

## Comment Response Matrix

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<b>Document Title</b>	FBG Design Guidelines Draft			<b>Preparer</b>	Anna Hudson	<b>Date</b>	5-20-20	
<b>Document Date</b>	5/16/2020 – 12/2/2020			<b>Organizations</b>	City of Fredericksburg			
<b>Commenters</b>	Anna, public							
Item	Page	Section	Line	Commenter	Comment / Recommended Solution	How Addressed (or why not addressed)	New Page	HHM QC check
		Overall			Overall, in all sections the Maintenance and preservation standards should be categorized together at the beginning of each section. Then explain appropriate changes with more specific do's and don'ts with examples of good and bad.			
<b>formatt ing</b>		Overall			New sections should start on new page. Make it easy to "take out" individual sections to share.			
		overall			Locally the Pioneer Museum has a collection of photos. photoarchive@pioneermuseum.net			
1	1-4			Workshop	"False sense of history" section -The image of the Tony Martin designed house is a style has been approved many times by the HRB and is often requested by applicants			
1.4.1.3				Eric Hammersen	<p>Use of the terms "required" and "prohibited" in the Design Guidelines</p> <p>When the terms "required" and "prohibited" are used in Section 3 of these Standards and Guidelines, they apply only to properties that have been designated as "certified historic structures" at the national or state level (per Title 36 Code of Federal Regulations, section 68 for Federal designations, and Texas Government Code Chapter 442 for state designations), or if the owner has taken advantage of the Historic Preservation Tax Incentives program, or if the owner has received a grant-in-aid for a development project for the property. "Certified historic structures" include those on the National Register of Historic Places, National Historic Landmarks, Recorded Texas Historic Landmarks, State Antiquities Landmarks (for archeological and historic sites on state and local public property), and Historic Texas Cemeteries.</p> <p>If the property was designated as a "certified historic structure" by a previous owner, then the current owner of the property may request the de-certification of the property as part of the process of requesting</p>	<p>A Hudson does not agree with comment on de-certification. Not part of design guidelines.</p> <p>Local designation is what is most relevant.</p>		

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					<p>HRB consideration of proposed exterior renovations or changes. If the current owner does not submit such a request for de-certification, the current owner is presumed to desire that the property remain designated as a "certified historic structure."</p> <p>For all properties not designated as "certified historic structures" at the national or state level, the words "strongly recommended" will be substituted for "required," and "strongly discouraged" will be substituted for "prohibited."</p>			
1.4.2.3	1-11			TE, RL, BB	<p>Applying for a Certificate of Appropriateness</p> <p>The text and flow chart doesn't clearly explain the steps required once receiving the COA and then being issued a building permit. There's a lot in between. It also doesn't note that this is covered by different entities within Development Services. There isn't a definition of "applicable exterior work." This should also be covered in detail on Page F-2, Step 4. Clarify different review process for commercial projects as part of the Development Review Process</p>			
1.4.2 Process	1-10	1.4.2	Image	Anna	<p>Add images of examples of "high, medium &amp; low". W Creek example of a low that was changed to high and historic exterior exposed.</p> <p>Ability to re-rate as needed, especially midcentury in the original historic district that has not been updated and has many eligible medium or high properties currently rated low.</p>			
1.4.2. exceptions	1-12	Exceptions	Section	AH, EH, BJ	<p>Clarify that financial hardship is in the ordinance as something the HRB can consider. Section23-62.4(F) says "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."</p>			
1.4.1.4 -				Hammersen	<p>Limitations on prohibitive costs for renovations</p> <p>While the goal of Design Guidelines and Standards is to maintain</p>	<p>Already have language about costs. See comment above about</p>		

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					existing historic properties, the Historic Review Board shall keep in mind that property owners do not have an unlimited amount of money to spend on exterior renovations and rehabilitation. To that end, if the property owner demonstrates to the Historic Review Board that the historic preservation steps required to get a Certificate of Appropriateness would increase the overall cost of the proposed renovation by a prohibitive amount (defined as 10% or more), the HRB shall reconsider their decision and make different recommendations in order to reduce the overall costs. For example, if the cost to meet the requirements of the HRB in terms of repairing or replacing windows or doors or a roof were to be 110% or more of the original proposal of the homeowner, then the property owner could request reconsideration, and the HRB would be required to revise their guidance to reduce the overall cost to less than 110% of the original proposal.	financial hardship.		
1.4.2.4 Exceptions	1-12	Exceptions	12-15	AH	The Zoning Board of Adjustment hears appeals of HRB decisions to overturn those decisions. The HRB can evaluate an exceptional case that “meets the spirit of the standards/guidelines”. It needs to be clarified that they need to make “findings” as to why a particular project is exceptional and cannot meet the standards.			
1.4.2.4 Exceptions	1-12	Exceptions	6-11	AH	Reference that at the time of adoption of this document the CoF was using the 2015 International Building Code. Add “life/safety” to list.			
2. Architectural Character		General:		Walter M	<i>No mention of a Design style called Hill Country Vernacular, a style that complements the Historic Architecture found in Fredericksburg. These buildings are not yet historic, but the Chase Bank Building will be in the near future. In the past few years, several new buildings of similar styles have been built on the southeast corner of Main and Washington St. The Hill country Vernacular style should be promoted as a modern style that complements the Historic Character of Fredericksburg’s historic District.</i>			

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2. Architectural character:-				WM	<i>Draft has a good history of evolving architectural styles that shape Fredericksburg. All these styles have developed a unique new Architectural style that is Fredericksburg. German vernacular is one style that led to Hill Country vernacular that is found in Central Texas. This styles uses major design elements and materials to complement and yet differentiate from original historic styles. The use of limestone block walls, metal roofs, wood and steel windows, glass , fireplace design, barn shapes, ranch styles are some elements that characterize the Hill Country Vernacular style into a new style of its own which is Fredericksburg. More study is needed to define all the elements of a new design called Fredericks burg Vernacular.</i>			
2.1.1	2-2				Include years commonly built for each style/type of structure.			
		Figure x2-16	2-9	WM	This photo shows a house with non -historic materials – all added later. Find a different photo			
2 or G.4		2		Anna	Numerous buildings in town built of Basse or Roos Block. The two are distinguishable. Should have a section or pop out about the two local concrete block producers with their time frames and examples.			
2.2	2-23			Anna	Combine Building form & style have style listed below. Confusing having separated into 2 distinct sections.			
2.3	39	2.3.1		Anna	Add more images from Sanborn to show residential development pattern. Most city lots were 100'x200' and subsequently subdivided.			
2.3.2	2-40				Explain more about our uniquely wide Main Street and development pattern. Decades of adaptive use and infill.			

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Alterations 3.2.1.1	3-2			Workshop	Be specific about common types of historic foundations and skirting. Pier & Beam foundations are very common and easily repaired/reinforced. Skirting material has often been changed. Common requests for skirting include stone, Hardi board, and pressed metal. Each should be discussed and show examples. Skirting material and design based on style and age of house.			
3.2.1.2	3-3	H	27	Anna	We have no purview over interiors. Remove recommendation.			
3.2.2.	3-5	K	14	Anna	Need more info on metal roofs. VERY common to want to replace for all types/styles of homes. Need specifics on period appropriate details and inappropriate ridge caps. Specify turned ridges without wide cap for residential forms.			
3.2.2		Roofs j		Workshop	(j) recommend on high –			
3.2.2	3-5	Roof	14	Workshop	Standing seam is not appropriate for all time periods. Clarify what styles and time periods are appropriate.			
3.2.2		Roof		Workshop	Add information about lightning rods and cresting – historic and new			
3.2.2	3-5	M & N	30	AH	This is maintenance not a request/change asked for by applicant. Should be a statement at the beginning of the roof section, not a guideline/standard			
3.2.2	3-5	L	16	Anna	Provide photos and examples of integrated gutters. Add recommendation for half-round gutters			
3.2.2	3-4	G	15	Anna	Wood shingles should be retained or replaced with new wood shingles. THC has approved Wallaba for cedar. Wood shingles are less and less common but important feature.			
3.2.2		G		WM	Composite shingles with compatible dimensions and profiles are an acceptable replacement for wood shingles. <i>Should Only be appropriate on Low Priority buildings</i>			

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3.2				Anna	Lighting – add info about keeping and repairing fixtures and how to pick out a period appropriate (and dark sky compliant) light fixture which can add or detract from historic structures.					
3.2.1.2	3-3	g		Todd Eidson	this could potentially be damaging to a structure if it results in increased condensation. I would delete this section.					
3.2.3	3-6				Show more common chimneys. Chimneys relate to time period. Often the brick chimneys were to interior stoves instead of fireplaces. These types of chimneys are most of risk for being removed.					
3.2.3					Add chimney caps allowed/encouraged.					
3.2.3	3-6	C		Workshop	C – for high priority – required for area visible from ROW					
3.2.4	3-7				Porches- many historic wood porches have been replaced with concrete floors. At that time of material replacement other changes were made to posts.					
3.2.4					Porch rails often need to be modified to meet life/safety code					
3.2.4	3-8				ADA compliance – show appropriate ways to make porches ADA compliant ---also then means a door is usually made compliant					
3.2.4	3-7				Non-historic porch detailing. Gingerbread – show more historic and non-historic examples with photos that are zoomed in to show more detail....things to look for to know if your gingerbread is historic or not...					
3.2.4	3-7	G	31	Workshop	Replace “fiber” with “composite”					

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3.2.4	3-7	G			May be appropriate if previously replaced, depending on visibility of the material.					
3.2.4	3-8	I		AH	Show example of ok porch enclosure and inappropriate porch enclosure					
3.2.5	3-8	a		AH	Combine a,b, g					
3.2.5		Exterior Stairs		Workshop	Add info about exterior stairs – common for Sunday houses – but often need of repair/replacement. Stanards for new stairs?					
3.2.5	3-8	D		AH	Move to door section 3.2.6					
3.2.5	3-8	C	19	Workshop	Change high priority to from ROW not all exterior walls					
3.2.5	3-9	E			Painting brick is a very common request, especially for mid century. Expand on why not appropriate. Show examples of why not to do it					
3.2.5.	3-9	H	7		Speak specifically to asbestos siding since no longer available. There are products made to simulate.					
3.2.5				Anna	Add an image of common wood siding profiles					
3.2.6	3-10	J			Medium priority- inappropriate if visible from ROW					
3.2.6		(e)		WM	If the historic main entry door is missing or deteriorated beyond repair, research the historic door's appearance and, if documented, replicate and restore the original. <i>Replicate the design and look of the new door exactly as the original historic door.</i>					

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3.2.7	3-11	Entire			Windows are one of the biggest issues. Expand section and be more detailed about wood windows which are more easily repaired. Speak to mid-century aluminum windows and appropriate replacements. Use plenty of do and don't photos. New products coming out for replacement windows. More information on what is an appropriate wood window replacement, (examples of approved tax credit projects?)			
				Todd Eidson	Does there need to be a disclaimer referencing SB2439 (2019) that the historic district is exempt?	(AH) Since it doesn't apply no need to address. Likely to be modified in 2021 as well.		
3.2.7		f		Workshop	F – change to recommend not required			
3.2.7				Workshop	Add information about period appropriate shutters (what style goes with which time period), screens and screen doors. Show common, appropriate and inappropriate examples			
3.2.7	3-11	a-e g i-j		Todd Eidson	High Priority Required for all exterior windows This reads odd. I think I know what is being implied, but aren't all windows exterior? (k) Adding interior storm windows could potentially lead to increased condensation. I would strike this sentence. Another odd read – it says at the beginning do not damage historic glass, later it says adding insulating glass. I do recommend adding insulated glass as an option without having to replace the sash or frame.			



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3.2.7	3-11	f		Anna	Should probably be treated like item e with priority rating allowing different materials based on visibility and allow vinyl windows on low rated .			
3.2.10		signs		Workshop	Add comments on murals- should they be “historic” in nature? Any parameters around murals. Must clearly not be signage.			
3.2.11		Fencing	H		Recommend – give specifics on appropriate materials, styles, heights			
3.2.11		Parking		Workshop	K – high priority – recommend locating in rear or screening from street			
3.2.12	3-18	f-h		Todd Eidson	<p>These three sections conflict with each other. In (f) awnings are recommended, but in (g) they are inappropriate. In (g) storm windows and doors are inappropriate, but in (h) their detailing is required.</p> <p>If you want to make an old, wood-framed, leaky house more comfortable then the priorities for energy efficiency upgrades, based on rate of return for money invested would be:</p> <ol style="list-style-type: none"> <li>1. Blown-in attic insulation (if even accessible)</li> <li>2. Replacement windows with insulated glass and thermally broken frames</li> <li>3. Batt crawl space insulation (if even accessible)</li> </ol> <p>Therefore, if you have inaccessible attics or crawls, then your only option for energy savings and increased comfort is replacement windows. This would be the same and even more important for stone or block wall houses. And per above note regarding 3.2.1.2.(g) adding insulation could potentially cause condensation problems. Therefore, window upgrades should be allowed and not discouraged.</p> <p>Also, one should never try to drill top plates and shoot insulation into empty stud wall cavities.</p>			

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	3-15			Anna Brian	We have a fairly strong sign ordinance. Currently HPO only reviews signs to ensure they are not being installed in a way that would obscure a historic/architectural feature. Strike (f) (g) (h)			
<b>Landscaping</b>	3-17	3.2.11		Anna	Limit section to fencing and walls. A, b, c, d, e should all just be in a summary of the importance of landscaping, but not enforceable.			
Fencing	3-17	3.2.11	h	Anna Workshop	Speak to appropriate types of fencing based on style/age of house. Speak to common fences and what types of fences are not appropriate such as metal siding. Recommend			
			j	Anna	Just an overall statement – not an individual item			
			L-p	Anna	Recommended only			
Figure x3-15	3-18	Photo		Sharon	Wrong address, it is Orchard, not Austin St			
	3-18	3.2.12	A	Anna	...such as			
<b>Energy Efficiency</b>	3-18			Brian	Reference 2015 Building Code (City Currently using this version) for energy Efficiency issues			

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Energy efficiency	3-18			Anna	Maybe just refer to the SOI Standards for Rehab and Energy Efficiency. Speak to blown in insulation, things to watch for, is it always appropriate?			
	3-18		E	Anna	Recommend only			
		3.2.12	B		Recommend only			
<b>Additions</b>	3-19	3.3		Anna	Expand the Compatible but Differentiated chard to a whole page with examples well documented on how they meet the scale of compatible but differentiated.			
	3-19	3.3	A	Anna	Low priority - recommend			
			B	Anna	Require if side addition on high or medium, recommend on rear addition high and medium. Not an issue for low rated.			
	3-19	3.3	C	Anna	This is subjective. Maybe a ratio or percentage			
			e		Combine with (h) and refer to Compatible/differentiated table. Low priority recommendation only			
			F	Anna	May not be feasible if point of contact is on rear of home and was previously a low porch that has been converted. Recommended only for low			
				Anna	Move addition sample photos to section that describes the photo			
			K		Break out roof and materials from each other. Roof- recommend one for form for addition but not required for any			

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					priority. Recommend the use of 2 different materials on addition.			
<b>Infill</b>	3-23	3.4.1			Emphasize the Differentiate/Compatible scale and show good examples			
				RL, BB	Allow Hill Country Modern as an appropriate style in the historic district.			
	3-23		54,55	BF	What is similar? Within 2 ft? within 6”?			
<b>Infill</b>	3-23	f		Brad B	Scale			
	3-24	L		Anna	Modern materials – add-“that replicate historic materials,” such as fiber cement...metal as a primary siding is not appropriate. Could be a secondary metal but not primary.			
<b>Infill</b>	3-24	O	14-16	Workshop	Stone is local building material should be allowed			
	3-23-24			Anna	Break items into sections: size/height/massing orientation/setback materials			
<b>Infill</b>	3-24	Q		Workshop	Too stringent of requirement, recommend front porches but not require			
<b>Infill</b>				Workshop	Use local photos			
<b>Infill - Comme</b>	3-27	Commercial 3.4.1.2	n	Anna	Main Street specific– along other CBD streets wood frame would be appropriate			

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<b>rcial</b>								
	3-23	Commerci a 3.4.1.2	P	Anna & Brian	Main Street is TxDOT ROW and so canopies are difficult and expensive in ROW. Can't require "shall" but can encourage with "should or may". Create a side bar about TxDOT requirements for ROW in State Hwys.			
		Commerci a 3.4.1.2		AH	Break individual items into segments: materials, pedestrian friendly, compatible yet different			
		Commerci a 3.4.1.2	E	workshop	Overall max height can't be greater than zoning allows			
			D	Workshop	Side setback may not be an issue to match up, remove side setback comment			
<b>Comme rcial Infill</b>				Walter M	West End of Main Street lends itself to larger commercial development projects. Most of what is there are small, one story structures (residences converted to commercial uses). As proposed 2 or 3 story structures would not be allowed in this area of W. Main. West end needs the ability to further develop economically.			
<b>Auxiliar y Building s</b>	3-29	Aux			Separate conditioned space buildings vs non conditioned space – STR Units different than carport, storage shed, man cave, etc.			
	3-29		d		Depends on size and zoning – we see lots requests for multiple STR units based on zoning. CBD, C1, R2, C2 allow for up to 8 units per lot if lot is large enough to allow that density.			
			E	Sally Staudt	Where does 600 sf? Maybe tie to size of historic house as a percentage. Also needs to be in context to size of lot. A 100'x200' lot could handle a larger auxiliary structure.			

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			F		Height should relate to main structure (2 story could be appropriate in some cases, not in others)			
					Define Auxiliary Building – name types of examples such as garages, sheds, living units, etc. Accessory dwelling units should be different than auxiliary buildings. Habitable versus non habitable.			