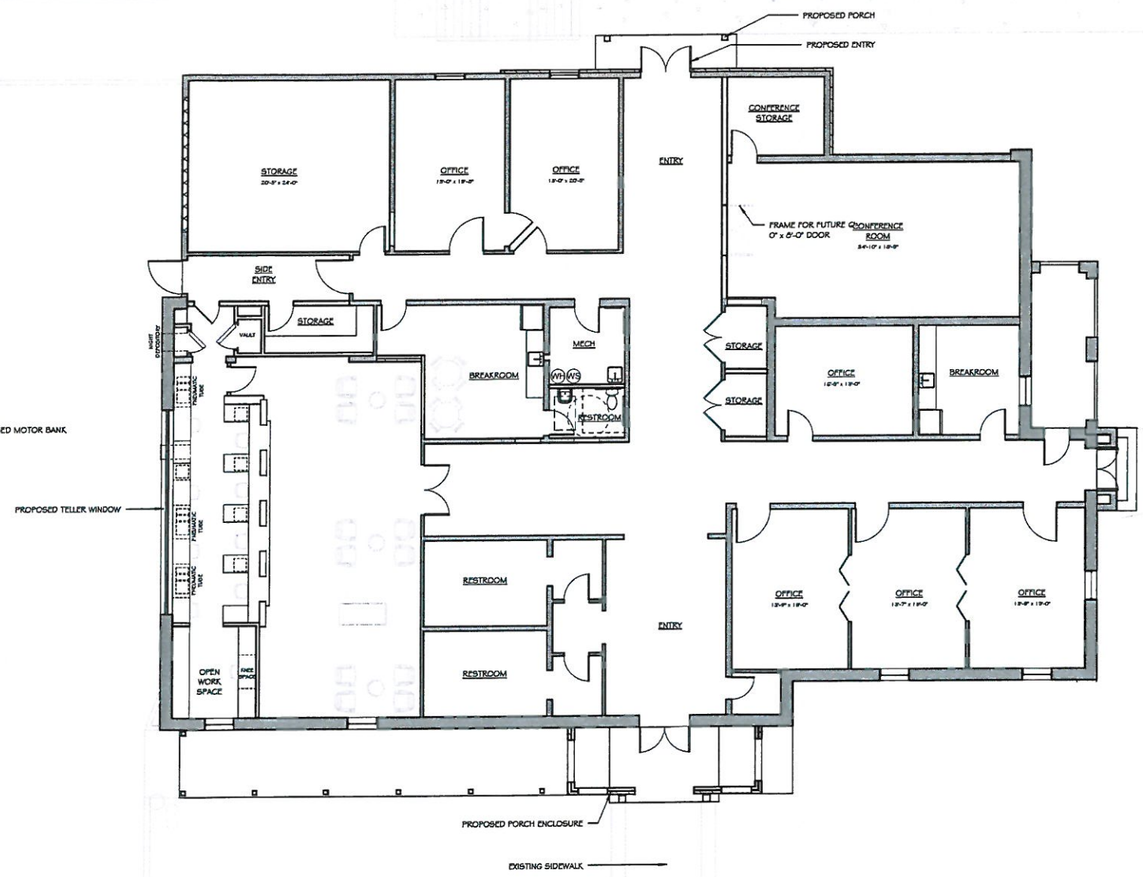
Drawn By	LW / WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1424
Orginal Issue Date	10.27.14

A-1

Y:\Current Projects File\1424 - Security State Motor Bank\02 - Drawings\02 - Schematic design (SD)\SECURITY STATE BANK 1306 - SD 04.rvt

9





01 FLOOR PLAN
SCALE: 1/8" = 1'-0"

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

MOTOR BANK RENOVATIONS

SECURITY STATE BANK AND TRUST

118 S. CROCKETT STREET
FREDERICKSBURG, TEXAS

REVISIONS

NO.	DATE

PRELIMINARY

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ANDREW BRAY
18754
10.27.14

FLOOR PLAN

Drawn By:	LW / WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1424
Original Issue Date:	10.27.14

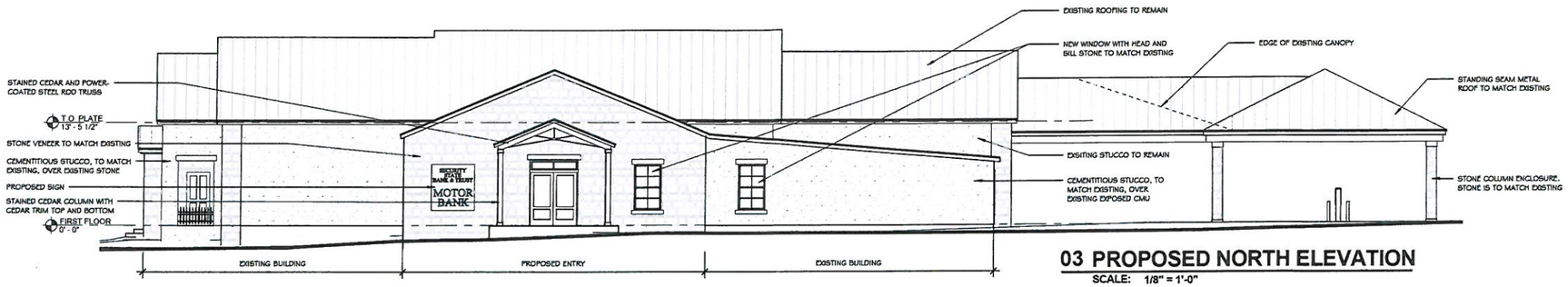
A-2

Y:\Current Projects File\1424 - Security State Motor Bank\02 - Drawings\02 - Schematic design (SD)\SECURITY STATE BANK 1308 - SD 04.rvt

10

04 EXISTING NORTH ELEVATION

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

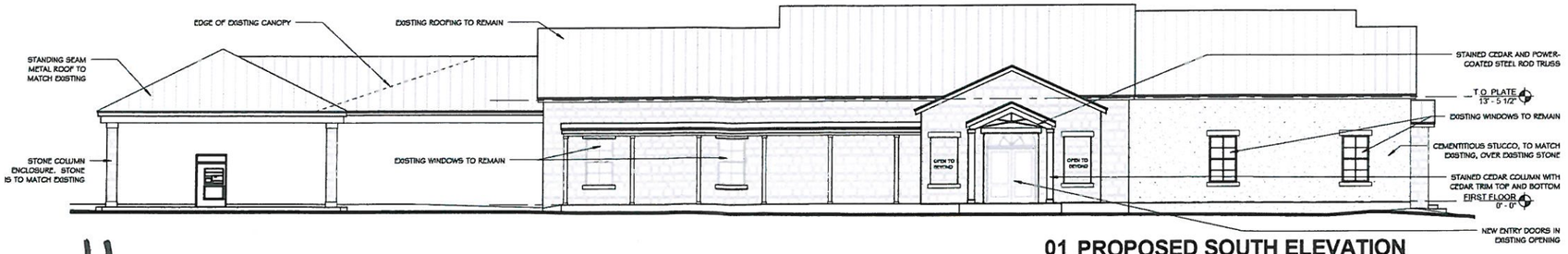


03 PROPOSED NORTH ELEVATION

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

02 EXISTING SOUTH ELEVATION

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



01 PROPOSED SOUTH ELEVATION

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

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Fredericksburg, Texas 78624
830.997.7024

MOTOR BANK RENOVATIONS

SECURITY STATE BANK AND TRUST

118 S. CROCKETT STREET
FREDERICKSBURG, TEXAS

REVISIONS

NO.	DATE

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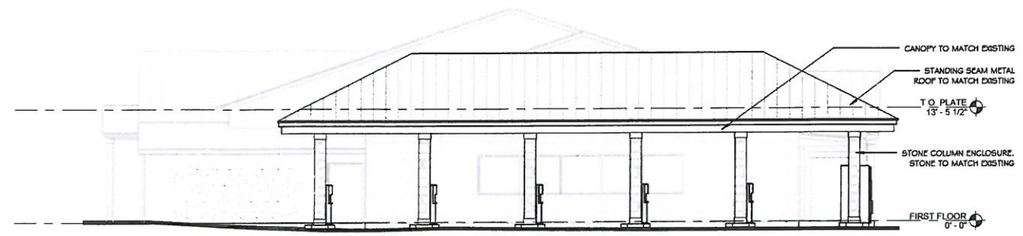
ANDREW BRAY
18754
10.27.14

EXTERIOR ELEVATIONS

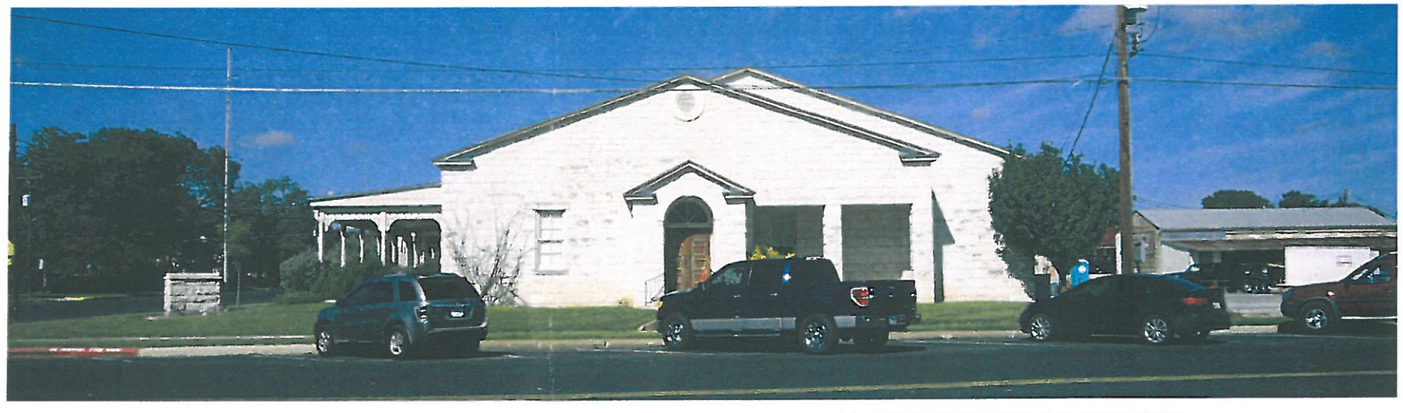
Drawn By	LW / WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1424
Original Issue Date:	10.27.14

A-3

Y:\Current Projects File\1424 - Security State Motor Bank\02 - Drawings\02 - Schematic design (SD)\SECURITY STATE BANK 1306 - SD 04.rvt



03 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

01 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

12

Y:\Current Projects File\1424 - Security State Motor Bank\02 - Drawings\02 - Schematic design (SD)\SECURITY STATE BANK 1308 - SD 04.rvt

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

MOTOR BANK RENOVATIONS

SECURITY STATE BANK AND TRUST

118 S. CROCKETT STREET
FREDERICKSBURG, TEXAS

REVISIONS
NO. DATE

PRELIMINARY

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ANDREW BRAY
18754
10.27.14

EXTERIOR ELELVATIONS

Drawn By:	LW / WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1424
Original Issue Date:	10.27.14

A-4

118 S. Crockett

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	412
Address	118 S. Crockett
Date	2000
Stylistic Influence	
GCAD Hyperlink	R1711
Owner	BECKMANN, ROY F & JANET ETAL
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

Previous Site No. _____
Previous Ranking _____
Previous Photo References
Roll
Frame

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202 S. Crockett

2002-05 Re-evaluation

☐ High ☑ Medium ☐ Low

Site ID No.	812
Address	202 S. Crockett
Date	1935
Stylistic Influence	Tudor Revival
GCAD Hyperlink	R13947
Owner	DOVER, BARBARA A
Historic District	Yes Historic District
Assessment	Typical example of a distinctive building plan that has suffered minor or no alterations.

Notes

1983 Historic Resources Survey

Previous Site No. _____
Previous Ranking _____
Previous Photo References
Roll
Frame

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204 S. Crockett

2002-05 Re-evaluation

☑ High ☐ Medium ☐ Low

Site ID No.	813
Address	204 S. Crockett
Date	1898
Stylistic Influence	vernacular
GCAD Hyperlink	R26907
Owner	MESKILL, WILLIAM DANIEL
Historic District	Yes Historic District
Assessment	An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Resource displays distinctive stylistic elements.

Notes

1983 Historic Resources Survey

Previous Site No. 281
Previous Ranking 1
Previous Photo References
Roll 23
Frame 13

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206 S. Crockett

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	814
Address	206 S. Crockett
Date	1935
Stylistic Influence	
GCAD Hyperlink	R22340
Owner	PENICK, MICHAEL R ETAL % JIMMY PENICK
Historic District	Yes Historic District
Assessment	Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.

Notes

1983 Historic Resources Survey

Previous Site No. _____
Previous Ranking _____
Previous Photo References
Roll
Frame

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207 S. Crockett

2002-05 Re-evaluation

☐ High ☐ Medium ☑ Low

Site ID No.	575
Address	207 S. Crockett
Date	1980
Stylistic Influence	
GCAD Hyperlink	R1723
Owner	BECKMANN, ROY F & JANET A
Historic District	Yes Historic District
Assessment	The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

Previous Site No. _____
Previous Ranking _____
Previous Photo References
Roll
Frame

1. ARCHITECTURAL STYLE

Intent

Architectural style is the overall character or design of a building that makes it identifiable. The style is typically determined by the period when a building was built, and the culture that built it. The architecture in the Historic District can be defined as eclectic, with multiple techniques and styles throughout the area.

Historically, the settlers to the hills of central Texas brought their carpentry and stone mason skills to their buildings. The locally available white limestone and later brown sandstone were used with the local cedar to construct the well-crafted buildings throughout the region. The more rustic simple nature of Texas Hill Country style is also due to the lean times when the area was being settled, resulting in a simple style. The Hill Country style has a modern elegance because of its simplicity, materials and craftsmanship in construction.

The intent of the Architectural Style Standards are to:

- Create a uniform and cohesive corridor of development;
- Preserve the City's historic and cultural resources, so that they contribute to the special character and quality of Fredericksburg;
- Protect historic resources; and
- Encourage adaptive reuse, rehabilitation, and retrofitting of historic buildings in which the original use is no longer feasible.

Applicability

1.0 – Architectural Styles Design Standards apply to all redevelopment in the entry corridors.

Standards

1.1 – Adhere to the Historic District Guidelines when rehabilitating historic buildings.

1.2 – If the building is not a Pioneer, Gothic, Texas Regional, Commercial, Italianate, Bungalow, or Folk Victorian style, then it must conform to the design principles of one of these styles.

Guidelines

1.3 – The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic.

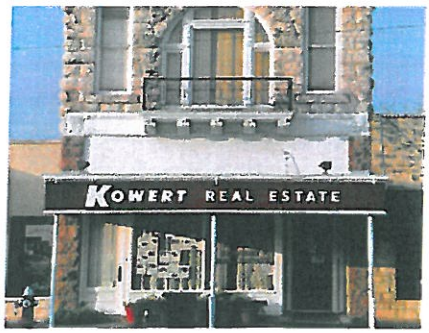
1.4 – New designs should be compatible with the design traditions of the established neighborhoods and regional Texas Hill Country aesthetic. It is not the intent of these guidelines to require that new buildings copy older building styles. Therefore, use traditional building forms and broader similarities of design in order to be compatible with existing buildings in the area that reflect the traditional context.

1.5 – The use of standardized "corporate" architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.

- **Pioneer** - Split logs, rock facades, wide chinking, limestone additions, Sunday houses

- **Gothic Revival** - Steeply pitched roofs, arches, towers

- **Texas Regional (Not in Historic Guidelines)** - sophisticated, modern, local materials, regional design techniques, metal brackets with awnings



- **Commercial** - One to three story, three bay façade, recessed entrance, transom windows, decorative cornice

- **Italianate** - wide overhanging eaves, low pitched roof, grouped supports

- **Bungalow** - decorative beams, partial width, deep porches, exposed roof rafters, gabled roofs

- **Folk Victorian** - symmetrical façade, spindle work on supports and railings, one story

2. ARCHITECTURAL MATERIALS

Intent

The materials used in construction are a primary element in the appearance of the building. Much of the newer construction along the entry corridors utilizes modern materials, including metal facades, tilt wall concrete, etc. These materials allow for more efficient and cost effective construction; however, they do not contribute to the overall character and appearance. Design guidelines for materials will address this to ensure new construction utilizes appropriate materials to enhance entryway appearance.

The intent of the Architectural Materials Standards are to:

- Adhere to the Historic District Guidelines when rehabilitating historic buildings;
- Ensure materials are fitting with the Texas Hill Country style prevalent in Fredericksburg;
- Utilize materials that have minimum environmental impacts (glare, SRI, excessive heat, etc.);
- Use materials that contribute to the visual interest of the structures; and
- Use efficient and cost effective construction.

Applicability

2.0 – Architectural Materials Design Standards apply to all redevelopment in the entry corridors.

Standards

2.1 – Buildings shall employ authentic, textured materials, compatible with the traditional Hill Country aesthetic. Highly reflective materials are unacceptable, because of their tendency to create uncomfortable glare conditions.

2.2 – Use cedar, limestone and brown sandstone.

2.3 – Abide by Historic District Guidelines for preserving historic buildings.

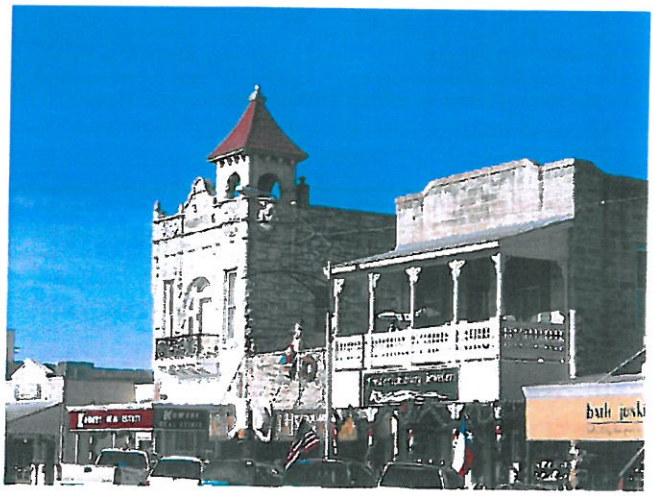
2.4 – Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character. (Historic Design Guidelines).

2.5 – Do not create a false sense of era or appearance with replacement of metal details or features that are not based upon any historical evidence (Historic Design Guidelines).

Guidelines

2.6 – New developments should choose materials that offer texture and avoid monotonous faces to add visual interest and reduce its apparent scale.

- Building materials are well preserved to maintain the historical nature of the City.



- Common materials create the sense of a district and identity.

- The historical building facade promotes the historical characteristics of the City through the use of stone and wood.

- The use of different materials on a building can break up the visual scale of the building, allowing for a more relaxed and comfortable pedestrian experience.

3. ARCHITECTURAL COLOR

Intent

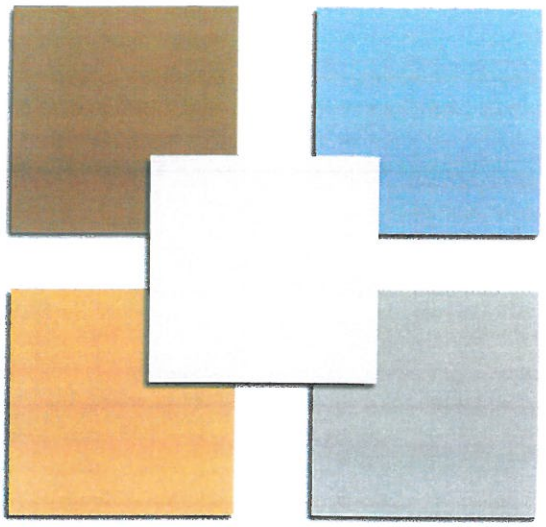
Color may seem a small element in overall community design, but it plays a significant role in appearance. Colors that would be perfectly appropriate in one community, such as the pastels found on homes and businesses in Port Aransas, would look wildly out of place in Fredericksburg. This section shouldn't limit landowners to four shades of beige; however, there should be consideration of what colors coordinate with existing development and the overall character of the community.

The intent of the Architectural Color Standards are to:

- Create a pleasing color scheme that preserves and highlights the heritage of Fredericksburg; and
- Create a robust but form-fitting color palate which allows enough variation to not seem repetitive, but still restrictive enough to keep outlandish color scheme from occurring.

Applicability

3.0 – Architectural Colors Design Standards apply to all redevelopment in the entry corridors.



Standards

3.1 – Choose colors used traditionally in Fredericksburg such as muted shades of greens, blues, and tans (Historic Design Guidelines).

3.2 – Use color to coordinate façade elements in an overall composition and tie all of the building elements together.

3.3 – Reserve bright colors for accents only. Limit the use of bright colors to no more than 30 percent of the overall exterior building façade.

Guidelines

3.4 – Predominate building colors shall be of earth tones, but may be accented with brighter colors to provide color variation, punctuation, and eclecticism unique to Fredericksburg.

- Architectural colors are muted and fit nicely in the Hill Country.

- Bright, architectural colors are used with restrain and sophistication.

- The use of traditional colors against the historic limestone rock creates a visually appealing and eye-catching structure.

- Landscaping provides a sense of scale and color to the front of a building.

4. ARCHITECTURAL FEATURES

Intent

Architectural features are the specific elements that create the appearance of the building. These include the windows, canopies and awnings, roof, parapets, etc. To create a consistent look throughout an area, buildings should share common features and elements. It is not that they need to be uniform on every building, rather that there is a consistency to them.

The intent of the Architectural Features Standards are to:

- Use listed features on buildings to help promote not only historical aesthetic value, but also create strong social settings when applicable;
- Create retail and commercial spaces that feel open with use of large windows, and architectural features which promote a "human scale;"
- Maintain a feeling of historical character in architecture throughout the city;
- Provide detailed façade treatments on any elevation that is visible from streets/corridors or from any primary elevations of adjoining buildings; and
- Avoid use of unadorned blank walls on elevations facing entry corridors and side streets.

Applicability

4.0 – Architectural Features Design Standards apply to all redevelopment in the entry corridors.

Standards

4.1 – Blank or featureless walls will not be approved along parks, plazas, entry corridors or side streets.

4.2 – Design buildings with a "human scale" by using architectural enhancements. The building facade facing the parks, plazas, entry corridors or side streets shall have visible, clearly defined customer entrances that include at least three of the following elements: canopies or porticos, overhangs, recesses or projections, arcades, raised cornice parapets over the entrance door, distinctive roof forms, arches, outdoor patios or plazas, display windows, or integral planters.

4.3 – Choose features that fit the scale of the building and its surroundings.

4.4 – Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character. (Historic Design Guidelines)

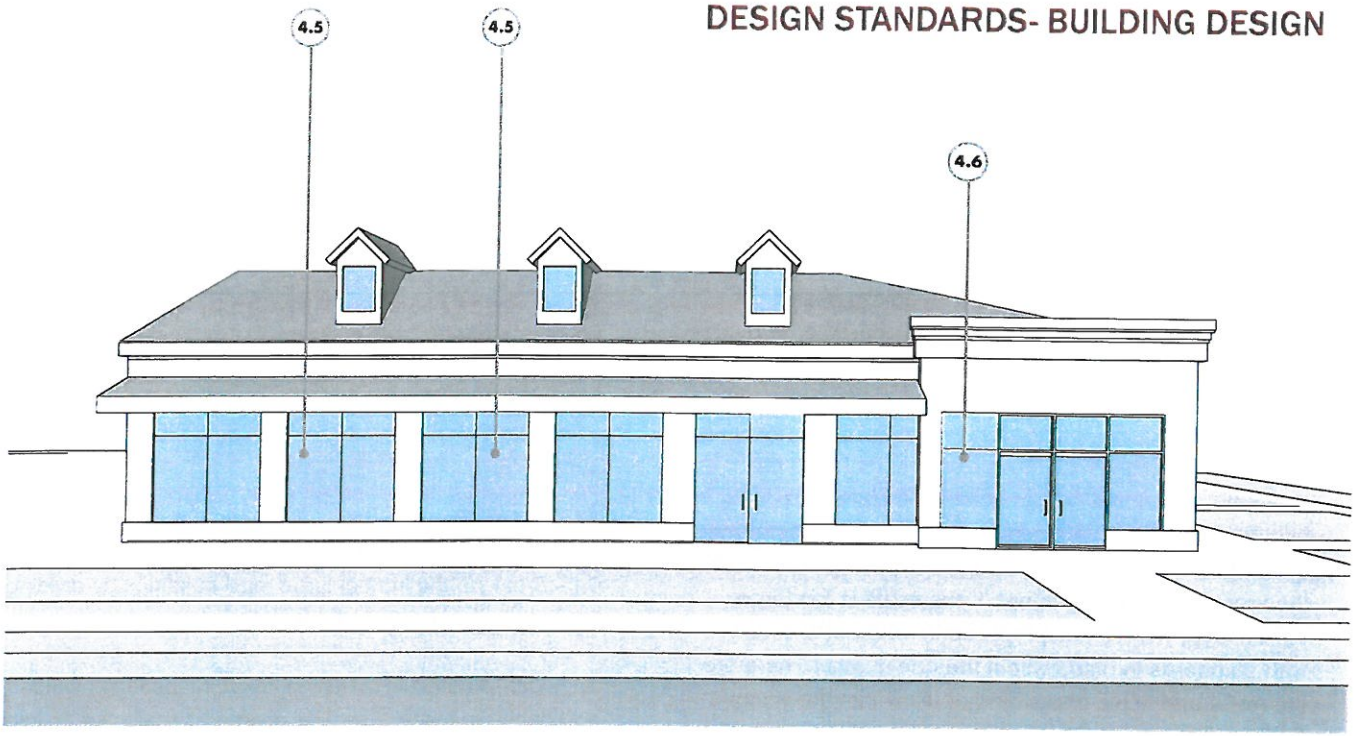
4.5 – Windows and doors shall be equally spaced and provide rhythm along the façade of the building.

4.6 – At least 40 percent of the ground floor façade facing parks, plazas, entry corridors or side streets shall be constructed of clear and non-tinted windows.

4.7 – For any multi-tenant commercial development, a covered arcade/structural canopy shall be provided along the front facade of the building. Arcades are covered walkways connected to the principal building. They should be a minimum of five feet in width and designed to provide covered areas for relief from the weather. Different arcade/structural canopy designs may be used for each individual tenant/business within a multi-tenant commercial development provided that they blend aesthetically with the front facade of the building.

Guidelines

4.8 – If a shed roof or flat roof design is used, add a parapet wall to screen the roof.



- Window awnings and roof overhangs are not only visually appealing but also provide cover from the weather and give spaces definition and character.

- Plazas are an incredibly useful and visible public space, allowing for social and recreational programs to take place within their borders.

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5. MASSING AND SCALE

Intent

The massing and scale of buildings helps preserve the historic and "small town" feel of the region. Residents and property owners identify with this character and would like to see it maintained, thus it is important for new development to be consistent.

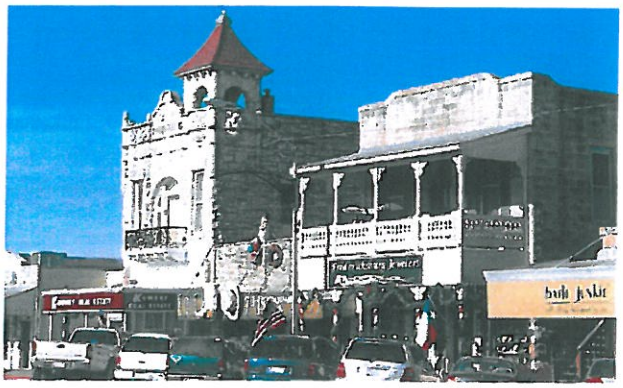
The mass and scale of a development relates to the mass of the building and its scale of architectural features related to the structures size. If the mass of the building is too large, it will not properly integrate within the surrounding environment. If the scale is too large, the building will look disproportional and out of touch with standards in place within the community. Therefore the mass and scale of buildings built within the Historic District and entry corridors should encompass the ideas of size and location on lots relating to the architectural style already in place within the built environment.

The intent of the Massing and Scale Standards are to:

- Fit the mass and scale of the broader context of the landscape and surrounding development; and
- Break up larger building mass by varied façade treatments and articulated roof treatments to keep scale accurate.

Applicability

5.0 – Massing and Scale Design Standards apply to all redevelopment in the entry corridors except for single family residential.



Standards

5.1 – Break up the front of large retail buildings by dividing it into individual bays 25 to 40 feet wide.

5.2 – Use variation in materials, textures, patterns, colors, and details to break down the mass and scale of a building

5.3 – When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings. Heights can be greater if the mass is modulated and other scale techniques are adopted. Reduce height near lower density uses.

5.4 – Building mass shall be used that is appropriate to the site. Buildings of the greatest footprint, when possible, should be located towards the center of a development where the impact on adjacent uses is the least.

5.5 – Each building shall have sufficient facade relief and interruption every 30 feet so as to provide visual architectural interest.

Guidelines

5.6 – Fake window and similar details are not appropriate articulation.

5.7 – Buildings are encouraged to be contiguously arranged along the street face, and large breaks between buildings in identified development sites should be avoided.

- Neighboring buildings are similar in mass and scale to maintain a visual flow along the street.
- The building scale maintains a pedestrian feel.

- By placing a setback between first and second floors, streets seem more approachable and open from the pedestrian level.

- Courtyards create both private and public social spaces which can be used for a variety of activities.

- By adding different textures and materials to different parts of the building, what is a large and expansive building to the eye looks properly sized and approachable.

6. SIGNAGE

Intent

Signage is one issue that can create significant conflict between developers, business owners, and the City. This is because owners want to maximize their visibility to passersby, while the City wants to protect overall safety and appearance and not have a profusion of signs. Appropriate sign regulations balance the concerns of business owners with the public welfare concerns. Signs are effective in garnering attention, while not detracting from overall appearance or distracting passersby. Signs should also be scaled to their environment. Signs along a highway will be different from those in a primarily pedestrian area. This picture shows a sign appropriate for a high speed thoroughfare. It is large, but in muted colors, made to look like it is made of wood, and appropriate for the business being advertised.

The intent of the Signage Standards are to:

- Ensure preservation of historic heritage and atmosphere; and
- Improve aesthetic appeal around signage.

Applicability

6.0 – Signage Design Standards apply to all redevelopment in the entry corridors.

Standards

6.1 – Reflective, fluorescent, neon and flashing signs shall not be allowed.

6.2 – Limit the height of free standing signs to 5 feet (Signage Ordinance)

6.3 – A landscaped base area shall be provided for monument or ground signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign shall be landscaped. The landscaped area may include trees, shrubs, flowering perennials, ornamental tall grass, fountains, water features, decorative stonework, planters, sculpture and decorative paving.

6.4 – Integrate signs into building and site design so they do not appear as an afterthought.

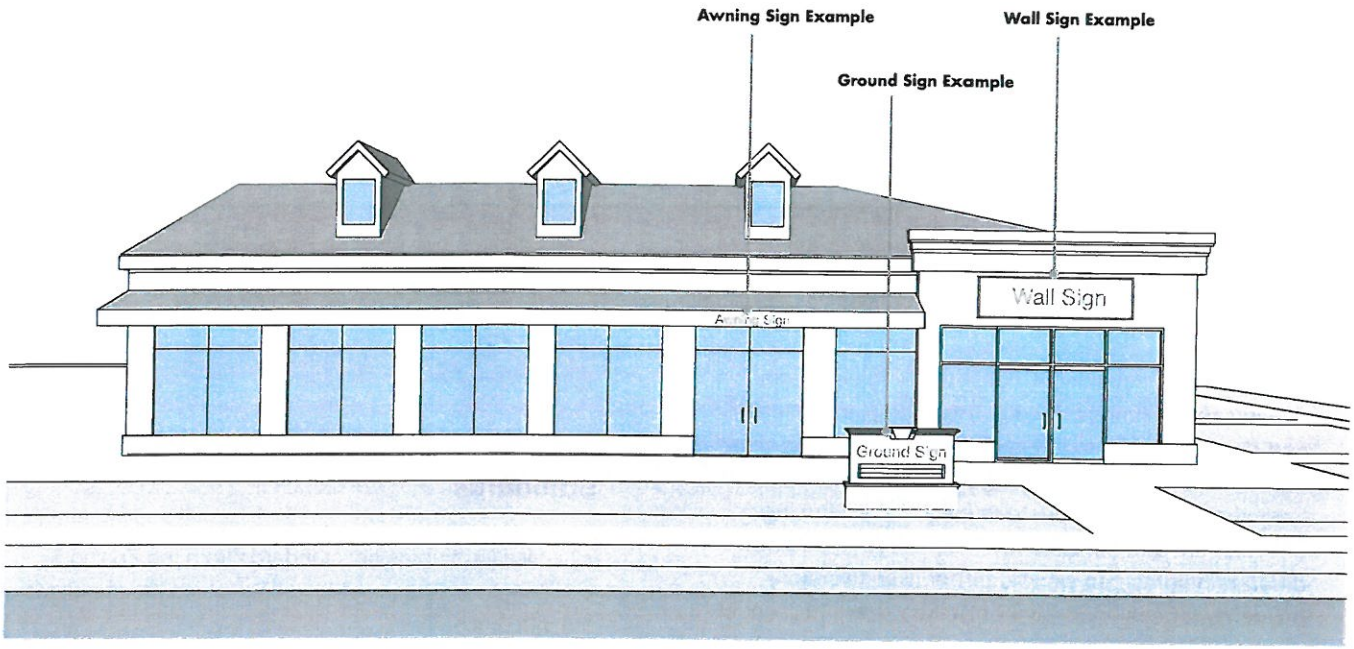
6.5 – Attached signs shall be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building.

6.6 – Prohibit the use of billboard, illuminated or excessive signage throughout the entry corridors.

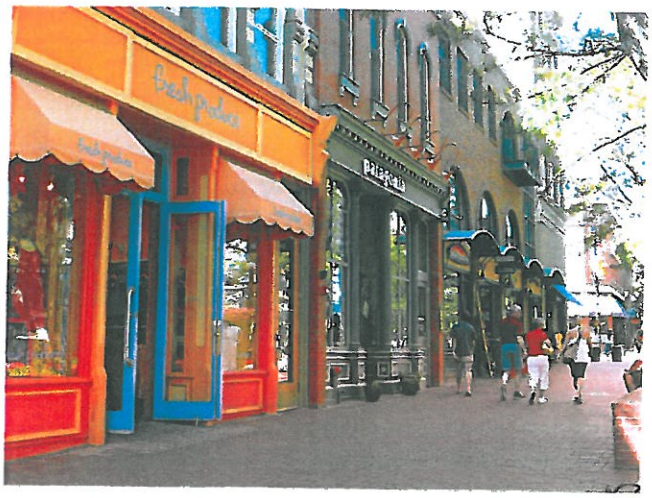
Guidelines

6.7 – A minimal number of colors should be used per sign where possible. Bright colors should be reserved for accent only.

6.8 – Exterior neon lighting is to be discouraged.



- Signage is low to the ground and made of local materials such as stone.
- Signage fits within the landscape and doesn't detract from the surrounding environment.



- Signage is incorporated into building design.
- Fonts and text styles are incorporated into the color scheme and design of the building.

7. BUILDING HEIGHT

Intent

Building height is important to maintain character of a place and to improve the general quality of the building environment, pedestrian spaces and pedestrian relationships to buildings. The goal is not uniformity, rather heights should be within a range that work well together. When buildings are too tall, they can create a canyon effect, making an area feel enclosed and unpleasant. Buildings that are too short lose definition and do not contribute to the character of an area. The key is to work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency. The image shows how different heights can work together, with two story buildings (occasionally higher buildings are present at key intersections).

The intent of the Building Height Standards are to:

- Create a unique corridor and downtown feeling with consistent building heights which correspond to the historic streetscape feeling of central Fredericksburg;
- Ensure adherence to maximum building height so that the character is not lost or damaged; and
- Step roof down towards front of building to keep streetscape from becoming overbuilt and to form pedestrian gathering places.

Applicability

7.0 – Building Height Design Standards apply to all redevelopment in the entry corridors.

Standards

7.1 – Use existing height standards from the Zoning Ordinance as a base, and indicate where the standards are different.

7.2 – Three (3) Stories (38 ft) max in commercial districts (C-1, C-2, CBD, M-1, M-2, M-3 zones).

7.3 – Four (4) stories (50ft) for public facilities.

7.4 – Work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency.

Guidelines

7.5 – Use building height to define neighborhood and district edges, and to provide a "human scale."

7.6 – Floor to floor heights of a building can have an impact on the mass of the building. Typical ceilings in a residence are 8-9 feet. First floors of office buildings or retail shops can range from 10-15 feet. Upper floors that include residential or office are generally 8-12 feet in height. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its "human scale" appearance.

- By using different materials and heights, large sized buildings can appear to be separate and smaller in scale.

- With proper setbacks and landscaping, buildings of different but similar height can easily blend together and create a lively and varied streetscape.

- By using different building heights, downtown areas can add character and sense of place.

- An example of how one, two and three story buildings can mesh well in areas that have proper landscaping, setbacks, and material use.

8. SETBACKS & FRONTAGE

Intent

Setbacks define the relationship of a building to the street frontage, and how far the building is from the ROW or sidewalk. Along highways, it may be appropriate for buildings to be set farther back away from the roadway; while in pedestrian areas, it is preferable to have buildings up to the sidewalk. In conventional development, buildings are setback from the road behind parking lots. This ensures adequate parking and high visibility for the business; however, it does not contribute to the aesthetics of an area. Much of the development within the entryways to Fredericksburg follows this pattern.

The intent of the Setbacks and Frontage Standards are to:

- Preserve characteristics of Fredericksburg's small town downtown heritage through the use of building setback.

Applicability

8.0 – Setback Design Standards apply to all redevelopment in the entry corridors except for single family residential.

Standards

8.1 – Setbacks shall be a maximum of 25 feet except for single family residential.

8.2 – No parking lots shall be constructed on the corner of a street.

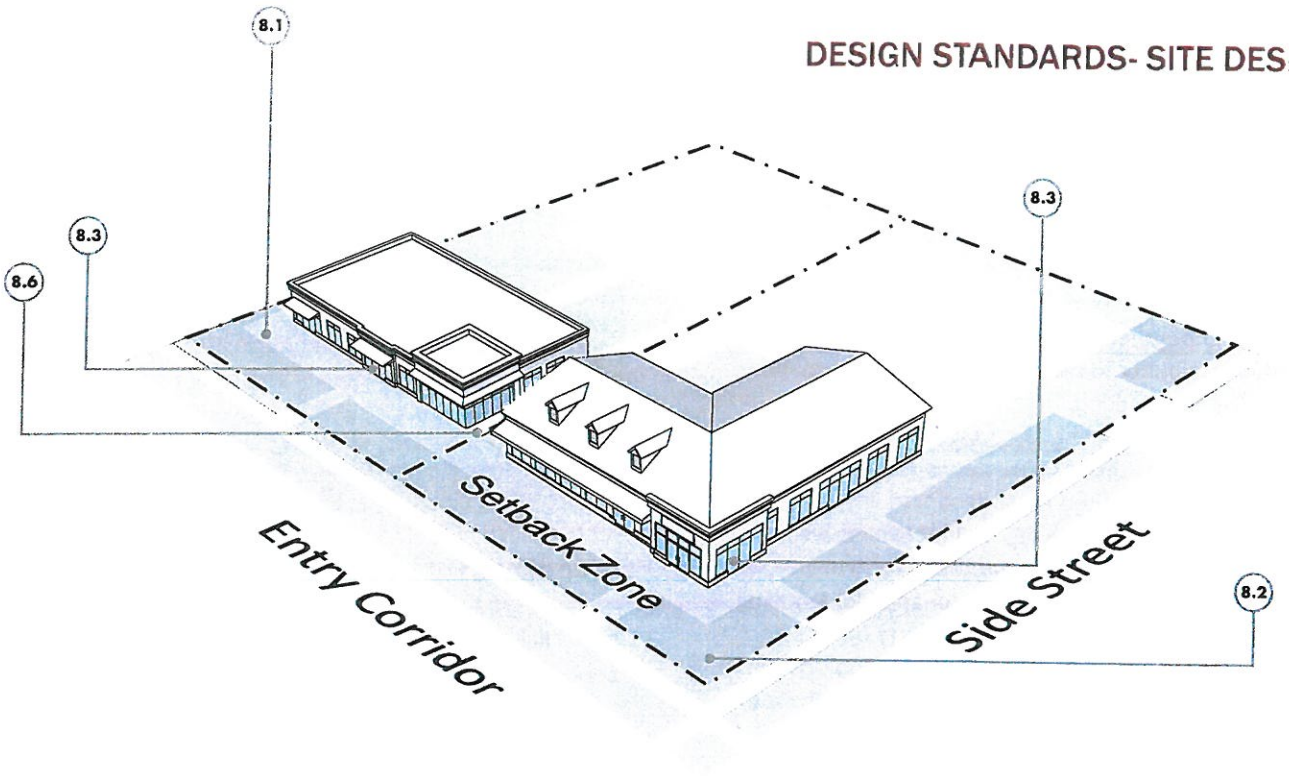
8.3 – Doors and entryways shall be constructed facing the entry corridor and any side streets. Secondary entrances may be constructed to allow convenient access from secondary streets, adjacent buildings, sidewalks, or parking.

8.4 – The front door must connect to the sidewalk along the entry corridor.

8.5 – In areas adjacent to or near the Historic District, new buildings shall match adjacent building setback in order to preserve the Historic District character and to encourage walkability.

Guidelines

8.6 – A contiguous building arrangement without large breaks between buildings along the street face is encouraged.



- By encouraging building set back along entry corridors, the city will have room to provide not only landscaping but also areas of public social space along pathways and pedestrian walkways.

- Buildings along Town's Creek or Barons Creek have a pedestrian oriented frontage along the creek
- Parking is not located between the building and creek
- Buildings should take advantage of adjacencies to Town Creek and Barons Creek by providing amenities between the building and the creek

9. LANDSCAPING

Intent

Appropriate landscaping plays a significant role in the character and appearance of an area. Landscaping can be used as a buffer to disguise unappealing features, like utilities and parking. Landscaping can also enhance pedestrian areas, offering shade and a visual break from the built environment and serving as a buffer to the street. The challenge of landscaping is the on-going maintenance required to keep it attractive, as well as water usage. Xeriscaping should be utilized to ensure minimal water use and lower maintenance for landscape features. The City can work with property owners and civic organizations, such as the Garden Club, to adopt landscape features to provide on-going maintenance and care for them.

The intent of the Landscaping Standards are to:

- Create street-to-building buffering landscapes with native and drought resistant plant species for more pleasurable vehicular and pedestrian experience;
- Create a cohesive and consistent tree canopy along pedestrian pathways to create a pleasing and comfortable environment for non-vehicular traffic;
- Restore existing natural areas where possible; and
- Create public spaces and common areas that invite residents and tourists to visit with appealing and beautiful landscaping.

Applicability

9.0 – Landscaping Design Standards apply to all redevelopment in the entry corridors.

Standards

9.1 – Landscaping, including planting and trees, shall be provided as a buffer between the street and parking area.

9.2 – To create a cohesive tree canopy that provides for consistent shade, street trees shall be planted a minimum of every 30 feet on center (centered between the curb and sidewalk).

Guidelines

9.3 – Native, drought tolerant and adapted landscape species should be used to the greatest extent possible.

9.4 – A minimum of 50 percent of the plant species should be selected from the approved plant list.

9.5 – Minimize impervious coverage to reduce the need for energy and water consumption.

9.6 – Utilize parks, open spaces and natural areas as buffers between incompatible uses or as a means of maintaining natural viewsheds.

9.7 – Planting is preferable to turf within the right-of-way, including spaces between sidewalks and the street. Landscaping between the curb and sidewalk should be no taller 24" tall and adhere to the clear sight distance triangle.

9.8 – Every effort should be made to protect underground utilities such as water, sewer, phone and cable from tree or plant roots.

9.9 – Restoration of natural areas is strongly encouraged during new development and, to the extent possible, redevelopment.

9.10 – Wherever possible, parks should take advantage of existing mature vegetation by preserving it and incorporating it as a feature of the park to maximize use of shaded areas.

9.11 – Minimize grading and preserve existing vegetation whenever possible.

9.12 – Landscapes should be irrigated to establish planting and provide the correct water levels to support the long term growth of landscape. Irrigation systems must use efficient water methods, group planting into similar hydro-zones, and use moisture sensors to control the use of water.

9.13 – Root barriers should be used in planting areas between the sidewalk and street which are less than 10 feet in width.

- Drought tolerant plantings such as bulbine and silver pony foot are encouraged.
- Planting is provided as a buffer between the sidewalk and street.

- Agaves, grasses, and cacti are appropriate plant materials that have low water requirements.

- Seasonal planting is provided between the street and the sidewalk, creating a buffer between automobile and pedestrian sidewalk, while keeping within the maximum height of 2 feet.

DESIGN STANDARDS- SITE DESIGN

Table 1: *Recommended Street Trees (Planting Areas >10')*

STREET TREES	
Common Name	Scientific Name
Shumard Oak	Quercus shumardii
Chinquapin Oak	Quercus muehlenbergii
Live Oak	Quercus virginiana
Montezuma Cypress	Taxodium mucronatum
Lacey Oak	Quercus laceyi
River Birch	Betula nigra
Mexican Sycamore	Platanus mexicana

Table 2: *Recommended Trees*

SCREENING	
Common Name	Scientific Name
Red Maple	Acer rubrum
Sweetgum	Liquidambar styraciflua
Southern Magnolia	Magnolia grandiflora
American Sycamore	Platanus occidentalis
Mexican Sycamore	Platanus mexicana
Live Oak	Quercus virginiana
Bald Cypress	Taxodium Distichum

Table 3: *Recommended Trees for Screening*

SCREENING	
Common Name	Scientific Name
River Birch	Betula nigra
Bottlebrush	Callistemmon sp.
Texas Redbud	Cercis canadensis 'Texensis'
Possumhaw Holly	Ilex decidua
American Holly	Ilex opaca
Yaupon Holly	Ilex vomitoria
Little Gem Magnolia	Magnolia grandiflora 'Little Gem'

Table 4: *Recommended Trees for General Landscaping*

TREES	
Common Name	Scientific Name
Florida Maple	Acer barbatum
Red Maple	Acer rubrum
River Birch	Betula nigra
Bottlebrush	Callistemmon
Pecan	Carya illinoinensis
Texas Redbud	Cercis canadensis 'Texensis'
Texas Persimmon	Diospyros texana
Possumhaw Holly	Ilex decidua
American Holly	Ilex opaca
Yaupon Holly	Ilex vomitoria
Savannah Holly	Ilex x 'Savannah'
Sweetgum	Liquidambar styraciflua
Southern Magnolia	Magnolia grandiflora
Little Gem Magnolia	Magnolia grandiflora 'Little Gem'
Sweetbay Magnolia	Magnolia virginiana
Slash Pine	Pinus elliottii
Loblolly Pine	Pinus taeda
Texas Pistache	Pistacia texensis
American Sycamore	Platanus occidentalis
Mexican Sycamore	Platanus mexicana
Mexican Plum	Prunus Mexicana
Sawtooth Oak	Quercus acutissima
Bur Oak	Quercus macrocarpa
Cow Oak	Quercus michauxii
Nuttall Oak	Quercus nuttallii
Live Oak	Quercus virginiana
Eve's Necklace	Sophora affinis
Bald Cypress	Taxodium Distichum
American Elm	Ulmus Americana

Table 5: *Recommended Plants for General Landscaping*

GROUND COVERS	
Common Name	Scientific Name
Ajuga	Ajuga sp.
Centipedegrass	Eremochloa ophiuriodes
Homestead Verbena	Glandularia canadensis
Daylily	Hemerocallis sp.
Red Yucca	Hesperaloe parvifolia
Trailing Juniper	Juniperus sp.
Trailing Lantana	Lantana sp.
Liriope	Liriope sp.
Dwarf Nandina	Nandina sp.
Katie Ruellia	Ruellia elegans
Yucca	Yucca sp.
Rain Lily	Zephyranthes sp.
ORNAMENTAL GRASSES	
Common Name	Scientific Name
Bluestem	Andropogon sp.
Sideoats Gamma	Bouteloua curtipendula
Weeping Lovegrass	Eragrostis curvala
Purple Lovegrass	Eragrostis spectabilis
Sand Lovegrass	Eragrostis trichocolea
Fiber Optic Grass	Isolepis cernua
Purple Autumn	Miscanthus sinesis
Zebra	Miscanthus sinesis 'Zebri'
Muhly	Muehlenbergia sp.
Little Bunny Fountain	Pennisetum alopecuriodes
Fountain	Pennisetum rueppellii
Mexican Feather	Stipa tenuissima
VINES	
Common Name	Scientific Name
Crossvine	Bignonia capriolata
Trumpet Creeper	Camsis radicans
Coral Honeysuckle	Lonicera sempervirens
Evergreen Wisteria	Melletia reticulata
Virginia Creeper	Parthenocissus quinquefolia
Lady Banks Rose	Rosa banksia
PLANTING BEDS	
Common Name	Scientific Name
Abelia	Abelia sp.
Agave	Agave sp.
Yarrow	Achillea sp.
Butterfly Bush	Buddlea davidii
Beautyberry	Callicarpa americana
Coreopsis	Coreopsis sp.
Coneflower	Echinacea sp.
Indian Blanket	Gaillardia sp.
Hummingbird Bush	Hamelia patens
Burford Holly	Ilex cornuta
Yaupon Holly	Ilex vomitoria
Dwarf Yaupon Holly	Ilex vomitoria 'nana'
Juniper	Juniperus sp.
Lantana	Lantana sp.
Texas Sage	Leucophyllum sp.
Gayfeather	Liatrus sp.
Turk's Cap	Malvaviscus arboreus
Blackfoot Daisy	Melampodium leucanthum
Wax Myrtle	Myrica cerifera
Blue Plumbago	Plumbago auriculata
Pomegranate	Punica granatum
Rosemary	Rosmarinus officianalis
Black-eyed Susan	Rudbeckia sp.
Dwarf Palmetto	Sabal minor
Mealy Blue Sage	Salvia farinacea
Autumn Sage	Salvia greggii
Mexican Sage	Salvia leucantha
TX Mountain Laurel	Sophora secundiflora
Bridal Wreath Spirea	Spirea cantoniensis
Yellow Bells	Tecoma stans
Viburnum	Viburnum sp.

- Seasonal color is thoughtfully incorporated into planting design.

- The park takes advantage of maintaining existing trees on site.
- The park maximizes the use of shaded areas by aligning trails underneath dense tree canopy.

- The use of a low stone seat wall is creatively incorporated into the landscape to preserve an existing stand of oak trees.
- Cactus and native plants fit the planting scheme of the larger context of central Texas.

- An allee of street trees planted a minimum of 30 feet on center frames the sidewalk and provides comfort to pedestrians.
- A mix of tree species offers seasonal interest along the street.

10. LIGHTING

Intent

Lighting is necessary to make a building visible to passersby and for safety and security on site. However, lighting can also become a nuisance, as light spills onto adjacent property, distracts drivers, and detracts from community appearance. Well-designed lighting focuses light where it is needed, with minimal glare and excess. Shielding and proper aiming can provide appropriate safety and security while having minimal impact on adjacent properties. Pole location, height, and design all affect how lighting will be seen, so thought should be given to all of these variables when designing a lighting system for a property.

The intent of the Lighting Standards are to:

- Provide continuity and high aesthetic value through the creation of a cohesive lighting strategy; and
- Create, safe, secure places with lighting strategies while protecting the night sky and nearby residential properties.

Applicability

Architectural Lighting Design Standards apply to all redevelopment in the entry corridors.

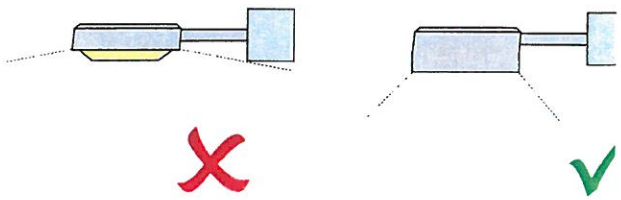
Standards

10.0 – Lighting fixtures should be selected from the International Dark-Sky Association Approved Fixtures.

Guidelines

10.1 – Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is prohibited.

10.2 – Fixture style and location must be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style is to be consistent throughout the project.



10.3 – Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures must be cut-off luminaries that have less than 90 degree cut-off so that the light is not emitted horizontally or upward.

10.4 – Projects located near residential or open space areas shall use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.

10.5 – Off-site street lighting may be required over driveways to provide safe entrances and exits.

10.6 – Decorative seasonal lighting encouraged.

LIGHTING SELECTION MATRIX

Location	Fixture
Streetscape Pedestrian Lighting	Sternberg Lighting Omega Series
Site Lighting	Strenberg Lighting Mediterra BB
Public Space Lighting	Strenberg Lighting Mediterra BB

- This Dark Sky light fixture is an example of an approved light fixture for Fredericksburg
- Sternberg Lighting Omega Series

- Lighting can include planters and decorative features to fit within the context of Fredericksburg

- This Dark Sky light fixture is an example of an approved light fixture for Fredericksburg
- Sternberg Lighting Mediterra BB

- Lighting can be erected within the entry corridors and along path and trails.

11. SERVICE AREAS

Intent

Every site plan needs to account for building facilities like HVAC systems, dumpsters, drainage, etc. These are necessary features that have to be located; however, they can present a challenge to balance needed access with aesthetics. It is appropriate to place these facilities in the back of the property, shielded by the building if possible. If that is not available, due to access issues, service areas should be shielded with fencing and landscaping to maintain the overall site appearance. Good site planning will ensure that needed facilities are incorporated on site, with minimal visibility from roadways and adjacent properties.

The intent of the Service Areas Standards are to:

- Use visually screened service areas to hide unsightly private space areas; and
- Use appropriate landscaping, fencing, and/or green screens around service areas for buffering.

Applicability

11.0 – Service Areas Design Standards apply to all redevelopment in the entry corridors.

Standards

11.1 – Loading/unloading areas shall be clearly identified by installing no parking signs and/ or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/ unloading areas must be consistent with the requirements of the Zoning Ordinance.

Guidelines

11.2 – All trash, recycling and utilities facilities must be visually and acoustically screened from pedestrian rights of way.

11.3 – Screening shall be achieved through the installation of a wall or fence six foot in height or a height sufficient to obscure the area or equipment, whichever is less.

11.4 – Screening may be provided by using a semi-opaque fence, solid vegetative surface or combination of both.

11.5 – The height of screening plants shall be based on typical plant size within five growing seasons.

11.6 – All roof-top equipment shall be screened from entry corridors, side streets, plazas and parks.

11.7 – It is encouraged to provide a separate waste and recycling unit to encourage environmental sustainability and support efforts to reduce, reuse, and recycle in Fredericksburg. The City of Fredericksburg Recycling Center provides recycling and safe disposal options. Fredericksburg Shines has compiled a list of items that can be recycled along with the location where that recycling occurs.

- The use of wood softens the visual effect of the waste receptacle.
- The waste receptacle visually blends into the surrounding public space, and the wood material matches the adjacent bench.

- Waste receptacles are screened with vegetation.
- Waste is separated into trash and recycling units.

- Service areas are located to the rear of the site.
- Trees and landscaping screen views to dumpsters and service areas.

- Compost areas are hidden from view and designed in an esthetically pleasing manner.

12. PARKING & ACCESS

Intent

Parking uses a significant portion of most conventional development. Developers typically have to provide sufficient parking for infrequent, high volume days like the day after Thanksgiving. This, combined with a desire for visibility and access, means most parking lots are put in front of the building. Adequate landscaping and buffering can improve the appearance of parking lots; however, having parking to the front detracts from pedestrian connectivity and appeal. Having parking to the rear of the property would allow the building to front onto the roadway. It would also allow for consolidation of driveways and access points. This can be a tremendous benefit for traffic flow, to reduce curb cuts and points of conflict along roadways.

The intent of the Parking and Access Standards are to:

- Follow New Urbanism models to help conceal and beautify parking areas, such as parking located in the rear or side of buildings;
- Create parking spaces that flow smoothly and create logical connections between parking spot and destination; and
- Use landscaping to buffer parking lots from adjacent uses.

Applicability

12.0 – Parking Design Standards apply to all new development in the entry corridors.

Standards

12.1 – Bicycle parking facilities must be provided at all new development that occurs on any street intersection. The design, color, and materials must coordinate with other site elements and must be well-light for night time uses.

12.2 – When a property abuts a creek, the parking lot should not be located between the building and the creek.

12.3 – When a property abuts a creek, a 10 foot

landscaped buffer shall be provided between the parking lot and the creek, where applicable. Utilize rain gardens and/or plant species that filter toxins between the parking lot and the creek.

12.4 – All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.

12.5 – Whenever parking areas/drive aisles are connected to adjacent sites, the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.

12.6 – Pedestrian walkways connecting to adjacent development shall be provided.

12.7 – A minimum of a 4" diameter tree per 8 parking spaces shall be planted in planting beds located in the corners of parking lots and 'islands.'

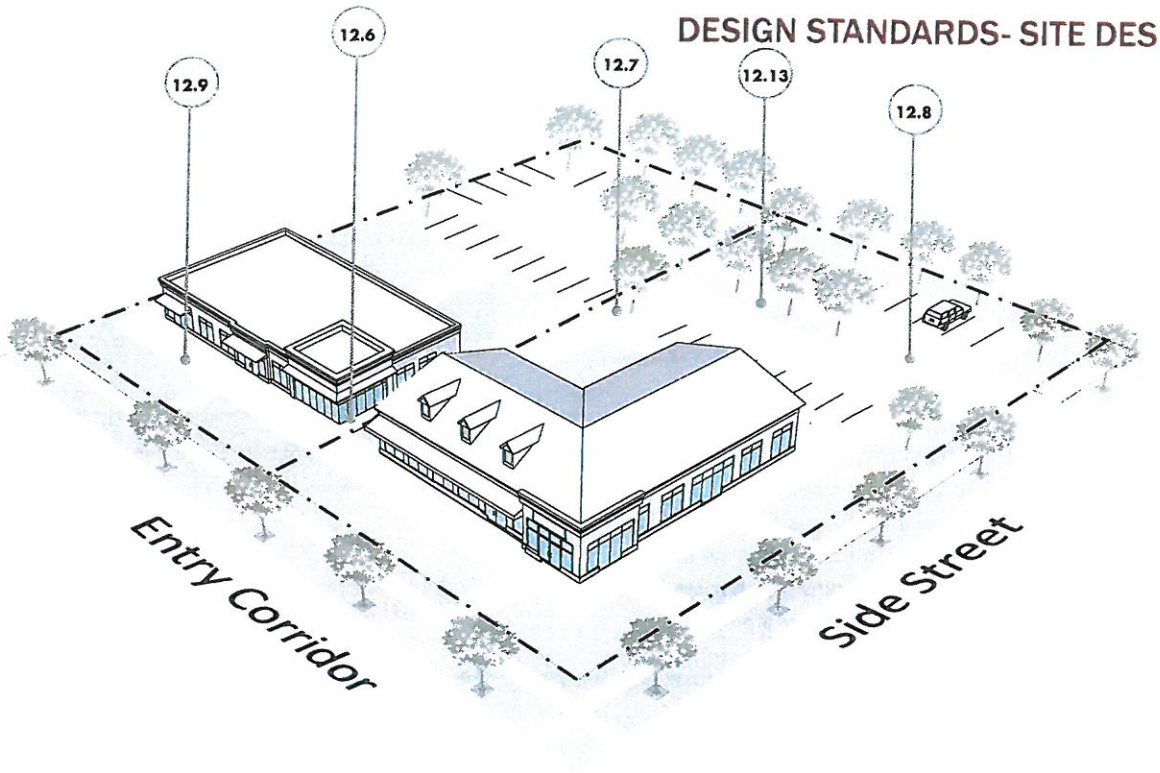
12.8 – Parking shall be located behind buildings or on the side.

12.9 – Continuous, 5' sidewalks must be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.

Guidelines

12.10 – Parking areas abutting properties residentially used or designated shall be separated by a landscape buffer a minimum of 10 feet in width. In addition to landscaping, perimeter earth berms are recommended as an effective way to reduce the visual impact of surface parking lots.

DESIGN STANDARDS- SITE DESIGN



12.11 – At least one parking and drive aisles should be designed to provide sufficient emergency vehicle access and maneuverability.

12.12 – Establishments that typically require or generate frequent passenger loading and unloading shall provide specifically designated loading/unloading stopping bays. Direct ingress and egress should be provided so that vehicles are not directed into the on-site drive aisles.

12.13 – Parking lots should be located and designed with stormwater Best Management Practices to capture, treat and infiltrate storm water.

12.14 – The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrians and vehicles.

12.15 – New surface parking areas are discouraged within view of US290. New parking areas should be situated behind buildings and screened from street views.

12.16 – Parking aisles should be arranged to direct pedestrians parallel to moving cars thereby minimizing the need for pedestrians to cross parking aisles and landscape areas. As an alternative, separated pedestrian walkways should be incorporated in the parking lot design.

12.17 – Detached parking structures should be architecturally compatible with their setting or be screened by other buildings or by landscaping. If a detached parking structure abuts a street or major pedestrian path, ground floor design should incorporate a façade with storefronts, display windows, bay divisions, and other pedestrian oriented features.

12.18 – Shared driveways are encouraged.

© Planting buffer of 10 feet is placed around parking.

13. DRAINAGE AND STORMWATER

Intent

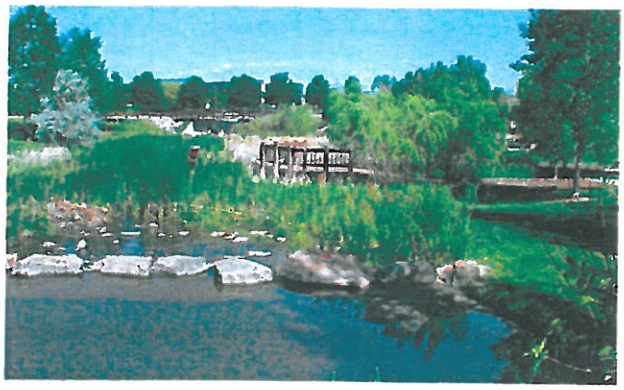
Development leads to increased stormwater runoff. Some communities manage drainage for larger areas, so developers put in facilities to convey water off the property to these larger drainage utilities. Other times, each property has to create on site facilities to manage stormwater. A fairly new direction in stormwater management is called low impact design. This utilizes natural features, such as rain gardens and swales, along with technology fixes like rainwater harvesting and pervious pavement, to manage stormwater. This type of development can be a lower maintenance and more aesthetic option for future development. It is important for stormwater to be managed in such a way to protect public health and safety.

The intent of the Drainage and Stormwater Standards are to:

- Create aesthetically pleasing detention and stormwater infrastructure;
- Use Best Management Practices to mitigate flooding and runoff backup;
- Capitalize upon the use of detention features to double as recreational elements where feasible;
- Use Low Impact Development (LID) techniques when possible; and
- Buffer detention ponds with native landscaping.

Applicability

13.0 – Drainage and Stormwater Design Standards apply to all redevelopment in the entry corridors.



Standards

NA

Guidelines

13.1 – LID techniques such as rain barrels, cisterns, rain gardens, naturalized landscaping, porous pavement and roof gardens are encouraged.

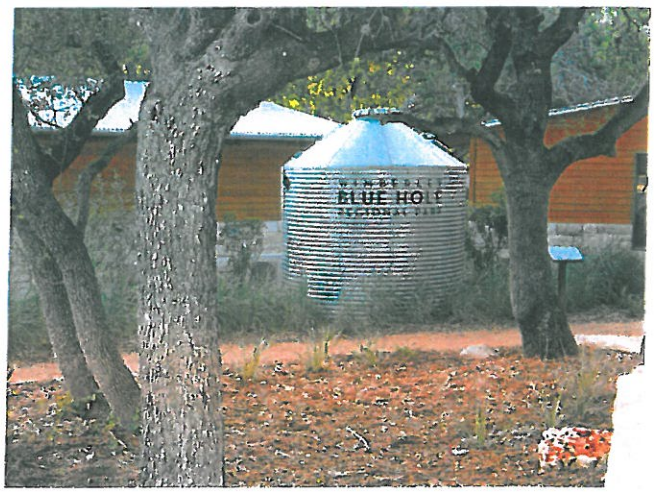
13.2 – When possible, site stormwater management facilities in parks and open space if there is a benefit to the surrounding area and/or water quality is demonstrated.

13.3 – Existing drainage patterns and flows on site should be preserved to the greatest extent possible.

13.4 – Decorative or aesthetically pleasing stormwater mechanisms should be incorporated into stormwater designs to the greatest extent possible.

- Bio-filtration areas slow stormwater runoff and absorb pollutants to encourage increased water quality.

- Decorative storm grates provide visual interest to otherwise unappealing design features.



- A rain water cistern captures water for re-use in the landscape.
- The materials on the rain water cistern match the architecture of the building and double as signage for the park.

- LID techniques such as rain gardens are aesthetically pleasing and contribute to an increase in water quality and reduce peak flows of stormwater runoff.
- Rain gardens are valuable Best Management Practices that mitigate flooding and stormwater runoff.

14. STREETSCAPE

Intent

Most of the streets being included for the entryways are state highways. This means that TxDOT has jurisdiction over the design of the streetscape and any elements to be included in them. The City has a productive relationship with TxDOT staff and can work with them to incorporate improvements to the streetscape over time as projects and upgrades are made to roads in the entryways.

The intent of the Streetscape Standards are to:

- Create a connected sidewalk system throughout the city to ensure safety and connectivity between destinations;
- Increase the mobility to persons walking throughout the city into all areas;
- Create a continuous street tree canopy and landscaping along roadways to create more visually pleasing thoroughfares and pedestrian pathways;
- Use ADA compliant ramp sand pedestrian facilities throughout the network to ensure ease of movement; and
- Ensure that the ground floor creates comfort and interest for pedestrian use.

Applicability

14.0 – Streetscape Design Standards apply to all redevelopment in the entry corridors.

Standards

14.1 – Sidewalks along the street right of way must be a minimum of 5 feet wide.

14.2 – To create a cohesive tree canopy that provides for consistent shade, street trees shall be planted a minimum of every 30 feet on center (centered between the curb and sidewalk).

Guidelines

14.3 – Sidewalks and pedestrian pathways should safely connect from the street to commercial buildings, surrounding residential areas, and parks and open spaces.

14.4 – Seating is encouraged in front of businesses, in public spaces and other instances where appropriate.

14.5 – All pedestrian areas shall comply with the most current American with Disabilities Act (ADA) standards and regulations. Particular attention shall be given to ramps, accessible paths of travel, level landings and handrails.

14.6 – Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, art works, and water features to enhance the places that people will walk, gather, or recreate.

14.7 – Developments adjacent to multi-use trails shall provide a direct connection from the trail to the development's internal pedestrian circulation system.

14.8 – Streetscape furnishing should be made of high quality materials and be coordinated with the architecture of the building.

- A continuous canopy of street trees at 30 feet on center provides visual interest along the road.

- Benches, landscaping, street trees, and seating provide a comfortable pedestrian environment.

- Street trees are provided every 30 feet on center along the street.
- Ample shade and seating are provided for a comfortable pedestrian environment.

- Streetscape furnishings are made of high quality materials and create a brand and identity.