City of Fredericksburg
Historic District Design Guidelines & Standards

Fredericksburg, Gillespie County, Texas
Final Draft Adopted July 19, 2021

Prepared for
The City of Fredericksburg

Prepared by

HHM & Associates

Winter & Company

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Executive Summary

This report includes Design Guidelines and Standards for the Fredericksburg Historic District developed in 2020 through a contract awarded to the consulting team of HHM & Associates, Inc. of Austin, Texas, and Winter & Company of Denver, Colorado. Together, the team worked with City of Fredericksburg staff and public stakeholders to gather input about relevant issues faced by property owners in Fredericksburg at the time of this project. Public engagement efforts occurred in January and February 2020, including public meetings and a public survey. The consulting team then synthesized public input to develop draft design guidelines and standards tailored to the historic character and current needs of Fredericksburg. The draft was presented to the City in May 2020.

Between May 2020 and December 2020, the City Historic Preservation Office and the Historic Review Board collaborated to recommend revisions to the document. Online meetings hosted by HHM & Associates occurred on May 28, 2020; June 2, 2020; and June 3, 2020. The City Historic Preservation Office hosted numerous additional discussions with the Historic Review Board and other City staff and elected officials. On December 17, 2020, the City presented a matrix of all comments to HHM & Associates. In January 2021, HHM revised the document to address all comments, communicating extensively with the City Historic Preservation Office throughout the revision process.

City Staff hosted public meetings and open houses in Spring of 2021 and gave the HRB and City Council updates on the progress. Another online survey was open during April-June 2021. Final edits were made by staff and presented to the HRB and City Council in July of 2021.

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ACKNOWLEDGEMENTS

HHM & Associates and Winter & Company together thank the City of Fredericksburg for its hospitality and engagement throughout the course of this project. The members of the Historic Review Board, particularly, deserve acknowledgement for donating their time and wisdom to providing input necessary to ensure that the document accurately reflected Fredericksburg's needs. The Pioneer Museum generously provided facilities for public meetings.

Special thanks go to Anna Hudson, the City of Fredericksburg Historic Preservation Officer, for her energy, positivity, and spirit of cooperation throughout the development of this project.

LIST OF ACRONYMS

ADU	Accessory Dwelling Unit
CMEC	Cox | McLain Environmental Consulting
COA	Certificate of Appropriateness
FHA	Federal Housing Administration
HHM	HHM & Associates, Inc.
HRB	Historic Review Board
MDO	Medium Density Overlay
NPS	National Park Service
NRHP	National Register of Historic Places
ROW	Right-of-way
SOI	*Secretary of the Interior's (Standards for Rehabilitation)*
THC	Texas Historical Commission
TxDOT	Texas Department of Transportation

1. PURPOSE & SCOPE

1.1. INTRODUCTION

The Fredericksburg Historic District and landmark properties stand as testaments to Central Texas' rich and layered history. This document aims to guide preservation of Fredericksburg's built fabric. Across the United States, municipalities long have recognized historic preservation as a vital tool for maintaining livable and sustainable communities. As Lady Bird Johnson expressed in her foreword to the 1966 publication "With Heritage So Rich:"

> *…the buildings which express our national heritage are not simply interesting. They give a sense of continuity and of heightened reality to our thinking about the whole meaning of the American past.*[1]

At the local level, historic preservation officers and historic landmarks commissioners are tasked with translating these broad goals into detailed, technical decisions about how to manage change within historic districts. Design guidelines and standards help streamline this process. In Fredericksburg, the Historic Preservation Ordinance requires adoption of design guidelines and standards to ensure fair, equitable, and consistent implementation throughout the historic district.

The Certified Local Government Program in Texas

The purpose of the Texas Historical Commission's CLG Program is to empower local communities to better protect historic resources by identifying local priorities, meeting recognized historic preservation standards and providing access to financial and technical services to further the identification, evaluation, designation, and protection of buildings, sites, districts, structures, and objects. In 1966, Congress passed the National Historic Preservation Act, establishing preservation as a national priority and creating programs to encourage preservation including State Historic Preservation Offices (SHPOs). The Texas Historical Commission (THC) serves as the SHPO and is charged with administering federal preservation laws and policies in Texas.

Congress amended the National Historic Preservation Act in 1980. The amendment built upon the successes of the original legislation and outlined a program to encourage participation in preservation at the local level, known as the Certified Local Government (CLG) Program. The CLG Program formally recognizes a partnership between the local, state, and federal governments to enhance preservation.

1.2. BACKGROUND

1.2.1. Nationwide Preservation History

Nationwide, local grassroots preservation efforts began in the late nineteenth century. In the early twentieth century, those efforts led to the first federal policies promoting preservation – the 1906 Antiquities Act protecting archeological sites on federally owned land, followed by the 1916 establishment of the National Park Service (see table 1-1). Preservation-minded local governments followed suit, and in 1931, Charleston, South Carolina passed the nation's first local historic preservation ordinance.

Table 1-1. Timeline of preservation history: national vs. state and local.

National	Year	State/Local
Antiquities Act protects archeological sites on federally owned land	1906	
National Park Service est.	1916	
Charleston, South Carolina passes nation's first local historic preservation ordinance	1931	
	1953	Texas Historical Commission established
National Historic Landmarks created	1960	
	1962	Official Texas Historical Marker Program founded
National Historic Preservation Act establishes National Register and federal review process	1966	
	1969	Antiquities Code of Texas est.
National Environmental Policy Act passed	1970	Fredericksburg Historic District listed in National Register
Tax Reform Act provides incentives for rehabilitation	1976	
Secretary's Standards for Rehabilitation published	1978	
	1982–83	THC survey of Fredericksburg
	1985	National Register district updated; Fredericksburg Historic Preservation Ordinance and local historic district adopted
	1997	Fredericksburg Design Guidelines adopted
	2002–05	Fredericksburg Historic Resources Survey updated
	2015	Texas State Historic Tax Credit Created
	2017	Fredericksburg Historic Preservation Ordinance amended. Hired first Historic Preservation Officer.
	2018-19	Fredericksburg Historic Resource Survey completed and Local Historic District expanded

In the 1960s, preservation increasingly became a priority nationwide. The 1966 National Historic Preservation Act represented a watershed moment in the preservation movement. This act created an official National Register of Historic Places, as well as incentives for federal use of historic places (Section 110) and review for federal undertakings adversely impacting historic places (Section 106). These new policies led to analysis of what, exactly, constituted an adverse effect to a historic place.

This effort resulted in the publication of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* between 1977 and 1978, intended to guide preservation projects undertaken by federal agencies.[2] The *Secretary's Standards* set forth the four tiers of treatment, presented below in table 1-2.

Table 1-2. Tiers of treatment of historic buildings.[3]

Preservation	The act or process of sustaining the existing form, integrity, or material of a building or structure.
Rehabilitation	The act or process of returning a historic property to a state of utility through repair or alteration that makes possible an efficient, contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, or cultural character.
Restoration	The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular time by means of the removal of later elements or by the replacement of missing earlier elements.
Reconstruction	Treatment that "establishes limited opportunities to recreate a non-surviving site, landscape, building, structure, or object in all new materials."

Over time, preservation practice found the *Standards for Rehabilitation* the most commonly applicable for buildings in continuous use. The *Standards for Rehabilitation* form the basis for these design guidelines and standards. The *Standards'* requirements and intended meanings are clarified in table 1-3 on page 1-5. Illustrations and descriptions of **core concepts** associated with the *Secretary's Standards for Rehabilitation* follow the table on pages 1-6 through 1-9.

1.2.2. Local Regulatory Context

Beginning as early as the 1930s, local governments created historic preservation ordinances intended to ensure the integrity of local landmarks and historic districts. Fredericksburg began its local preservation efforts in 1970, listing the Fredericksburg Historic District in the NRHP.[4] From 1982 through 1983, the Texas Historical Commission surveyed historic resources in Fredericksburg. Based on additional information gained from the survey, in 1985 the Texas Historical Commission revised and updated the district's National Register nomination form, clarifying both the period of significance (1846–1935) and contributing versus noncontributing resources.[5] To ensure protection of this district and its buildings, the City of Fredericksburg adopted a local Historic Preservation Ordinance on October 25, 1985 (amended in 2017). Also in 1985, the City designated a local historic district, corresponding to the National Register. Under the 1985 Historic Preservation Ordinance, a Historic Review Board was formed to review all exterior work proposed within the historic district, with regular maintenance work as the exception. (For further information on the Historic Preservation Ordinance and the Historic Review Board, see the Historic Preservation Ordinance in *Appendix D*.) The City updated its historic resource surveys from 2002–2005 and again in 2018.

The 2018 resurvey led to expansion of the local historic district's boundaries in June of 2019, with the period of significance updated to extend through 1968 (1846–1968).

Definition of "Period of Significance"

The National Register defines "period of significance" as the "time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing." [6] For the Fredericksburg Historic District overall, this period dates from 1846 through 1968. For individual landmarks, interpretation of period of significance may be more narrow – perhaps only including the original construction for significant architect-designed landmarks, or spanning dates of occupancy of significant owners or tenants, or stretching from the date of construction until 50 years ago—incorporating all alterations up to 50 years ago—for properties with continuous significant historic use. (Refer to the Glossary in *Appendix A* for a fuller definition.)

"Period of Significance" (continued)

To acknowledge that buildings change over time, the *Secretary's Standards* encourage the preservation of features dating from a building's "period of significance," rather than exclusively original features. The restoration of the Nimitz Hotel illustrates this concept. Originally built ca. 1850, an iconic ship-like superstructure was added ca. 1888 by Charles Nimitz – Admiral Chester Nimitz's grandfather. This addition was removed ca. 1926, returning the building an earlier appearance (as shown below, top). The 1967 restoration of the building for use as the Nimitz Museum determined the period of significance to be during the period associated with the Nimitz family, when the ship-like addition was present, from ca. 1888-ca. 1926. As a result, the ship-like superstructure was restored (shown below, bottom). Today, this restoration would be considered significant in its own right—extending the period of significance to 1967—making the 1967 addition recommended for preservation even though it isn't original. Photos from the Portal to Texas History, crediting the Austin History Center and the Texas Historical Commission.

Table 1-3. Secretary of the Interior's Standards for Rehabilitation

Standard	Intended Meaning
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	Keeping buildings in use helps keep them maintained. If a new use is necessary, choose a use that won't require changing the building's character too much.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Do not remove or change a building's character-defining features. See *Section 2* for illustrations of character-defining features of common building styles and types in Fredericksburg. The City Historic Preservation Officer also can help identify character-defining features.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Do not create a **false sense of history**. New alterations to a building should not pretend to be historic. Modern alterations should be distinguishable as modern. In addition, alterations should not pretend to "restore" stylistic elements that were not really part of the building historically. For example, replicated "gingerbread" ornament should not be added to a house where it wasn't present historically.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	Alterations and additions that date to a property's **period of significance** should be preserved. For example, if a house was constructed around 1860 and then had "gingerbread" ornament installed around 1900, that ornament now should be considered historic and preserved. In some cases, a property's period of significance may extend up to the 50-year cutoff date to reflect important historic evolution over time. For such properties, meeting this standard entails preserving alterations that are **historic age** (at least 50 years old).
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Again, do not remove or change a building's character-defining features. See *Section 2* below for character-defining features of common building styles and types in Fredericksburg. The City Historic Preservation Officer also can help identify character-defining features.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Repair first. Do not replace historic-age elements unless they are **deteriorated beyond repair**. Then, patch only the deteriorated portion of the element. If necessary, replace the element matching the size, profile, dimension, and finish. If an element is missing, do not restore it unless you have evidence that allows you to accurately replicate its historic size, profile, dimension, and finish (like a photo or a salvaged element from elsewhere on the building).
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Don't treat a building with materials and techniques that may damage historic materials.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	If site or foundation work is occurring, be mindful of archeological resources that may be present. Contact the City Historic Preservation Officer and/or the Texas Historical Commission beforehand.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	Ensure that alterations and additions do not damage, destroy, or obscure character-defining features. Design new construction so that it is compatible with but differentiated from the historic-age property. "Integrity" means that a building retains enough of its historic character or appearance to be recognizable as being from the district's period of significance.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Design new construction so that it does not damage or destroy character-defining features. If possible, additions should be reversible – possible to be removed without major damage to the historic building.

Creating a "False Sense of History"

Historic resources are not considered significant merely for their aesthetic value; they are considered significant because they are material artifacts of culture. They document how people lived and worked with the technology of the day – how they found innovation within their technological limitations. They express the social and cultural values of the day, whether optimistic and striving or modest and humble. When later generations attempt to replicate the aesthetics of prior generations without the same technological, social, or cultural context, they risk mocking and devaluing authentic historical assets. The most iconic example of an environment with a false sense of history is Disney's nostalgic Main Street, presenting an idealized version of a historic commercial district disconnected from the stories of the men and women who designed and built the buildings, or the time in which they lived. Source: (left) Nathan Masters, "How Disneyland's Main Street , USA Changed the Design and Preservation of American Cities," Lost LA: KCET, accessed April 21, 2020, https://www.kcet.org/shows/lost-la/how-disneylands-main-street-usa-changed-the-design-and-preservation-of-american-cities.

Application of faux half-timbering creates a false sense of the building's structural system. In the image at the left, the use of faux half-timbering becomes especially confusing when combined with building scales too large to be authentic in Fredericksburg, as well as an irregular, clustered site plan configuration not historically found in Fredericksburg. If the public interpreted these buildings as authentically from period of early settlement, they could gain false ideas about the scale, massing, and site planning that characterized Fredericksburg's early history. Source: (left) City of Fredericksburg Historic Review Board, accessed February 26, 2020, http://fbgtx.org/DocumentCenter/View.

This log cabin shown in the photo at the left was constructed in Kentucky and relocated to 409 East Travis Street in Fredericksburg in the 1990s. The materials used in its construction are not native to Central Texas, and the methods of workmanship do not accurately reflect those used by Fredericksburg's early German settlers. No signage explains that the building was relocated. As a result, this cabin can appear original to its site, creating a false sense of Fredericksburg's history. Other relocated cabins that are not original to Fredericksburg are located at 217 Mistletoe (the "Town Creek Log Cabin") and 508 East Travis Street (part of the former SAS retreat property). Source: (left) Cox McLain Environmental Consulting (CMEC), "City of Fredericksburg Historic Resources Survey: Phase I," prepared for the City of Fredericksburg, 2019.

Avoiding a "False Sense of History"

Buildings avoid creating a "false sense of history" when they clearly communicate their date of construction. This doesn't necessarily mean that buildings need to look starkly modern in style. Instead, it can be accomplished by combining traditional building forms or materials with contemporary understanding of construction methods and technology. This is in keeping with a longstanding tradition of adopting new technologies and integrating them into building traditions. Many of the architectural characteristics that we revere as historic today were considered innovative when first developed. The timeline below chronicles how historic buildings in Fredericksburg communicate the technology available at their time of construction, placing contemporary architecture within this continuum. Sources: HHM 2002 survey, CMEC 2019 survey.

Ca. 1846
Vernacular fachwerk and log cabins reflect access to only local materials and limited building tools

Ca. 1852
Stone becomes available with establishment of quarries.

Ca. 1880
Circular saw technology and steam power make milled lumber and mass-produced "gingerbread" ornament available

Ca. 1890
Cast iron beams and lintels allow wider window openings for glass storefronts, as well as broad open interior spaces

Ca. 1914
The arrival of the railroad in Fredericksburg in 1913 brings access to brick

Ca. 1920
New iron presses for cast concrete create "Basse Block" and "Roos Block"

Ca. 1960
Industrial-scale production of "float glass" enables large window walls; popularization of air conditioning spurs adoption despite heat exchange

Ca. 2020
New research about sustainability inspires return use of local materials and passive climactic features, combined with continued use of steel frames and large glass panes

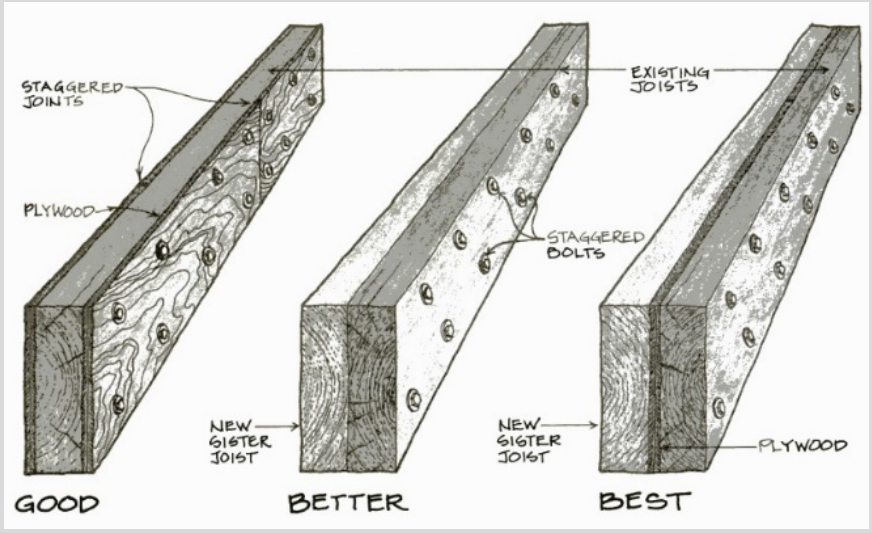
Defining "historic age"

To acknowledge that buildings change over time, the *Secretary's Standards* encourage the preservation of "historic-age" features, rather than exclusively original features. "Historic age" features date from the period of significance, typically 50 years of age. Within a historic district, preservation priorities and contributing/noncontributing status should be reevaluated as new buildings gain historic age (as detailed in *Appendix B.2*) – and alterations also should be reevaluated as they gain historic age. Both photos below show houses in Fredericksburg with alterations that are now more than 50 years old. The philosophy of the *Secretary's Standards* supports preserving "historic-age" alterations if they occurred within the historic district's period of significance. Alterations dating from the period of significance show the evolution of the Fredericksburg Historic District, and thus have significance in their own right. Photos by HHM, 2019.

Researching construction and alteration dates

How can a property owner determine if a building's construction is "historic age," or if an alteration dates from a building's "period of significance?" The City of Fredericksburg Historic Preservation Office is a good place to start. Additional research recommendations are provided in *Appendix H.1*. Sometimes, though, the building fabric itself can be the best resource. Sometimes old building fabric is hidden under layers of alterations. When undertaking demolition or selective demolition, proceed slowly and carefully watch for signs of hidden historic materials. Contacting the Historic Preservation Office immediately is recommended upon inadvertent discovery of historic material, as is pausing the demolition process until the building is reevaluated in light of the new information.

Testing for "deterioration beyond repair."



A material is considered "deteriorated beyond repair" when it no longer has the structural capacity to serve its intended function. These design standards and guidelines use different thresholds for gauging whether a feature is "deteriorated beyond repair" based on the building's priority level. For a HIGH priority building, a feature is considered beyond repair if it no longer can serve its original role after being filled with a material like epoxy or joined ("sistered") with a new reinforcing member. For a MEDIUM priority building, a feature that can no longer serve its intended function may be removed and replaced—without consideration of epoxy or reinforcement—although the smallest feasible portion of the feature should be removed. (See *Appendix B* and heading *1.4.2.1.* below for more information on priority levels.) Source: (top left) photo showing how a "deteriorated window sash is saturated with liquid epoxy consolidant, with special attention paid to end grain," from Patricia Poore, "Epoxies for Wood Repair," *Old House Online*, January 2, 2019, https://www.oldhouseonline.com/repairs-and-how-to/epoxies-wood-repair; (bottom left) an illustration of methods for sistering deteriorated beams, from Walter Jowers, "Beam Repair Basics," *The Old House Journal* vol. XII no. 8 (October 1984):176; (bottom right) before-and-after images depicting replacement of only the deteriorated column bases—the smallest feasible portion—rather than the entire column, from Aleca Sullivan and John Leeke, *Preservation Brief 45: Preserving Historic Wood Porches* (Washington, D.C.: National Park Service, 2006), 12, from the National Park Service, https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm.

1.3. PURPOSE

Local historic district designations protect and enhance historic neighborhoods. They also create a public process to review proposed exterior changes to contributing buildings and consider whether those changes are compatible with the district's historic character. While the standards and guidelines are based upon nationwide best practices, they also recognize that the Fredericksburg Historic District has its own, unique, historic character. This document interprets the relationship between the nationwide *Secretary's Standards for Rehabilitation* and the specific architectural character of the Fredericksburg Historic District. The standards and guidelines emerged from mindful analysis of the district's special physical character, combined with careful listening to the community members that interact with Fredericksburg's historic buildings on a day-to-day basis.

Functionally, the purpose of these design standards and guidelines is to create a clear framework for the Historic Preservation Officer and Historic Review Board to use when evaluating proposed exterior alterations within the historic district. Clear standards and guidelines help guarantee that the district will retain its overall historic integrity, while also insuring fair and equitable treatment of property owners throughout the historic district.

At the same time, these standards and guidelines aim to educate property owners before exterior alterations are planned or executed. The standards and guidelines can help property owners evaluate what is, or is not, appropriate before bringing plans to the Historic Preservation Officer or the Historic Review Board for review or approval. While some of the concepts set forth in the *Secretary's Standards for Rehabilitation* are clear and intuitive, others can be confusing and challenging to interpret. Illustrations and definitions are provided to help translate the complexities of the *Secretary's Standards*.

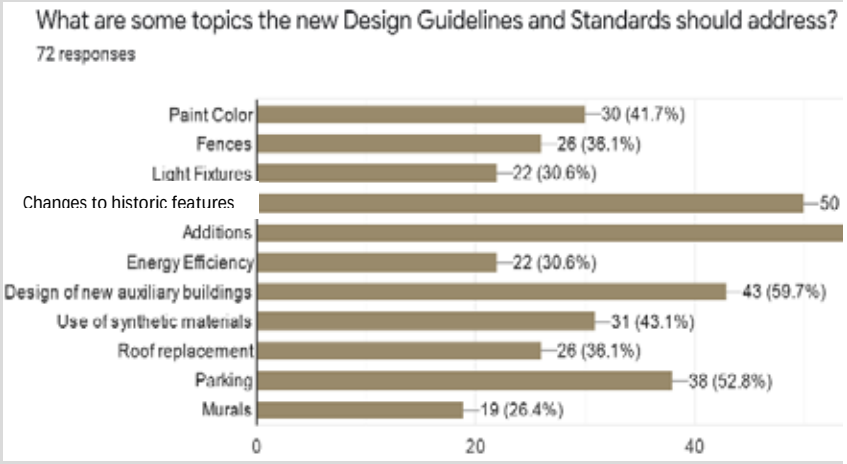
Public Input Process and Findings

Understanding how and why Fredericksburg's citizens interact with historical buildings is key for creating standards and guidelines that are practical and feasible to implement. At the same time, though, the standards and guidelines must comply with local codes and ordinances like the Historic Preservation Ordinance, which cross references the *Secretary's Standards for Rehabilitation*. Public input efforts focused on gauging local opinion regarding the flexible areas within the *Secretary's Standards*. The public review process completed in tandem with development of these standards and guidelines is set forth below.

Kickoff Public Meetings & Workshops (Jan. 2020)
Online Survey & Follow-up (Jan.-Feb. 2020)
Stakeholder Review & Public Hearing (May 2020)
Public Presentations via Zoom (June 2020)
Stakeholder & Steering committee workshop (October 2020)
Deadline for public comments on 1st Draft (Nov 2020)
HRB voted on Changes to 1st draft (December 2020)
HHM submitted their final draft to staff (Jan 29, 2021)
HRB comments on 2nd draft (Feb 2021)
Steering Committee Meeting (March 2021)
City Council Update (April 2021)
Public Open Houses (April 2021)
Online Survey Open for comments (April-May 2021)
HRB recommendation for adoption (July 13, 2021)*
City Council adoption (July 19, 2021)*

Results of public input filtered into every aspect of these design standards and guidelines. Key findings from public input are shown below, and results of public input efforts are included within *Appendix I*.

*anticipated dates of adoption at time of printing



1.4. USING THESE GUIDELINES & STANDARDS

The scope of these design standards and guidelines intends to set parameters for Certificates of Appropriateness for exterior alterations and additions to contributing buildings in the local historic district. The design standards also set parameters for compatible new construction within the district. The design standards intend to supplement the City of Fredericksburg's Historic Preservation Ordinance, Building Code, and other applicable development-related regulations (compiled within *Appendix G*). Maintenance and construction within the district shall conform to *both* these design standards *and* the Building Code and any other applicable development-related regulations.

The section below discusses determining when and where these design standards and guidelines apply, as well as the process for following the standards and guidelines when applicable.

1.4.1. Applicability

The City of Fredericksburg's Historic Preservation Ordinance sets forth when and where these standards and guidelines apply. The key factors affecting whether the standards and guidelines are applicable are:

- Location within the boundaries of the historic district, and
- Exterior alterations beyond "ordinary repair and maintenance."

Choosing to Initiate a Project

Note that these design standards do not require a property owner to rehabilitate or restore their property. Rather, the standards apply if and **only if the property owner *opts* to initiate an exterior project**. That said, Fredericksburg's Historic Preservation Ordinance does require baseline maintenance to prevent demolition by neglect. (See Historic Preservation Ordinance *Section 23-65* in *Appendix G*).

1.4.1.1. Landmarks and Historic District Boundaries

These standards only apply to *designated* local landmarks and local historic districts. The process for designation requires property-owner notification, a series of public meetings, and a series of votes by City boards and commissions, as well as City Council. (The Historic Preservation Ordinance in *Appendix G* outlines the designation process.) A current inventory of individual landmarks, as well as properties within designated historic district boundaries, is included within *Appendix B*. The boundaries of the locally designated Fredericksburg Historic District—as updated in 2019—are presented in *Appendix C*.

1.4.1.2. Exterior Review Only

The language of Fredericksburg's Historic Preservation Ordinance limits the purview of these design standards and guidelines to the *exteriors* of designated local landmarks and historic districts. The focus set forth in the ordinance is on exterior architectural features, stating that:

> *The architectural style, design, general arrangement and components of all of the outer surfaces of a building or structure, or Appurtenance as distinguished from the interior surfaces enclosed by such outer surfaces. Exterior architectural features shall include, by way of example but not by limitation, the kind, color, texture of the building material and the type and style of all windows, doors, lights, signs and other fixtures of such building, structure or appurtenance.*[7]

In order to refine property owners' understanding of which architectural features are relevant for review for their specific building, *Section 2* of these design guidelines and standards will set forth *character-defining* exterior features for specific architectural styles and property types found within the district. The focus of these standards and guidelines will be to promote preservation of the character-defining exterior features identified in *Section 2* in order to promote preservation of the overall historic character found within the district.

1.4.1.2.1 Ordinary Repair and Maintenance

Fredericksburg's Historic Preservation Ordinance requires that ordinary repair and maintenance be reviewed by the Historic Preservation Officer only; it is exempt from the Historic Review Board hearing process applied to most exterior alterations. As stated within the ordinance:

Ordinary repair and maintenance which is repairs, replacement or repainting using the same design and color and the same, or updated similar materials which match the original material as closely as possible, and which does not require structural alteration and, the following exterior alterations:

- *replacement of a non-historic door with one in keeping with the character and era in which the home was built,*
- *removal of extraneous non-historic features such as burglar bars, awnings, inappropriate shutters and the like,*
- *restoration of original window openings, replacement of non-historic windows with those that match the original windows as closely as possible,*
- *slight modification to exterior steps, walkways or stairways using same material or that which matches the original material as closely as possible,*
- *reopening of porch,*
- *addition of louvers and vents in if placed in an existing opening with no other exterior alteration needed,*
- *removal of non-historic siding to expose historic siding materials,*
- *removal of roofing and replacement with original material, changing color of roofing material if within the color guidelines,*
- *construction of rear addition under two hundred (200) square feet using same (non-historic) material as existing structure as well as existing roof ridgeline for low rated structures,*
- *changes to paint colors on previously painted surfaces or changes of fabric colors which are consistent with the color guidelines, removal of paint to expose original masonry,*
- *changes to landscape as follows: replacement of inappropriate fence or construction of new fence historically appropriate materials, design and color,*
- *changes to sign content that involve no other changes,*
- *new construction of ADA ramps, rear porches, decks, pools, fountains and other backyard amenities,*
- *demolition of non-historic accessory structure, addition or carport that is made of non-historic materials,*
- *installation of temporary features to protect a historic resource or to weatherize or stabilize subject to formal approval within a reasonable time,*
- *installation of mechanical units, electrical or plumbing facilities or fixtures, antennas, rooftop HVAC, mechanical or communication equipment that is not visible from the public right-of-way and results in no modifications to the Resource*[8]

1.4.2. Process

For designated landmarks and properties within the designated historic district, the City of Fredericksburg requires review and consultation to ensure that exterior alterations beyond "ordinary repair and maintenance" comply with these standards and guidelines.

1.4.2.1. Tiers for High, Medium, and Low Priorities

The process for interpreting how these standards will apply to your specific property and project begins by understanding the priority assigned in the most recent historic resources survey (High, Medium, or Low). (Current priority rankings are included within *Appendix B*.) Definitions of "High," "Medium," and "Low" from the 2005 and 2019 surveys of Fredericksburg are provided in table 1-4, followed by examples in figures 1-1 through 1-4.

These design guidelines and standards require a higher degree of preservation for higher priority resources (as detailed in *Section 3*). Understanding your property's priority will help set clear expectations at the outset of a planned project. Note that each property's priority rating should be reevaluated as it becomes 50 years old, as alterations become 50 years old, and/or as new historic fabric is uncovered.

Verifying and Updating Resource Priority

Historic resource surveys capture a snapshot of a moment in time. They are invaluable tools for guiding planning decisions, but they cannot reflect the changes that happen over time. They also reflect values and opinions about what is historically significant, which change over time as preservation professionals learn more and gain new appreciation of different resource types and styles. Priority evaluations also can change as new information is found, or as inappropriate alterations are reversed to restore historic character. To ensure that you begin planning your project with accurate information, **always check with the Historic Preservation Officer to verify that your understanding of your resource's priority ranking is accurate and current.** As necessary, the Historic Preservation Officer will work with property owners to update a resource's priority status. Priority status also may be appealed following *Section 23-66* of the Historic Preservation Ordinance in *Appendix G*.

Table 1-4. Definitions of "High," "Medium," and "Low" priorities from the 2005 and 2019 historic resources surveys of Fredericksburg.

Priority Ranking	2019 Definition	2005 Definition
High	Outstanding, unique, or good examples of architecture, engineering, or design, or an association with an important trend or event in history; these resources retain strong integrity.	Properties ranked in the HIGH category are the city's most significant historic resources and are considered to be outstanding, unique, or good examples of architecture, engineering, or crafted design. Some are unique to the Fredericksburg area and are indicative of rare German-Texan vernacular forms and/or unusual building techniques. Others are noteworthy examples of widely built nineteenth and early twentieth century architectural types, styles, and forms that were erected using local building materials and construction technologies. Properties in this category are either individually listed or are good candidates for listing in the National Register of Historic Places (NRHP). Properties identified with a HIGH rating typically retain their contextual integrity to a high degree. If moved, these resources have strong historical associations and retain their architectural integrity to a remarkable degree.
Medium	Contributes to neighborhood character; typical examples of common architectural style or form; may be somewhat altered.	Resources in the MEDIUM priority category are those properties that are not individually eligible for listing in the NRHP because they are older properties that have been modified or are typical examples of common building forms. Though not identified as architecturally significant on an individual basis, these properties are nonetheless valuable resources that add to the district's overall historic character. MEDIUM-priority resources generally retain their historic integrity to a good to moderate degree. Despite changes to their exterior materials, doors, and/or fenestration, these resources retain their overall form and massing.
Low	Do not contribute to the neighborhood's sense of time and place; may be significantly altered.	The LOW priority category includes properties that represent typical examples of more recent, common local building forms, architectural styles, or are examples of distinctive building forms, architectural styles, or plan types that have been severely altered. Among the types of alterations that collectively may warrant classification in the LOW priority category include the replacement of original exterior cladding with materials that adversely affect a building's historic appearance, the truncation or enclosure of original window or door openings, and major additions, particularly to publicly visible views, that alter the property's form, roofline, and/or massing.

Figure 1-1. This example of a **High Priority** resource at 711 W San Antonio Street holds individual significance as a representative example of the Folk Victorian style. It also retains its integrity to a high degree. Photo by CMEC, 2019.

Figure 1-2. Example of a **Medium Priority** property at 714 W Creek Street. The property was constructed prior to 1924 per Sanborn maps and is representative of homes constructed within the historic district at that time. Although the building might not hold individual significance, it contributes to the collective historic character of the overall district. Although the property has a rear addition and some minor alterations, the majority of the fabric visible from the public right-of-way retains its historic character. Photo by CMEC, 2019.

Figure 1-3. Example of a **Low Priority** house at 410 N Pine Street. Although this property was constructed in the early twentieth century, its historic form and materials have been concealed by non-historic additions. If these additions are removed and the historic fabric is uncovered, the building's priority should be reevaluated. Photo by CMEC, 2019.

Figure 1-4. Example of the house at 223 W Creek Street, which was considered a low priority during a 2002 survey. Subsequent rehabilitation work revealed historic fabric concealed by later additions, and the house's priority changed to High after it was restored. Photo by City of Fredericksburg

1.4.2.2. Planning the Project

Historic buildings are complicated systems with interdependent parts – all of which move and fluctuate depending on factors like the weather and the structural load. Careful planning is required to ensure that your project does not inadvertently damage your building. *Appendix F* includes a project planning checklist to be completed early in the project planning process. Factors considered in the checklist in *Appendix F* include:

- The property's history
  - Associated architectural style and form
  - Changes to the building over time
  - Changes to the lot and surrounding lots over time
- The property's condition
  - Structural problems
  - Materials deterioration
- Programmatic needs
  - The size of the building
  - Modern functional needs
- Logistics
  - Financing
  - Professional tradespeople needed
  - Project scheduling – including Certificate of Appropriateness review and approval

Understanding these interrelated factors can help property owners plan thoughtful and respectful projects that meet their needs with minimal alteration and disruption to their building's historic fabric.

Early Planning and Consultation

The City of Fredericksburg highly encourages property owners to **communicate with the Historic Preservation Officer early in the project planning process**. The Historic Preservation Office offers free public resources and expertise that streamline the project planning process.

1.4.2.3. Applying for a Certificate of Appropriateness

After developing a clear concept for the proposed exterior project, the property owner must apply for a Certificate of Appropriateness (COA) prior to seeking a building permit. The goal of the COA is to document that the proposed project has considered these design guidelines and standards and responded to them to the greatest extent feasible. A sample COA application form is included in *Appendix F*; however, always check with the Historic Preservation Officer to ensure that you receive the most updated version of the COA application form.

Once submitted, the Historic Preservation Officer will review the COA application, requesting additional information or clarification as needed. The Historic Preservation Officer will review the COA application against these standards and guidelines, noting where the proposed project does or does not comply. The Historic Preservation Officer will prepare a recommendation for the Historic Review Board. The Historic Review Board will review the application, along with the Historic Preservation Officer's notes, and vote on whether to issue the COA. The review process is depicted in figure 1-6 below. Note that some types of alterations also may require a building permit, while other types of alterations require a COA even if they don't require a building permit. For applicable exterior work on landmarks or in the historic district, a building permit may not be issued until the Historic Review Board votes to issue a COA.

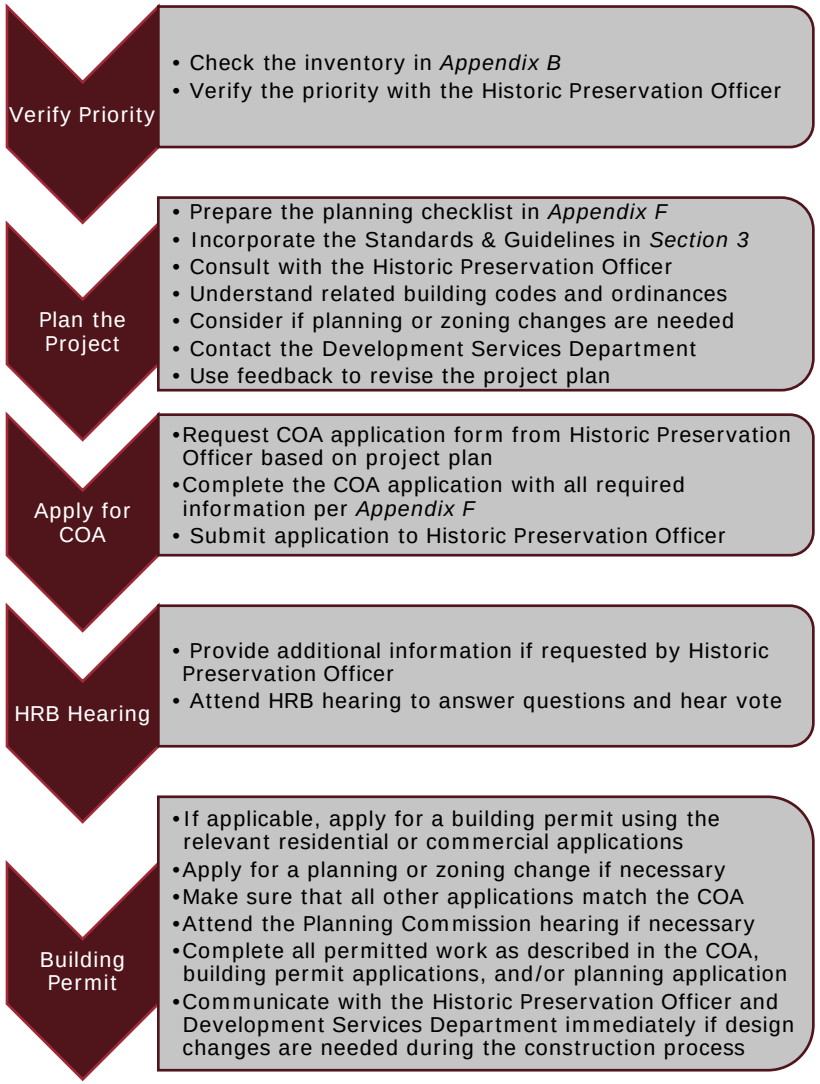


Figure 1-5. Flow chart depicting the recommended process for project planning and Certificate of Appropriateness (COA) review and approval.

1.4.2.4. Exceptions

In a limited number of exceptional circumstances, the Historic Review Board may vote to approve a COA application that meets the spirit of the *Secretary's Standards,* but does not precisely meet the letter of these standards and guidelines.

Exceptions to these Design *Guidelines*

The Historic Review Board may grant an exception to these design *guidelines* in approving a COA application that meets the spirit of the *Secretary's Standards*, based on one or more of the following factors:

- Life safety issues per current building codes (2015 International Building Code at the time of this publication), The International Existing Building Code does make exceptions for *Historic* Buildings,
- Basic health and sanitation codes and requirements,
- Energy efficiency,
- Watershed protection,
- Tree protection,
- Accessibility for persons with disabilities,
- Small or irregular lot size,
- Exceptional design, and
- Exceptional public purpose or function.

When the Historic Review Board grants an exception to these design guidelines based on one of the above listed factors, the HRB motion must identify which design guideline was excepted, which of the above listed factors substantiates the exception, and the evidence presented to the HRB that supports the HRB's exception to these design guidelines.

Exceptions to these Design *Standards*

The Historic Review Board may grant an exception to these design *standards* in approving a COA application that meets the spirit of the *Secretary's Standards*, based on one or more of the following factors:

- Life safety issues per current building codes (2015 International Building Code at the time of this publication) The International Existing Building Code does make exceptions for *Historic* Buildings,
- Basic health and sanitation codes and requirements,
- Accessibility for persons with disabilities,
- Small or irregular lot size, and
- Exceptional public purpose or function.

When the Historic Review Board grants an exception to these design standards based on one of the above listed factors, the HRB motion must identify which design standard was excepted, which of the above listed factors substantiates the exception, the evidence presented to the HRB that supports the HRB's exception to these design standards, and a finding by the HRB that that it was not feasible to meet the excepted standard as written.[9]

Figure 1-6. The National Museum of The Pacific War at 311 E. Austin Street is an example of an Exceptional Public purpose or function and design. Photo by Google Maps Oct 2019.

NOTES

[1] Lady Bird Johnson, "Foreword," in "With Heritage So Rich," National Trust for Historic Preservation (Washington, D.C.: Preservation Books, 1966), from *Preservation 50: Commemorating 50 Years of The National Historic Preservation Act*, accessed April 7, 2020, http://preservation50.org/about/with-heritage-so-rich/.

[2] "A History of The Secretary of the Interior's Standards for the Treatment of Historic Properties & Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings," Technical Preservation Services, National Park Service, accessed April 7, 2020, https://www.nps.gov/tps/standards/history-of-standards.htm.

[3] "Treatment of Historic Properties," Technical Preservation Services, National Park Service, accessed April 7, 2020, https://www.nps.gov/tps/standards.htm.

[4] Wayne Bell, Roxanne Williamson, and Gary Hume, "Fredericksburg Historic District," National Register of Historic Places Inventory/Nomination Form, Texas Historical Commission, Austin, October 10, 1970, from the Texas Historical Commission, https://atlas.thc.texas.gov/NR/pdfs/70000749/70000749.pdf.

[5] Peter Flagg Maxon, "Fredericksburg Historic District (revised)," National Register of Historic Places Inventory/Nomination Form, Texas Historical Commission, Austin, December 2, 1985, from the Texas Historical Commission, https://atlas.thc.texas.gov/NR/pdfs/70000749/70000749.pdf.

[6] National Park Service, "How to Complete the National Register Registration Form," *National Register Bulletin 16A* (Washington, D.C.: National Park Service, 1997), 42, from the National Park Service, https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf.

[7] City of Fredericksburg, Ordinance No. 27-007, Article III, Section 23-55.

[8] City of Fredericksburg, Ordinance No. 27-007, Article III, Section 23-55.

[9] For examples of similar motions, see the minutes of the City of San Antonio Board of Adjustment, accessed January 11, 2021, https://docsonline.sanantonio.gov/DSDDocsOnline/default.aspx?specific=Board%20of%20Adjustment%20(BOA)&document=Minutes%20.

2. ARCHITECTURAL CHARACTER

This section will be used to help identify character-defining features referenced in the guidelines and standards (*Section 3*). Historic buildings often are grouped into architectural styles and building forms. These categories help to guide comparisons and illustrate the broad trends that impacted construction.

This section discusses the following:

- Architectural styles (Section 2.1, beginning on page 2-2)
- Building forms (Section 2.2, beginning on page 2-26)
- Complex types (Section 2.3, beginning on page 2-44)

For both architectural styles (Section 2.1) and building forms (Section 2.2), each category includes a list of character-defining physical features, followed by photographs of examples taken in Fredericksburg over time.

Character-Defining Physical Features

The *Secretary's Standards for Rehabilitation* require preserving the overall historic character of a historic resource. These standards and guidelines focus on key *character-defining features* for identified architectural styles and building forms. The Certificate of Appropriateness review process assumes that preservation of the character-defining features listed below is sufficient to retain the overall historic character of a building. Focusing on character-defining features helps keep the abstract concept of historic character concrete and objective for the Certificate of Appropriateness review and approval process.

Associations between Architectural Styles and Building Forms

Throughout Fredericksburg's history, architectural styles and building forms have been mixed and matched to correspond to a wide array of functional needs. Architectural styles typically correspond to popular trends, and therefore styles can be associated with distinct time periods. Building forms, on the other hand, emerge from functional needs that stay more constant over time. Many building forms have been used throughout Fredericksburg's history and remain in use for new construction today. That said, some styles and forms are more commonly linked together than others. For each architectural style, a text box like this will provide a cross-reference linking the style to commonly associated building forms.

Figure 2-1.Example of an L-plan form constructed around 1910 with Folk Victorian detailing at 610 North Adams Street. Source: CMEC 2018 Historic Resources Survey.

Figure 2-2. Example of an L-plan building form with Minimal Traditional stylistic influences constructed at 208 West Centre Street around 1940 – demonstrating the longevity of building forms, and how a single form can be combined with many different styles. Source: CMEC 2018 Historic Resources Survey.

2.1. ARCHITECTURAL STYLES

Fredericksburg displays a wide variety of architectural styles. (A sampling of styles identified in the 2019 Historic Resources Survey is listed in tables 2-1 and 2-2.) Moreover, some buildings combine different architectural styles, communicating their evolution over time, or transitions in popular tastes from one period to another. This broad span of architectural styles is one of the factors that makes Fredericksburg so unique. Common styles are presented below, roughly in chronological order, though trends often overlapped.

Understanding Significance Embedded within Architectural Style

The historic context that influenced Fredericksburg's adoption of architectural styles is rich and layered. Waves of Germans and other immigrants applied vernacular construction techniques brought from their homelands. Over time, immigrants and their descendants adapted their native vernacular techniques to building forms that were functional to the area's climate and natural resources. Once established, the residents then added on decorative architectural features and ornamentation as prominent styles came into fashion or as the structure required expansion. Adoption of nationally popular styles communicated immigrant families' Americanization and pride in the economic success achieved in America. Beginning in the 1930s, as political tensions rose between the US and Germany, many German Americans adopted cultural expressions perceived as purely American—including Modern architectural styles—to communicate their patriotism. This trend continued during World War II and the Post-World War II era. Looking at the evolution of Fredericksburg's architectural styles through this lens helps connect newer architectural styles with Fredericksburg's immigrant past. This continuum holds rich significance in its own right. Each architectural style—including newer styles—is necessary for the understanding of the rich dynamic between the immigrant and American aspects of Fredericksburg's cultural character. (Additional resources chronicling Fredericksburg's historic context are noted within the "Historical Research Resources" in *Appendix H*.)

Table 2-1. Counts of common styles documented in the 2002-2005 Historic Resources Survey of Fredericksburg. Note only the more common styles are discussed within this section.

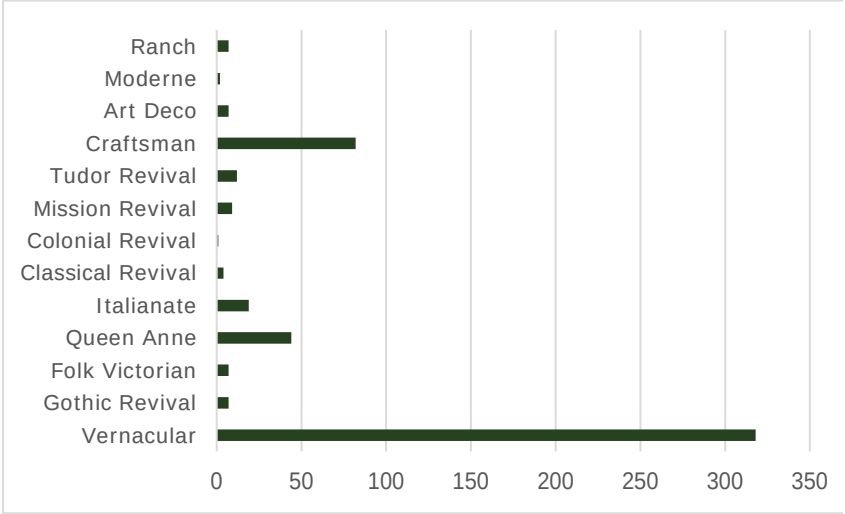
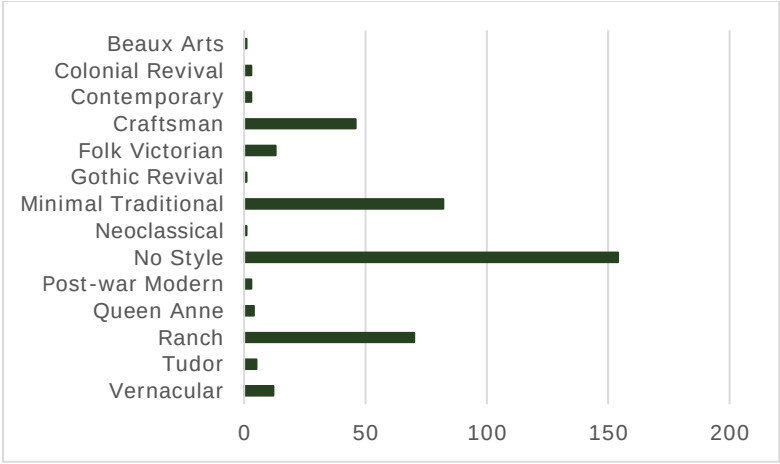


Table 2-2. Counts of common styles documented in the 2019 Historic Resources Survey of Fredericksburg. Note only the more common styles are discussed within this section.



2.1.1. Pre-Railroad Folk

2.1.1.1. German Vernacular (ca. 1846–1910)

Many German vernacular homes are characterized by *fachwerk*, a construction technique found within Central Texas communities settled by German immigrants in the mid-nineteenth century, like Fredericksburg. *Fachwerk* has exposed wooden members—typically arranged horizontally, vertically, and diagonally, joined by wooden pegs—with an infill composed of a mix of mortar and aggregate between these wooden members. Other German vernacular homes in Fredericksburg are constructed with limestone masonry rather than *fachwerk*. Both *fachwerk* and masonry examples sometimes were veneered with limestone-based stucco. Regardless of construction technique, the style includes thick walls and narrow windows, handmade craftsmanship, and minimal original applied ornament. Sometimes architectural expression was integrated via functional features – like arched lintels or peaks in the cornice line to allow window openings at the attic level, a feature commonly found in vernacular construction in Europe.

Associated Building Forms

Building forms commonly associated with the German Vernacular style include Sunday Houses (Section 2.2.1.1, page 2-27), hall-and-parlor (Section 2.2.1.2, page 2-28), or center-passage (Section 2.2.1.3, page 2-29), often with historic-age rear additions.

Character-defining features:

- *Fachwerk* or limestone masonry, sometimes with stucco veneer
- *Fachwerk* included exposed wooden structural members - diagonal, horizontal, and vertical – with infill of rock and mortar
- One- or one-and-a-half stories, sometimes with exterior stairs
- If limestone, rubble or hand-hewn stone
- Thick walls with small windows
- Arched lintels or cornice peaks sometimes present
- No applied ornament
- Wood shake roofs originally, often replaced with metal during the period of significance

Figure 2-3. Photo of *fachwerk* construction at 512 W. Creek Street. Note the horizontal, vertical, and diagonal framing members. Also note the stucco finish and exterior stair. Source: HHM 2003 Historic Resources Survey.

Figure 2-4. Photo of a limestone masonry vernacular house at 206 S. Adams Street. Note the arched lintels at the ground floor. Source: HHM 2003 Historic Resources Survey.

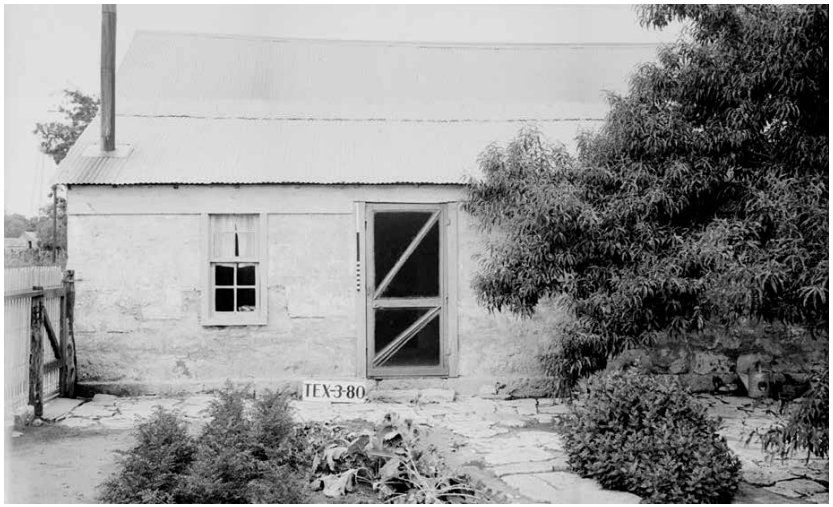


Figure 2-5. Historic American Buildings Survey (HABS) photo of the Heinrich G. Dietz House, Creek & Bowie Streets, ca. 1933. Note the lack of a porch, the small scale of the windows relative to the walls, and the integration of the lintels into the roof framing to conserve lumber. Source: Library of Congress, https://www.loc.gov/item/tx0337.

Figure 2-6. Photo of a limestone masonry house at 420 W. Austin Street, featuring peaks in the cornice line to accommodate attic-level windows. Source: HHM 2003 Historic Resources Survey.

2.1.1.2. Upland South Log Vernacular (ca. 1850–1910)

Of the Euro-Americans who migrated to Fredericksburg in the mid- to late nineteenth century, the majority came from the American Upland South, especially Tennessee.[1] These migrants brought traditional log construction methods that originated in Germany but evolved over generations living with the climate and natural resources of the Upland South. These log homes consisted of horizontal members linked together by a system of joints – typically a "v"-notch or saddle-joint system. The buildings were built with intentional gaps between the logs, which were then filled with chinking; a mix of limestone, sand, sifted wood ash, and sometimes salt. The reasoning for the chinking was to accommodate the natural tapering and warping of the logs, to weatherproof the building, and to save on building time. Due to Gillespie County's abundance of limestone rock, pieces were used as aggregate in the chinking. The floors of these homes were either dirt or flagstone, and sometimes the interior walls were plastered and whitewashed or covered with nail rived "sealing boards" on the inside walls. In the 1970s and 1980s a resurgence in the popularity of log vernacular led to relocation of log homes from the Upland South in Fredericksburg.

Associated Building Forms

Like German vernacular houses, log vernacular houses typically began with a Sunday House (Section 2.2.1.1, page 2-27), center-passage (Section 2.2.1.2, page 2-28), or hall-and-parlor form (Section 2.2.1.3, page 2-29). Original forms often are altered with historic-age rear or side additions. Log houses often were considered "starter" homes, though, and frequently were surrounded by additions of rock or wooden structures.

Character-defining features:

- Hand-split logs without machine-sawed markings
- Wide chinking
- "V"-notch or saddle joinery
- No applied ornament
- Constructed with wood shake roofs, often replaced with metal during the period of significance

Figure 2-7. Photo of 408 W. Austin Street. The original ca. 1870 mass is the log cabin. Rock portion was added ca.1890. Note the shake roof. Source: HHM 2003-2005 Historic Resources Survey.

Figure 2-8. Photo of log construction at 517 W. San Antonio Street. Note the wide chinking and limestone masonry rear addition. Source: National Register Nomination, Fredericksburg Historic District, 1983.

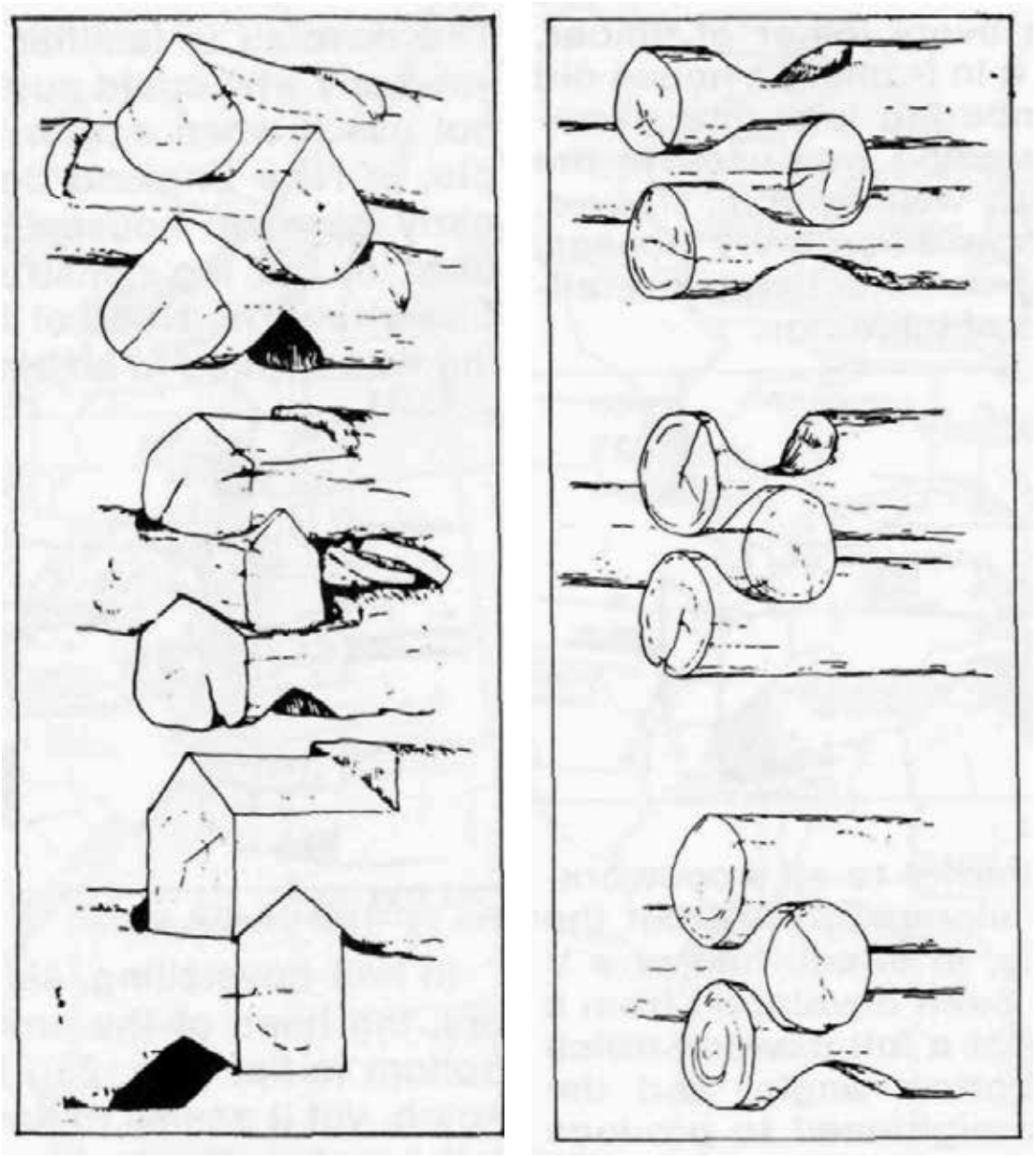


Figure 2-9. Drawings comparing "v" notched joinery (left) to saddle joinery (right). Source: Fred Kniffen and Henry Glassie, "Building in Wood in the Eastern United States: A Time-Place Perspective," *guideline: A Publication of the Park Practice Program*, vol. 3 no. 4 (Jul./Aug. 1973): 41-52, from the National Park Service, http://npshistory.com/newsletters/park_practice/guideline/v3n4.pdf.

2.1.2. National Folk (ca. 1880–1915)

The National Folk style was popularized by the rise of the railroads and mass-produced lumber in the late twentieth century. Although a rail connection did not arrive in Fredericksburg until 1913, rail access was available in nearby towns like New Braunfels by the 1880s. National Folk houses use milled lumber and standardized floor plans, but with minimal applied ornamentation. Common historic-age alterations include rear additions and application of decorative ornament, sometimes simulating the Folk Victorian style (discussed below on page 2-11).

Associated Building Forms

Common building forms include the L-plan (Section 2.2.2.1, page 2-31), modified L-plan (Section 2.2.2.2, page 2-32), and square-plan hipped-roof house (Section 2.2.2.3, page 2-33).

Character-defining features:

- Use of milled lumber
- Horizontal wood clapboard siding
- Masonry such as brick or cast "Basse Block" or "Roos Block" also sometimes used
- Larger windows reflecting the larger openings, made possible with milled lumber
- Front doors with transom and sidelight windows
- Double-hung wood-sash windows, sometimes with wood shutters
- Partial-width or full-width porches
- Simple, square wood or decorative metal porch posts and railings
- Original roof material usually metal
- Simple wood soffits, fascia boards, and bargeboards

Figure 2-10. Photo of a National Folk house with a hipped-roof square-plan form. Note the horizontal siding, door with transoms, and lack of applied ornament. The turned porch posts likely are not original. Source: HHM, 2020.

Figure 2-11. Photo of a National Folk house at 609 Apple Street. Note the center-passage plan and fenestration pattern. The porch posts and spindle frieze likely were applied later during the historic period. Source: Realtor.com, accessed April 19, 2020, https://p.rdcpix.com/v01/l73d4b644-m0xd-w1020_h770_q80.jpg

Basse Block and Roos Block (1912–1940)

In the early twentieth century, the trend toward mechanization began to encompass all types of building materials. Cast-concrete blocks were one example of this trend, created using a heavy metal machine that cast uniform blocks and stamped them with textures resembling stone. This allowed builders to replicate the look of traditional stone masonry at a much more affordable price. Two concrete companies in Fredericksburg both produced cast-concrete blocks intended to look like stone: Basse Brothers and the Roos Cement Yard. The Basse Brothers began manufacturing "Basse Blocks" with a Portland cement mixture around 1912. The Roos Cement Yard began manufacturing similar blocks around 1921 at 203 S. Lincoln Street and was operated by Ed Roos and later by his son Marvin until 1964. Although Basse and Roos blocks are nearly indistinguishable, the Roos Blocks can be identified by a small mark that looks like an "L" or a "7."[2] Roos blocks are also smaller and lighter than Basse. Examples of cast-concrete blocks are shown in figs. 2-12, 2-13, and 2-14.

Figure 2-12. Photo of the Basse Warehouse at 304 North Adams Street ca 1919. Source: Michael Barr, "Looking back at: Basse Block," *Texas Escapes*, accessed January 14, 2021, http://www.texasescapes.com/MichaelBarr/Basse-Block.htm.

Figure 2-13. Example of Basse Block cast stone block at 112 West College Street. Source: HHM 2003 Historic Resources Survey.

Figure 2-14. Photo of Roos Cement Warehouse at 203 S. Lincoln. Source: Google Street View.

2.1.3. Gothic Revival (ca. 1840–1960)

The Gothic Revival style is a highly decorative style associated with the Romantic movement in art and literature in Europe from roughly 1800 to 1890. The Romantic movement aimed to elicit intense emotion; the Gothic Revival style fit this mood given its soaring roof forms and dramatic juxtapositions of light and shadow, as well as its nostalgic associations with the medieval era of knights and ladies. In the early nineteenth century, the Gothic Revival style most commonly was applied to grand institutional buildings, especially churches. Fredericksburg's immigrants used the style for churches from the earliest wave of immigration in the mid-nineteenth century – demonstrating an awareness of not only German vernacular construction, but also of popular trends in high-style architecture in Europe during the era of ongoing immigration. The style remained popular for ecclesiastical architecture throughout the twentieth century.

By the late nineteenth century, some machine-milled ornament reminiscent of the Gothic Revival style was applied to homes. Residential examples of the Gothic Revival style are rare, especially in Texas, but some examples remain extant within the City of Fredericksburg.

Associated Building Forms

The Gothic Revival style most commonly is applied to institutional or religious forms – like the Central Block with Wings (discussed in Section 2.2.5.1, page 2-38), or the Latin-cross church form. Residential examples, while rare, tend to use an I-house form (Section 2.2.1.4, page 2-30) or an L-plan form (Section 2.2.2.1, page 2-31).

Character-defining features:

- Religious or institutional examples:
  - Exterior walls usually brick or stone masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes with seeping mortar; sometimes veneered with stucco; buttresses may be present on side façades
  - Foundations usually skirted with brick or stone
  - Porches, if present, typically include Gothic arches supported by brick or stone piers; often feature heavy hardware, such as handrails and light fixtures
  - Steeply pitched roof forms communicate vaulted interior spaces
  - Roofs parapets may include stone coping, sometimes with crenellations
  - Windows usually double-hung wood sash or casement; window openings often feature Gothic arches; leaded glass in a lattice pattern often present; brick or stone lintels and sills common; stone tracery may be present
  - Doors often feature heavy cast-iron hardware; stone door surrounds common
  - Prominent brick chimneys common, with corbelling or crenellations
- Residential examples:
  - Exterior walls usually horizontal wood siding
  - Porches may include machine-milled ornament with Gothic arches
  - Vergeboards at the roofline with milled stylistic ornament, such as cut-out clover-like foils
  - Windows usually double-hung wood sash or casement; window openings often feature Gothic arches; leaded glass in a lattice pattern sometimes present; wood window frames sometimes simulate tracery
  - Doors typically heavy wood, sometimes with heavy cast-iron hardware
  - Metal pinnacles at the roof ridgeline
  - Prominent brick chimneys common, with corbelling or crenellations

Figure 2-15. (Above) Photo of "Old" St. Mary's Church, constructed at 302 W. San Antonio Street in 1863 in the Gothic Revival style. Source: National Register Nomination, Fredericksburg Historic District, 1970.

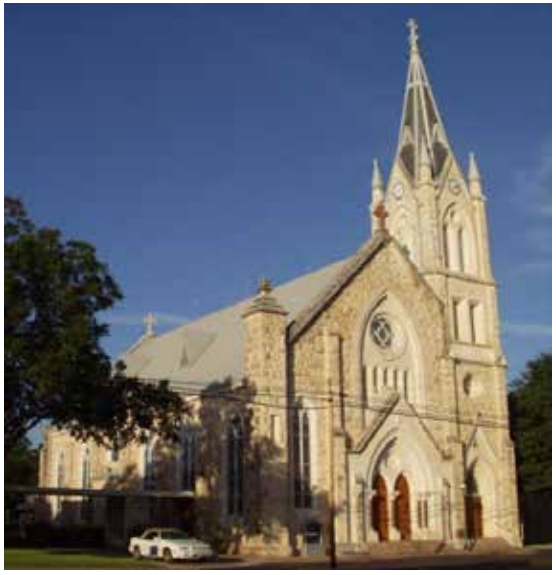


Figure 2-16. (Left) Photo of "New" St. Mary's Church, constructed at 304 W. San Antonio Street in 1906, also in the Gothic Revival style. The more detailed tracery and larger stained-glass windows communicates the prosperity of second- and third-generation immigrants, while the continued use of the Gothic Revival style and local limestone masonry speaks to the continued sense of connection to the architectural tastes of early immigrants. Source: HHM 2003 Historic Resources Survey.

Figure 2-17. (Left) Photo of Our Lady of Guadalupe Church, constructed at 302 E. College Street in 1910 in the Gothic Revival style. The use of wood framing combined with the Gothic Revival style communicates the modest means of this parish, combined with the desire to associate with the style of the larger and more established churches in the community. Source: CMEC 2019 Historic Resources Survey.

Figure 2-18. (Above) Photo of a Gothic Revival residence at 403 W. Creek Street. Note the Gothic arched window openings and the metal pinnacles at the porch roof's ridgeline. Source: HHM 2003 Historic Resources Survey.

2.1.4. Folk Victorian (ca. 1870–1910)

In the late nineteenth century, nationally popular architectural tastes began to influence second-generation settlers in Fredericksburg. Folk Victorian residences were constructed during the Victorian era in the United States from approximately 1870 to 1910.[3] During this period, new building methods and supplies were introduced across the country as a result of industrialization and the expansion of the railroad. Dimensional lumber and mass-produced components like doors, windows, roofing, siding, and decorative elements could be purchased via catalogs and shipped on the railroad to remote locations at a relatively affordable cost. The Folk Victorian style is defined by the presence of machine-made decorative detailing on simple folk house forms.

Associated Building Forms

Houses in this style commonly take on an I-house form (see Section 2.2.1.4, page 2-30), the L-plan (Section 2.2.2.1, page 2-31), or the modified L-plan (Section 2.2.2.2, page 2-32).

Character-defining features:

- Machine-milled materials
- Exterior walls usually wood siding or wood shingle
- Fenestration pattern similar to National Folk houses
- Ornamentation applied rather than integrated into the house form
- Foundation often screened with skirting of wood, pressed metal, brick, or stone
- Porches feature decorative woodwork, such as turned balusters and spindle friezes; porch floors often wood; porch ceilings often bead board; decorative detail typically prefabricated
- Windows typically double-hung wood sash
- Doors typically wood, sometimes with glazing, transoms, and/or sidelights
- Original roof material usually metal
- Chimneys brick or stone, if extant; sometimes metal stovepipe substitutes for chimney

Figure 2-19. Photo of a Folk Victorian house. Source: HHM, 2020.

Figure 2-20. Folk Victorian residence at 910 West Centre Street. Source: HHM 2002 Historic Resources Survey.

2.1.5. Queen Anne (ca. 1880–1915)

The Queen Anne style became the height of fashion during the 1880s and 1890s. Queen Anne is a subcategory of the more commonly known Victorian style. The style includes more expressive building forms and integrated detail, in addition to the applied detail commonly seen on the Folk Victorian style.

Associated Building Forms

The building forms associated with residential examples of the Queen Anne style are commonly irregular, with projections like bay windows and turrets, although the core form commonly resembles a modified L-plan (see Section 2.2.2.2, page 2-32). The style sometimes is associated with commercial and institutional buildings as well.

Character-defining features:

- Exterior walls usually wood siding or wood shingle, but sometimes brick or stone; often with a variation of materials, colors, and textures
- Foundations often screened with skirting of wood, pressed metal, brick, or stone
- Porches expressive with decorative woodwork, such as turned balusters and spindle friezes; wraparound porches common; porch floors often wood and porch ceilings often bead board
- On commercial examples, storefronts typically are wood sash or cast iron with sidelights and transoms, with colored or etched glass sometimes present
- Windows typically double-hung wood sash, often with multiple lights and other decorative features; bay windows common
- Doors typically wood, often with glazing, transoms, and/or sidelights
- Original roof material usually metal
- Chimneys commonly brick or stone, often with decorative tapestry brick or corbelling; sometimes metal stovepipe substitutes for chimney

Figure 2-21. Queen Anne house at 302 West Travis Street. Note the bay window at the left. Source: 2002 HHM Historic Resources Survey.

Figure 2-22. Queen Anne style house at 710 Ettie Street. Note the curved porch form and decorative shingles in the gable ends. Source: 2003 HHM Historic Resources Survey.

2.1.6. Italianate (ca. 1890–1910)

The Italianate style became popular around the 1840s and continued until the 1870s. Prominent architect Alfred Giles applied the style to a number of Texas county courthouses.[4] In Texas, commercial and institutional examples of the Italianate style are more common than residential examples.

Associated Building Forms

Building forms frequently associated with commercial or institutional examples include the one-part commercial block (see Section 2.2.4.1, page 2-36), the two-part commercial block (Section 2.2.4.2, page 2-37), and the central block with wings (Section 2.2.5.1, page 2-38). Residential house forms typically are variants of the L-plan (Section 2.2.2.1, page 2-31).

Character-defining features:

- Commercial and institutional examples:
  - Exterior walls of brick or stone masonry; stone quoins common at the corners of masonry examples
  - Ornate, molded cornices typical
  - Storefronts typically wood sash or cast iron with sidelights and transoms
  - Windows typically double-hung wood sash, often with segmental-arched openings and ornate surrounds
  - Doors typically wood, sometimes with glazing, transoms, and/or sidelights; double doors often present.
- Residential examples:
  - Exterior walls typically wood siding, brick, or stone masonry; stone quoins common at the corners of masonry examples
  - Windows typically double-hung wood sash; sometimes with segmental-arched openings and ornate surrounds; bay windows common
  - Doors typically wood, sometimes with glazing, transoms, and/or sidelights; double doors often present
  - Sometimes lack porches; entrance may be protected by an awning supported with brackets, or a small portico
  - Original roof material usually metal
  - Gabled roofs common; mansard roof sometimes present
  - Bracketed eaves and ornate, molded cornices typical

Figure 2-23. (Above) Italianate style Pioneer Memorial Library, 115 W. Main Street. Source: National Register Nomination, Fredericksburg Historic District, 1970.

Figure 2-24. Italianate style house at 101 N. Lincoln Street, with quoins at the corners and bracketed eaves. Source: HHM 2003 Historic Resources Survey.

2.1.7. Classical Revival (ca. 1900–1940)

Classical Revival buildings typically date from the early twentieth century and mark a turn away from the more exuberant expression of the Victorian era, toward more refined and simplified detailing and proportions inspired by Classical Greece and Rome.

Associated Building Forms

On commercial or institutional examples, typical forms include the one-part commercial block (see Section 2.2.4.1, page 2-36), the two-part commercial block (Section 2.2.4.2, page 2-37), or the central block with wings (Section 2.2.5.1, page 2-38). Modest Classical Revival detailing—like simple wood columns—sometimes may be applied to National Folk house forms, like the L-plan (Section 2.2.2.1, page 2-31) or modified L-plan (Section 2.2.2.2, page 2-32).

Character-defining features:

- Commercial or institutional examples:
  - Exterior walls brick or stone masonry; quoins may be present at the corners of the front façade
  - Porches prominent, with a full-width or partial-width colonnade or arcade, supported by columns or pilasters with decorative capitals; porch roof may be flat or front-gabled with a pediment
  - Windows typically double-hung wood sash, often grouped
  - Doors typically wood, sometimes with glazing, transoms, and/or sidelights
- Residential examples:
  - Exterior walls typically wood siding, brick, or stone masonry
  - Porches supported by columns or pilasters with decorative capitals
  - Windows typically double-hung wood sash, often grouped
  - Doors typically wood, sometimes with glazing, transoms, and/or sidelights

Figure 2-25. Photograph of the Classical Revival school at 214 W. San Antonio Street. Note the stone columns and pediment, inspired by Greek and Roman classical architecture, combined with the brick walls and large banks of grouped windows typical of early-twentieth-century architecture. Source: National Register Nomination, Fredericksburg Historic District, 1983.

Figure 2-26. Photo of 706 W. Travis Street, illustrating the application of simple classical porch columns on a National Folk hipped-roof square-plan house. Source: CMEC 2019 Historic Resources Survey.

2.1.8. American Commercial (ca. 1880–1950)

The "American Commercial Style" is a term sometimes used to refer to buildings dating to the late nineteenth or early twentieth centuries, typically in commercial areas. This American vernacular style typically uses local brick or stone masonry construction and forms related to the typical "American Main Street" grid – with deep rectangular lots and walls extending fully to the lot line. These buildings have limited applied stylistic ornament, although they do have commonalities in form and detailing that distinguish them from purely utilitarian vernacular commercial buildings.

Associated Building Forms

Typically, the American Commercial style is applied to the one-part commercial block (see Section 2.2.4.1, page 2-36) or two-part commercial block (Section 2.2.4.2, page 2-37).

Character-defining features:

- Exterior walls usually brick, often with party walls shared with adjacent buildings
- Detailed brickwork at the parapet typical with this style, especially corbelling at the cornice
- Roofs generally flat, although front-gabled roofs sometimes are concealed behind flat parapets
- Large storefront openings in the front brick façade often supported by steel beams
- Storefronts typically wide fixed windows, with wood or metal framing
- Canopies often flat-roofed, supported by cables.
- Doors generally include glazing, transoms, and sidelights configured as an integral unit with the storefront; sometimes multiple single-door entries into different shops within the same building

Figure 2-27. A one-part commercial block at 115 E. Main Street in the American Commercial style. Note the wide storefront windows, minimal detailing, and parapet concealing a flat roof behind. Source: HHM 2003 Historic Resources Survey.

Figure 2-28. A two-part commercial block at 131 E. Main Street in the American Commercial style. Note the wide storefronts, minimal detailing with brick corbelling, and parapet concealing a flat roof behind. Source: HHM 2003 Historic Resources Survey.

2.1.9. Art Deco (ca. 1920–1940)

The Art Deco style dates from the mid-twentieth century and typically is applied to institutional or commercial buildings. The style uses geometric detailing and ornament. Large and high-style Art Deco buildings often use a steel-framed structure, enabling wide window openings, high ceilings, and broad interior spaces.

Associated Building Forms

The Art Deco style is applied to longstanding building forms, like the one-part commercial block (see Section 2.2.4.1, page 2-36), two-part commercial block (Section 2.2.4.2, page 2-37), and central block with wings (Section 2.2.5.1, page 2-38).

Character-defining features:

- Exterior walls typically brick masonry, stone masonry, concrete block, stucco, or ceramic tile, sometimes with bold coloring
- Walls often feature abstracted or geometric detailing in stone, terra cotta, or metal
- Engaged stone masonry pilasters often include fluting
- Spandrels made of metal, ceramic tile, or glass may be present between windows and pilasters
- Projecting signage or marquees may be present on commercial examples
- Cantilevered flat awnings or canopies sometimes present
- Patios or balconies with metal railings may be present
- Commercial examples typically feature metal storefronts
- Windows typically metal-sash casement; glass block sometimes present
- Doors typically wood or metal, often with glazing

Figure 2-29. Photo of the Post Office at 125 W. Main Street with restrained Art Deco detailing. Source: National Register Nomination, Fredericksburg Historic District, 1983.

Figure 2-30. Photo of the movie theater at 146 E. Main Street exhibiting bold and colorful Art Deco detailing. Note the geometric tile inlay, geometric tile pinnacle at the parapet, and projecting marquee. Source: HHM 2003 Historic Resources Survey.

2.1.10. Art Moderne (ca. 1920–1940)

The Art Moderne style is a derivative of the Art Deco movement, dating from about 1920 to 1940. Though there are few pure examples of this architectural style, there are some significant buildings on Main Street highly influenced by its clean lines and horizontal emphasis.

Associated Building Forms

Commercial or institutional examples are typically one-part commercial blocks (see Section 2.2.4.1, page 2-36) or gas stations.

Character-defining features:

- Exterior walls often stucco and/or tile, sometimes with rounded corners
- Horizontal banding sometimes present below cornice line
- Cantilevered flat awnings or canopies typical, often with a flat or swept roof form
- Commercial examples typically feature metal storefronts
- Windows typically metal-sash casement or jalousie; glass block sometimes present
- Doors typically wood or metal, often with glazing

Figure 2-31. Photo of an Art Moderne building at 119 E. Main Street. Note the horizontal emphasis created by the line of stone veneer at the water table, as well as the glass-block transom. Source: HHM 2003 Historic Resources Survey.

Figure 2-32. Building with Art Moderne stylistic influences at 102 E. San Antonio Street. Note the stucco wall surfaces, horizontal banding, cantilevered awning, and metal casement windows. Source: HHM 2003 Historic Resources Survey.

2.1.11. Craftsman (ca. 1915–1940)

Houses built in the Craftsman style date from approximately 1915 to 1940, and the homes feature a simplicity in design and materials that was a departure from the exuberance of Victorian-era houses. The Craftsman movement emphasized materials and colors derived from nature, as well as structural honesty. The expressive features of the Craftsman style typically are integrated into the building's form rather than applied to the surface. Consequently, the Craftsman style is considered one of the first modern styles in America.[5]

Associated Building Forms

The Craftsman style is often applied to the bungalow form (see Section 2.2.3.1, page 2-34).

Character-defining features:

- Exterior walls typically wood siding or asbestos shingle, sometimes brick; sometimes feature wood shingle detailing
- Decorative beams or braces under gables
- Exposed rafter tails
- Wide eaves
- Porches partial width or full width, often with front-gabled roof, typically supported by tapered wood, brick, or stone columns but sometimes supported by metal posts
- Window typically double-hung wood sash, often paired, and often with wood screens with geometric detail
- Chimneys brick, sometimes with corbelling or stone coping; sometimes with broad tapered profile

Figure 2-33. Photo of a Craftsman-house. Note the horizontal emphasis with broad eaves and paired windows. Also note the exposed beams and pilasters, exposed to make the building's structure a stylistic feature. Source: HHM, 2020.

Figure 2-34. Photo of a Craftsman bungalow at 412 S. Milam Street. Note the broad eaves, tapered porch supports, and paired windows with screens with geometric detail. Source: CMEC 2019 Historic Resources Survey.

2.1.12. Tudor Revival (ca. 1910–1940)

The 1910s and 1940s saw renewed popularity of historical revival styles, like the Tudor Revival.

Associated Building Forms

Many Tudor Revival buildings used a bungalow form (see Section 2.2.3.1, page 2-34), or a larger L-plan variant (Section 2.2.2.1, page 2-31).

Character-defining features:

- Exterior walls usually brick or stone masonry; sometimes veneered with stucco; masonry sometimes includes varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping
- Faux half-timbering sometimes adorns gable-ends
- Eaves sometimes swept
- Wing walls or buttresses sometimes accent the front façade
- Porches not always present, but sometimes include low-sloped Gothic arches supported by brick piers
- Hardware and lighting typically heavy wrought iron
- Windows usually double-hung wood sash; sometimes feature picture windows with leaded glass in a lattice pattern; window openings sometimes feature low-sloped Gothic arches
- Doors often round-arched and heavy wood, sometimes with small lites
- Roofs often covered with dimensional asphalt shingles or slate, sometimes replaced with metal during the period of significance
- Chimneys commonly broad and tapered, sometimes with brick corbelling or terra-cotta caps

Figure 2-35. Tudor Revival house at 401 W. San Antonio Street. Note the round-arched door opening and heavy wrought-iron lighting and hardware. Source: HHM 2003 Historic Resources Survey.

Figure 2-36. Example of a stucco Tudor Revival house at 306 E. Orchard Street. Note the use of the bungalow form with Tudor Revival stylistic details like its round-arched door and broad, tapered chimney. Source: CMEC 2019 Historic Resources Survey.

2.1.13. Spanish Colonial Revival (ca. 1910–1940)

The Spanish Colonial Revival style (also known as the Spanish Eclectic style) typically dates to the early or mid-twentieth century.

Associated Building Forms

The associated house form typically is a bungalow or a variant of the L-plan (see Section 2.2.2.1, page 2-31). Commercial forms may be one-part commercial block (Section 2.2.4.1, page 2-36), two-part commercial block (Section 2.2.4.2, page 2-37), or a gas station.

Character-defining features:

- Exterior walls usually stucco, sometimes with texture or molded decorative wall elements; tile detailing common
- Porches often partial width with arched openings supported by masonry piers; sometimes cantilevered awnings substitute for porches
- Often feature heavy wrought-iron hardware, such as handrails and light fixtures
- Second-story balconies or roof decks with wrought-iron railings or turned wood balusters sometimes present
- Roofs often covered with clay tile
- Windows typically double-hung or casement, with metal or wood sash; sometimes featuring wrought-iron grates or balconies
- Doors typically heavy wood, sometimes with small lites; often feature heavy hardware; stone door surrounds common
- Chimneys stucco, often with tile caps

Figure 2-37. Residential example of the Spanish Colonial Revival style at 403 E. Main Street. Note the stucco surface, balcony with turned wood balusters, clay tile roof, and broad stucco chimney with tile caps. Source: Fredericksburg Local Historic District Designation, 1985.

Figure 2-38. One-part commercial block at 225 W. Main Street with Spanish Colonial Revival stylistic influences. Note the stucco façade surface, tile inlay detailing, and clay tile at the parapet. Source: HHM 2003 Historic Resources Survey.

2.1.14. Mission Revival (ca. 1910–1940)

The Mission Revival style dates to the early or mid-twentieth century and may be applied to residential or commercial buildings.

Associated Building Forms

Residential examples typically are bungalows (see Section 2.2.3.1, page 2-34), while commercial examples may be one-part commercial block (Section 2.2.4.1, page 2-36), two-part commercial block (Section 2.2.4.2, page 2-37), or gas stations.

Character-defining features:

- Exterior walls usually finished with stucco, either smooth or textured
- May feature terracotta or cast concrete ornamentation, typically at door and window surrounds and belt or string courses
- May include wing walls at façade edge
- Partial-width porch supported by columns or pilasters with decorative capitals, sometimes with round-arched arcade; entry portico sometimes substitutes for porch
- May have second-story balcony with wrought-iron railings or turned wood balusters
- Roofs often clay tile on residential examples
- Mission-shaped molded dormer or roof parapet with terracotta or cast concrete coping sometimes present
- Wide-overhanging eaves common
- Windows wood casement or double-hung wood sash; may feature Roman or segmental arch openings
- Doors may feature Roman or segmental openings; decorative stone or iron trim often present
- Chimneys often include clay tile hoods

Figure 2-39. Example of a Mission Revival school at 110 E. Travis Street. Note stucco wall surfaces, tile inlay, and molded parapets. Source: HHM 2003 Historic Resources Survey.

Figure 2-40. Mission Revival commercial building at 142 E. Main Street. Note the stucco wall surface, tile inlay, clay tile awning, and molded parapet. Source: HHM 2003 Historic Resources Survey.

2.1.15. Minimal Traditional (ca. 1930–1960)

The Minimal Traditional style was developed beginning in the mid-1930s as a response to changes in the housing market due to the Great Depression. By establishing a program for home loans financed by the federal government, the National Housing Act of 1934 was intended to stimulate building industry. The Federal Housing Administration (FHA) established guidelines for neighborhood plans as well as house designs, with a goal of providing uniform standards for construction of homes that were accessible to as many Americans as possible. The FHA's designs in their 1936 publication, *Principles of Planning Small Houses*, promoted the basic principle of "providing a maximum accommodation within a minimum of means, and, consequently, cost." The efficient designs also meant that these houses could be constructed rapidly to meet demand from returning World War II veterans.

Associated Building Forms

The form used began in the 1930s and early 1940s with simplified examples of the bungalow (see Section 2.2.3.1, page 2-34), then transitioned in the late 1940s to a more horizontal ranch-like form (Section 2.2.3.2, page 2-35).

Character-defining features:

- Exterior walls typically wood siding or asbestos shingle; decorative wood shingles or board-and-batten siding sometimes present at gable ends; brick or stone veneer sometimes present at ground floor base
- Minimal applied architectural detailing
- Porches typically partial width, supported by simple wood posts, geometric wood posts, or metal posts, sometimes adorned with decorative wrought iron; porch floor typically concrete
- Windows usually casement or double-hung, wood or metal sash; fixed picture windows sometimes present at front façade
- Decorative wood shutters common
- Doors wood, often with small lites in geometric patterns or fan lights
- Chimney, if present, simple brick or stone
- Attached garages sometimes present but more often detached
- Form typically compact bungalow or ranch

Figure 2-41. Minimal Traditional house at 308 E. Austin Street featuring asbestos shingle siding, a minimal porch, and shutters. Note enclosed attached garage at the right. Source: CMEC 2019 Historic Resources Survey.

Figure 2-42. Minimal Traditional house at 104 W. Park Street with bungalow form, as well as asbestos shingle siding, wood shutters, and a minimal porch. Source: CMEC 2019 Historic Resources Survey.

2.1.16. Midcentury Modern (ca. 1945–1965)

Mid-century Modern buildings typically date from the mid-twentieth century – almost always after World War II, typically from about 1945 to 1965. The style evolved out of the International and Bauhaus modernist movements in Europe and was influenced by American architect Frank Lloyd Wright's forward-thinking designs, which emphasized simplified forms, clean lines, and horizontality. After World War II, a boom in the construction industry and newly available materials allowed architects to experiment with designs and materials and further refine the modernist style of the pre-World War II era.

Associated Building Forms

In Fredericksburg, the Midcentury Modern style typically was applied to public or institutional buildings using sprawling, irregular forms. See Institutional Forms in Section 2.2.15 (page 2-38).

Character-defining features:

- Flat exterior wall planes without ornament; often stucco, concrete, or brick
- Slab foundation with a low profile
- Porches flat-roofed, recessed under the main roof form or projecting, supported by a cantilever or by slender metal columns.
- Roofs flat
- Windows typically metal sash, often clustered in bands or ribbons, sometimes meeting at corners; sash types include casement, jalousie, or hopper
- Doors typically metal, often with glazing

Figure 2-43. Midcentury Modern building at 109 S. Llano Street. Note the unadorned wall surface, flat roof, and flat-roofed porch supported by slender metal columns. Source: HHM 2003 Historic Resources Survey.

Figure 2-44. Midcentury Modern school at 2020 S. Orange Street. Note the flat roof, unadorned wall surfaces, and horizontal ribbons of metal hopper windows. Source: National Register Nomination, Fredericksburg Historic District, 1983.

2.1.17. Contemporary (ca. 1960–1970)

Contemporary architecture can date from any era—following the architectural trends of the day—but, in Fredericksburg, it typically dates from the 1960s through the 1970s. Contemporary architecture continues to minimize applied ornamentation, but it adds expression through bold architectural forms and textures, often using asymmetrical curved or angular shapes. Contemporary architecture also often is nestled into the environment, using customized shapes that respond to context rather than using standardized shapes. The Contemporary style often is applied to institutional or commercial buildings, though is sometimes seen in residential applications as well.

Associated Building Forms

The forms of Contemporary buildings are often asymmetrical, curving, or angular. Residential examples typically use a variant of the ranch house form (see Section 2.2.3.2, page 2-35).

Character-defining features:

- Exterior walls constructed of concrete, stucco, wood, Roman brick, flagstone, glass, or tile
- No applied ornament
- Wide overhanging eaves common
- Structural elements often exposed
- Concrete slab foundation; ground floor may be elevated on a plinth
- Porches cantilevered with flat roofs, or recessed under flat roof
- Roofs flat, A-frame, angular, vaulted, or irregular
- Windows double hung, casement, or fixed, with metal or wood sash; fixed window walls are common
- Doors often recessed; typically wood or metal, often with glazing
- Carports often attached

Figure 2-45. Contemporary house at 709 W. San Antonio Street. Note the deep overhanging eaves and bold, broad chimney. Source: CMEC 2019 Historic Resources Survey.

Figure 2-46. Contemporary house at 110 E. Centre Street. Note the bold asymmetrical roof form, deep eaves, and integrated carport. Source: CMEC 2019 Historic Resources Survey.

2.1.18. Ranch (ca. 1940–1970)

Following World War II, the Ranch style became popular nationwide. The style was developed in Southern California in the mid-1930s and was one of the small house types favored by the FHA in the 1940s, which made financing a Ranch-style house easier than other types of houses.[6] Promoted as modern on the inside and traditional on the outside, the Ranch house was considered a conservative approach to modernism. In Fredericksburg, Ranch-style buildings almost always date after World War II. The Ranch style became the most common style of house built in the United States in the 1950s and 1960s, and such houses were typically developed together as part of an automobile-oriented neighborhood.

Associated Building Forms

The Ranch style almost always is associated with the ranch house form (see Section 2.2.3.2, page 2-35). The form of the Ranch house reflects the rise of automobile ownership. Whereas houses used to be compact and located on narrow lots to facilitate walking, the automobile allowed the Ranch house to sprawl across wider lots. In addition, Ranch houses commonly include attached garages.

Character-defining features:

- Exterior walls often brick or stone masonry, sometimes using Roman brick or flagstone, sometimes wood siding or asbestos shingle siding
- Deep eaves, with clerestory windows sometimes present at gable ends or below eaves
- Integral stone or brick planters sometimes included
- Porches recessed under main roof form and supported by simple wood posts or metal posts, sometimes adorned with decorative wrought iron
- Porch details may exhibit influences of the Colonial Revival or Tudor Revival styles
- Window may be double-hung, casement, awning or jalousie, with wood or metal sash; picture windows often present at front façade
- Doors commonly wood, often with small lites in geometric patterns; metal or wood screen doors frequently present
- Chimneys, if present, usually broad and simple brick or stone
- Signature low-slung horizontal form integral to style and nearly always present
- Attached garages common

Figure 2-47. Ranch residence at 413 S. Orange Street. Note the broad eaves, integrated planter, wrought-iron porch supports, and attached garage. Source: CMEC 2019 Historic Resources Survey.

Figure 2-48. House with Ranch stylistic influences at 708 W. Schubert Street. Note the narrow flagstone emphasizing horizontality, the wrought-iron porch support, the metal casement windows, and the attached garage. Source: CMEC 2019 Historic Resources Survey.

2.2. BUILDING FORMS

The discussion of building forms herein will help guide understanding of how overall form and massing help define historic character and, therefore, should be preserved per the guidelines and standards (Section 3). A building's form communicates its use, construction methods, and purpose – often linking to the building's core historic significance more directly than architectural style alone. Resources that share a common building form typically were built during the same time period and share similar interior floor plans, roof forms, sizes, and scales – and sometimes architectural styles, but not always. This analysis seeks to find commonalities among building forms in Fredericksburg. To do so, this section sets forth typical character-defining features of building forms. Note that not all examples of historic resources fit under a single building form classification and may display characteristics of several kinds of different building forms. Similarly, a typical example of a building form may exhibit some of the character-defining features listed below, but not all.

2.2.1. Pre-Railroad Folk Residential Forms

In the era before the railroad arrived near Fredericksburg, all folk building forms responded to their historic context. This led to an array of unique solutions to shared problems, rather than the standardized solutions of later eras.

Unique solutions to shared problems:

- Materials locally available
- Materials handmade, without mechanized tools
- Form responds to local climate, with passive warming and cooling features like thick walls, small windows, and wide porches
- Orientation responding to local landscape and climate
- Multiple chimneys set on the exterior of the building
- Lack of applied ornament
- Growth (or "accretion") of buildings and complexes over time to meet residents' needs, leading to irregular and individualistic building forms

2.2.1.1. Sunday Houses (ca. 1840–1920)

What is a "Sunday House?"

"Sunday houses" were small townhouses built by German settlers who lived in distant rural areas. These houses were used over weekends by families while they traded or attended church. Fredericksburg's earliest immigrant families each received a grant of one farm lot plus one town lot, facilitating the construction of a townhouse or Sunday house for each family and encouraging a tight-knit community despite dispersed farm settlements on the Central Texas frontier. Most extant Sunday houses were constructed between the 1890s and the 1920s – when Fredericksburg's town lots still were owned by original immigrant families, but economic stability enabled construction of a permanent second home. The Sunday house was a functional building that assumed a variety of forms. As a result, identifying an authentic Sunday house requires research, rather than just looking at a building's form. (See the "Historic Research Recommendations" in *Appendix H* for guidance.)

Character-defining features:

- One to one-and-a-half stories in height
- Often originally single-room width
- Wood-frame or rubble masonry construction typical
- Lean-to kitchen often at rear
- Front porches and/or back rooms sometimes added

Figure 2-49. Example of a single-room-width house at 254 E. Main Street. Source: HHM 2003 Historic Resources Survey.

Figure 2-50. Example of a reported "Sunday House" not following the standard single-room width, documented by HABS ca. 1933, located at 512 W. Creek Street. Source: Library of Congress, https://www.loc.gov/item/tx0333/.

2.2.1.2. Hall-and-Parlor (ca. 1840–1920)

The hall-and-parlor was a dominant form of folk housing across the southern United States during the second half of the 1800s. Construction of this form remained common through the first two decades of the 1900s, particularly in lower-income areas where vernacular house types were prevalent. Associated styles include Pre-Railroad Vernacular, National Folk, and Folk Victorian.

Character-defining features:

- Typically one or one-and-a-half stories in height
- Linear floor plan that is two-rooms wide and one-room deep originally
- Side-gabled roof pervasive
- Early examples typically *fachwerk* or limestone masonry; later examples used horizontal wood siding or board-and-batten siding
- Early examples often have a chimney at gable end(s); later examples have chimneys or stovepipes towards the house's rear
- Additions often constructed to accommodate family growth; include full-width front porches and shed-roof rear extensions
- Architectural styles commonly Pre-Railroad Vernacular, National Folk, and Folk Victorian

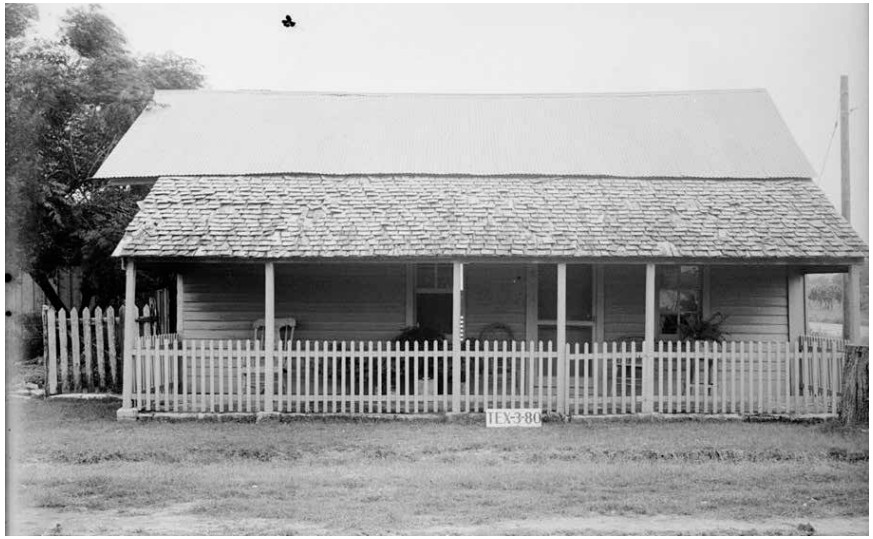


Figure 2-51. HABS photograph of a hall-and-parlor form house at Creek & Bowie Streets, ca. 1933. Source: Library of Congress, https://www.loc.gov/item/tx0337/.

Figure 2-52. A one-and-a-half story variation of the hall-and-parlor form at 108 N. Acorn Street. Note the front porch and rear addition. Source: HHM 2003 Historic Resources Survey.

2.2.1.3. Center-Passage (ca. 1850–1920)

The center-passage form is characterized by a one-room deep, linear, rectangular floor plan with a side-gabled or front-gabled roof. Center-passage residences were constructed from around 1850 to 1920. Associated architectural styles include Pre-Railroad Vernacular, National Folk, and Folk Victorian.

Character-defining features:

- One or one-and-a-half stories
- Floor plan one-room deep and rectangular, typically three-rooms wide, with an entrance/stair hall at the middle
- Side-gabled roof pervasive
- Early examples typically *fachwerk* or limestone masonry; later examples used horizontal wood siding or board-and-batten siding
- If present, chimneys typically located at gable ends
- Centrally located entry door, leading into interior central hall
- Full-width porches common, although some early examples lacked porches
- Shed-roof additions to rear façade often added when more room was needed
- Architectural styles commonly Pre-Railroad Vernacular, National Folk, or Folk Victorian

Figure 2-53. Example of a center-passage house at 315 E. Main Street. Source: HHM 2003 Historic Resources Survey.

Figure 2-54. Example of a center-passage house at 309 W. Main Street. Source: HHM 2003 Historic Resources Survey.

2.2.1.4. I-House (ca. 1865–1915)

Most common in the Midwest, the I-house is occasionally found in Texas. The I-house, with its two stories of height and grander appearance than other folk housing forms, often indicated the residents' wealth or social standing.

Character-defining features:

- Always two stories in height
- Roof side-gabled
- Typically wood-frame with horizontal wood siding, although limestone masonry examples are present
- Floor plan one-room deep and rectangular, typically two- or three-rooms wide
- Front door location(s) communicate interior plan, with an asymmetrical single door or two front doors for two-room-wide examples, versus a central front door for three-room-wide examples
- Full-width porches common, although some early examples originally lacked porches
- Chimneys typically at gable end(s)
- Rear one-story additions common
- Architectural styles commonly Pre-Railroad Vernacular, National Folk, or Folk Victorian

Figure 2-55. Example of a wood-frame I-house. Source: HHM, 2020.

Figure 2-56. Example of a masonry I-house with stucco veneer at Main and Crockett Streets, documented by HABS ca. 1933. Source: Library of Congress, https://www.loc.gov/item/tx0332/.

2.2.2. Post-Railroad National Folk Residential Forms

After the railroad arrived in Central Texas in the 1880s, milled lumber and standardized floor plans led to adoption of new building forms. Building forms of this era are marked by an embrace of new technology where available, combined with continuing use of traditional construction knowledge where practical.

Shared historic context shaping construction:

- Standardized building materials shipped via railroad
- Building materials mass-produced using mechanized tools
- Increased availability of machine-made ornament
- Standardized building plans distributed via lumber yards
- Transition from chimneys to stove pipes with increasing availability of coal
- Continued use of passive warming and cooling features like small windows and large porches

2.2.2.1. L-Plan (ca. 1850–1940)

The L-plan was a common house form in Fredericksburg between about 1850 and 1940. Its distinctive form applies an offset front-facing gable to the basic side-gabled or hipped-roof center-passage house. The L-plan's offset gable reflects the desire for asymmetry found in the late nineteenth century. The two intersecting gables form an "L," with the offset gabled wing extending forward. The off-center projecting gable often continues towards the building's rear as well. Common styles include National Folk and Folk Victorian.

Character-defining features:

- One, one-and-a-half, or two stories in height
- L-shaped footprint
- Side-gabled roof with a projecting secondary front-gabled wing
- Generally wood-frame with wood weatherboard or board-and-batten siding, with some masonry examples present
- Partial-width shed-roof porch across the main wing of the house
- Primary door typically located at the center of the main wing
- Stylistic influences include Queen Anne, Folk Victorian, and National Folk, and Italianate

Figure 2-57. Example of a one-story L-plan house. Source: HHM, 2020.

Figure 2-58. Example of a two-story L-plan house at 209 N. Bowie Street. Source: HHM 2003 Historic Resources Survey.

2.2.2.2. Modified L-Plan (ca. 1890–1920)

The modified L-plan is an elaboration of the cross-gabled L-plan form. The key differences are a gable-on-hip roof form and a deeper footprint. Popular in Texas between around 1890 and 1920, the modified L-plan form continued the popular trend towards vertical and asymmetrical forms while providing more interior space than the L-plan or other irregular-plan houses. The modified L-plan also includes many irregular variants, responding to the irregular forms associated with the Queen Anne style. As a result, examples range from single-story homes lacking stylistic influences to exuberantly detailed multi-story mansions. Stylistic influences include National Folk, Folk Victorian, Queen Anne, and Classical Revival.

Character-defining features:

- One, one-and-a-half, or two stories in height
- Gable-on-hip roof form
- Typically wood-frame with horizontal wood siding or wood shingles, with some brick or stone masonry examples present
- Partial-width porch typically extending across the main wing only, but wraparound porches sometimes present
- Irregular variations in form like curved porches, bay windows, and turrets found in more high-style examples
- Stovepipes more common than chimneys
- Prevalent stylistic influences include National Folk, Folk Victorian, Queen Anne, and Classical Revival

Figure 2-59. Brick modified L-plan house at 116 E. Austin Street. Note the gable-on-hip roof form. Source: HHM 2003 Historic Resources Survey.

Figure 2-60. Wood-frame modified L-plan house at 102 S. Cherry Street. Note the gable-on-hip roof form and the bay window. Source: HHM 2003 Historic Resources Survey.

2.2.2.3. Hipped-Roof Square-Plan (ca. 1890–1920)

Constructed beginning around 1890 until about 1920, the hipped-roof square-plan house is another popular form found in Fredericksburg.

Character-defining features:

- Always one or one-and-a-half stories in height
- Form is approximately square with four rooms that result in a distinctive, boxy appearance
- High-pitched hipped or pyramidal roof
- Wood-frame construction with wood siding common, but some stone or brick masonry examples present
- Porch may be projecting or recessed under the main roof form, either partial width or full width
- National Folk, Folk Victorian, or Classical Revival stylistic influences

Figure 2-61. Example of a hipped-roof square-plan house at 206 N. Bowie Street. Note the high roof pitch and Classical Revival stylistic influences. Source: National Register Nomination, Fredericksburg Historic District, 1983.

Figure 2-62. Example of a hipped-roof square-plan house. Note the porch recessed under the main roof form. Source: HHM, 2020.

2.2.3. Twentieth-Century Residential Forms

In the twentieth century, the vast majority of house forms began to follow fully standardized floor plans, including standardized mechanical systems with little acknowledgement of the local environment. To counter this trend, some rare examples of custom-designed architecture revived the focus on local building materials and forms responding to the local climate and topography.

2.2.3.1. Bungalow (ca. 1915–1970)

The bungalow floor plan was the most common form of single-family domestic buildings constructed in the early 1900s and continuing through the 1970s. The form is distinguished by its compact interior plan – lacking interior hallways, with parallel groupings of the living room, dining room, and kitchen alongside bedrooms and the bathroom. This interior plan could manifest a variety of exterior forms. For example, sometimes the rooms aligned in a compact rectangular footprint, with a portico or porch projecting. Other times, the front bedroom projected forward from the living room, allowing for an inset front porch opening onto the living room. Styles applied to the bungalow form include Craftsman, Tudor Revival, Spanish Colonial Revival, Mission Revival, and Minimal Traditional. However, many bungalows exhibit no stylistic influences. Because of its practicality, use of this compact and efficient form persisted through much of the twentieth century.

Character-defining features:

- One or one-and-a-half stories in height
- Low-pitched roof with broad overhanging eaves and exposed rafter tails
- Roof forms vary – front-gabled, cross-gabled, side-gabled, or hipped
- Typically wood-frame with wood siding, but sometimes brick or stone masonry
- Prominent porches typical, but porticos or awnings sometimes present
- Typically demonstrates Craftsman stylistic influences, with some examples influenced by Tudor Revival, Spanish Colonial Revival, Mission Revival, and Minimal Traditional styles

Figure 2-63. Example of a wood-frame bungalow with a front-gabled roof at 108 W. College Street. Note that the porch is both projecting *and* recessed, with the front wall leading into the living room set back slightly further than the main front wall. Source: CMEC 2019 Historic Resources Survey.

Figure 2-64. Example of a wood-frame bungalow with a side-gabled roof at 304 E. Orchard Street. Source: CMEC 2019 Historic Resources Survey.

2.2.3.2. Ranch Houses (ca. 1945–)

The ranch house form emerged around 1940. Its form emphasized an elongated and flattened appearance in relation to its surroundings. Ranch houses were usually constructed on wide lots, with expansive front yards and landscaping designed to accentuate the house's horizontality. Most ranch house forms integrate the Ranch style, or no style at all. Later ranch houses, constructed in the late 1950s and 1960s, sometimes display stylistic influences taken from earlier Period Revival styles like the Tudor Revival or Colonial Revival. The ranch house form continues to be commonly used today, with a variety of styles applied.

Character-defining features

- One story, sometimes with a walk-out basement or split-level form to respond to sloped topography
- Linear floor plan, wider than it is deep, sometimes sprawling or "rambling"
- Low-pitched side-gabled or hipped roof with wide boxed eaves
- Stone or brick veneer exterior wall materials typical, but asbestos shingle or wood siding sometimes present
- Large windows, sometimes in ribbons or corners
- Porches sometimes lacking; if present, sometimes limited to a small inset entry overhang
- Garage or carport often attached
- Usually Ranch style or no style, but sometimes influences from Period Revival styles

Figure 2-65. Ranch house at 303 Fulton Street. Note the horizontal orientation, minimal porch, and integrated carport. Source: CMEC 2019 Historic Resources Survey.

Figure 2-66. Example of the Ranch house form at 714 W. Travis Street. Note the attached garage. Source: CMEC 2019 Historic Resources Survey.

2.2.4. Commercial Forms

2.2.4.1. One-Part Commercial Block (ca. 1850–)

The one-part commercial block persisted as a common commercial building form from 1875 through 1971. The enduring popularity of this form demonstrates the practicality of its design, efficient use of space, and economical cost of construction and maintenance. Resources in this category can be independent and free standing, or they may be part of a row of buildings that share common walls. Stylistic influences include American Commercial, Craftsman, Mission Revival, Streamline Moderne, or Modern – although many examples exhibit no style.

Character-defining features:

- One-story
- Rectangular footprint
- Masonry construction
- Parapet that obscures the slightly pitched roof
- Detailed masonry work sometimes present in the parapet, cornice, and/or wall surfaces
- Storefront (often a three-part configuration) with a single- or double-door entrance and large wood- or metal-frame plate-glass windows
- Canopy across the front, typically with metal rod or chain supports attached to the wall
- Row of fixed-light wood-sash transoms above storefront
- Vertical brick piers sometimes define storefront bays
- Cast-iron pilasters, door thresholds, or engaged columns sometimes present
- Decorative tile flooring and/or inlay sometimes in entrance bay
- Stylistic influences often not present but could include American Commercial, Craftsman, Mission Revival, Streamline Moderne, or Modern

Figure 2-67. Example of a one-part commercial block at 303 W. Main Street. Source: National Register Nomination, Fredericksburg Historic District, 1983.

Figure 2-68. Example of a one-part commercial block at 113 E. Main Street. Source: HHM 2003 Historic Resources Survey.

2.2.4.2. Two-Part Commercial Block (ca. 1845–)

The two-part commercial block is identified by the division of two well-defined horizontal sections, or stories. Each story may be distinct from another in finishes, proportions, or scale. The ground level accommodates public-oriented functions such as retail operations and features a composition and organization similar to that of the one-part commercial block building. Stylistic influences include American Commercial, Craftsman, Mission Revival, Streamline Moderne, or Modern.

Character-defining features:

- Multi-story
- Rectangular footprint
- Load-bearing masonry construction
- Brick, limestone, or cast-concrete exterior walls
- Parapet with varying levels of ornamentation
- Two distinct zones separated by a horizontal architectural element
- Storefront (usually a three-part configuration) with a single- or double-door entrance and large wood- or metal-frame plate-glass windows
- Canopy with metal rods or chain supports across the front
- Row of wood-frame transoms above storefront and/or canopy
- Distinct fenestration pattern on the upper floor(s), often with multiple (typically three to six) window openings
- Double-hung, wood-sash windows on upper floor(s)
- Stylistic influences include American Commercial, Craftsman, Mission Revival, Streamline Moderne, or Modern

Figure 2-69. Two-part commercial block at 118–120 E. Main Street. Note the distinct fenestration pattern on the upper floor. Source: HHM 2003 Historic Resources Survey.

Figure 2-70. Two-part commercial block at 248 E. Main Street. Note the single-door entrance at the far left, leading to the separate office space on the upper floor. Source: HHM 2003 Historic Resources Survey.

2.2.5. Institutional Forms

2.2.5.1. Central Block with Wings (ca. 1870–)

The most common form applied to institutional buildings in Fredericksburg is the central block with wings. This symmetrical form dates back to the Italian Renaissance and is associated with Italian architect Andrea Palladio. The form effectively creates visual differentiation within a large building by separating a main central block from lateral wings, typically resulting in a three-part or five-part configuration. From top to bottom, façades often are divided again into three horizontal bands, with a slightly wider and more rusticated base, a smoother central band with more windows, and a decorative top band with detailing concentrated at the cornice and parapet. Commonly associated styles include Italianate, Classical Revival, and Art Deco.

Character-defining features:

- Often at least three stories in height, but sometimes one or two stories
- Massed as a central block with lateral wings, sometimes resulting in a plus-shaped, bracket-shaped, or H-shaped footprint
- Symmetrical façade composition
- Central main entrance, often emphasized with bold ornamentation
- Typically brick or stone masonry construction, sometimes with a steel frame to allow wider window openings and interior spaces
- Masonry sometimes rusticated at the base
- Larger windows typically present at the central band
- Architectural detailing often present at the cornice and/or parapet
- Styles include Italianate, Classical Revival, and Art Deco

Figure 2-71. County courthouse at 101 W. Main Street, exemplifying the central-block-with-wings form. Note that the central wing is slightly taller, with bold ornamentation at the central door surround. Also note the division of the façade into three horizontal bands. Source: HHM 2003 Historic Resources Survey.

Figure 2-72. Fredericksburg High School at 110 W. Travis Street, also displaying the central-block-with-wings form, including a taller central mass, a central main entrance, and horizontal bands dividing the façade. Source: CMEC 2019 Historic Resources Survey.

2.2.6. Accessory Building Forms

Fredericksburg retained large lots—many with a semi-rural character—throughout its period of significance. These lots often include multiple accessory buildings, designed for a variety of utilitarian functions. Common exterior materials are wood weatherboard or board-and-batten siding, although some of the impressively scaled and detailed residences have associated outbuildings such as large brick masonry garages or carriage houses. Stylistic decoration is rare, although such features as exposed rafter tails are found on some of the garages and sheds from the early twentieth century. Outbuildings typically are located behind and to one side of the main house; garages typically are connected to the street by a driveway.

2.2.6.1. Accessory Dwellings (ca. 1840–)

Accessory dwellings are single-family residences located on the same lot as the main house, typically at the rear of the lot. These backhouses served multiple purposes, including lodging for servants or as rental property to bring in extra income.

Character-defining features:

- At rear of main house, often with access to a rear alley
- One or two stories in height with a rectangular plan and wood siding
- Hipped or gable roof
- Little to no stylistic influence

Figure 2-73. Example of a backhouse constructed around 1900 at 205 (rear) S. Bowie Street. Source: HHM 2003 Historic Resources Survey.

2.2.6.2. Cistern (ca. 1840–1960)

Cisterns are cylindrical or rectangular structures that collect rainwater for household use. They can be constructed underground or as above-ground features. They are commonly located near the main house, often adjacent to a windmill. Cisterns may be fed from the roof and eaves associated with the main house. Early above-ground cisterns commonly are masonry and rest directly on the ground, or they may be wooden and elevated on wood supports. In such a case, cypress is a favored material. By the 1920s, metal cisterns became more popular throughout Texas.[7]

Character-defining features:

- Round or rectangular footprint
- Sometimes connected to gutters or windmills
- Sometimes elevated

Figure 2-74. Example of an elevated cistern. Source: HHM, 2020.

2.2.6.3. Windmill (ca. 1860–1960)

Windmills are used to pump water and generate electricity. As the wind turns the blades, the gearbox at the top of the structure transfers the motion to a long pole that pumps water from below the ground. Windmills pumping water are most often situated near or directly over a well or pump house. (For additional information on windmills, refer to the "Agricultural Theme Study for Central Texas," included among the historic research resources in *Appendix H*.)

Character-defining features:

- Tall wood or metal frame structure
- Revolving mill with metal fins
- Often connected to cistern, well house, tank house, or pump house

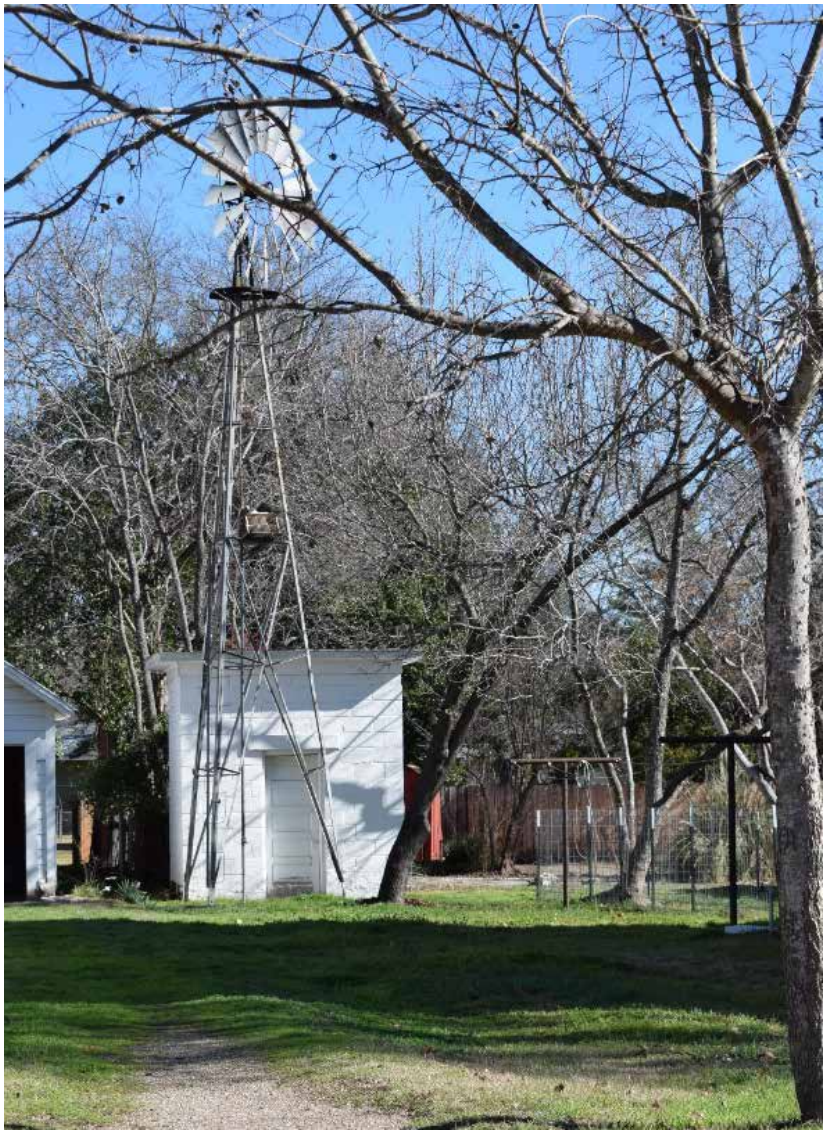


Figure 2-75. Example of a windmill with a connected pump house. Source: HHM, 2020.

2.2.6.4. Well House, Tank House, and Pump House (ca. 1840–1960)

Well houses, tank houses, and pump houses are small buildings that completely enclose a well or pumping equipment. Early examples exhibit stone or brick construction with a gabled roof while later examples in the 1920s and after World War II tend toward utilitarian design consisting of wood or metal siding and a gabled roof or concrete block with metal roofing.[8]

Character-defining features:

- Small enclosed building with roof
- Walls may be brick, stone, or metal
- Originally lacked windows, but windows may have been added within the historic period
- No stylistic influences

Figure 2-76. Example of a tank house. Source: HHM, 2020.

2.2.6.5. Garage (ca. 1905–)

The garage, a building constructed to house vehicles, is the most common example of a residential accessory building form.

Character-defining features:

- One-room building
- Rectangular floor plan
- Typically gabled roof
- Exterior materials typically weatherboard, board-and-batten, or metal siding
- Typically located behind and to one side of main house, connected to the street by a driveway
- Little to no stylistic detailing

Figure 2-77. Example of a garage at 212 W. College Street. Source: CMEC 2019 Historic Resources Survey.

2.2.6.6. Carport (ca. 1905–)

A carport is an open-sided structure with a roof that provides vehicle cover.

Character-defining features:

- Located to the main house's side or rear, usually at the terminus of a driveway
- Open-sided structure
- Typically flat or shed roof
- Sometimes have enclosed storage area at end or on one side.
- No stylistic influences

Figure 2-78. Example of a carport at 402 S. Orange Street. Source: CMEC 2019 Historic Resources Survey.

2.3. COMPLEX TYPES

The Fredericksburg Historic District includes a diverse collection of building forms and complex types scattered throughout the district. This pattern is due to the large size of original lots, which owners subdivided gradually over time, without systematic planning. Residential lots remain the main type of complex in Fredericksburg, but other lots evolved to include commercial streetscapes or industrial complexes. Despite this organic and grassroots pattern of development, some similarities are present among complex types found in Fredericksburg – whether residential lots or commercial streetscapes.

2.3.1. Residential Lots

Residential lots are defined by a main house, the relationship of the main house to the land and street, and the relationship of the main house to accessory buildings. Each element serves a functional purpose, and their spatial relationships help express their function.

Character-defining features:

- Varied lot sizes, often with smaller lots closer to Main Street and larger lots further out (although many larger lots have been subdivided)
- Original house often not the largest house on the lot
- Inconsistent setbacks due to extended period of development
- Prior to the 1920s, main houses set relatively close to the street, setbacks 20 feet or less
- By the 1930s, setbacks at 30 feet or more
- Front yards seldom fenced; when present, most historic-age fences and walls date prior to the 1920s
- Rear yards often historically not fenced
- Windmills, tank houses, and well houses usually directly behind main house to allow water use in kitchen
- Garages generally diagonally behind main house to allow driveway to run beside
- Scale of garage related to size of vehicles during era of construction
- Accessory dwellings often located close to street to keep core of rear yard open for gardening and kitchen work
- Seldom more than two accessory dwellings per lot
- Accessory dwellings always detached from one another
- Scale of accessory dwellings clearly deferential to main house (generally less than 600 square feet, and often less than 400 square feet)

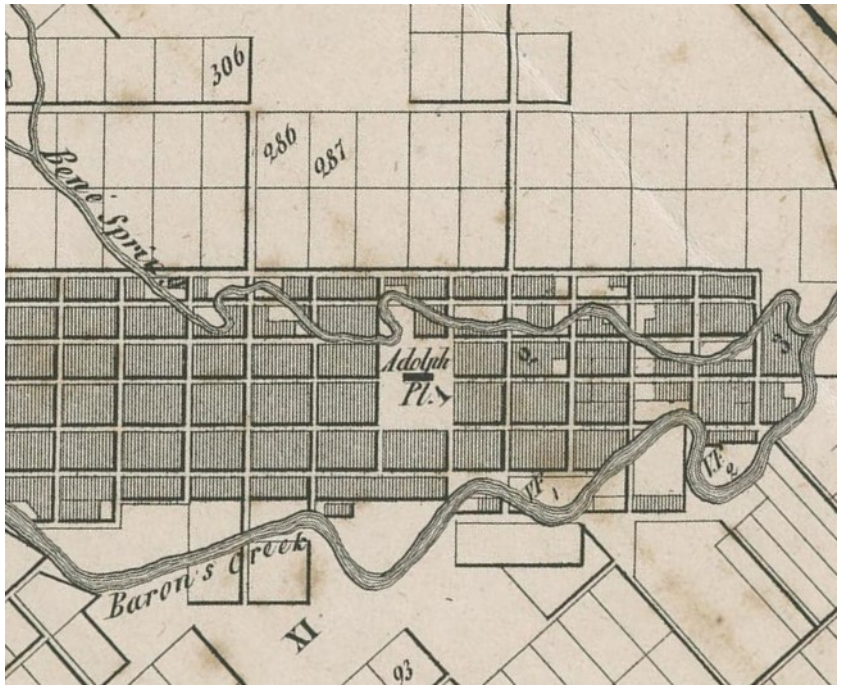


Figure 2-79. Detail of a map of Fredericksburg from 1850. Note the dense lots near the core of town, and the larger lots to the south of the creek and north of present-day Travis Street. Today, the lots near the core of town generally retain their historic lot division patterns, while the larger lots have been subdivided. Source: Texas Library and Archives Commission, Map No. 01997.

Figure 2-80. Overlay of a Sanborn Fire Insurance map from 1910 showing the relatively consistent lot size at the core of the town, near present-day Main Street. However, note the large scale of present-day building footprints compared to historic building footprints. Source: University of Texas Libraries, base aerial photo from Google Earth.

Figure 2-81. Aerial photo of the northern portion of the historic district, where lots historically measured 100 ft by 200 ft. Note the diversity of lot sizes today due to subdivision of large lots over time. Source: Google Earth.

Figure 2-82. Photograph of 213 W. Creek Street illustrating a typical narrow front-yard setback for a pre-1920s house, with a fenced front yard and windmill set directly behind the house. Source: Texas Historical Commission. [Historic Property, Photograph THC_15-0193], photograph, Portal to Texas History, crediting the THC, https://texashistory.unt.edu/ark:/67531/metapth688051.

Figure 2-83. Bird's-eye view photograph of 211 N. Cherry Street showing the cistern and tank house situated directly behind the main house. Note that the fence does not date from the historic period. Source: Realtor.com.

Figure 2-84. Photograph of the rear of 125 W. San Antonio Street showing the open space at the central core of the rear yard, used for domestic functions. Source: Library of Congress, https://www.loc.gov/pictures/item/tx0335.

2.3.2. Commercial Streetscapes

Commercial streetscapes in Fredericksburg feature contiguous buildings constructed fully flush to the lot's front and side boundaries, as seen on Main Streets throughout America. Fredericksburg's Main Street also features a number of distinctive features that especially promote walkability and continued vitality, such as canopies and awnings that extend over the sidewalk and public open space at the western end of the commercial strip.

Character-defining features:

- Wide Main Street public right-of-way
- Construction along Main Street abutting the lot's front and side lines, flush to the sidewalk
- Party walls sometimes shared between adjacent buildings
- Public sidewalks
- Canopies often extending over the public sidewalk
- Wood-frame outbuildings scattered at the rear of the lot
- Smaller scale commerce with a more residential character off Main Street
- Public open space at the western end of the commercial district

Figure 2-85. Historic photograph showing commercial construction extending fully to the lot line. Source: The Portal to Texas History, crediting Texas Historical Commission, https://texashistory.unt.edu/ark:/67531/metapth683349/.

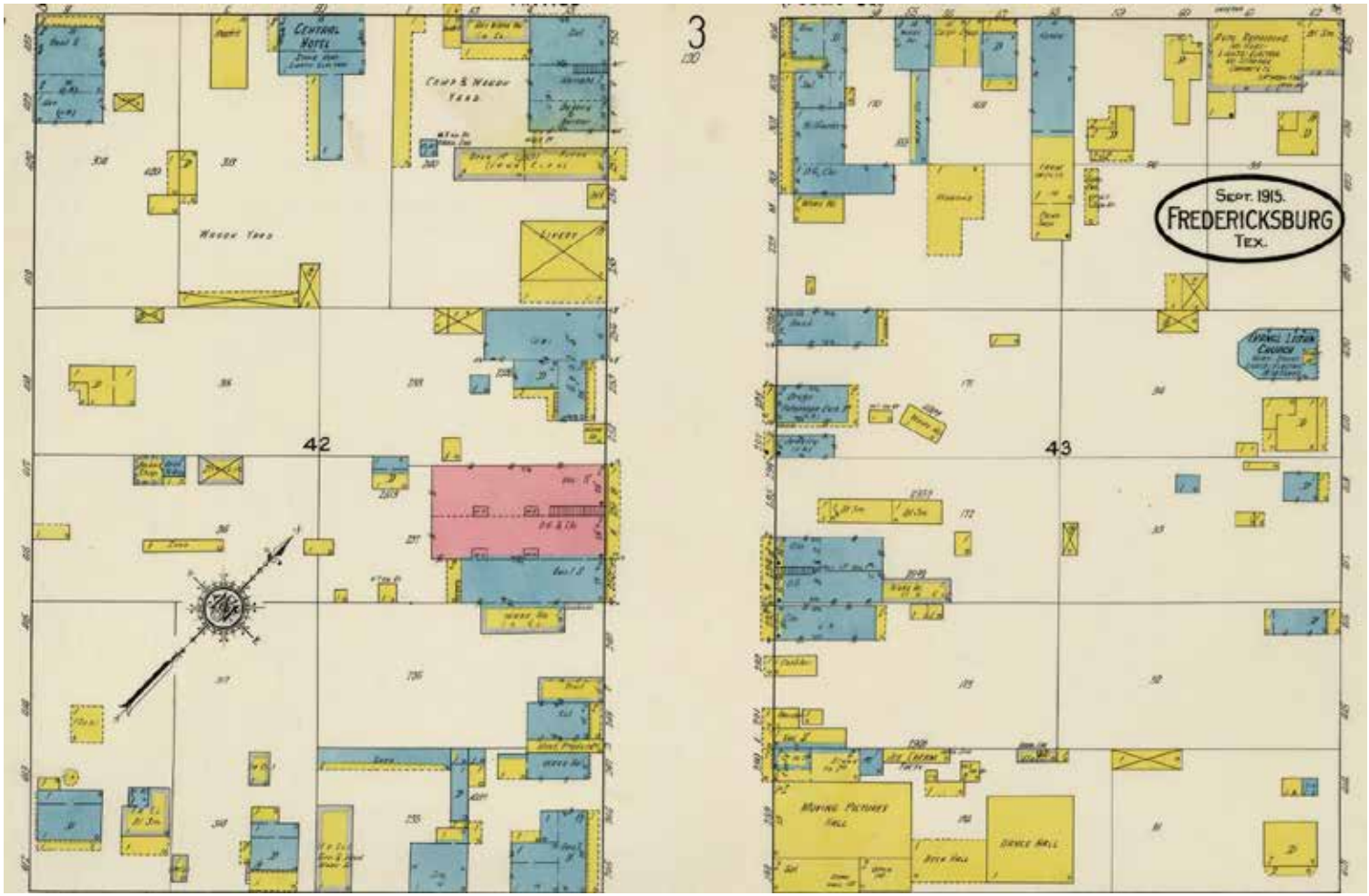


Figure 2-86. Detail of a Sanborn Fire Insurance Map from 1915 showing masonry commercial buildings (shaded red and blue) abutting the front and side lot lines, with small wood-frame accessory buildings (shaded yellow) clustered behind. Source: University of Texas Libraries, http://legacy.lib.utexas.edu/maps/sanborn/d-f/txu-sanborn-fredricksburg-1915-2.jpg.

2.3.3. Industrial Lots

Industrial lots in Fredericksburg commonly began with redevelopment of residential lots at the fringes of the commercial district, especially near rail lines. Flood-prone low-lying areas also were suitable for industrial redevelopment. Buildings on industrial lots are widely dispersed to allow for the movement of trucks, rail cars, and machinery.

Character-defining features:

- Location at the fringes of the commercial district, often near rail lines or in low-lying areas
- Widely dispersed buildings
- Wide door openings onto circulation networks

Figure 2-87. Woerner Warehouse at 305 S. Lincoln Street. Note the wide door openings at loading-dock height to allow truck transfers, as well as the grain silos and grain elevators dispersed in the background. Source: HHM 2003 Historic Resources Survey.

NOTES

[1] Terry G. Jordan, *German Seed in Texas Social: Immigrant Farmers in Nineteenth-Century Texas* (Austin: University of Texas Press, 1975), 30.

[2] Michael Barr, "Looking back at: Basse Block," *Fredericksburg Standard*, September 17, 2019, https://www.fredericksburgstandard.com/commentary/basse-block-was-building-trend; "Letters to the Editor," *Fredericksburg Standard*, September 24, 2019, https://www.fredericksburgstandard.com/commentary/letters-editor-19.

[3] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Aflred A. Knopf, 2015).

[4] Mary Carolyn Hollers George, "GILES, ALFRED," *Handbook of Texas Online*, accessed April 20, 2020, http://www.tshaonline.org/handbook/online/articles/fgi15.

[5] McAlester and McAlester, *Field Guide to American Houses.*

[6] McAlester and McAlester, *Field Guide to American Houses.*

[7] Hardy·Heck·Moore, Inc., *Agricultural Theme Study for Central Texas*, prepared for the Texas Department of Transportation, 2013, from TxDOT, https://ftp.dot.state.tx.us/pub/txdot-info/env/toolkit/420-03-gui.pdf.

[8] HHM, *Agricultural Theme Study for Central Texas*.

3. STANDARDS & GUIDELINES FOR HISTORIC PROPERTIES

3.1. INTRODUCTION

The focus of these standards and guidelines is to clearly translate the *Secretary of the Interior's Standards* for preservation of distinct character-defining features, as described above in *Section 2*. The breadth of Fredericksburg's historic resources includes not only individual landmarks, but also significant historic districts and landscapes. As such, these standards and guidelines discuss both *Alterations to Historic Properties and Additions to Historic Properties* (*Sections 3.1 and 3.2*) and *New Infill Construction* within the historic district or on landmark parcels (*Section 3.4*). To smoothly navigate the Certificate of Appropriateness review process, consult these standards and guidelines at the outset of planning any work impacting a historic resource. (Refer to *Appendix F* for a checklist to guide project planning.)

Work Requiring a Certificate of Appropriateness

In general, obtaining a Certificate of Appropriateness is required for all *visible exterior* work on historically zoned parcels – whether designated as an individual landmark or within the boundaries of the historic district, for both contributing and noncontributing resources. This includes work visible from any adjoining public right-of-way; for corner lots, this includes both the front façade and the street-facing side façade. A Certificate of Appropriateness is required *even when a building permit is not*. Even ordinary repair and maintenance requires a Certificate of Appropriateness (with a streamlined staff review, explained in *Section 1.4.1.2.1.*) For questions, contact the Fredericksburg Historic Preservation Officer.

3.1.1. Standards versus Guidelines

The section herein provides both standards and guidelines. Standards are regulatory requirements, while guidelines are advisory recommendations. Standards only apply to work required to obtain a Certificate of Appropriateness (COA). Standards versus guidelines also are tiered depending on resources' preservation priority.

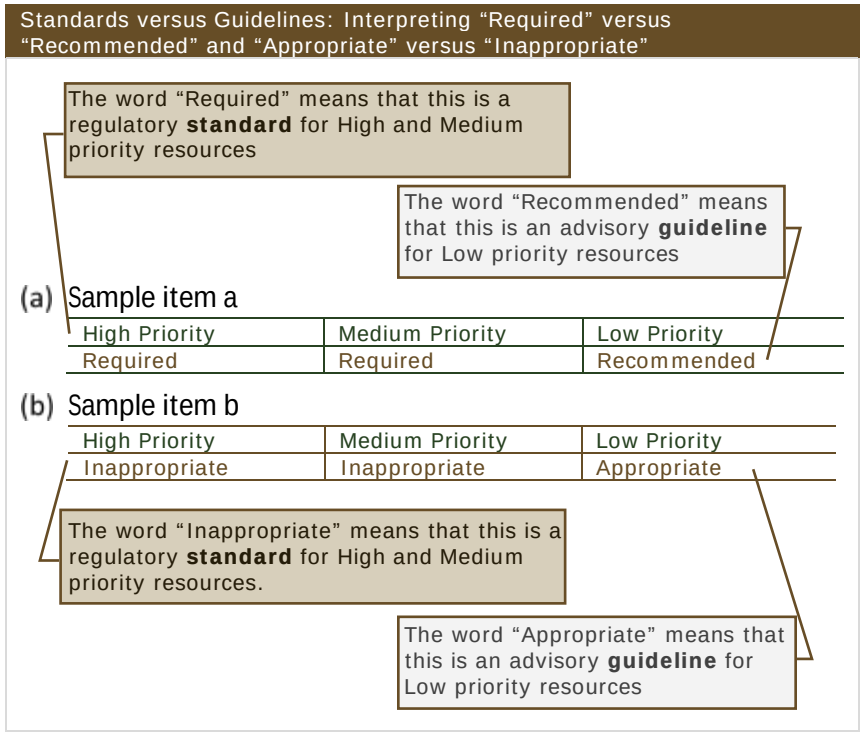
Revisiting Tiers for High, Medium and Low Priorities

The process for interpreting how these standards will apply to your specific property and project begins by understanding the priority assigned in the most recent historic resources survey (High, Medium, or Low). (Current priority rankings are included within *Appendix B*.) These design guidelines and standards require a higher degree of preservation for higher priority resources. Low-priority resources are allowed more flexible guidance. Understanding your property's priority will help set clear expectations at the outset of a planned project. (Refer to *Section 1.4.2.1* for additional background about priority rankings.)

Each discussion item in this section breaks down each priority tier—high, medium, and low—to provide either a required regulatory standard or an advisory guideline. *Regulatory* standards are marked by the words **Required** or **Inappropriate**. *Advisory* guidelines are marked by the words **Recommended** or **Inappropriate**.

Secretary of the Interior's Standards for Rehabilitation

Each standard and guideline relates to the overall philosophical guidance provided by the Secretary of the Interior's Standards for Rehabilitation (SOI Standards), as described in table 1-3 in Section 1. Relevant SOI Standards are referenced throughout this section in parentheses, for example, "(SOI Standard 2)."



3.1.2. Treatment Sequence Options

The underlying philosophy used to develop these standards and guidelines is based on the *Secretary's Standards* sequence of priorities: preservation first, then rehabilitation, then restoration of missing elements if necessary, and finally, new construction. Table 3-1 below explains the logic of this sequence.

Table 3-1. Retain or Replace: Sequence of Appropriate Treatment Options

When to Preserve	Repair rather than replace deteriorated historic features and architectural elements whenever possible. Many times, materials that initially appear beyond repair may be preserved successfully. Guidelines for preserving historic materials are available in NPS Preservation Briefs (*Appendix H)*.
When to Rehabilitate	If an original architectural feature has deteriorated beyond repair, replace it, matching the historic feature in size, scale, profile, and finish. Using compatible recycled historic materials is acceptable. Synthetic or composite replacement materials sometimes may be appropriate, provided that they do not compromise the surrounding historic fabric. Synthetic or composite replacement materials must match the original in size, scale, profile, and finish.
When to Restore	Missing architectural features may be restored based upon historic photographs, historic architectural drawings, or physical evidence. The restored elements shall match the original in size, scale, profile, and finish. Reconstruction of an entire missing building typically is not appropriate.
When to Construct New	New construction within a historic district is appropriate only if it will not entail demolition or significant alteration of an extant contributing resource. For example, new construction may be appropriate on an empty lot, or to the rear of a contributing resource.

3.2. ALTERATIONS TO HISTORIC PROPERTIES

This section intends to help property owners rehabilitate historic structures appropriately. The standards and guidelines within this section apply to alterations of historic-age character-defining features on designated landmarks and contributing buildings within the historic district. An exterior feature is character-defining if it is identified in *Section 2* above (or in the landmark designation report for the specific resource, on file with the City of Fredericksburg). An exterior feature is considered historic age if it was built during an individual landmark's period of significance (as noted in the designation report), or during the overall period of significance for the historic district (1846–1968).

Historic Architectural Materials

Historic building materials embody information about a building's style, era, and function – available only upon close inspection. The standards and guidelines within this section establish requirements and recommendations for *when* and *where* to preserve or restore historic architectural materials. Treatment guidelines detailing accepted preservation techniques—or *how* to repair or restore historic materials—are provided within *Appendix G*.

3.2.1. Structural and Mechanical Systems

Behind the Scenes: Structural and Mechanical Systems

Structural and mechanical systems typically are not visible from the exterior of a building. However, they have the potential to impact every aspect of a building's exterior. As a result, the Certificate of Appropriateness review process focuses on how structural and mechanical systems *impact the exterior of the building*.

3.2.1.1. Structural Systems

Maintenance

(a) Avoid disturbing foundations in a way that weakens the building's structural stability with excavation (consistent with SOI Standards 7, 10).

High Priority	Medium Priority	Low Priority
Required	Required	Required

(b) Avoid creating moisture-retention problems by installing foam, fiber glass, or cellulose insulation into wall cavities constructed of either wood or masonry (SOI Standards 7, 10).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(c) Do not leave structural problems untreated, provoking further damage to character-defining features (SOI Standards 2, 5).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(d) Stabilize and repair any weakened members of the original structure, even if not visible (SOI Standards 2, 5).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(e) Maintain and preserve historic structural elements visible from the public right-of way unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(f) Where possible, supplement or "sister" deteriorated visible structural features (SOI Standards 5, 6).

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

Alterations

(g) If replacing deteriorated visible historic structural elements, the new materials should match the historic profile, dimensions, and finish (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(h) Synthetic or composite materials may be used for replacement of visible historic structural elements that are deteriorated beyond repair, if matching the historic profile, dimensions, and finish (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

3.2.1.2. Mechanical Systems

Maintenance

(a) Preserve and maintain visible character-defining historic mechanical system components such as vents, fans, grills, and light fixtures (SOI Standards 2, 5).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(b) Ensure adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems (SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Alterations

(c) Remove visible non-historic mechanical systems that diminish the structure's historic integrity and replace them with more compatible systems (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(d) Install new mechanical systems in areas that require the least amount of alteration to the structure's historic-age fabric (SOI Standards 2, 9, 10).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(e) Conceal new mechanical systems from exterior view to the greatest degree possible (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(f) Protect all visible historic character-defining features during repair and installation of mechanical systems (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Figure 3-1. Photo of the Kiehne-Foerster House at 405 E. Main Street, showing load-bearing porch posts and structural beams visible at the balcony ceiling, which are visible character-defining features that should be preserved and maintained. Source: Library of Congress, https://www.loc.gov/item/tx0338/.

Figure 3-2. (**Inappropriate**) Photograph of 205 W. Main Street, showing air-conditioning units mounted on the front canopy at the time, inappropriately obscuring character-defining transoms. Source: CMEC 2019 Historic Resources Survey.

3.2.2. Energy Efficiency

Evolving Understanding of Energy Efficiency and Sustainability

Our understanding about the impacts of energy-efficiency features and sustainability measures is constantly evolving. When making alterations to promote energy efficiency and sustainability, keep the underlying philosophy of the *Secretary of the Interior's Guidelines for Sustainability* in mind. (See https://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf.) Especially consider the breathability of historic building fabric, as well as potential unintended consequences of sealing buildings so tightly that moisture is trapped.

Insulation is one important element with substantial energy-savings potential – but with it comes substantial potential for trapping moisture. Prioritize blown-in attic insulation and crawl-space batting before making changes that impact historic fabric – provided that moisture retention is considered.

Maintenance

(a) Preserve and maintain the energy-saving features of the original structure, such as eaves, operable windows, screens, and screen doors for ventilation (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required	Required if visible from the ROW	Recommended

(b) Retain original operable windows, shutters, awnings, canopies, transoms and porches, which allow for natural climate control (SOI Standards 2, 5).

High Priority	Medium Priority	Low Priority
Required	Required if visible from the ROW	Recommended

Alterations

(c) Install weatherization in a way that avoids altering or damaging character-defining features and finishes (SOI Standards 7, 10).

High Priority	Medium Priority	Low Priority
Required	Required if visible from the ROW	Recommended

(d) Allow and promote installation of compatible energy-efficiency mechanical systems, provided that they do not damage character-defining historic features (SOI Standards 7, 10).

High Priority	Medium Priority	Low Priority
Required	Required if visible from the ROW	Recommended

The Role of an Energy Audit

Consider a professional energy audit to identify energy-efficiency improvements that will not compromise the historic character of the structure.

(e) Use reversible features like insulated window coverings to enhance energy efficiency (SOI Standard 10).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(f) Consider adding awnings to enhance energy efficiency, provided that attachments are reversible (SOI Standard 10).

High Priority	Medium Priority	Low Priority
Recommended only if historically present	Recommended	Recommended

(g) In some instances, consider installing new passive cooling features like operable windows, storm windows and doors, and awnings to enhance energy efficiency.

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

(h) When adding storm windows and doors, match the configuration, profile, dimension, and finish of the historic windows (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Inappropriate	Required if visible from the ROW	Recommended

(i) Install draft stoppers in a chimney, if possible; open chimney dampeners can increase energy costs by up to 30 percent.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Building Code Guidance for Energy Efficiency

For additional guidance, refer to the City of Fredericksburg's building code (currently the 2015 International Building Code). Updates to the building code will be noted at https://www.fbgtx.org/88/Building.

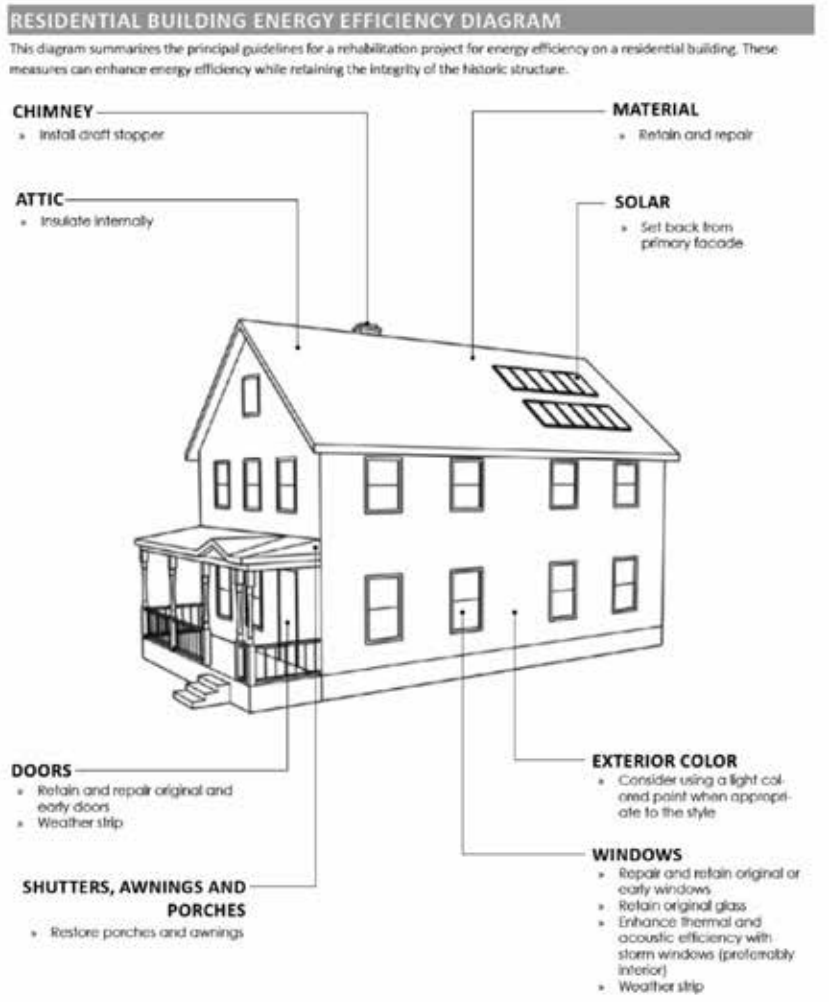


Figure 3-3. Diagram of **appropriate** residential energy-efficiency measures. Source: Winter & Company archives.

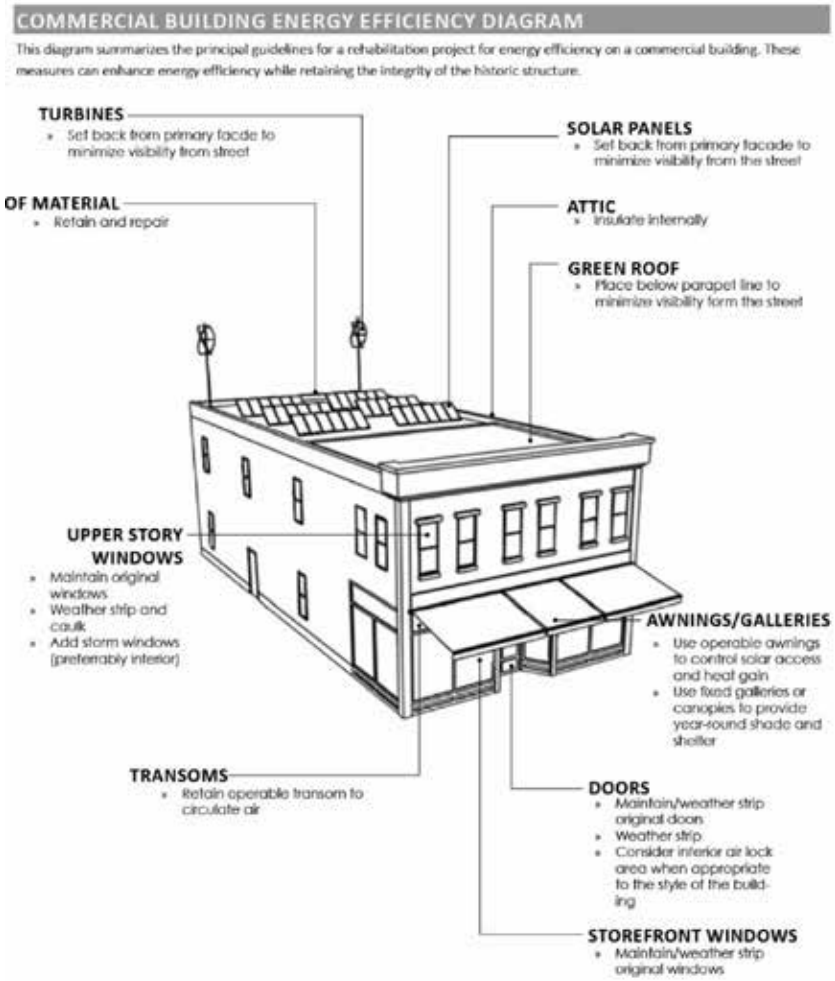


Figure 3-4. Diagram of **appropriate** commercial energy-efficiency measures. Source: Winter & Company archives.

3.2.3. Roofs and Roof Features

Maintenance

Roof Maintenance

Although all roofs have a finite lifespan, their longevity can be extended with proper maintenance. Recommended maintenance includes keeping vegetation away from roofs and keeping historic down-spouts and gutters clean and free of leaves, twigs, or branches so that they do not cause moisture. Also, if repairs must be deferred, providing temporary protection from leaks until repairs can be made is recommended.

(a) Retain the historic roof shape, including pitches, profiles, and eave heights (SOI Standards 2, 5).

High Priority	Medium Priority	Low Priority
Required for the entire roof	Required forward from the ridgeline for the front 15 feet	Recommended

(b) Preserve and maintain historic roof materials and features unless they are deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for the entire roof	Required forward from the ridgeline for the front 15 feet	Recommended

(c) Maintain and repair historic roof materials and features according to accepted preservation techniques (as defined in *Appendix G* and SOI Standards 6, 7).

High Priority	Medium Priority	Low Priority
Required for the entire roof	Required forward from the ridgeline for the front 15 feet	Recommended

(d) Generally, preserve and maintain historic down-spouts and gutters, unless they are not functioning and are promoting deterioration of surrounding historic materials (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Integrated Gutters

Some buildings in Fredericksburg feature gutters integrated into eaves or cornice, making them difficult to inspect or access for cleaning and repairs. These gutters often clog or rust, causing leaks and water infiltration and deterioration of the surrounding historic materials. Replacement of faulty integrated gutters is appropriate in all instances, provided that the replacement generally maintains the profile and finish of the eaves or cornice. Damage to surrounding historic fabric should be minimized during removal of the integrated gutters and installation of new gutters. (See fig. 3-5.)

Alterations

(e) Do not add new roof features or ornamentation where not historically present – such as dormers, cresting, or ornamental cornices; if adding a lightning rod, select the simplest design possible to avoid creating the false impression that it was present historically (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Required area visible from ROW	Required for area visible from ROW	Recommended

(f) If deteriorated beyond repair, replacement roofing materials should resemble the dimensions, profile, appearance, and configuration of the historic material (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Recommended	Recommended

(g) Original and period-appropriate wood shingles should be maintained; if deteriorated beyond repair, wood shingles should be replaced with matching wood shingles; variation in wood species is acceptable if the profile, dimension, and finish match (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(h) Composite shingles with compatible dimensions and profile may be an acceptable replacement for wood shingles in some instances (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

(i) Original or historic-age metal roofs should be maintained; if deteriorated beyond repair, match the original dimensions, turned or crimped joints, and ridge capping (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(j) Original or historic-age clay roof tiles should be maintained; if deteriorated beyond repair, the smallest section possible should be patched with matching clay tiles (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for the entire roof	Required forward from the ridgeline for the front 15 feet	Recommended

(k) Original or historic-age slate roofs should be maintained; if deteriorated beyond repair, the smallest section possible should be patched with matching slate (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for the entire roof	Required forward from the ridgeline for the front 15 feet	Recommended

(l) If roof materials were altered after the end of the period of significance, and if electing to replace the roof, go back to period-appropriate roof materials (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Selecting Period-Appropriate Roofing Materials

Selecting period-appropriate roofing materials begins with identifying both your building's construction date and its architectural style (refer to *Section 2* above). Some styles are associated with very specific roofing materials, as detailed in *Section 2*, while others used a variety of roofing materials. In these cases, refer to the discussion of roofing materials by period of construction in NPS *Preservation Brief 4: Roofing for Historic Buildings* (available online at https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm). As detailed in *Preservation Brief 4*, wood shingles (especially using local cedar) were common in the mid-nineteenth century, with metal roofs becoming more widely available around the 1880s, followed by asphalt shingles around the 1890s. Photos of Fredericksburg from the 1890s document cedar shingles on most modest domestic resources (fig. 3-7). Metal roofs were adopted for larger public buildings earlier than residential buildings, and by 1911, the courthouse received a metal roof (fig. 3-8). By the 1930s, the Historic American Buildings Survey (HABS) documented a combination of metal and shingle roofs on all building types throughout Fredericksburg (fig. 3-4). Complicating matters, roofs commonly were replaced throughout a building's period of significance. The maximum lifespan of a cedar shingle roof is about 40 years, while the maximum lifespan of a metal roof is about 70 years. For buildings with a long period of significance, any roofing material present during the period of significance may be appropriate. Refer to Section 1 for guidance on determining your building's period of significance.

(m) Replacing an existing non-historic roof with a standing-seam metal roof also may be acceptable for some roofs, regardless of original roof material, if the original roofing material is not a character-defining feature for the building's style per *Section 2*. Where appropriate, the new metal roof should use detailing appropriate to the time of construction. (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

(n) When replacing failing integrated gutters, using half-round external gutters may help preserve the historic profile of the cornice (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

Restoration

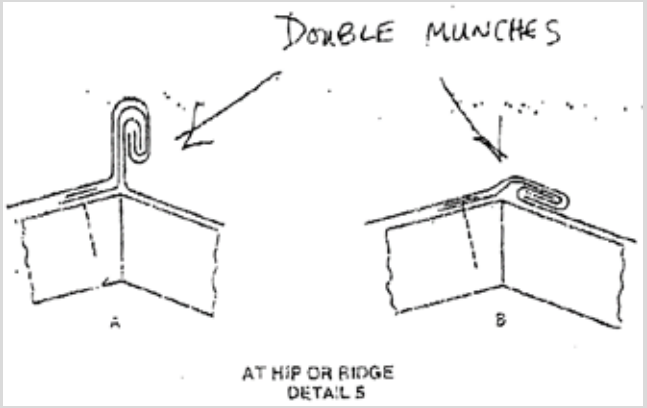
(o) If research documents that historic roof features are missing, such as cupolas or pinnacles, consider replicating and restoring them (SOI Standards 3, 6).

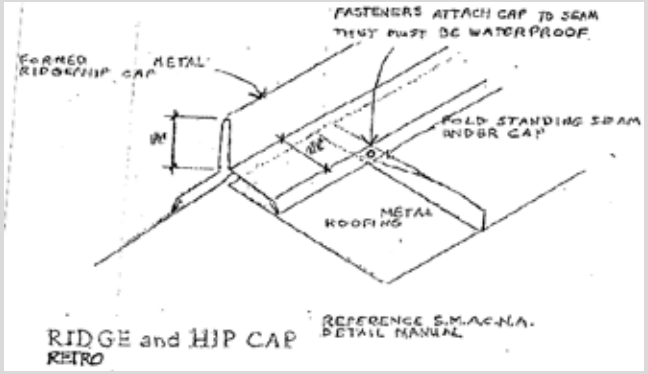
High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Figure 3-5. Example of a house with an **inappropriate** non-historic dormer altering the original roof form and compromising the integrity of the house. Source: CMEC 2019 Historic Resources Survey.

Figure 3-6. Examples of appropriate details for metal roofs. Sources: City of Fredericksburg Historic Preservation Office, SMANCA Architectural Sheet Metal Manual.

The **above** photographs compare details of metal roofs. The example of the reddish roof at the far left uses crimped joints, required for houses built before ca. 1915. The gray roof in the middle example uses a ridge cap, which is not appropriate for this pre-1915 house, but might be appropriate for a post-1915 house.





The **top** detail shows a type of folding known as “double munch” appropriate for joints on pre-1915 buildings; the **bottom** detail shows use of a ridge cap, which is acceptable on post-1915 buildings.

Figure 3-7. Example of a historic integrated gutters and **appropriate** replacement gutter at 408 E. College Street. This example illustrates how water flows from the roof into the original integrated gutter, but the molded profile is preserved at the edge of the integrated gutter. Source: CMEC 2019 Historic Resources Survey.

Figure 3-8. This example shows a detail of an **appropriate** half-round gutter at 108 W. College Street. When replacing a failing integrated gutter, consider application of a similar curved gutter, or a gutter that mimics the profile of the original gutter as closely as possible. Source; City of Fredericksburg.

Figure 3-9. Example of a wood-shingle roof in San Antonio, with **appropriate** patching of only the area deteriorated beyond repair. Source: Winter & Company.

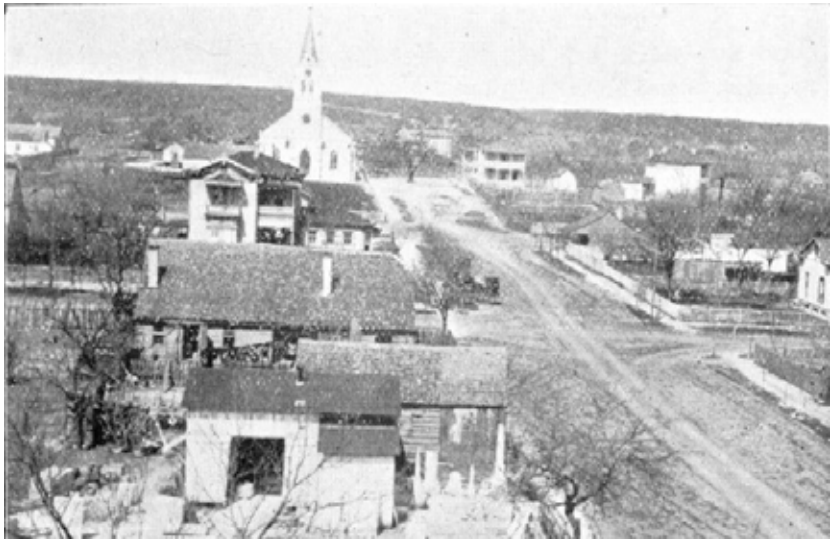


Figure 3-10. Bird's-eye view photo of Fredericksburg from 1896 showing wood shingles present on most roofs. Source: Robert Penniger, *Fest-Ausgabe zum 50-Jährigen Jubiläum der Gründung der Stadt Friedrichsburg* [book], n.p., 1896, from the Portal to Texas History crediting the University of Texas at Arlington Library, https://texashistory.unt.edu/ark:/67531/metapth29396

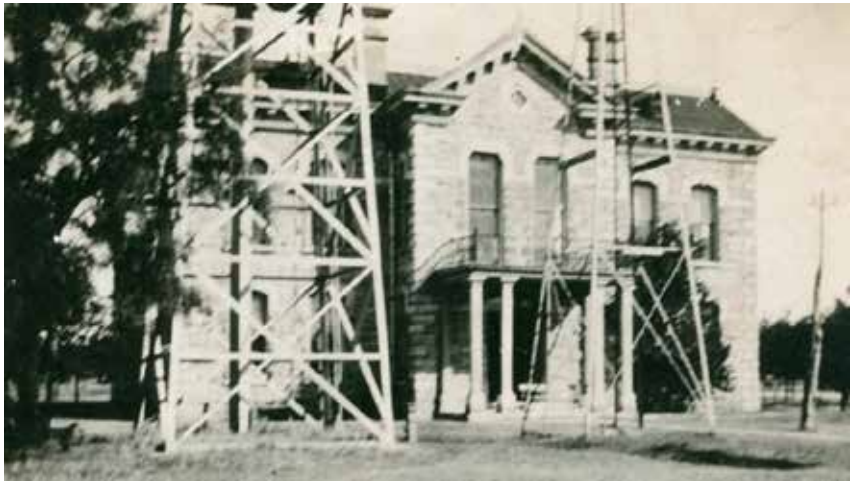


Figure 3-11. Photo of the Fredericksburg couthouse (now the Pioneer Memorial Library) in 1911, showing a metal roof. This substantial public building was constructed in 1882 and designed by prominent architect Afred Giles. Source: [Photograph of a Courthouse in Fredericksburg, TX], n.p., 1911, from the Portal to Texas History, crediting the Gillespie County Historical Society, https://texashistory.unt.edu/ark:/67531/metapth245986.

Figure 3-12. Photo of the Heinrich Kammlah House, 309 W. Main Street, showing wood shingles on the older portion of the house (seen on the left), juxtaposed to standing-seam metal roofing on a historic-age addition. Source: Library of Congress, HABS, ca. 1930, https://www.loc.gov/item/tx0336/. Find additional HABS photos showing a combination of metal and wood shingle roofs at https://www.loc.gov/pictures/search/?q=fredericksburg.

Figure 3-13. Examples of **appropriate** versus **inappropriate** use of metal roofs. Sources: CMEC 2019 Historic Resources Survey, City of Fredericksburg.

The example **above** at 303 W. College Street shows the **appropriate** use of a metal roof with folded joints. Given the house's National Folk style, a metal roof was likely original. Because the house was constructed ca. 1910, use of folded or crimped joints is required.

The example **above** at 302 W. Austin Street shows an **appropriate** application of metal roof. Even if the original roof was not documented to be metal, roof material typically is not a character-defining feature for a Craftsman house like this. Crimping is appropriate—though not required—even though this house was constructed ca. 1920.

The **above** example of a new metal roof at 402 N. Milam Street is **appropriate in this case** because the house has no style, so the original roof materials were not character-defining. The ridge cap is appropriate given the ca. 1940 date.

The example **above** at 313 W. College Street shows the **inappropriate** use of a ridge cap rather than folded or crimped joints given the house's construction date of ca. 1910.

3.2.4. Chimneys and Stove Pipes

Chimney Examples

Refer to *Section 2* for examples of chimneys characteristic to different architectural styles.

Maintenance

(a) Preserve and maintain historic chimneys and stove pipes unless they are deteriorated beyond repair (SOI Standards 5, 6).

High Priority	Medium Priority	Low Priority
Required if visible from the ROW	Recommended	Recommended

(b) Maintain and repair the materials of historic chimneys and stove pipes according to accepted preservation techniques (*Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required for the entire roof	Required forward from the ridgeline for the front 15 feet	Recommended

Alterations

(c) Do not add new chimneys and stove pipes where not historically present (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Required for area visible from ROW	Required forward from the ridgeline for the front 15 feet	Recommended

(d) Do not add detail or ornamentation that was not historically present (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required for the area visible from the ROW	Required forward from the ridgeline for the front 15 feet	Recommended

(e) If parts of the chimney or stove pipe become deteriorated, patch the smallest area possible using materials that match the original in profile, dimension, and finish; shore and stabilize the entire chimney or stovepipe while patching (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for the entire roof	Required forward from the ridgeline for the front 15 feet	Recommended

(f) In some cases, a structurally unstable chimney may be reconstructed using new materials that generally match the historic materials, provided that the overall form, profile, dimensions, and finish of the historic chimney are matched (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

(g) If a historic chimney becomes structurally unstable but most individual masonry units remain sound, the chimney may be reconstructed as follows: the chimney should be photographed and measured; the historic masonry units should be numbered, disassembled, and reassembled in their historic configuration; individual masonry units that have deteriorated beyond repair may be replaced matching the historic profile, dimensions, and finish; replacement mortar must be appropriate for the hardness of the historic brick (*Appendix G*) and replacement mortar joints must carefully match the historic joints (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(h) Adding new chimney caps is allowed.

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

3.2.5. Porches and Exterior Stairs

Maintenance

(a) Preserve, maintain, and clean historic porch and exterior stair materials and features according to accepted preservation techniques, unless deteriorated beyond repair (*Appendix G*, SOI Standards 2, 5, 6, 7).

High Priority	Medium Priority	Low Priority
Required for all exterior porches	Required if visible from the public right-of-way (ROW)	Recommended

Alterations

(b) Do not add new porch features or ornamentation where not historically present (SOI Standard 3; see fig. 3-15).

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

(c) If replacing deteriorated historic porch materials or features, patch the smallest area possible, matching the materials, dimensions, profile, texture, and configuration of existing historic porch features (SOI Standard 6).

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

(d) If historic porch, balcony, or exterior stair railings do not meet current building codes, work with building code officials to determine if an exception may be possible, especially if the porch or balcony is seldom used. For porches and balconies that remain in use, maintain the historic railing and supplement it with a visually unobtrusive higher rail (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(e) Synthetic replacement materials, such as composite lumber or synthetic materials, may be considered appropriate for replacing deteriorated porch floors or exterior stair treads in some cases, such as when the porch floor has been previously replaced or when the porch floor is minimally visible (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

(f) Generally, keep front porches open if they were open during the period of significance (SOI Standards 1, 2).

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

(g) Front porch enclosures may be considered appropriate in some cases, provided that they use materials that do not visually detract from the historic character of the building—like non-reflective screening or glass (never opaque)—and are installed in a reversible manner that does not damage historic features (SOI Standards 9, 10).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

(h) Additions of ramps to comply with ADA standards should consider minimizing damage to historic fabric (SOI Standards 9, 10; see fig. 3-16).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Restoration

(i) If original porch posts are missing and their historic appearance is not documented, replace them with simple supports appropriate to the style and time period (SOI Standard 3).

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

(j) If research documents that historic features to the porch's roof are missing, such as decorative brackets or friezes, consider replicating and restoring them (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(k) Remove visible non-historic porch features that diminish the structure's historic integrity (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Figure 3-14. Example of original Folk Victorian porch detailing at 421 W. Main. Note how the turned porch posts are integrated into the masonry with attention to detail seldom replicated in non-historic examples. Source: HHM 2002 Survey.

Figure 3-15. Example of original character-defining Craftsman-style porch detailing on a ca. 1920 bungalow at 308 E. San Antonio. Source: National Register Nomination, Fredericksburg Historic District, 1983.

Figure 3-16. Example of an **appropriate** supplemental railing added above a historic balcony railing at 252 E. Main Street. Source: Google Street View.

Figure 3-17. Example of a reversible porch screening that does not damage or obscure historic character-defining features, **appropriate for Low or Medium priorities only**. Source: HHM archives.

Figure 3-18. Examples of **inappropriate** non-historic porch detailing. Source: HHM archives.

Non-Historic Porch Detailing

Non-historic elements are commonly found on porches. Original wood porch floors may have been replaced with concrete floors. Original porch posts may have been replaced with posts that do not reflect the building's original style. In addition, non-historic ornament may have been added. Throughout the nation, the popularity of Victorian architecture surged in the late 1960s and 1970s. Many homeowners added Victorian-inspired "gingerbread" detailing where it was not present historically. More recently, the Craftsman style saw a similar burst of popularity, and tapered porch columns were added to many porches without historical evidence. Similarly, faux-Midcentury Modern geometric porch posts and breeze blocks have been added to simple Minimal Traditional houses or houses with no style. All of these non-original features create a false sense of history.

If research documents that a porch feature is non-historic, consider removing it and returning to a more authentic historic appearance. To determine whether the porch detail is historic or not:

- Look at other stylistic elements of the house. Typically, "gingerbread" detailing is original only to Gothic Revival, Folk Victorian, Queen Anne, or Italianate styles. Similarly, tapered columns are original to only Craftsman houses, and decorative wrought iron is original only to Ranch houses or Minimal Traditional houses (with some Craftsman examples).
- Research the building's construction date, following the guidance in *Appendix H*. Original "gingerbread" detailing typically only dates from between ca. 1880 and ca. 1910. Original Craftsman tapered columns date from ca. 1915 to ca. 1935 (with half-columns on brick piers common between ca. 1915 and ca. 1925, then full-height tapered columns gaining popularity between ca. 1920 and ca. 1935). Some examples of decorative wrought iron date as early as ca. 1925, but most date from ca. 1940 through ca. 1965, with organic patterns prominent from ca. 1940 through ca. 1955, followed by geometric patterns between ca. 1955 and ca. 1965.
- Investigate how the ornamentation is attached. Original detailing often is integrated with other porch elements or attached with notching or dovetailing, while later additions may be simply nailed.
- Compare the hardness and paint layers of the gingerbread with the porch posts. If they are the same age, they should be similar.
- Look for "ghost" marks on the porch floor documenting the presence of earlier original columns.

If it is unclear whether a porch feature is historic or non-historic, consult with the Historic Preservation Officer. Note that the City of Fredericksburg never will require a homeowner to initiate a restoration project, but restoration may be recommended as part of a larger owner-initiated rehabilitation project.

Example of **inappropriate** non-historic "gingerbread" detailing added to a bungalow that likely originally had Craftsman porch styling.

Example of **inappropriate** faux-Craftsman columns added to a 1957 Minimal Traditional house that originally had no porch.

Example of **inappropriate** replacement of original organic wrought-iron porch posts with non-historic geometric porch posts on a simple ca. 1950 house.

Figure 3-19. Examples of **appropriate** ADA ramps added to historic porches. Sources: HHM, 2020; New York City, accessed January 22, 2021, https://www1.nyc.gov/assets/lpc/downloads/pdf/presentation-materials/20190507/Governors-Island-20-Evans-Road-Bldg-20.pdf; Front Porch Ideas and More, accessed January 22, 2021, https://www.front-porch-ideas-and-more.com.

ADA Compliance: Ramps

In some cases, adding a ramp or wheelchair lift to a historic porch may be necessary to accommodate persons with disabilities. Adding the ramp at a side or rear entrance that does not impact the historic front porch sometimes may be an option, but sometimes the front porch provides the only feasible entrance. In these instances, the Historic Review Board may vote to approve a COA application that meets the spirit of *the Secretary's Standards* but does not precisely meet the letter of these standards and guidelines. (Refer to *Section 1.4.2.4.*) Refer also to guidance on enlarging a door opening for ADA compliance in *Section 3.2.6*.

The **above** rendering shows a proposed ramp added to a less-visible side elevation of a historic house at Governor's Island in New York City.

The **top** photo shows a reversible ramp added at the side of a historic porch, keeping the historic porch steps intact and minimizing removal of historic porch railings. The **bottom** photo shows a subtle increase in the yard grade leading to the front porch, avoiding the need for a standard railing.

3.2.6. Exterior Walls

Maintenance

(a) Retain and repair the historic exterior wall materials unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all exterior walls	Required if visible from the ROW	Recommended

(b) Maintain, repair, and clean historic exterior walls according to accepted preservation techniques (see *Appendix G*, SOI Standards 5, 7).

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

(c) Identify and treat the causes of deterioration to exterior wall materials, such as poor site drainage, moisture retention, clogged gutters and downspouts, leaky roofs, deteriorating paint, sprinklers pointed toward the building, and vegetation or moisture-retaining soil that touches wood elements (SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(d) Retain historic-age murals and preserve according to accepted preservation techniques (see *Appendix G*, SOI Standards 5, 7).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Alterations

(e) Do not remove historic wall fabric to create new openings (SOI Standards 2, 9).

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

ADA Compliance: Altering Exterior Walls

In some cases, removing original wall fabric may be necessary to enlarge door openings to accommodate persons with disabilities. In these instances, the Historic Review Board may vote to approve a COA application that meets the spirit of *the Secretary's Standards* but does not precisely meet these standards and guidelines to the letter. (Refer to *Section 1.4.2.4.*)

(f) Do not add new wall features or ornamentation where not historically present (SOI Standard 3, 9).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required forward from the ridgeline for the front 15 feet	Recommended

(g) Avoid painting historically unpainted exterior walls; this includes avoiding adding murals to previously unpainted walls (SOI Standard 7, 9; see fig. 3-18).

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

(h) Refer to the period-appropriate paint palettes in *Appendix G* when selecting exterior wall colors (SOI Standard 6).

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

(i) If historic wall materials are deteriorated beyond repair, patch the smallest area necessary to prevent the spread of deterioration to the surrounding fabric (SOI Standard 6).

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

(j) If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material as closely as possible given available options (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(k)

If replacement of historic exterior wall materials is necessary, install the new materials maintaining spatial relationships (including depth, dimension, and joint patterns) as historically relative to window frames, door frames, and other exterior features (SOI Standards 3, 6).

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

(l) Historic-age foundation skirting should be preserved; new foundation skirting should be appropriate for the age and style of the building (SOI Standards 2, 5, 6).

Period-appropriate Foundation Skirting

Refer to *Section 2* for examples of different types of foundation skirting for different architectural styles. In general, for buildings constructed prior to ca. 1915, appropriate foundation skirting materials include wood, fiber-cement, or pressed metal. For buildings constructed after ca. 1915, appropriate foundation skirting materials include wood, fiber-cement, or stucco. Stone foundation skirting should be added only if documented as present historically. Adding stone foundation skirting without documentation that it was present historically can create a false sense of history.

(m) If restoration of a historic-age mural is necessary, hire a qualified professional conservator (SOI Standard 7).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(n) New murals may be approved on a case-by-case basis if painted on a previously painted surface or affixed to buildings in a manner that does not damage historic fabric – with preference given to historic or cultural subjects rather than business promotion (SOI Standard 10).

High Priority	Medium Priority	Low Priority
Appropriate in some cases	Appropriate in some cases	Appropriate in some cases

Figure 3-20. Example of a Craftsman bungalow at 707 W. Main Street. Note that the 2-inch horizontal wood siding and relationship of wall to window are character-defining features to be preserved. Source: CMEC Historic Resources Survey, 2019.

Figure 3-21. Example of damage to brick surface caused by paint. Paint can allow moisture to become trapped within the brick, resulting in flaking off the brick's hard outer crust along with the paint, leaving the softer inner brick exposed and susceptible to weatherization. Source: "Please, Don't Paint Your Mid-Century Brick," MidMod Midwest, accessed January 8, 2021, https://midmod-midwest.com/mid-century-brick/.

Figure 3-23. Examples of common siding profiles, to be matched as closely as possible. Source:Scott Sidler, "The Ultimate Guide to Wood Siding," The Craftsman Blog, updated June 1, 2020, https://thecraftsmanblog.com/the-ultimate-guide-to-wood-siding/.

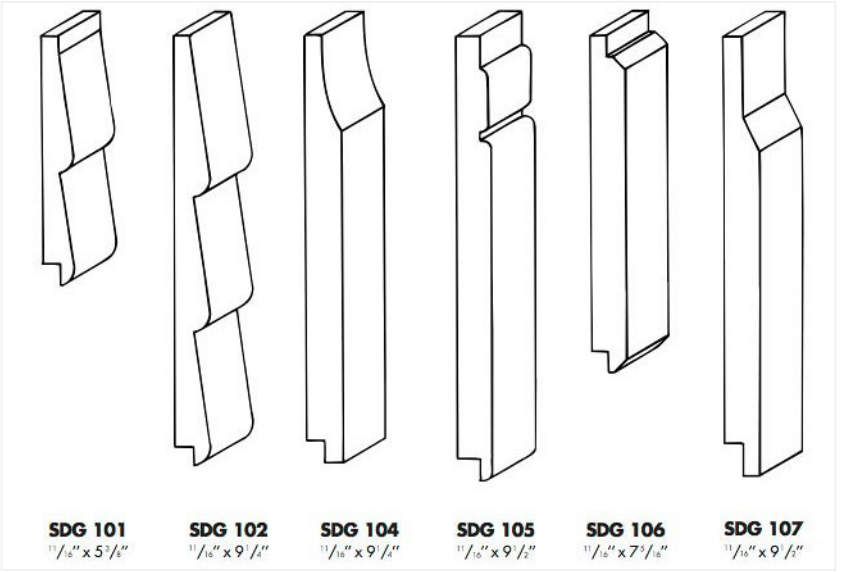


Figure 3-24. Examples of common siding dimensions, to be matched as closely as possible. Source: "Choosing the Siding is Half the Battle," *Old Town Home*, updated July 22, 2013, https://www.oldtownhome.com/2013/7/22/Choosing-the-Siding-is-Half-the-Battle.

Figure 3-27. Example of a new mural painted on MDO, rested against a wall in a way that does not damage the historic building fabric. Source: Pinterest, accessed January 8, 2021, https://www.pinterest.com/pin/270427152610026461/.

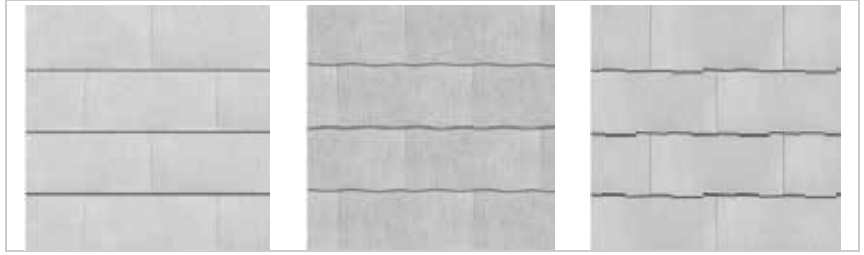


Figure 3-25. Matching replacement siding is just as important for midcentury buildings as older buildings. Fiber-cement shingles may be used to replace asbestos shingles. Although available options for fiber-cement—like these—may not match the original profile and dimension of the asbestos shingles exactly, the closest match available should be selected. Source: "Purity Fiber-Cement Siding," GAF, accessed January 24, 2021, https://www.gaf.com/en-us/roofing-products/residential-roofing-products/fiber-cement-siding/siding-shingles/weatherside-purity-fiber-cement-siding.

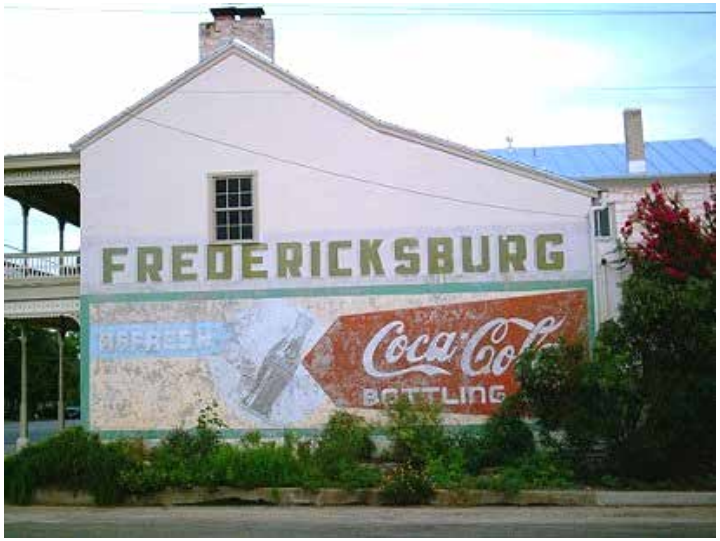


Figure 3-26. Example of a historic mural that has been restored by a local artist. Source: Shannon Yarbrough, "A Coca Cola sign in Fredericksburg" [top photo], from "Fredericksburg, Texas," Texas Escapes, accessed January 8, 2021, http://www.texasescapes.com/TexasHillCountryTowns/Fredericksburg-Texas.htm.

3.2.7. Doors and Door Openings

Maintenance

(a) Preserve and maintain historic doors, screen doors, door frames, and hardware unless deteriorated beyond repair (SOI Standards 2, 5, 6).

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

(b) Retain and repair door glazing in its historic configuration unless deteriorated beyond repair (SOI Standards 5, 6).

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

(c) Clean and treat historic doors, door frames, and hardware using accepted preservation methods (see *Appendix G*, SOI Standards 5, 7).

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

Alterations

(d) Do not enlarge historic door openings or create new door openings (SOI Standards 2, 3).

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

ADA Compliance: Door Openings

In some cases, enlarging a historic door opening may be necessary to accommodate persons with disabilities. In these instances, the Historic Review Board may vote to approve a COA application that meets the spirit of *the Secretary's Standards* but does not precisely meet these standards and guidelines to the letter. (Refer to *Section 1.4.2.4.* Refer also to guidance on making a porch ADA compliant in *Section 3.2.4*. and National Park Service Preservation Brief #32- *Making Historic Properties Accessible*.)

(e) If the historic main entry door is deteriorated beyond repair, replicate the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Required for main entrance only	Required for main entrance only	Recommended

(f) If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features (SOI Standards 6, 9).

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

(g) If historic door hardware is deteriorated beyond repair or missing, choose replacements that match the overall style and time period of construction, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 6).

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

(h) If historic door hardware is missing or deteriorated beyond repair, replace with salvaged period-appropriate hardware if feasible (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) A new screen door may be added at the main entrance, provided that it generally suits the style and time period of the building, and that it does not damage or obscure historic character-defining features (SOI Standard 9; see fig. 3-27).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

(j) Use of synthetic or composite appropriate materials for replacement doors, door frames, and hardware is acceptable in some cases (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Inappropriate if visible from the public ROW	Inappropriate if visible from the public ROW	Appropriate

Restoration

(k) If the historic main entry door is missing, consider researching the historic door's appearance and, if documented, replicating the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(l) If a historic door is missing, choose a replacement door that is similar in terms of design and appearance with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs of building materials (discussed in *Appendix H*, SOI Standards 3, 6).

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

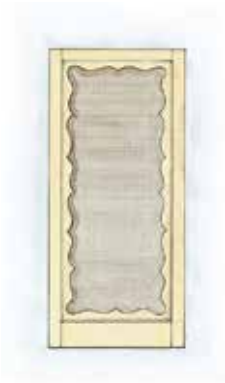
(m) If a historic screen door is missing from the main entrance, consider researching the historic screen door's appearance and, if documented, replicating the design and look of the new door exactly as the original historic door (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Figure 3-28. Example of an **appropriate** door, consistent with the style and time period of construction. Source: Winter & Company.

Figure 3-29. Example of a Folk Victorian House at 505 N. Milam Street with an **inappropriate** Contemporary door detracting from the overall style and character of the house. Source: CMEC 2019 Historic Resources Survey.

Figure 3-30. Examples of **period-appropriate** screen doors that may be **appropriate to add to Medium or Low priority buildings**. Sources: Patricia Poore, "Period Screen Doors," Old House Online, updated April 9, 2020, https://www.oldhouseonline.com/gardens-and-exteriors/oh-squeeeeeak-thwack; Retro Renovation, accessed January 10, 2021, https://retrorenovation.com/2015/06/01/screen-door-insert-heron-flamingo-decorative/; Rejuvenation, accessed January 24, 2021, https://www.rejuvenation.com/catalog/collections/full-lite-fir-screen-door/.

 Paneled screen door appropriate for most styles before ca. 1915.	 Arched screen door appropriate for Italianate styles.	 Screen door with spindles and jigsawn brackets, appropriate for Folk Victorian or Queen Anne styles.	 Geometric screen door, appropriate for Prairie or Craftsman styles.
 Geometric screen door, appropriate for Craftsman or Ranch styles.	 Scalloped screen door, appropriate for Minimal Traditional styles.	 Organic metal screen door, appropriate for Ranch styles.	 Simple single-panel screen door, appropriate for Low priorities in any style.

3.2.8. Windows and Window Openings

Maintenance

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

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

(b) Maintain and repair historic windows, screens, and shutters according to accepted preservation techniques (*Appendix G*, SOI Standards 5, 6, 7).

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

(c) Where possible, patch the smallest feasible portion of a deteriorated window, matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

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

Alterations

(d) Do not enlarge, alter, or relocate window openings, or add new window openings (SOI Standards 2, 3).

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

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

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

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

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

(g) Do not add window details or finishes that were not present historically (SOI Standard 3).

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

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) New shutters and/or screens may be added in some instances, provided that they generally suit the style and time period of the building, are reversible, and do not damage or obscure historic character-defining features (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Inappropriate if visible from the public ROW	Appropriate	Appropriate

Period-appropriate Shutters and Screens

To be period-appropriate, new shutters and screens should be sized appropriately to fit the original window opening. If closed, shutters should match the original window width. New shutters and screens on main buildings always should be painted; unpainted or stained shutters and screens are appropriate for accessory buildings only. Refer to *Section 2* for examples of period-appropriate shutters and screens.

Restoration

(j) If the extant windows are non-historic, consider researching the historic windows' appearance and, if documented, replicate and restore the historic windows (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(k) If the extant windows are non-historic, and if the owner opts to replace the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

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

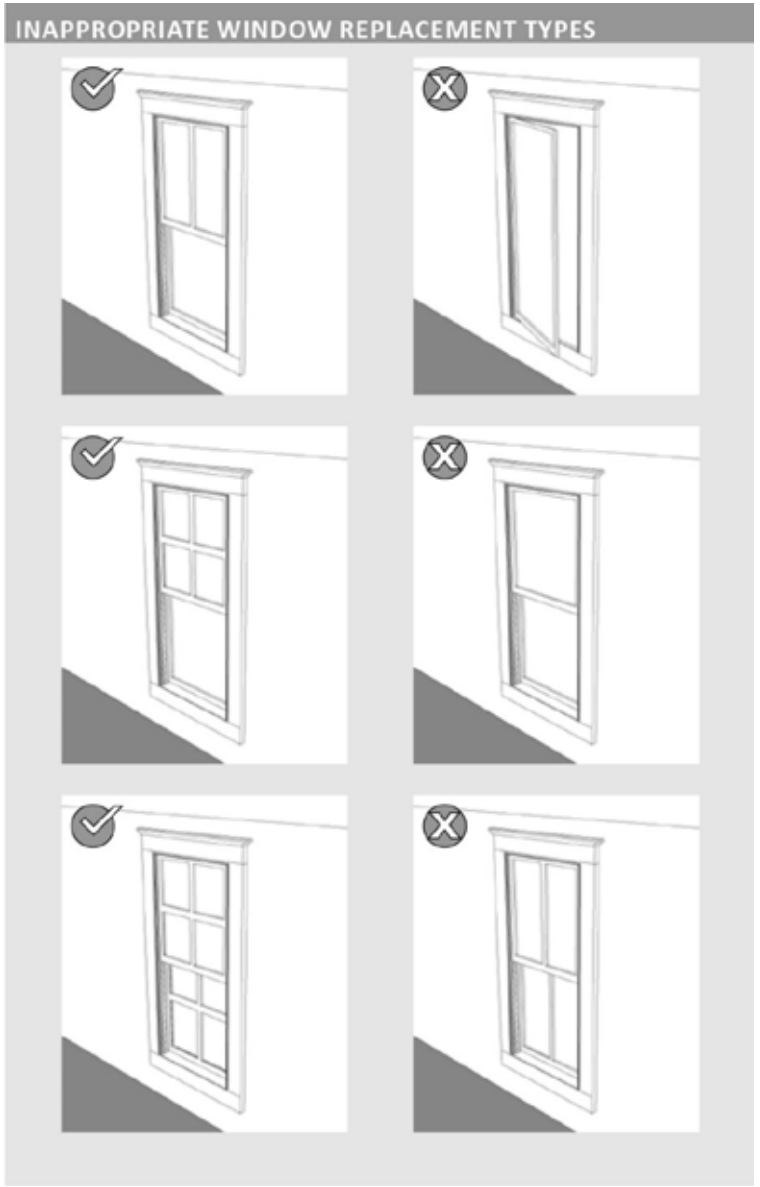


Figure 3-31. Illustrations depicting **inappropriate** types of window replacements, not matching the historic configuration or pattern of lites. Source: Winter & Company archives.

Figure 3-32. Example of **inappropriate** installation of replacement windows. Source: City of San Antonio Office of Historic Preservation.

BEFORE

AFTER

Figure 3-33. Example of **appropriate** replacement windows at 106 E. Schubert Street. The new aluminum clad wood windows match the original in size, configuration, profile, and depth. Source: City of Fredericksburg Historic Preservation Office.

BEFORE

AFTER

Figure 3-34. Matching the dimension, profile, configuration, and spatial relationships for midcentury windows is just as important as older windows for Medium or High priorities. These **inappropriate** vinyl windows at 312 S. Crockett Street replaced historic metal casement windows. Sources: Google Street View, City of Fredericksburg Historic Preservation Office.

Figure 3-35. Examples of replacement windows for commercial buildings, directly from "Texas Main Street Center Design Topics: Window Repair and Replacement," Texas Historical Commission, published November 2016, https://paristexas.gov/DocumentCenter/View/2025/Window-repair-and-replacement?bidId=.

Replacement Window Examples

Example #1: In the example to the right, the original windows were lost. However, replacements were created to match the original windows seen in the historic photos. The new windows were constructed out of a different material, however, the divisions and proportions of the new window match exactly.

Example #2: The second example shows the dramatic difference it makes when the replacement window fits the existing opening. The window on the left was an "off-the-shelf" vinyl window, while the one of the right was created to perfectly fill the opening. This window also recreates the profiles and configuration of the original window, which adds to the overall aesthetic of the window and building.

Example #3: The final example illustrates the difference between compatible and non-compatible windows. The left image depicts replacement windows that are a single dark pane of glass that eliminates the detail and depth that would have been seen in the original windows. Notice how these replacements create voids in the façade, while the windows on the right add to the overall character.

Example One

Example Two

Example Three

Figure 3-36. Examples of **inappropriate** new shutters improperly sized to fit the original window openings. Source: Scott Sidler, "All About Wood Shutters," The Craftsman Blog, published October 8, 2020, https://thecraftsmanblog.com/all-about-wood-shutters/.

3.2.9. Canopies and Awnings

The Intent of Canopies and Awnings

Canopies and awnings are functional building components, designed with a fixed lifespan and the understanding that they will be replaced over time. As such, standards and guidelines are more flexible for canopies than other building elements.

Maintenance

(a) Repair damaged historic awning or canopy elements in-kind whenever possible, following accepted preservation practices (*Appendix G*, SOI Standards 6, 7).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Alterations

(b) No element of historic canopy or awning should be removed (SOI Standards 2, 5).

High Priority	Medium Priority	Low Priority
Required if on the front (street-facing) façade	Required if on the front façade	Recommended

Determining if Canopies and Awnings are Historic

Determining whether a canopy or awning is historic-age can be challenging. Given the usefulness of canopies and awnings, many have been added over time. The following steps can be helpful in determining the age of a canopy or awning:

- Investigate how the canopy or awning is attached. Original attachments often are integrated into the masonry walls using metal tie-rods or anchors.
- Compare the hardness and paint layers of the canopy or awning with other painted elements. If they are the same age, they should be similar.
- Look for "ghost" marks or old hardware on the façade or sidewalk documenting the presence of earlier original columns.

If it is unclear whether a canopy or awning is historic or non-historic, consult with the Historic Preservation Officer.

(c) If replacement is necessary, match the original in design, profile, finish, and texture (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required if on the front façade	Required if on the front façade	Recommended

(d) Do not add ornamentation or details that were not historically present (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required if on the front façade	Required if on the front façade	Recommended

(e) Because awnings and canopies are functional building elements with significant energy efficiency benefits, adding awnings where they did not exist historically may be appropriate in some situations, provided that the new awning or canopy is simple in design, does not conceal or distract from historic character-defining features, and is installed without damaging significant character-defining features (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

Restoration

(f) If research documents that a historic canopy or awning is missing, consider replicating and restoring it (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Figure 3-37. Example of an **appropriate** canopy on a historic building at 121 E. Main Street. Note how the canopy is mounted so that it does not obscure the transom windows above. Also note the metal tie rods anchored into the façade. Source: HHM 2003 Historic Resources Survey.

3.2.10. Storefronts

Maintenance

(a) Preserve and maintain all components of historic storefronts unless deteriorated beyond repair (SOI Standards 2, 5, 6).

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

(b) Maintain and repair historic storefront components according to accepted preservation techniques (*Appendix G*, SOI Standards 5, 6, 7).

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

(c) Where possible, patch the smallest feasible portion of a deteriorated storefront matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

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

Alterations

(d) If replacement of the entire deteriorated historic storefront is necessary, match the dimensions, profile, and configuration (SOI Standard 6).

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

(e) Substitute materials may be appropriate in some cases if they maintain the profile and finish of the historic storefront; extruded aluminum and wood-clad aluminum are acceptable replacement materials; vinyl is not an acceptable material (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

(f) If a replacement storefront is required, install it maintaining the same spatial relationships (including depth and dimension) as existed historically relative to exterior wall planes and other exterior features (SOI Standard 6).

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

(g) Do not add details or finishes that were not present historically (SOI Standard 3).

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

Restoration

(h) If the extant storefront is non-historic, consider researching the historic storefront's appearance and, if documented, replicate and restore the historic storefront (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) If the extant storefront is non-historic, and if the owner opts to replace it, select one that is compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standards 3, 9).

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

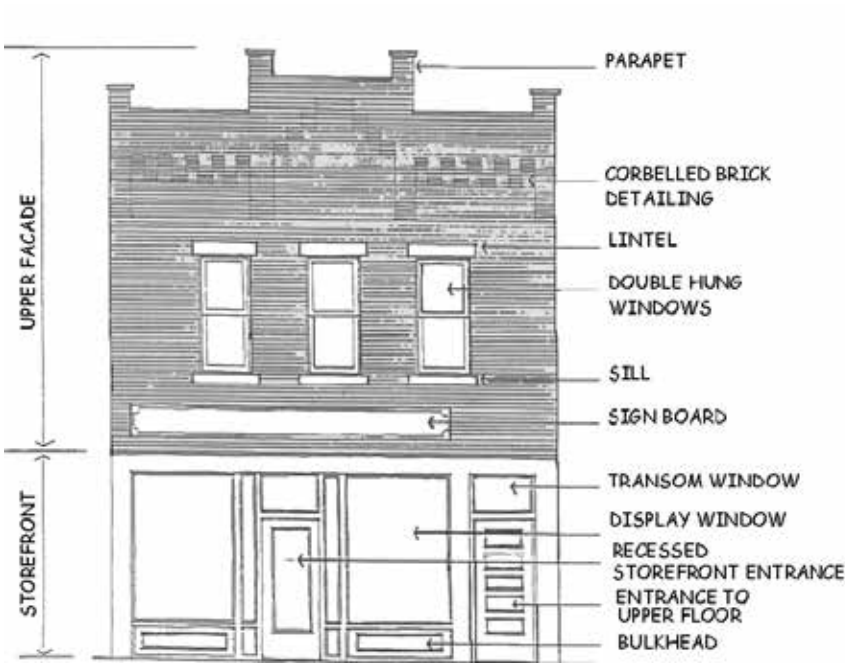


Figure 3-38. Typical storefront design with common features found along Main Street. Source: Zanesville, OH code of ordinances

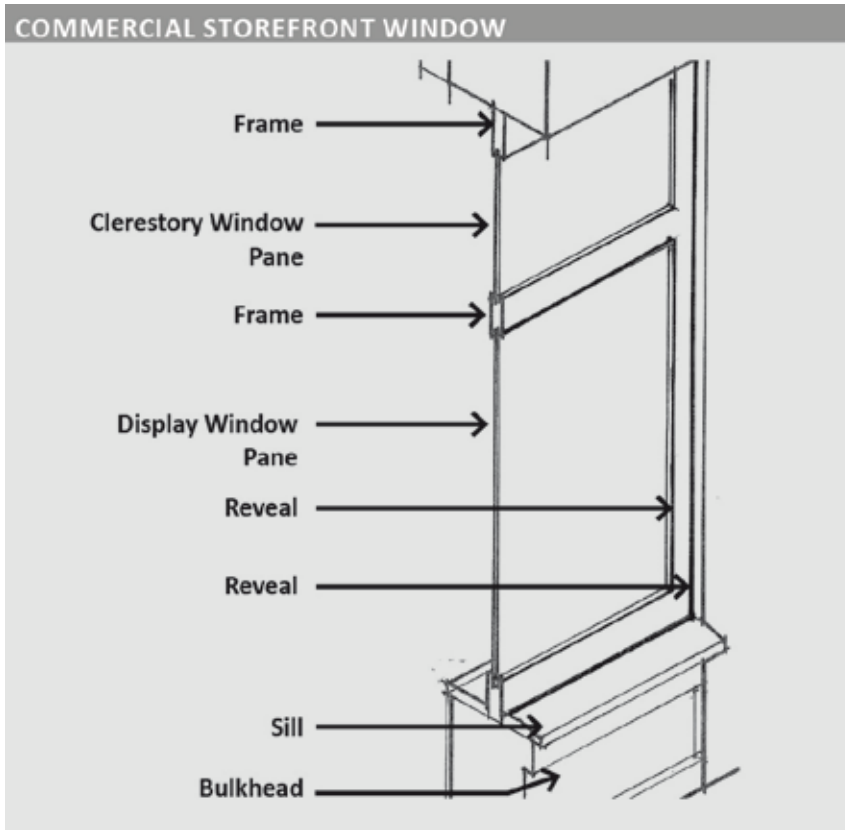


Figure 3-39. Diagram showing the elements of a commercial storefront window – all of which should be matched in dimension, profile, and finish if replacing a storefront. Source: Winter & Company archives.

3.2.11. Signage

Signage: Marking our Place in Time

The function of signage intends to change as building tenants change. As a result, signs communicate not only a district's historic character, but how the present-day community has agreed to manage the appearance of historic districts. Signage is a tool that can be used to create a cohesive look and feel within historic districts, connecting low-priority buildings to the surrounding historic fabric. As a result, new signage on low-priority buildings is regulated to a higher degree than most other building elements.

Refer to the City's Signage Ordinance- Chapter 29- for maximum size area, placement and types of signs allowed by zoning district.

Maintenance

(a) Preserve and maintain all elements of a historic sign unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(b) Maintain and repair historic signs according to accepted preservation techniques (*Appendix G*); preventing rust on attachments is especially important to prevent expansion and damage to the surrounding wall materials (SOI Standards 5, 6, 7).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(c) Where possible, patch the smallest feasible portion of a deteriorated sign, matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Alterations

(d) Design new signs—including the configuration, shape, and profile—to reflect the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Required	Required	Required

(e) Appropriate materials for new signs include wood, metal, and fiber-cement; vinyl and plastics are not appropriate (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(f) Allow the lettering and graphics depicted on new signs to represent the present day to avoid creating a false sense of history (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(g) Position new signs so that they do not obscure historic character-defining features (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(h) Attempt to position new signs so that they highlight and enhance the building's significant character-defining features (SOI Standards 3, 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) Attach new signs in a manner that does not damage the original exterior wall material; for masonry walls, all attachments should anchor into the mortar rather than the masonry unit; use galvanized stainless-steel anchors to avoid rust (SOI Standard 10).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Restoration

(j) If the extant signage is non-historic, consider researching the historic signage and, if documented, replicate and restore the historic storefront (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Figure 3-40. Example of a preserved historic sign at 307 E Main Street. Photo source: Historic Preservation Officer

Figure 3-41. Examples of pedestrian-oriented signage under canopy.

National Trust for Historic Preservation Guidance for Decisions about Signs

The recommendations below may be helpful when designing a sign:

1) Determine the purpose of the sign.
- To identify the store?
- To project the store's individuality or uniqueness?
- To provide product information?

2) Determine the type of sign desired.
- Awning - A sign that is painted, printed, or attached flat to the surface of an awning or canopy.
- Flags - A rectangular piece of fabric attached on one side to a supporting rod or pole; it can be either a free-standing pole, or mounted on a building façade.
- Marquee - A permanent roof-like structure supported by and extended from the façade of a building.
- Monument - A sign affixed to the ground, usually for auto-oriented businesses.
- Product Display - A sample of products that can be purchased at that particular store, usually lively and changing.
- Projecting - A sign that is attached to and projected from a building wall.
- Short Free-Standing - A sign, resting on the ground, supported by poles or braces, not attached to any building.
- Wall - A sign that is parallel to the wall of a building.
- Window - A sign installed on a window, to be viewed from the outside.

3) Determine the materials to be used.
- See the standards and guidelines above (*Section 3.2.10*).

4) Determine what kind of signs were used on the building in the past.
- Refer to the "Historical Research Resources" in *Appendix H*.

5) Determine the dimensions of the sign.
- See the maximum dimensions in the standards and guidelines above.

6) Determine the placement of the sign.
- It should be visible without disrupting character-defining features.

7) Determine the message the sign is to convey.
- Keep the message direct and simple, not cluttered.

8) Determine the color scheme for the sign.
- Refer to the period-appropriate color palettes in *Appendix G*.

9) Determine the type of lighting to be used.
- If illuminating the sign at night, use a light source that is as inconspicuous as possible; keep it subtle.

10) Determine what is to be expressed in this sign and how to do so.
- This can be done by choosing a lettering style that best represents the character of the store. There are three main types of lettering:
  - Serif Face - historically appropriate, ranging from simple to elaborate
  - Sans Serif - more contemporary with clean, bold lines
  - Script - more decorative; historically often painted on glass

11) Determine a craftsperson to create and design the sign.
- Remember that quality of craftsmanship and construction is vital in having a sign that lasts.

3.2.12. Landscape and Site Features

The Importance of Landscaping

Although not regulated by Fredericksburg's Historic Preservation Ordinance, landscaping can play an important role in enhancing a historic property's integrity of setting and feeling. To maximize a historic property's integrity of setting and feeling, avoid removing or damaging any significant tree or identified significant historic landscape feature.

Landscaping also can have an important impact on adjacent historic building fabric. To ensure that landscaping does not accelerate deterioration of historic fabric, avoid directing irrigation and/or runoff toward historic building elements susceptible to water infiltration. Also minimize vegetation touching historic building fabric. Avoid obscuring character-defining features with non-historic landscaping. Consider using landscaping to highlight character-defining features of the historic building.

Maintenance

(a) Preserve and maintain historic fences and walls and treated materials according to accepted preservation Standards (SOI Standards 2, 5, 6,7).

High Priority	Medium Priority	Low Priority
Required	Required if visible from the ROW	Recommended

Historic Front Yards: Open versus Fenced

While there are some historic front-yard fences and walls, they are the exception rather than the norm. For most of Fredericksburg's historic district, continuous, open front yards are a character-defining landscape feature.

Alterations

(b) Do not construct front-yard fences where they were not present historically, unless necessitated by a safety issue or an adjacent noxious use (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

(c) If a safety issue or adjacent noxious use necessitates adding a new front-yard fence, it must be period-appropriate, minimize obstruction of views of character-defining features of the building, and be a maximum of 3 feet tall; opaque walls are not appropriate for front yards in residential blocks (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Defining "Front Yard" versus "Back Yard" Fences

For the purpose of these standards, a "front-yard fence" is any fence that extends forward from the front façade of the main building toward the primary public street. A "back-yard fence" is any fence that recedes behind the front façade of a main building. A side fence extending forward from the front façade of the main building toward the public street must follow the standards for a front-yard fence. (See fig. 3-42).

(d) For residential uses/blocks, a new back-yard fence may be added, provided that it is a maximum of 6 feet tall unless additional height is justified by an adjacent noxious use (SOI Standard 9). Heights are measured from the grade plane to the highest point on the fence.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(e) Select the style of fence to be compatible with the style and era of the main building on the property (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(f) Potentially appropriate materials for fences include rough-hewn posts, wood pickets, metal pickets, wood lattice, or wood posts with rails; solid metal siding is never appropriate for fencing (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Fencing Codes and Ordinances

Note also that all new fences and walls for backyards and side yards must comply with other applicable codes and ordinances (see *Appendix D*).

Restoration

(g) If research documents that a historic fence or wall is missing, consider replicating and restoring it (SOI Standards 3, 6).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Figure 3-42. Example of a character-defining historic stone wall at 212 W Orchard Street, which should be preserved and maintained. Source: CMEC 2019 Historic Resources Survey.

Figure 3-43. Example of an **inappropriate** side-yard fence at 606 W. Creek Street. The fence should not protrude forward from the front façade unless given special approval due to safety issues or noxious adjacent uses. If approved, the front-yard fence should be partially transparent and no more than 3 feet tall. Source: City of Fredericksburg Historic Preservation Office.

3.2.13. Lighting

Maintenance

(a) Preserve and maintain historic light fixtures (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required	Required if visible from the ROW	Recommended

(b) Treat and clean historic light fixtures according to accepted preservation standards (*Appendix G*, SOI Standards 6, 7).

High Priority	Medium Priority	Low Priority
Required	Required if visible from the ROW	Recommended

Alterations

(c) New light fixtures may be added in some instances, provided that they generally suit the style and time period of the building, are reversible, and do not damage or obscure historic character-defining features (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

Fredericksburg's Dark Sky Ordinance

In 2019, the City of Fredericksburg adopted an Outdoor Lighting Ordinance to promote dark skies. All new outdoor lighting must comply with the Outdoor Lighting Ordinance in addition to these standards and guidelines. For additional detail, see https://www.fbgtx.org/DocumentCenter/View/2869/Ordinance-2019-16--Outdoor-Lighting.

(d) Mount fixtures from the porch roof whenever possible; if it is necessary to mount fixtures to the exterior wall, attach new lighting in a manner that does not damage historic wall materials, using galvanized stainless-steel anchors; if the wall is masonry, attach the anchor into the mortar joint rather than through the brick or stone masonry unit (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(e) New ceiling fans may be on porches in some instances, provided that they generally suit the style and time period of the building, have a low profile, are painted to match the surrounding fabric, are reversible, and do not damage or obscure historic character-defining features (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

Restoration

(f) If the extant light fixtures are non-historic, consider researching the historic light fixture appearance and, if documented, replicate and restore the light fixture (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(g) If the extant windows are non-historic, and if the owner opts to replace the light fixture, select replacement fixtures compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

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

Figure 3-44. Example of period-appropriate porch bracket fixtures for late-nineteenth or early-twentieth century buildings. Source: Pinterest, accessed January 10, 2021, https://www.pinterest.com/pin/290834088430267824/.

Figure 3-45. Example of period-appropriate porch bracket fixtures Prairie Style or Craftsman resources, dating from ca. 1910 through ca. 1940. Especially note the ceiling-mounted options. Source: Pinterest, accessed January 25, 2021, https://www.pinterest.de/pin/93660867237805123/.

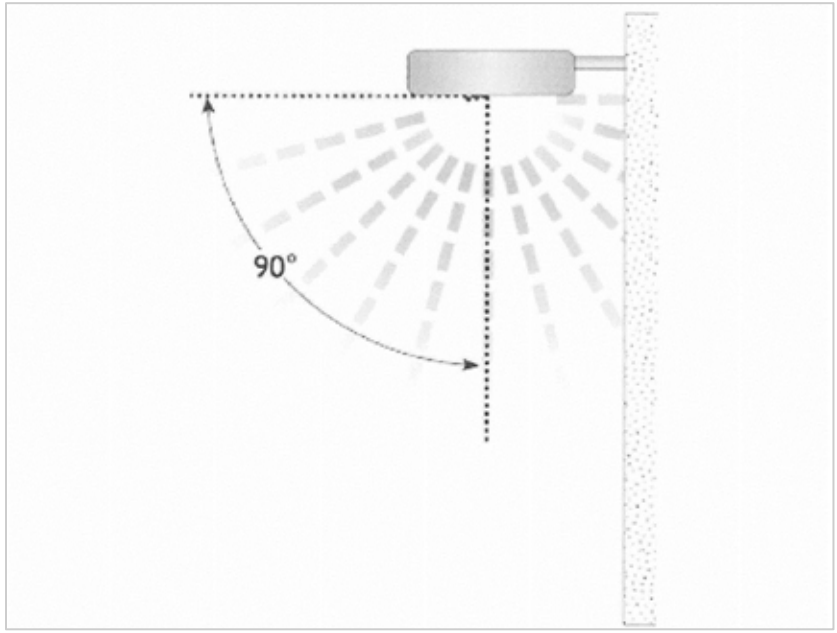


Figure 3-46. Profile of a lighting fixture meeting Fredericksburg's Outdoor Lighting Ordinance. Note how the light does not shine upward, allowing the sky to remain dark. Source: "Ordinance No. 2019-16," City of Fredericksburg, https://www.fbgtx.org/DocumentCenter/View/2869/Ordinance-2019-16--Outdoor-Lighting.

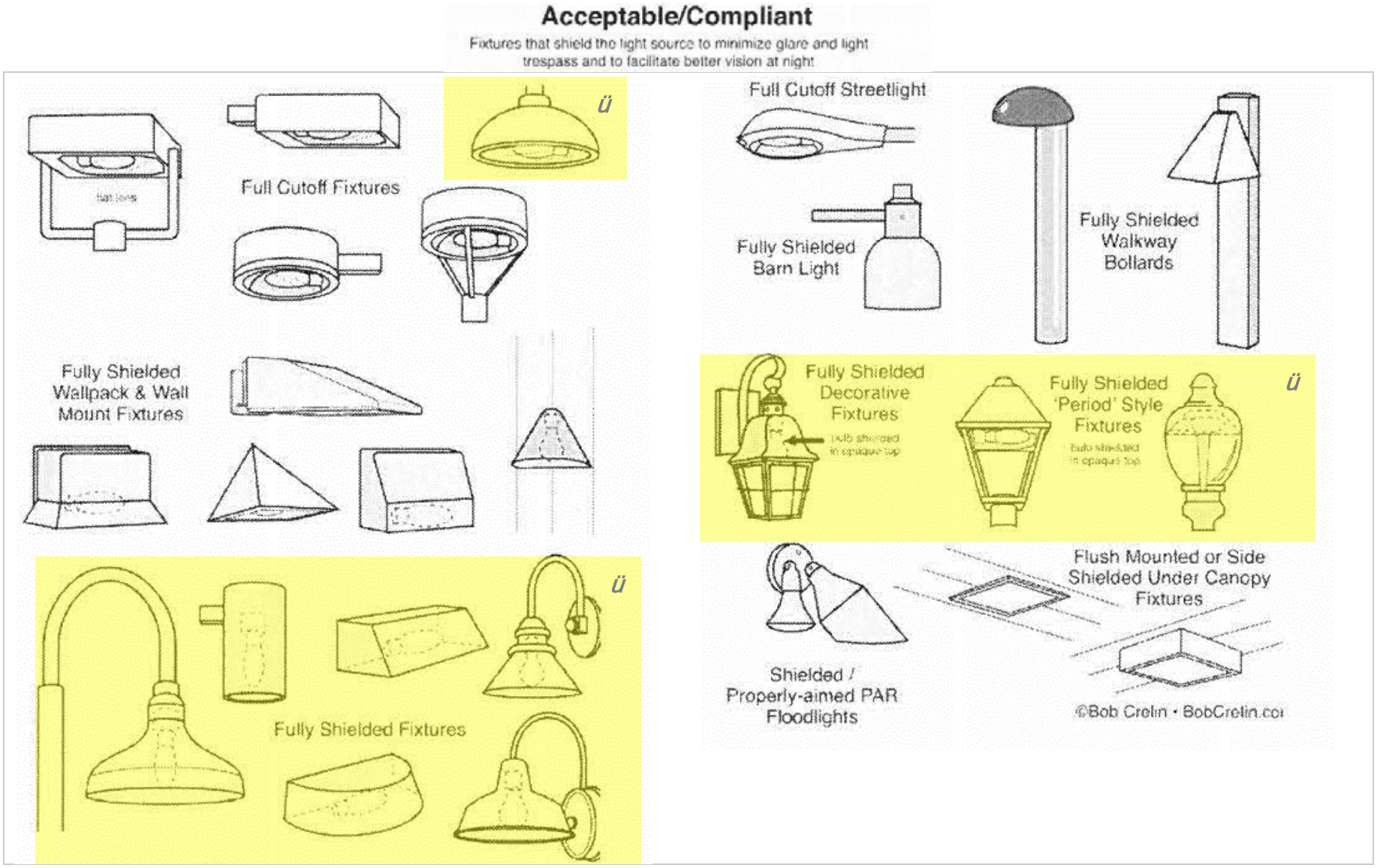


Figure 3-47. Examples of "Acceptable/Compliant" lighting fixtures per Fredericksburg's Outdoor Lighting Ordinance, with appropriate fixtures for historic buildings highlighted in yellow. Refer to *Section 2* to match the examples with the relevant style(s) and period(s) of construction. Source: "Ordinance No. 2019-16," City of Fredericksburg, https://www.fbgtx.org/DocumentCenter/View/2869/Ordinance-2019-16--Outdoor-Lighting.

3.3. ADDITIONS TO HISTORIC PROPERTIES

This section intends to help design appropriate additions to enlarge designated landmarks and all buildings within the historic district (both contributing and noncontributing). The goal of these standards and guidelines is to help clarify how the *Secretary's Standards* will be interpreted for Certificates of Appropriateness for additions within Fredericksburg, for both landmarks and all properties within the historic district, whether contributing or noncontributing. All standards and guidelines for additions herein are derived from the spirt of SOI Standards 9 and 10. However, these standards and guidelines provide significantly more detail than the *Secretary's Standards*.

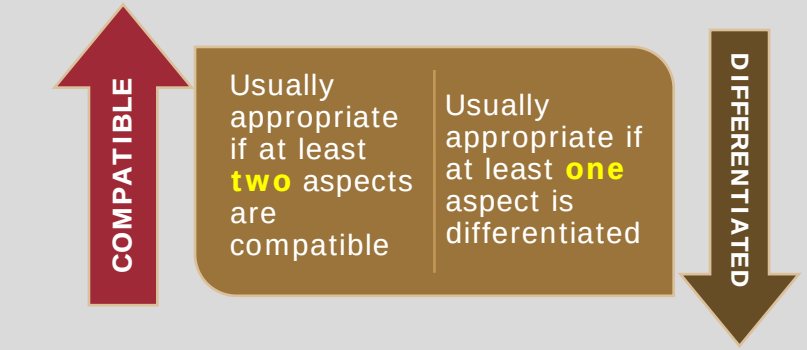
Additions: Compatible but Differentiated

One key philosophy underpinning the *Secretary's Standards for Rehabilitation* is that additions should be both compatible and differentiated. That means that some aspects of the addition's design should be compatible, while others should be differentiated. Seven key aspects of an addition's design are listed below:

1. Roof form
2. Footprint shape
3. Fenestration pattern (wall versus window, solid versus void)
4. Materials
5. Stylistic Elements
6. Color (within an accepted palette)

No prescribed formula governs which aspects should be compatible or differentiated. One helpful rule of thumb is that additions generally are appropriate if at least two aspects are compatible, and at least one aspect is differentiated. The aspects can be mixed and matched in infinite ways – allowing a wide berth for creativity among architects and designers.

In Fredericksburg**, height must always be generally compatible** with the original building and the surrounding district. Refer to standards 3.3(f–i) for detailed guidance regarding height.



Examples of **appropriate** additions on 106 E. Schubert Street (top) and 303 W. San Antonio Street (bottom). Both examples above create slight differentiation using only one aspect of design—fenestration—while maintaining compatibility with materials and color. Source: City of Fredericksburg Historic Preservation Office.

Visibility from the Public Right-of-Way

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

Preservation

(a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions.

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

(b) Consider altering existing interior spaces, including attics, to increase living space before considering the construction of an addition.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Height and Massing

(c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(e) Set back new additions from the historic building so that the historic building retains visual emphasis.

High Priority	Medium Priority	Low Priority
Required set back behind historic rear wall	Required setback a minimum of 15 feet measured from the front (street-facing) wall of the historic building (excluding the porch)	Recommended

(f) Additions may gain additional height the further they are set back, with a maximum height no more than 10 feet taller than the historic building, measured from the historic building's original roof peak to the addition's roof peak.

High Priority	Medium Priority	Low Priority
Appropriate if set back behind the historic rearmost wall	Appropriate if set back behind the historic rearmost wall with a slight offset/inset or siding break	Appropriate if set back 15 feet behind the historic front wall (excluding the porch) or behind the original roof's ridgeline

(g) Design basement additions so that they do not raise the historic floor level of the building.

High Priority	Medium Priority	Low Priority
Required	Recommended	Recommended

(h) Basement additions that require raising the historic floor level may be appropriate in some cases, provided that the new floor level of the building is not higher than either the average of the contributing buildings on the same block face, or the average of the adjacent buildings (if both adjacent buildings are contributing).

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate	Appropriate

(i) Where possible, align the floor plates of additions with the historic building.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(j) If finishing out an existing attic, the addition of dormer windows may be appropriate in some instances.

High Priority	Medium Priority	Low Priority
Inappropriate	Appropriate if not visible from the public ROW	Appropriate

Design

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

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(l) Design new additions to be compatible with the historic building but differentiated enough so that they are not confused as historic or original to the building. (Refer to the "Additions: Compatible but Differentiated" sidebar above.)

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

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

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(n) Contemporary architectural styles are appropriate for additions provided that compatibility is retained among other building aspects; for example, an addition may have a contemporary roof form, fenestration pattern, and style if it maintains a compatible footprint shape, materials, and color palette.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(o) New additions should not overpower existing main structures. Full-floor second story additions that obscure the form of the original structure are not appropriate.

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Allowed if not overpowering neighboring properties.

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(q) Design exterior walls, roof features, and window/door openings to authentically communicate the structural system of the addition. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system. Application of false structural elements is prohibited.

High Priority	Medium Priority	Low Priority
Required	Required if visible from the public ROW	Required if visible from the public ROW

(r) Revealing an addition's structural elements—like true load-bearing masonry or revealed posts and beams—is encouraged.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

(s) Modern materials, such as fiber-cement siding, are appropriate for additions, provided that the overall design balances compatibility with differentiation.

High Priority	Medium Priority	Low Priority
Allowed	Allowed	Allowed

(t) Limiting the materials palette for additions to two materials is recommended.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(u) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using masonry veneer or stucco atop a wood-frame structure is discouraged.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

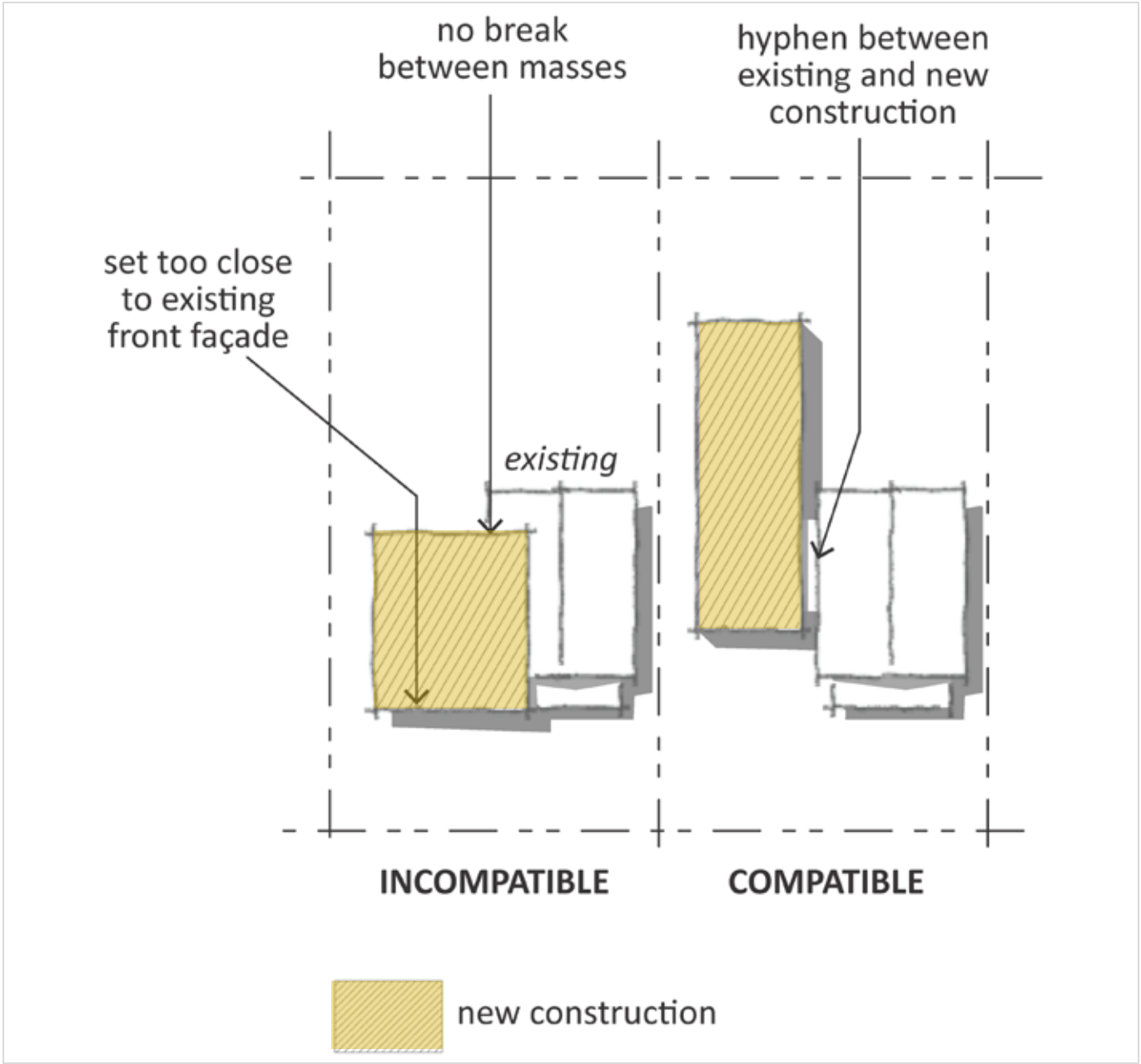


Figure 3-48. Examples of side additions, showing how the compatible side addition uses a hyphen and setback to separate it from the original building (medium or low). Source: HHM archives.

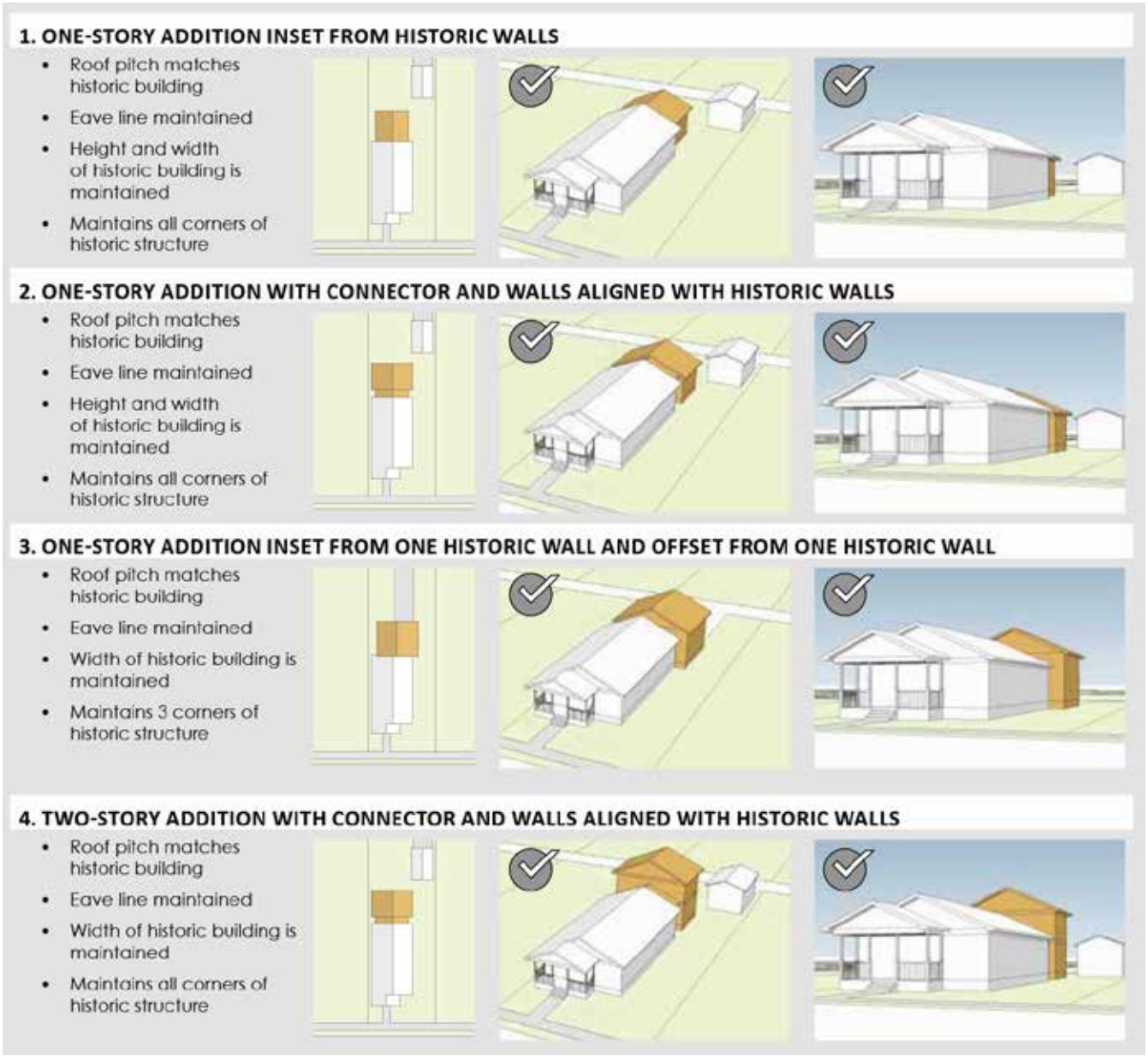


Figure 3-49. Examples of potential **appropriate** massing for hyphens, breezeways, insets, or offsets to differentiate a main original house from an addition. For High- or Medium-priority buildings, use of hyphens, breezeways, insets, or offsets is recommended for rear additions of the same height. They may be required for rear additions that rise taller than a historic High- or Medium-priority building. Source: Winter & Company archives.

Figure 3-50. Photo of an **appropriate** side addition connected to a historic house by a glass hyphen in Concord Massachusetts, designed by Estes/Twombly Architects. These standards require use of a similar hyphen for side additions on High- or Medium-priority buildings. Note that the addition is compatible with the historic house in terms of its materials and color, but differentiated by its fenestration pattern and roof form. Source: Kristin Dispenza, "House of the Month: Redesign of a Historic 1890s-era House," Buildipedia, accessed May 16, 2020, http://buildipedia.com/at-home/design-remodeling/house-of-the-month-redesign-of-a-historic-1890s-era-house?print=1&tmpl=component.

Figure 3-51. **Appropriate** rear addition in Austin, designed by Clayton Little Architects. Note that a glass hyphen separates the addition from the main house. The addition is compatible in terms of height, roof form, and footprint shape, but differentiated by its color, materials, and fenestration pattern. Source: "Clarksville Residence," Clayton Little Architects, accessed January 10, 2020, https://claytonlittle.com/work/clarksville-residence/.

Figure 3-52. Example of a two-story rear addition set back behind the ridgeline of a one-story bungalow. This addition would be inappropriate for a High- or Medium-priority house, but appropriate for a Low-priority house. Source: HHM archives.

Figure 3-53. Example of an **appropriate** historic stone building that connects to a new side addition on the right through a glass hyphen, minimizing impact to the historic building. Note that the materials, roof form, and color are compatible, while the fenestration is differentiated. Source: National Park Service.

Figure 3-54. Photo of a contemporary addition to a historic fire station via an offset brick hyphen. Note that the roof form, materials, and color are compatible, while the fenestration pattern is differentiated. Source: Winter & Company archives.

Figure 3-55. Rendering of a rear addition to a historic church that uses a hyphen to minimize impact on the adjacent historic fabric. Note that the addition uses a contemporary footprint, roof form, and fenestration pattern, but the height is subordinate to the historic building and the materials and color palette are compatible. Source: SKT Architects.

Figure 3-56. Example of a rooftop addition on a commercial building. In Fredericksburg, a similar rooftop addition would be appropriate only on a Low priority building, and only if set back 15 feet behind the original front wall per standard 3.3(f) above. Source: Anne E. Grimmer and Kay D. Weeks, *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*, National Park Service, updated August 2010, https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm.

3.4. NEW INFILL CONSTRUCTION

This section intends to help property owners interpret appropriateness for new infill construction within the historic district or on the same parcel of land as a designated historic landmark. Like the standards and guidelines for additions, this section aims to clarify how the *Secretary's Standards* will be interpreted for Certificates of Appropriateness for new construction. The philosophy of "compatible but differentiated" set forth for additions generally applies to new infill construction as well, but the breadth of what is compatible is far wider, borrowing from the historic district as a whole. Note that the *Secretary's Standards* provide general guidance regarding the philosophies of compatibility and differentiation, but none of the SOI standards apply specifically to new infill construction.

New Infill Construction: A Different Set of Priorities

New infill construction is evaluated according to its potential impact on the historic character of Fredericksburg as a whole. This perspective differs from evaluation of an alteration or addition, which focuses primarily on impact to a single property. As a result, the High, Medium, and Low priorities assigned for historic resources in Fredericksburg are not relevant to the standards and guidelines for new construction, *except* for new accessory buildings on properties with historic buildings. Each new construction project carries a high degree of responsibility for maintaining Fredericksburg's overall historic character. At the same time, each new construction project holds a high degree of potential to become a High-priority landmark valued by future generations.

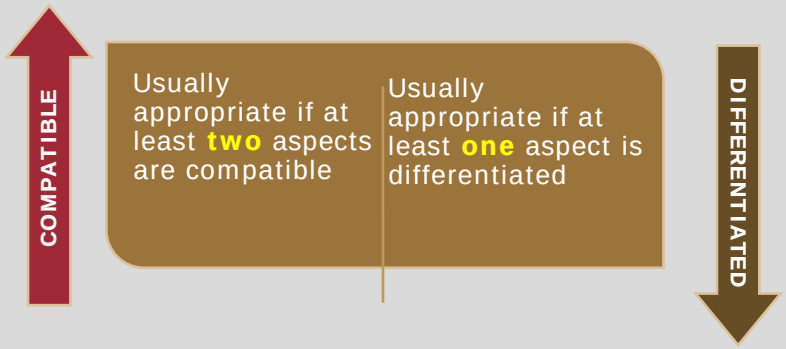
New Infill Construction: Compatible but Differentiated

Although the *Secretary's Standards for Rehabilitation* do not provide specific guidance for new infill construction, the underlying philosophy that new things should be both compatible and differentiated can be applied to new infill within a historic district. That means that some aspects of the addition's design should be compatible, while others should be differentiated. Six key aspects of new design within a historic district are listed below:

1. Roof form
2. Footprint shape
3. Fenestration pattern (wall versus window, solid versus void)
4. Materials
5. Stylistic Elements
6. Color (within an accepted palette)

No prescribed formula governs which aspects should be compatible or differentiated. One helpful rule of thumb is that new infill construction generally is appropriate if at least two aspects are compatible, and at least one aspect is differentiated. The aspects can be mixed and matched in numerous ways – allowing for creativity among architects and designers.

In Fredericksburg, height must always be generally compatible with the original building and the surrounding district. Refer to standard 3.4.2.1(g–i) for detailed guidance regarding height for new residential construction, and standard 3.4.2.1(g–h) for height for new commercial construction.



Rendering of the **appropriate** proposed new Albert Hotel on Main Street, designed by Clayton Little Architects. The new building shown at the center is compatible with its neighbors in terms of height, roof form, footprint, and the stylistic detailing of the parapet, but differentiated by its color, materials, and fenestration pattern. Also note the consistent setbacks and inclusion of a canopy. Source: Clayton Korte Architects.

3.4.1. Lot Coverage

Zoning as the Baseline for *Maximum* Lot Coverage

Fredericksburg's zoning ordinance sets the baseline for the *maximum* allowable lot coverage. These standards require contextual assessment of lot coverage based on the surrounding historic properties. In many instances, the lot coverage permitted by these standards will be **less than the maximum permitted by the zoning ordinance**. The current zoning ordinance is available at https://library.municode.com/tx/fredericksburg/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZOOR.

Priority Rankings and Lot Coverage

If a property includes an existing historic building, lot coverage standards are affected by the property's priority ranking. For the purposes of lot coverage standards, **previously empty lots are treated as Low Priority properties**.

Preservation

(a) Avoid removing historic resources or landscape features in order to construct a parking area, new accessory building, or new landscape feature (SOI Standard 2).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Site Layout

(b) Consider the complex types prevalent among contributing properties on the block based on *Section 2.3*. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(c) Consider maintaining historic-site development patterns for the relevant complex type discussed in *Section 2.3*; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Required

(e) Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.)

High Priority	Medium Priority	Low Priority
Maintain at least a 15-foot setback	Maintain at least a 10-foot setback	Required if visible from the public ROW; maintain at least a 10-foot setback

(f) The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines [standard 3.4.1(d)] and setbacks from historic primary buildings on the property [standard 3.4.1.(e)].

High Priority	Medium Priority	Low Priority
Required	Required	Required

(g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as "Accessory Dwelling Unit" or "ADU") shall not cover a larger footprint of the lot than the primary building. (See zoning map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(h) All accessory buildings, except any accessory dwelling building subject to Section 3.4.1(g) above, shall not exceed 800 sf or 50% of the primary building square footage, whichever is greater.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

(i) Locate service areas at the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(j) Locate off-street parking to the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(k) Always use landscaping as a buffer between service areas/parking lots and streets or buildings, as well as to break up the visual effect of a parking lot – regardless of the location of the service area or parking lot.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(l) Design large parking lots to be broken into smaller components to reduce the visual impact of large, paved areas.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(m) Construct parking areas in accordance with City standards (*Appendix D*).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Figure 3-57. Aerial photograph showing a sampling of setback measurements between historic main houses and historic accessory buildings within the Fredericksburg Historic District. Note a range of setbacks between 15 feet and 66 feet. Source: Basemap and measurements from Google Earth Pro.

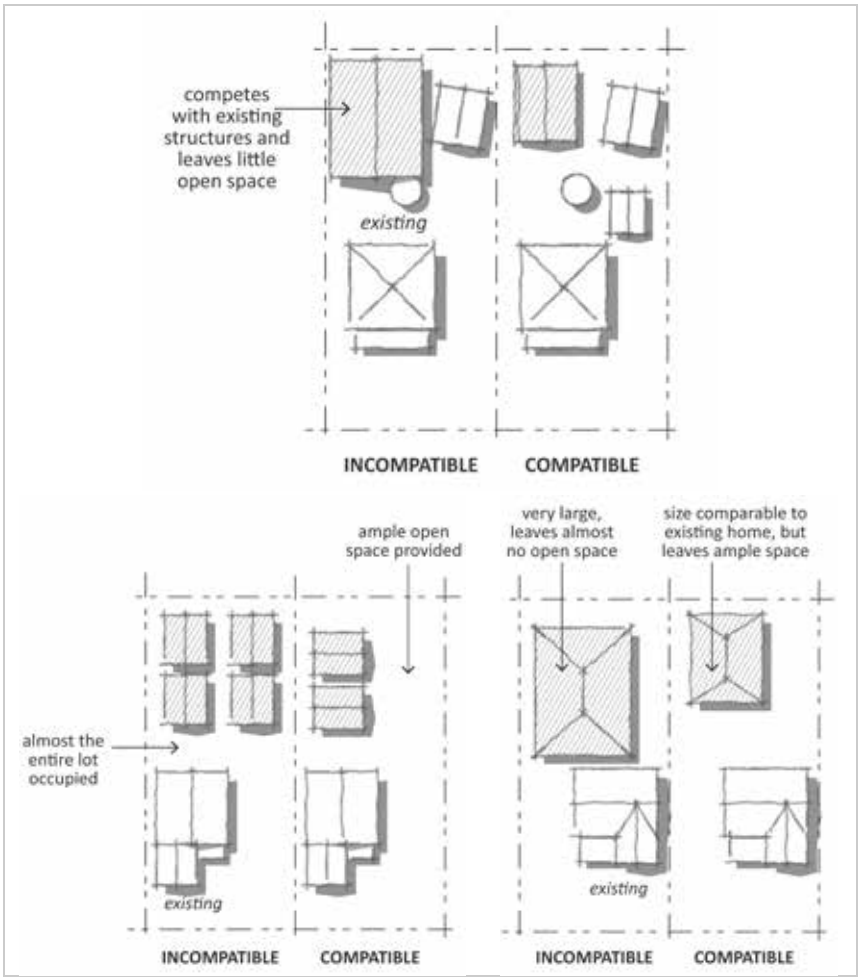


Figure 3-58. Examples of potential **appropriate** site plans that take into consideration historic patterns of lot coverage and open space prevalent among historic residential lots in Fredericksburg. (See *Section 2.3.1*.) Source: HHM archives.

Figure 3-59. Example of an **inappropriate** site plan on E. Travis Street that proposes lot coverage far denser than the surrounding neighborhood. Note the contrast in setbacks between the proposed buildings and the surrounding historic buildings. Note also the proposed inappropriate parking location on the main street, with no buffering or landscaping. Source: City of Fredericksburg Historic Preservation Office.

Figure 3-60. Example of locating parking at the side and using new fencing and landscaping to screen a new service area at 342 W. Main Street. Source: SKT Architects.

3.4.2. Primary Buildings

Residential versus Commercial Standards: Which to Follow?

The section herein differentiates new residential construction (*Section 3.4.2.1*) from new commercial construction (*Section 3.4.2.2*). Select which section to follow **based on the character of the adjacent construction, not the use of the new building**. *Appendix C* provides a map of the historic district indicating where residential forms are appropriate, versus where commercial forms are appropriate.

3.4.2.1. New Residential Construction

Use of Standards

(a) Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning. (Refer to the map in *Appendix C*.)

Preservation

(b) Avoid demolishing a historic building to accommodate new construction; the limited circumstances where demolition is permitted are set forth in the Historic Preservation Ordinance in *Appendix G.*

(c) Avoid relocating a designated historic building to construct a new building; moving a building into the historic district from elsewhere may be appropriate in some circumstances.

Relocating Historic Buildings

In communities with little or no protection for historic buildings, relocation may be the only viable alternative to save a building from demolition. Moving a historic building from elsewhere onto a lot in Fredericksburg may be appropriate if the building dates from the same period of significance; if the building's style and form are consistent with Fredericksburg's inventory of historic resources; and if the building is sited on the lot with setbacks compatible with the nearby contributing buildings, with appropriate landscaping surrounding it.

(d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

(e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

(f) Appropriate setbacks must be consistent with the surrounding context: front- and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning.

Height and Massing

(g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.

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

(i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

(j) For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the

front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more than 1/3 of the front façade. (see *Section 3.4.3* for discussion of detached garages)

(k) Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet.

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

(m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).

(n) Avoid using a historical style not found among the contributing main houses in the district.

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

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

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

Materials

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

(s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.

(t) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged.

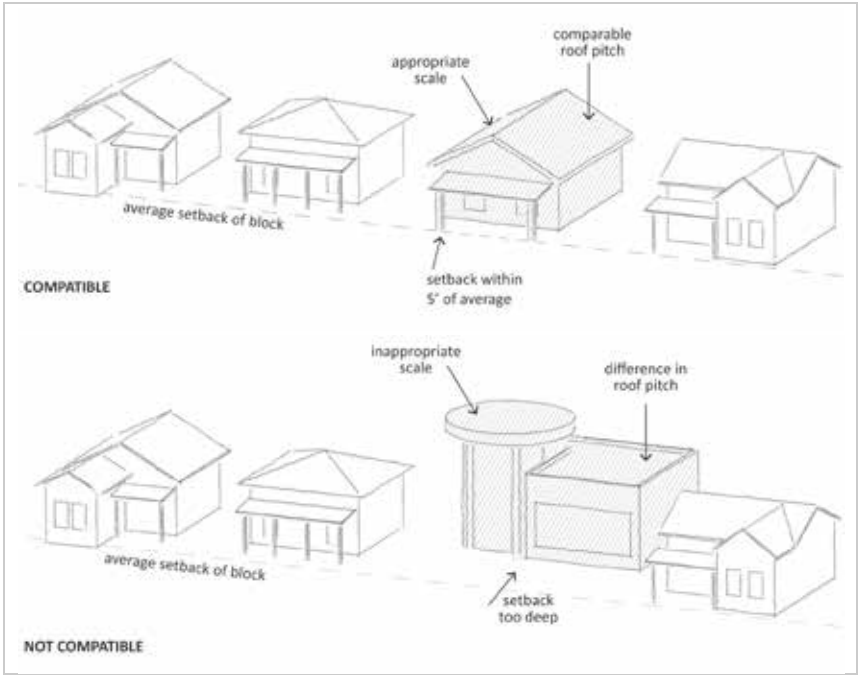


Figure 3-61. Examples of appropriate versus inappropriate new residential infill. Note how the compatible example takes cues from the adjoining streetscape in terms of height, setbacks, roof form, roof pitch, footprint, and porch placement. Since the majority of the houses on the block are one-story, the compatible new house is only one-story as well, per standard 3.4.2.1(g–i). Source: HHM archives.

Compatible but Differentiated Residential Styles: "Hill Country Modern"

One currently popular style that blends compatibly with Fredericksburg's historic context is known as "Hill Country Modern." Character-defining features of the style include:

- Combination of locally available materials, traditional passive climate-control features, and modern structural systems using steel, glass, and reinforced concrete
- Limestone masonry as primary material, sometimes with unpainted wood siding as secondary material
- Large windows and wide roof spans that clearly reveal the structural system
- Roofs using a low-sloped gable or shed form
- Standing-seam metal used as roof material
- Minimal applied ornament

Sources: "Hill Country Modern Ranch," Archello, accessed January 7, 2021, https://archello.com/project/hill-country-modern-ranch; "Goat Mountain Ranch," Lake|Flato, accessed March 3, 2020, https://www.lakeflato.com/ranches/goat-mountain-ranch; "Wimberly Rose House," Richter Architects, accessed January 7, 2021, https://www.richterarchitects.com/rose-house; "Dogrun Ranch," Furman+Kiel Architects, accessed January 7, 2021, http://www.fkarchitects.net/dogrun-ranch; City of Fredericksburg Historic Preservation Office.

House in Horseshoe Bay, Texas designed by J. Christopher Architecture.

Dogrun Ranch house in Spicewood, Texas designed by Furman + Kiel Architects (front).

Goat Mountain Ranch House in Central Texas designed by Lake Flato Architects.

Ranch house in Spicewood, Texas designed by Furman + Kiel Architects (back).

Rose House in Wimberly, Texas designed by Richter Architects.

House at 302 E. Schubert Street, Fredericksburg, Texas.

Compatible but Differentiated Residential Styles: "Farmhouse Modern"

Another currently popular style that blends compatibly with Fredericksburg's historic context is known as "Farmhouse Modern." Character-defining features of the style include:

- Combination of materials that would have been available in the late nineteenth and early twentieth centuries with modern materials
- Wood siding or fiber-cement siding usually primary material, sometimes with stone, brick, or stucco as secondary material
- Large window openings that help reveal use of a modern structural system, sometimes using an asymmetrical fenestration pattern echoing abstract modern art
- Cross-gabled roof form with pitch similar to surrounding historic resources
- Minimal applied ornament

Sources: Pinterest, accessed January 7, 2021, https://www.pinterest.com/pin/436145545156406787/?d=t&mt=login; Cheryl Weber, "Case Study: Quahaug Point House by Estes Twombly Architects," *Residential Design Magazine,* published April 30, 2020, https://www.residentialdesignmagazine.com/case-study-quahaug-point-house-by-estes-twombly-architects/; Asa Christiana, "Best New Home 2019: 21st-Century Modern Farmhouse Gets the Big Things Right," *Fine Homebuilding* 283 (July 2019), accessed January 7, 2021, https://www.finehomebuilding.com/2019/04/05/best-new-home-2019-21st-century-modern-farmhouse-gets-the-big-things-right; City of Fredericksburg Historic Preservation Office.

A live/work studio in Rhode Island.

House in Indiana, designed by architect David Rausch.

House in Quahaug Point, Rhode Island designed by Estes-Twombly-Architects.

House at 711 W. Austin Street in Fredericksburg, Texas.

3.4.2.2. New Commercial Construction

Fredericksburg's Commercial Viability

Fredericksburg boasts one of the most consistently active and viable commercial Main Streets in Texas. The physical characteristics of Fredericksburg's commercial district substantially contribute to its success. The uniform front setbacks along the sidewalk help create a consistent look and feel that draws pedestrians along the street. The canopies and awnings create shade and protection from the rain, which helps keep pedestrians comfortable despite the weather. These standards recommend and encourage maintaining these features, in keeping with the City of Fredericksburg's commitment to keeping its Main Street commercially vital.

Use of Standards

(a) Follow commercial guidelines for all new construction within historically commercial sections of the historic district, regardless of use or zoning. (Refer to map in *Appendix C*.)

Preservation

(b) Avoid demolishing a historic building to accommodate new construction; the limited circumstances where demolition is permitted are set forth in the Historic Preservation Ordinance in *Appendix G.*

(c) Avoid relocating a designated historic building to construct a new building.

(d) Protect significant streetscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

(e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

(f) Appropriate setbacks must be consistent with the surrounding context: on the historic Main Street east of Milam Street, the front wall must be flush with the property line; new commercial resources within the historic district west of Milam Street must have front setbacks within 5 feet of the average setbacks of contributing buildings on the same block, which may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in *Appendix C*.)

Height and Massing

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

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

Design

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

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

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

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

(m) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have contemporary materials, fenestration pattern, and style, if it maintains a compatible

footprint shape, roof form, and color palette (as shown in *Appendix G.6*).

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

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

(p) Canopies are recommended on new primary commercial buildings where possible; recommended dimensions are at least 6 feet deep, extending across at least 25 percent of the front façade.

Constructing Canopies and Awnings along the State Highway Right-of-Way

Because Fredericksburg's Main Street is also designated as State Highway 290, the Texas Department of Transportation (TxDOT) monitors construction within the airspace of the highway right-of-way. Some canopies and awnings potentially could extend into the right-of-way. TxDOT may grant easements for constructing canopies or awnings in the right-of-way on a case-by-case basis, for a fee. Contact the City of Fredericksburg Historic Preservation Officer for details.

Materials

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

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

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

(t) Storefronts on the ground floors of primary commercial buildings must devote at least 50 percent of the surface area to glass.

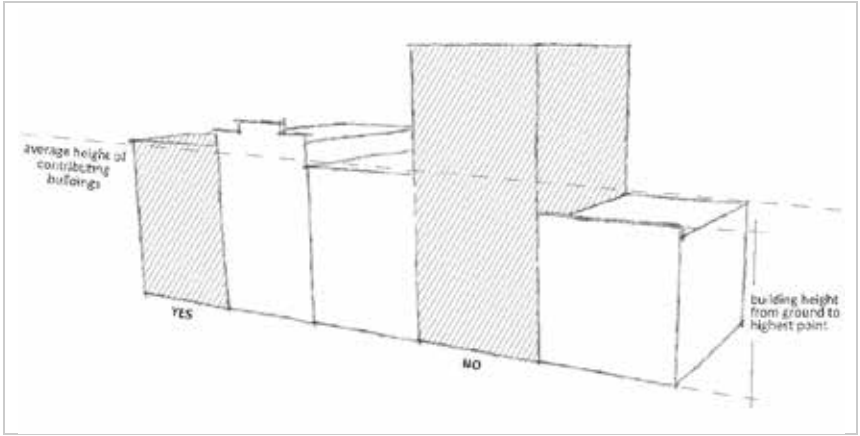


Figure 3-62. Sketch depicting use of the average building height of contributing buildings on the block to determine the appropriate height for the front of a new commercial building. Note that additional height may be appropriate if it is set back from the front wall per standard 3.4.2.2(f–g). Source: HHM archives.

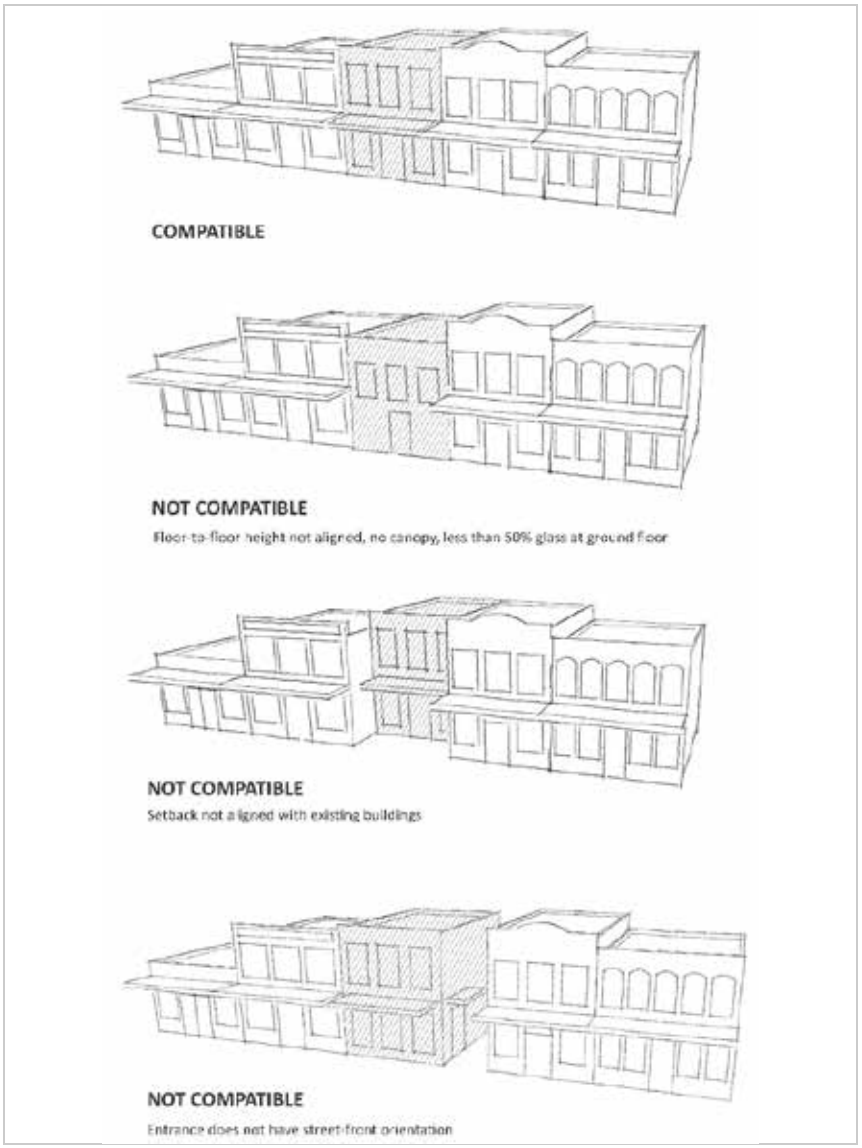


Figure 3-63. Illustration of appropriate and inappropriate setbacks for new commercial construction on the portion of Main Street within the Fredericksburg Historic District and east of Milam Street. Source: HHM archives.

Figure 3-64. Example of an **appropriate** new commercial infill building at 127 E. Main Street, constructed with the front wall flush to the sidewalk – consistent with the adjacent historic buildings on Main Street east of Milam Street. Source: City of Fredericksburg Historic Preservation Office.

Figure 3-65. Example of an **inappropriate** ca. 1980 commercial building at 116 E. Main Street; its setback from the sidewalk interrupts the consistent line of storefronts. Source: HHM 2002 survey.

3.4.3. Accessory Buildings

Accessory Building Types

An accessory building is any building other than the primary building on a property. It almost always is smaller than the primary building and located behind the primary building. Accessory buildings may be residential (commonly referred to as "Accessory Dwelling Units" or ADUs), or utilitarian – such as garages, carports, and sheds.

Understanding historic accessory building types can help inform and inspire design and construction of new accessory buildings. For definitions and descriptions of historic accessory building types in Fredericksburg, refer to *Section 2.2.6*.

Priority Rankings and Lot Coverage

If a property includes an existing historic building, lot coverage standards are affected by the property's priority ranking. For the purposes of lot coverage standards, **previously empty lots are treated as Low Priority-properties**.

Preservation

(a) Avoid impacting significant historic resources or site features when constructing new accessory buildings.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Setbacks and Lot Coverage

(b) Follow lot coverage standards as required in *Section 3.4.1*.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel. (Note that previously empty lots are considered Low-Priority properties.)

High Priority	Medium Priority	Low Priority
Required; maximum of one story, 18 feet in height	Required; maximum of two stories, 28 feet in height	Required; maximum of two stories, 28 feet in height

Design

(d) Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(e) Consistent with historical lot-development patterns, new ADUs should be designed to look like a single, consistent dwelling unit – even if there are multiple units on the interior. The appearance of multiple ADUs on a single property is not consistent with historical development patterns in the district.

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

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

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

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

Materials

(h) If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(i) The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(j) Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings.

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

(k) The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Figure 3-66. Example of an **appropriate** new accessory building—a garage apartment—with no applied ornament and minimal stylistic detailing, taking a visually subordinate role compared to the adjacent historic buildings (not shown). Since this building meets the definition of an ADU, it may be the only ADU on the lot. Source: HHM, 2020.

Figure 3-67. Rendering of an **inappropriate** site plan with insufficient setbacks between the historic primary building and the new ADUs to the right. The design of the ADUs also is inappropriate, with one of the ADUs designed to look like multiple cottages rather than a single building, plus inappropriate false structural detailing and applied ornament. Source: City of Fredericksburg Historic Preservation Office.

Appendices

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APPENDIX A: GLOSSARY

A.1. PRESERVATION TERMS

Certificate of Appropriateness: A Certificate of Appropriateness is a regulatory application required by the City of Fredericksburg for all exterior work alterations on designated historic landmarks and/or buildings within the historic district. Please check with the City of Fredericksburg Historic Preservation Office if you are uncertain whether a historic review is required.

- Application forms for obtaining a Certificate of Appropriateness: https://www.fbgtx.org/DocumentCenter/View/3218/CofA-2020-fillable

Contributing Property: The determination of whether a property is contributing to the historic district is made by the historic preservation professional who evaluated the survey and inventory of the buildings within the district, in conjunction with professional City staff. In general, a building, site, structure, or object within a historic district is considered contributing if it:

(a) Adds to the values or qualities of that district because it was present during the period of significance (1846–1968), and
(b) Possesses physical integrity.

A current inventory of contributing and noncontributing resources in the Fredericksburg Historic District is included as *Appendix B*. For updates to the inventory of contributing properties, contact the City of Fredericksburg Historic Preservation Office.

Deteriorated Beyond Repair: The individual building component is decayed to the point where it cannot serve its structural purpose(s), as determined by the Historic Preservation Office staff and/or the Historic Landmarks Commission. Examples of elements deteriorated beyond repair include, but are not limited to:

- An individual wood window muntin decayed so that it cannot hold a pane of glass as intended; decay is documented by probing the core with an awl and lifting up irregular pieces of wood.
- An individual wood weatherboard decayed to the point where it cannot hold paint to keep the building watertight; decay is documented by probing the core with an awl and lifting up irregular pieces of wood.
- An individual porch column decayed so that it can no longer support the porch roof; decay is documented by a sag in the porch roof even when the porch foundation is shown to be level.
- A metal decorative railing corroded so that it threatens to expand and crack the adjacent surface; corrosion is documented by a bubbling texture, and/or probing the metal with a sharp object and digging out brittle strands.

Historic District: A historic district is a grouping of adjacent buildings, structures, sites, and/or objects that are more than 50 years old and that retain a significant amount of their historic character. Historic resources that add to the district's overall sense of time and place are classified as contributing properties. Severely altered historic properties and buildings of more recent construction are classified as noncontributing properties. Historic districts are designated on the national and local levels, with different implications for each.

Integrity: A property has historic integrity if it is has not been altered since the end of the period of significance, or retains enough of its historic character or appearance to be recognizable as being from the period of significance.

Noncontributing: A building, site, structure, or object within a historic district that does not contribute to the historic character of the district,

either because it no longer retains integrity or because it was constructed after the end of the period of significance.

Period of Significance: The National Park Service's *National Register Bulletin 16a* defines the period of significance as:

> …the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction …
>
> - The property must possess historic integrity for all periods of significance entered.
> - Continued use or activity does not necessarily justify continuing the period of significance. The period of significance is based upon the time when the property made the contributions or achieved the character on which significance is based.
> - Fifty years ago is used as the closing date for periods of significance where activities begun historically and continued to have importance and no more specific date can be defined to end the historic period. (Events and activities occurring within the last 50 years must be exceptionally important to be recognized as "historic" and to justify extending a period of significance beyond the limit of 50 years ago.)[i]

Preservation: The act or process of sustaining the existing form, integrity, or material of a building or structure.

Reconstruction: Treatment that recreates elements are missing but were present historically, based on historic photos or other documentary evidence.

Rehabilitation: The act or process of returning a historic property to a state of utility through repair or alteration that makes possible an efficient, contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, or cultural character.

Restoration: The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular time by means of the removal of later elements or by the replacement of missing earlier elements.

Stabilization: The process of applying measures designed to reestablish a weather-resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

A.2. ARCHITECTURAL TERMS

Abut: To adjoin at an end; to be contiguous.

Arcade: A line of arches resting on columns or piers; often a covered walkway with such arches lining one side or both sides.

Arch: A curved and sometimes pointed structural member used to span an opening.

Awl: A small, pointed tool.

Awning: A projecting roof-like structure sheltering a door or window, often canvas.

Balcony: A railed projecting platform found above ground level on a building.

Bargeboard: A board, sometimes decorative, that adorns the gable-end of a gabled roof.

Battered Foundation: A foundation that is inclined, so that it appears to slope inward as it rises upward.

Bead Board: Wood paneling with grooves.

Belt Course: A horizontal band running around a building; often a bank of bricks or a flat wood molding.

Berm: A raised bank at the edge of a yard beside a road or sidewalk.

Board and Batten: Wood siding with wide boards, placed vertically, and narrow strips of wood (battens) covering the seams between the boards.

Boxed Eaves: Eaves that are enclosed with a fascia and panels under the soffit.

Bracket: A projecting support used under cornices, eaves, balconies, or windows to provide structural or visual support.

Brick: A building or paving unit made of fired clay, usually rectangular in shape.

Buttress: An exterior masonry support set at an angle perpendicular to the exterior wall, often used to counter lateral thrusts placed on the exterior walls by interior roof vaults.

Canopy: A projection over a niche or doorway; often decorative or decorated.

Capital: The uppermost part, or head, of a column or pilaster.

Casement Window: A window sash that swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

Clapboard Siding: Wood siding for exterior walls, commonly applied horizontally with one board partially overlapping the next; profile is cut at an angle so that the lower edge is thicker than the upper edge.

Colonnade: A series of columns arranged at regular intervals, typically supporting one side of a roof.

Column: A round, vertical support; in classical architecture, the column has three parts: base, shaft, and capital.

Concrete Block: A hollow or solid concrete masonry unit consisting of cement and suitable aggregates combined with water.

Concrete Slab: A flat, rectangular, reinforced concrete structural member; especially used for floors and roofs.

Coping: The protective uppermost course of a wall or parapet.

Corbelling: Pattern in a masonry wall formed by projecting or overhanging masonry units.

Cornice: A projecting, ornamental molding along the top of a building, wall, etc., finishing or crowning it.

Crenellation: A parapet with alternating solid and void spaces, originally used for defense; also known as battlement.

Dormer: A vertically set window on a sloping roof; also the roofed structure housing such a window.

Dentils: A series of closely spaced, small, rectangular blocks, used especially in classical architecture.

Double-Hung Window: A window with two (or more) sashes, or glazed frames, set in vertically grooved frames and capable of being raised or lowered independently of each other.

Eaves: The lower edges of a roof that project beyond the building wall.

Engaged Column: A column that is partially attached to a wall.

Entablature: A beam carried by columns; in Classical architectural styles, typically elaborated with a three-tiered molding, divided into the cornice (top), frieze (middle), and architrave (bottom).

Eyebrow Dormer: A low dormer with a wavy line over the lintel, resembling an eyebrow.

Façade: An exterior wall.

Fanlight: An arched window with muntins that radiate like a fan; typically used as a transom.

Fascia Boards: Horizontal boards, typically wood, that cover the ends of rafters.

Fenestration: An opening in a surface.

Fixed Sash: A window, or part of a window, that does not open.

Flat Roof: A roof that has only enough pitch so that water can drain.

Foil: A decorative motif formed by series of intersecting arcs, arranged in flower-like shape; a series of three arcs, resembling a clover, is known as a *trefoil*.

Frieze: The middle section of an entablature (defined above).

Gabled Roof: A roof having a single slope on each side of a central ridge; usually with a gable at one or both ends of the roof.

Gambrel Roof: A roof having a double slope on two sides of a building; the most common example is a barn roof.

Glazing: Window or glass, as within a door or window.

Half-Timbered: Heavy timber framing with the spaces filled in with plaster or masonry.

Hipped Roof: A roof having adjacent flat surfaces that slope upward from all sides of the perimeter of the building.

Hood: A protective and sometimes decorative cover over doors, windows, or chimneys.

In-kind: Replacement of a feature with the same material, such as wood for wood.

Jalousie Window: A window composed of angled, overlapping slats of glass, arranged horizontally like a shutter in order to tilt open for ventilation.

Leaded Glass Window: A window composed of pieces of glass that are held in place with lead strips; the glass can be clear, colored, or stained.

Lintel: The piece of timber, stone, or metal that spans above an opening and supports the weight of the wall above it.

Lites: Window panes.

Mansard Roof: A roof having two slopes on all four sides; the lower slope is much steeper than the upper.

Masonry: A construction method that stacks masonry units, such as stones or bricks, and binds them with mortar to form a wall.

Molding: A decorative profile that is given to architectural members and subordinate parts of the buildings; whether cavities or projections such as cornices, bases, door and window jambs and heads.

Mortar: A mixture of cement, lime, sand, or other aggregates with water; used in plastering and bricklaying.

Mullion: A large vertical member separating two casements or coupled windows or doors.

Muntin: One of the thin strips of wood used to separate panes of glass within a window.

Paneled Door: A door constructed with recessed rectangular panels surrounded by raised moldings.

Parapet: A low wall or protective railing, usually used around the edge of a roof or around a balcony.

Pediment: A triangular section framed by a horizontal molding on its base and two sloping moldings on each side.

Pier-and-Beam Foundation: Foundation consisting of vertical piers that support horizontal beams.

Pilaster: A rectangular column or shallow pier attached to a wall.

Plinth: A base for a column, usually square or rectangular; a square or rectangular ground-level base for an irregularly shaped building.

Porch: A covered entrance or semi-enclosed space projecting from the façade of a building; may be open sided, screened, or glass enclosed.

Porte Cochere: A roofed structure attached to a building and extending over a driveway, allowing vehicles to pass through.

Pyramidal Roof: A pyramid-shaped roof with four sides of equal slope and shape.

Quoins: Large or rusticated stone blocks at the corners of a masonry building.

Rafter: One of a series of structural members spanning from the ridge of the roof to the eaves, providing support for the covering of a roof.

Repointing: The act of repairing the joints of brickwork, masonry, etc., with mortar or cement.

Roof Form: The shape of a roof; typical examples are illustrated below (**fig. A-1**).

Roof Slope: Angle of a roof (also known as roof pitch); common examples illustrated below (**fig. A-2**).

Slip Cover. The covering of a building's original facade, be it building materials or features, with a different substance to create another appearance.

Sash: The framework for a window; also, a moveable part of a window.

Shed Roof: A roof containing only one sloping plane.

Side Light: A vertical window flanking a door.

Side-Gabled Roof: A gable whose face is on one side (or part of one side) of a building, perpendicular to the façade.

Sill: Horizontal member at the bottom of a window or door opening.

Soffit: The underside of overhanging eaves; the underside of other architectural structures such as an arch or balcony.

Storm Window: A secondary window installed to protect and/or reinforce the main window.

String Course: A horizontal band running around a building; often a bank of bricks or a flat wood molding (similar to a belt course, defined above).

Stucco: Exterior finish material composed of either Portland cement or lime and sand mixed with water.

Terra-cotta. A ceramic material molded decoratively and often glazed, used as a facing for buildings or as an inset ornament.

Transom: A horizontal window over a door or window.

Turret: A small tower projecting from a roof.

Vergeboard: A board, sometimes decorative, that adorns the gable-end of a gabled roof (similar to a bargeboard, defined above).

Wing Wall: A portion of the front façade extending past the side façade, often sloping down from the eaves to the ground at an angle; a subordinate wall, one end of which is built against an abutment.

[i] Linda F. McClelland, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington, D.C.: National Park Service, 1997), 42, from the National Park Service, https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf.

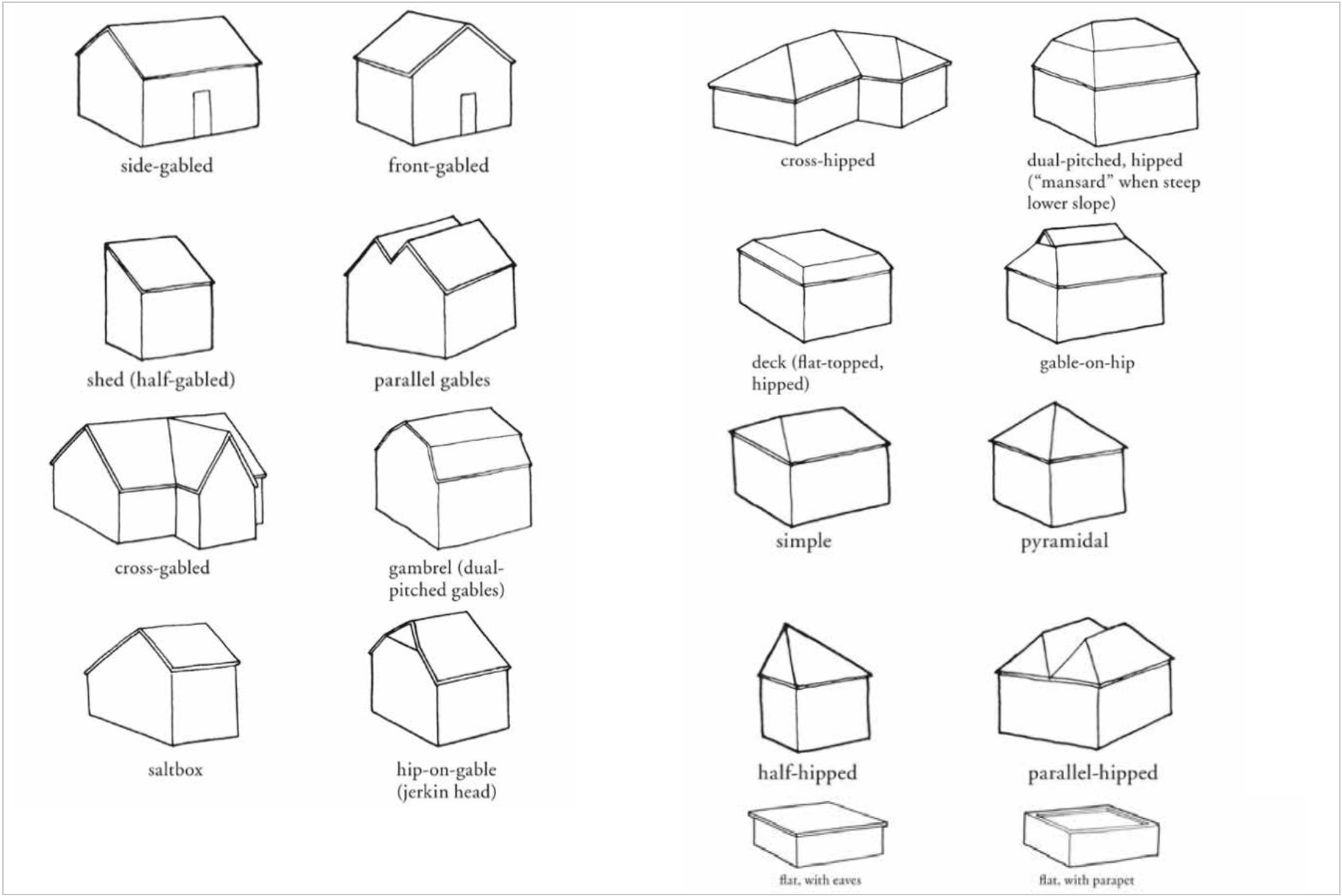


Figure A-1. Diagrams depicting types of roofs commonly found on historic houses. Source: McAlester, *Field Guide to American Houses.*

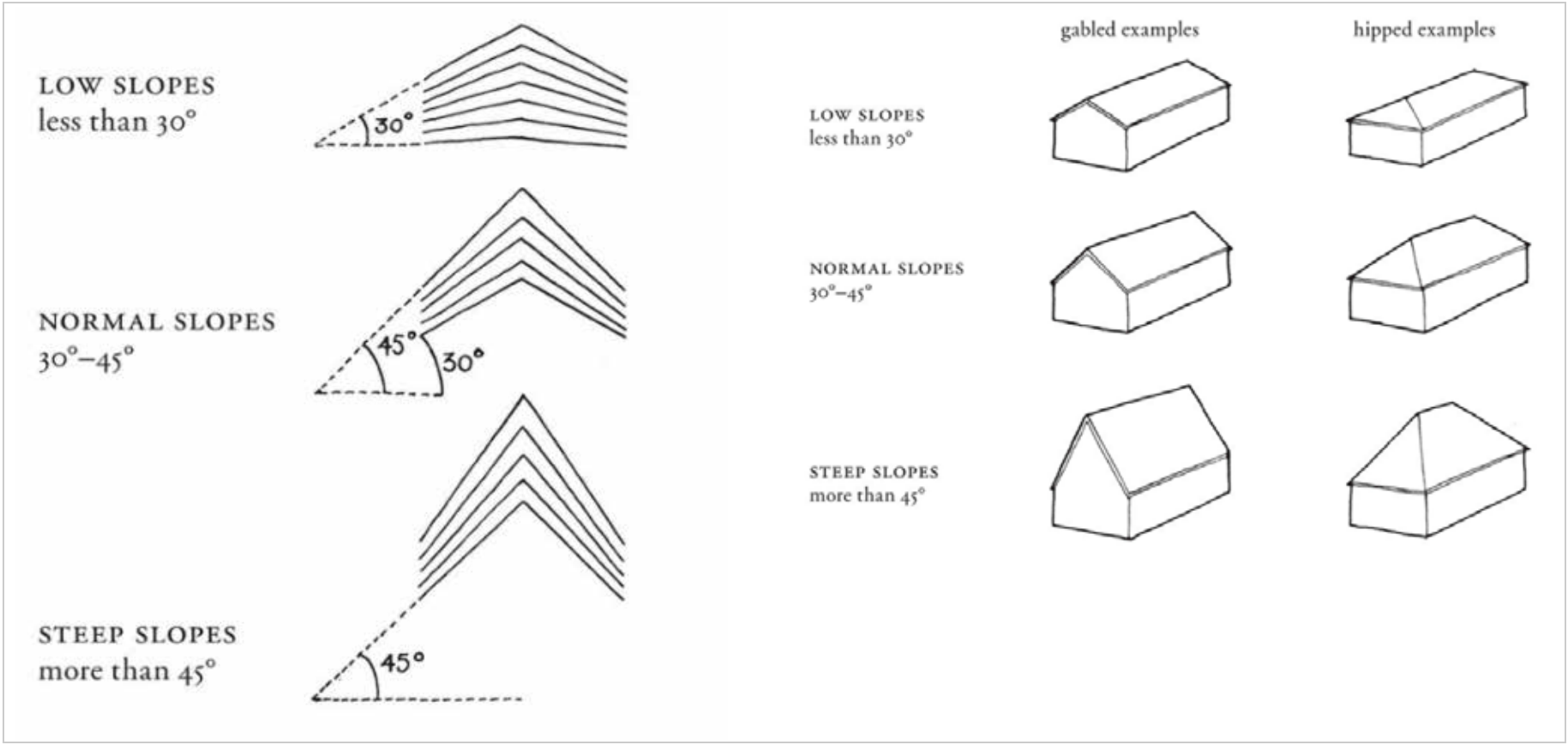


Figure A-2. Diagram depicting roof slopes (or roof pitches) commonly found on historic houses. Source: McAlester, *Field Guide to American Houses.*

APPENDIX B: INVENTORY OF LANDMARKS AND HISTORIC DISTRICT RESOURCES

Reevaluating Significance over Time

The inventory of landmarks and resources within the historic district is current at the time of publication. However, the understanding of resources' significance evolves constantly, as properties are altered or restored, and as new research highlights the significance of additional historic trends.

Resources highlighted in yellow in the inventory below are flagged for reevaluation especially, given construction dates or dates of alterations that recently gained 50 years of age. However, all resources should be reevaluated on a regular basis. Always check with the City of Fredericksburg Historic Preservation Office about reevaluating the significance of your property before planning a project.

B.1. INDIVIDUAL LANDMARKS

The individual landmarks listed below are located throughout the City (both within and outside the historic district).

Address	Priority
606 N. Adams	High
402 S. Adams	High
404 S. Adams	High
703 S. Adams	Medium
701 Apple	High
402 E. Austin	High
502 E. Austin	High
805 E. Austin	High
713 W. Austin	High
211 W. Burbank	Medium
407 W. Burbank	Medium
104 E. Centre	High
112 E. Centre	High
206 E. Centre	High
110 W. Centre	High
112 W. Centre	High
203 W. Centre	High
104 N. Cherry	High
110 N. Cherry	Medium
211 N. Cherry	Medium
302 E. College	Medium
312 E. College	High
408 E. College	Medium
409 E. College	High
112 W. College	High
306 W. College	High
315 W. College	High

Address	Priority
411 E. Creek	High
605 E. Creek	High
608 E. Creek	N/A
603 S. Creek	High
111 N. Eagle	High
710 Ettie	High
514 Franklin	High
401 Fulton	High
205 Goehmann Lane	Medium
510 Granite	Medium
101 E. Hackberry	High
112 E. Highway	High
302 N. Kay	High
826 Lady Bird Drive	Medium
431 S. Lincoln	High
213 W. Live Oak	High
408 N. Llano	High
413 N. Llano	High
501 N. Llano	Medium
502 N. Llano	High
609 N. Llano	High
711 N. Llano	High
803 N. Llano	High
1004 N. Llano	High
103 W. Lower Crabapple	High
502 E. Main	High
511 E. Main	High

Address	Priority
600 E. Main	Medium
701 W. Main	High
709 W. Main	High
714 W. Main	High
804 West Main	High
811 W. Main	High
404 N. Milam	High
408 N. Milam	Medium
608 N. Milam	High
405 S. Milam	High
410 S. Milam	High
101 East Morse	High
209 East Morse	High
212 W. Morse	High
406 N. Orange	High
208 E. Orchard	High
210 E. Orchard	High
212 E. Orchard	High
408 E. Orchard	High
202 W. Park	High
517 E. San Antonio	High
611 E. San Antonio	Low
714 W. San Antonio	Medium
410 E. Schubert	High
507 E. Schubert	Medium
516 St. Mary's	High
406 Sycamore	High

Address	Priority
110 W. Travis	Medium
206 W. Travis	Medium
207 West Travis	High
210 West Travis	High
301 W. Travis	High
302 W. Travis	Medium
314 W. Travis	High
320 W. Travis	Medium
406 W. Travis	High
408 W. Travis	High
302 E. Ufer	Medium
1293 US Hwy 87 N	High
201 S. Washington	High
304 S. Washington	High
607 S. Washington	High
610 S. Washington	High
611 S. Washington	Medium
612 S. Washington	High
614 S. Washington	High
616 S. Washington	High
619 S. Washington	High
623 S. Washington	High
755 S. Washington	High

B.2. RESOURCES WITHIN THE FREDERICKSBURG HISTORIC DISTRICT

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
105 N. Acorn	2002	525	1880	Medium
107 N. Acorn	2002	524	1993	Low
107 (rear) N. Acorn	2002	643	1993	Low
203 N. Acorn	2002	523	1975	Low
205 N. Acorn	2002	522	1980	Low
205 (rear) N. Acorn	2002	642	1980	Low
207 N. Acorn	2002	521	1980	Low
209 N. Acorn	2002	520	1980	Low
105 S. Acorn	2002	526	1970	Low
105 S. Acorn	2002	530	2002	Low
109 S. Acorn	2002	527	1920	Low
205 S. Acorn	2002	528	1980	Low
207 S. Acorn	2002	529	1945	Low
209 S. Acorn	2002	475	1997	Low
103 N. Adams	2002	585	1920	Medium
105 N. Adams	2002	584	1920	High
107 N. Adams	2002	583	1920	High
109 N. Adams	2002	582	1898	High
119 N. Adams	2002	581	1915	Low
211 -? N. Adams	2002	580	1900	Medium
303 N. Adams	2002	579	1990	Low
403 N. Adams	2002	672	1920	Medium
404 N. Adams	2002	869	1960	Low
405 N. Adams	2002	671	1960	Low
406 N. Adams	2002	868	1940	Low
407 N. Adams	2002	670	1920	Medium
408 N. Adams	2002	867	1930	Low
410 N. Adams	2002	866	1930	Low
412 N. Adams	2002	865	1910	High
503 N. Adams	2002	668	1920	High
503 (rear) N. Adams	2002	669	1920	Medium
504 N. Adams	2002	864	1920	High
505 N. Adams	2002	667	1950	Low
506 N. Adams	2002	862	1910	Medium
506 (rear) N. Adams	2002	863	1980	Low
507 N. Adams	2002	666	1945	Low
508 N. Adams	2002	861	1920	High
509 N. Adams	2002	665	1965	Low
510 N. Adams	2002	859	1920	High
510 N. Adams	2002	860	1935	Medium

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
514 N. Adams	2002	858	1915	Medium
515 N. Adams	2002	664	1930	Low
517 N. Adams	2002	663	1965	Low
101 S. Adams	2002	586	1900	Medium
105 S. Adams	2002	587	1945	Medium
201 S. Adams	2002	588	1955	Low
204 S. Adams	2002	821	1970	Low
206 S. Adams	2002	822	1880	High
207 S. Adams	2002	589	1890	High
209 S. Adams	2002	590	1880	Medium
210 S. Adams	2002	823	1890	Low
301 S. Adams	2002	591	1950	Low
100 E. Austin	2002	72	1960	Low
102 E. Austin	2002	73	1960	Low
104 E. Austin	2002	74	1870	High
104 A E. Austin	2002	75	1980	Low
106 E. Austin	2002	76	1980	Low
107 E. Austin	2002	169	1880	Low
108 E. Austin	2002	77	1925	High
110 E. Austin	2002	78	1925	Medium
111 E. Austin	2002	170	1883	High
112 E. Austin	2002	79	1925	High
112 E. Austin	2002	625	1925	Medium
114 E. Austin	2002	80	1925	High
115 E. Austin	2002	171	1920	Low
116 E. Austin	2002	81	1900	Medium
203 E. Austin	2002	172	1900	High
203 E. Austin	2002	173	Unknown	N/A
209 E. Austin	2002	174	1880	High
301 E. Austin	2002	176	1920	Medium
415 E. Austin	2002	178	2002	Low
400 Block E. Austin	2002	95	1970	Low
102 W. Austin	2002	71	1891	High
102 W. Austin	2002	624	1900	Medium
110 W. Austin	2002	70	1954	Low
114 W. Austin	2002	68		
114 W. Austin	2002	69	1880	High
114 W. Austin	2002	623	1870	High
202 W. Austin	2002	67	1960	Low
203 W. Austin	2002	164	1990	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
205 W. Austin	2002	162	1880	Medium
209 W. Austin	2002	161	1870	Medium
211 W. Austin	2002	160	1970	Low
300 W. Austin	2002	66	1940	Low
302 W. Austin	2002	65	1920	Medium
303 W. Austin	2002	158		
303 W. Austin	2002	159	1910	Medium
304 W. Austin	2002	64	1920	Low
308 W. Austin	2002	63	1955	Low
309 W. Austin	2002	156	1936	Medium
310 W. Austin	2002	62	1900	Medium
310 W. Austin	2002	622	1980	Low
311 W. Austin	2002	155	1940	Medium
312 W. Austin	2002	61	1880	High
313 W. Austin	2002	154	1920	Medium
315 W. Austin	2002	153	1910	High
403 W. Austin	2002	151	1900	High
405 W. Austin	2002	150	1900	High
406 W. Austin	2002	59	1920	Low
407 W. Austin	2002	149	1920	High
408 W. Austin	2002	58	1870	Medium
409 W. Austin	2002	148	1920	High
412 W. Austin	2002	57	1890	High
414 W. Austin	2002	56	1865	High
415 W. Austin	2002	147	1870	Medium
415 A W. Austin	2002	619	1998	Low
418 W. Austin	2002	55	1880	High
420 W. Austin	2002	54	1870	High
502 W. Austin	2002	53	1945	Low
503 W. Austin	2002	146	1870	High
504 W. Austin	2002	52	1900	High
505 W. Austin	2002	145	1900	Medium
507 W. Austin	2002	144	1900	High
508 W. Austin	2002	51	1870	High
509 W. Austin	2002	143	1900	Medium
510 W. Austin	2002	50	1890	Low
511 W. Austin	2002	142	1920	Medium
512 W. Austin	2002	49	1915	Medium
513 W. Austin	2002	141	1920	High
514 W. Austin	2002	48	1890	High
515 W. Austin	2002	140	1920	Medium
516 W. Austin	2002	47	1950	Low
518 W. Austin	2002	46	1910	Medium

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
522 W. Austin	2002	45	1890	Medium
524 W. Austin	2002	44	1920	Medium
602 W. Austin	2002	43	1875	Medium
603 W. Austin	2002	139	1960	Low
604 W. Austin	2002	42	1925	Low
605 W. Austin	2002	138	2002	Low
606 W. Austin	2002	41	1890	Medium
607 W. Austin	2002	137	1900	High
608 W. Austin	2002	40	1910	Medium
609 W. Austin	2002	136	1910	Medium
610 W. Austin	2002	39		
612 W. Austin	2002	38	1935	Low
108 ? N. Bowie	2002	772	1990	Low
110 N. Bowie	2002	771	1880	High
204 N. Bowie	2002	770	1921	High
205 N. Bowie	2002	532	2000	Low
205 (rear) N. Bowie	2002	644	2000	Low
206 N. Bowie	2002	769	1910	High
209 N. Bowie	2002	531	1890	Medium
210 N. Bowie	2002	768	1880	High
108 ? S. Bowie	2002	773		
109 S. Bowie	2002	533	1950	Low
110 S. Bowie	2002	774	1905	Low
202 S. Bowie	2002	775	1880	Medium
205 S. Bowie	2002	534	1933	Low
205 (rear) S. Bowie	2002	645	1900	Low
206 S. Bowie	2002	776	1900	Medium
207 S. Bowie	2002	535	1890	Low
208 S. Bowie	2002	777	1950	Low
210 S. Bowie	2002	536	1945	Low
305 S. Bowie	2002	537	1930	Low
401 Cora	2002	593	1945	Medium
402 Cora	2002	613	1900	Medium
403 Cora	2002	680	1920	High
405 Cora	2002	679	1900	High
406 N. Cora	2002	880	1940	Low
407 Cora	2002	678	1900	Medium
408 N. Cora	2002	878	1910	High
408 N. Cora	2002	879		
409 Cora	2002	677	1910	Medium
410 N. Cora	2002	877	1950	Medium
502 N. Cora	2002	876	1900	Low
504 N. Cora	2002	875	1970	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
505 Cora	2002	676		
506 N. Cora	2002	874	1920	High
507 Cora	2002	675	1940	Low
508 N. Cora	2002	872	1990	Low
508 N. Cora	2002	873	1910	Medium
509 Cora	2002	674	1935	Medium
510 N. Cora	2002	871	1930	Low
511 Cora	2002	673	1945	Low
512 W. Cora	2002	870	1910	Medium
103 E. Creek	2002	516	1890	Medium
105 E. Creek	2002	515	1965	Low
105 (rear) E. Creek	2002	640	1990	Low
105 (rear) E. Creek	2002	641	1990	Low
106 E. Creek	2002	509	1870	Medium
107 E. Creek	2002	514	1890	Medium
108 E. Creek	2002	510	1945	Low
110 E. Creek	2002	511	1890	High
110 (rear) E. Creek	2002	639	1890	High
111 E. Creek	2002	513	1950	Low
201 E. Creek	2002	512	1915	Low
201 E. Creek	2002	881	1980	Low
202 E. Creek	2002	607	1959	Low
204 E. Creek	2002	890	1970	Low
205 E. Creek	2002	882	1900	High
207 E. Creek	2002	883	1920	High
209 E. Creek	2002	884	1930	Medium
210 E. Creek	2002	889	1900	Low
211 E. Creek	2002	885	1920	Medium
212 E. Creek	2002	888	1998	Low
213 E. Creek	2002	886	1900	Medium
217 E. Creek	2002	887	1938	Medium
101 W. Creek	2002	517	1855	Medium
103 W. Creek	2002	518	1880	Medium
104 W. Creek	2002	508	1925	Medium
105 W. Creek	2002	750	1890	High
106 W. Creek	2002	507	1900	Medium
107 W. Creek	2002	749	1940	Low
108 W. Creek	2002	506	1870	Medium
109 W. Creek	2002	748	1940	Low
111 W. Creek	2002	747	1935	Low
112 W. Creek	2002	505	1890	High
113 W. Creek	2002	746	1920	Medium
114 W. Creek	2002	504	1965	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
115 W. Creek	2002	745	1880	Medium
116 W. Creek	2002	503	1930	Medium
119 W. Creek	2002	744	1900	High
121 W. Creek	2002	743		
201 W. Creek	2002	742	1900	Low
203 W. Creek	2002	741	1850	Medium
204 W. Creek	2002	502	1890	Medium
205 W. Creek	2002	740	1920	Low
206 W. Creek	2002	501	1880	Medium
207 W. Creek	2002	739	1860	Medium
208 W. Creek	2002	500	1920	Medium
210 W. Creek	2002	499	1920	High
211 W. Creek	2002	738	1880	Medium
212 W. Creek	2002	498	1890	Medium
213 W. Creek	2002	737	1850	High
214 W. Creek	2002	497	1925	Low
215 W. Creek	2002	736	1840	High
217 W. Creek	2002	735	1950	Low
219 W. Creek	2002	734	1930	Medium
223 W. Creek	2002	733	1900	Low
301 W. Creek	2002	732	1910	Medium
305 W. Creek	2002	731	1910	High
311 W. Creek	2002	730	1900	High
313 W. Creek	2002	729	1930	Medium
314 W. Creek	2002	496	1875	High
315 W. Creek	2002	728	1930	Low
317 W. Creek	2002	727	1900	Medium
319 W. Creek	2002	726	1900	Medium
321 W. Creek	2002	725		
401 W. Creek	2002	724		
402 W. Creek	2002	490	1895	Low
403 W. Creek	2002	723	1900	High
404 W. Creek	2002	491	1965	Low
405 W. Creek	2002	722	1900	Low
408 W. Creek	2002	492	1950	Low
409 W. Creek	2002	721	1900	High
412 W. Creek	2002	493	1955	Low
413 W. Creek	2002	719	1849	High
413 A W. Creek	2002	720	1910	Medium
414 W. Creek	2002	494	1900	Medium
416 W. Creek	2002	495	1900	Low
418 W. Creek	2002	489	1870	Low
501 W. Creek	2002	718	1900	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
502 W. Creek	2002	488	1980	Low
504 W. Creek	2002	487	1925	High
505 W. Creek	2002	717	1900	Low
506 W. Creek	2002	486	1915	Low
507 W. Creek	2002	716	1930	Low
508 W. Creek	2002	485	1955	Low
509 W. Creek	2002	715	1900	Medium
511 W. Creek	2002	714	1915	Medium
512 W. Creek	2002	484	1850	High
513 W. Creek	2002	712		
513 W. Creek	2002	713	1920	High
514 W. Creek	2002	483	1955	Low
516 W. Creek	2002	482	1955	Low
518 W. Creek	2002	481	1870	Low
601 W. Creek	2002	708	1990	Low
601 W. Creek	2002	709	1960	Low
601 W. Creek	2002	710	1850	High
601 W. Creek	2002	711	1964	Low
606 W. Creek	2002	480	1920	High
608 W. Creek	2002	479	1930	Medium
610 W. Creek	2002	478	1895	High
612 W. Creek	2002	477	1995	Low
613 W. Creek	2002	707	1920	High
614 W. Creek	2002	476	1890	Low
615 W. Creek	2002	706	1920	High
112 N. Crockett	2002	810	1870	High
114 N. Crockett	2002	809	1880	Medium
115 N. Crockett	2002	574	1990	Low
116 N. Crockett	2002	808	1950	Low
206 N. Crockett	2002	807	1920	Medium
208 N. Crockett	2002	806	1930	Low
209 N. Crocket	2002	130	1970	Low
118 S. Crockett	2002	412	2000	Low
118 S. Crockett	2002	811	1960	Low
202 S. Crockett	2002	812	1935	Medium
204 S. Crockett	2002	813	1898	High
206 S. Crockett	2002	814	1935	Low
207 S. Crockett	2002	575	1980	Low
208 S. Crockett	2002	815	1900	Medium
211 S. Crockett	2002	576	1855	Medium
212 S. Crockett	2002	816	1900	High
214 S. Crockett	2002	817	1940	Low
304 S. Crockett	2002	818	1940	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
305 S. Crockett	2002	577	1955	Low
108 N. Edison	2002	786	1900	High
110 N. Edison	2002	785	1890	High
112 N. Edison	2002	784	1890	High
206 N. Edison	2002	783	1925	Low
207 N. Edison	2002	539	1995	Low
208 N. Edison	2002	782	1960	Low
210 N. Edison	2002	781	1950	Low
211 N. Edison	2002	538	1980	Low
104 S. Edison	2002	787	1950	Low
105 S. Edison	2002	540	1855	Medium
106 S. Edison	2002	788	1930	Medium
107 S. Edison	2002	541	1920	Medium
204 S. Edison	2002	789	1930	Medium
205 S. Edison	2002	542	1920	Low
207 S. Edison	2002	543	1910	Low
208 S. Edison	2002	790	1990	Low
104 N. Elk	2002	839	1910	Low
104 S. Elk	2002	840	1880	Medium
106 S. Elk	2002	841	1920	Medium
108 ? S. Elk	2002	842		
101 N. Lincoln	2002	608	1901	High
102 ? N. Lincoln	2002	830	1890	Medium
108 N. Lincoln	2002	175	1955	Low
106 S. Lincoln	2002	831	1860	High
107 S. Lincoln	2002	610	1901	High
108 S. Lincoln	2002	421	1960	Low
111 S. Lincoln	2002	611	1949	Low
203 S. Lincoln	2002	897	1930	Medium
204 S. Lincoln	2002	891	1970	Low
206 S. Lincoln	2002	892	1910	High
305 S. Lincoln	2002	895	1925	High
305 S. Lincoln	2002	896	1935	Low
306 S. Lincoln	2002	894	1930	Medium
103 N. Llano	2002	602	1970	Low
105 N. Llano	2002	601	1885	Medium
107 N. Llano	2002	600	1995	Low
109 N. Llano	2002	599	1950	Medium
202 N. Llano	2002	35	1870	High
304 N. Llano	2002	825	1980	Low
305 N. Llano	2002	595	1900	High
308 N. Llano	2002	824	1970	Low
200 Block N. Llano	2002	37	1949	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
103 S. Llano	2002	603	1920	High
105 S. Llano	2002	604	1920	Medium
107 S. Llano	2002	605	1892	Low
109 S. Llano	2002	606	1975	Low
112 S. Llano	2002	827	1920	High
208 S. Llano	2002	829	1870	Medium
101 E. Main	2002	268	1874	High
102 E. Main	2002	366	1920	Medium
106 E. Main	2002	367	1920	Medium
110 E. Main	2002	368	1920	Low
112 E. Main	2002	632	1920	Low
113 E. Main	2002	270	1910	Low
114 E. Main	2002	369	1980	Low
115 E. Main	2002	271	1916	High
116 E. Main	2002	370	1980	Low
118 -120 E. Main	2002	371	1898	High
119 E. Main	2002	272	1936	High
121 E. Main	2002	273	1900	High
122 E. Main	2002	372	1930	Low
123 E. Main	2002	274	1850	High
124 E. Main	2002	373	1905	High
127 E. Main	2002	275	1920	Medium
128 E. Main	2002	374	1900	Low
131 E. Main	2002	276	1914	Medium
132 E. Main	2002	375	1916	Medium
138 E. Main	2002	376	1910	Medium
141 E. Main	2002	277	1889	High
142 E. Main	2002	377	1910	Low
143 E. Main	2002	278	1910	Medium
145 E. Main	2002	279	1910	Low
146 E. Main	2002	378	1935	High
147 -149 E. Main	2002	280	1920	High
150 E. Main	2002	379	1990	Low
150 E. Main	2002	826	1990	Low
151 E. Main	2002	281	1920	Low
153 E. Main	2002	282	1930	Low
155 E. Main	2002	283	1965	Low
201 E. Main	2002	284	1920	Low
203 -207 E. Main	2002	285	1897	High
204 E. Main	2002	380	1925	Low
206 E. Main	2002	381	1920	Low
209 E. Main	2002	286	1970	Low
210 E. Main	2002	382	1920	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
212 -214 E. Main	2002	383	1980	Low
217 E. Main	2002	287	1920	Low
218 E. Main	2002	384	1880	Medium
221 E. Main	2002	288	1900	High
222 E. Main	2002	385	1850	High
223 E. Main	2002	458	1910	High
229 E. Main	2002	457	1910	High
230 E. Main	2002	386	1915	Medium
231 -235 E. Main	2002	456	1911	High
239 E. Main	2002	455	1985	Low
242 E. Main	2002	387		
242 E. Main	2002	388	1888	High
245 E. Main	2002	454	1926	High
247 E. Main	2002	453	1866	High
248 E. Main	2002	389	1909	High
249 C E. Main	2002	451	1995	Low
249 A/B E. Main	2002	452	1910	High
252 E. Main	2002	390	1860	High
254 E. Main	2002	391	1867	High
258 E. Main	2002	392	1883	High
302 E. Main	2002	393	1896	High
306 E. Main	2002	394	1980	Low
307 E. Main	2002	450	1960	Low
307 E. Main	2002	609	1935	Low
307 (rear) E. Main	2002	637	1960	Low
307 (rear) E. Main	2002	646	1960	Low
310 E. Main	2002	395	1908	High
312 E. Main	2002	396	1876	High
314 E. Main	2002	397	1990	Low
315 E. Main	2002	449	1880	High
319 E. Main	2002	448	1900	High
320 -322 E. Main	2002	398	1930	Medium
321 E. Main	2002	447	1985	Low
323 E. Main	2002	446	1900	Low
324 E. Main	2002	399	1860	High
326 E. Main	2002	400	1995	Low
327 1/2 E. Main	2002	444	1995	Low
327 E. Main	2002	445	1870	High
328 E. Main	2002	401	1874	Medium
328 E. Main	2002	402	1855	Medium
328 (rear) E. Main	2002	835	1930	Medium
329 E. Main	2002	443	1890	Medium
333 E. Main	2002	442	1995	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
339 E. Main	2002	441	1880	Low
340 E. Main	2002	177	1999	Low
341 E. Main	2002	836	1980	Low
401 E. Main	2002	440	1970	Low
402 E. Main	2002	403		
403 E. Main	2002	439	1930	Medium
403 (rear) E. Main	2002	636	1935	Medium
405 E. Main	2002	438	1850	High
406 E. Main	2002	404	1970	Low
409 E. Main	2002	437	1957	Low
411 E. Main	2002	436	1895	High
412 E. Main	2002	405	1960	Low
413 E. Main	2002	435	1895	Medium
414 E. Main	2002	406	1870	Medium
415 E. Main	2002	434	1887	High
416 E. Main	2002	407	1965	Low
417 E. Main	2002	433	1880	High
418 E. Main	2002	408	1890	Medium
421 E. Main	2002	431	1995	Low
423 E. Main	2002	430	1995	Low
424 E. Main	2002	409	1853	Medium
425 E. Main	2002	429	1995	Low
107 -109 E. Main	2002	269	1900	Medium
100 (Playground) W. Main	2002	166	1990	Low
100 (Vereins Kirche) W. Main	2002	167	1934	High
100 (Washroom) W. Main	2002	168	2000	Low
101 W. Main	2002	267	1930	High
108 W. Main	2002	365	1955	Low
115 W. Main	2002	266	1882	High
125 W. Main	2002	265	1940	High
126 W. Main	2002	364	1985	Low
201 W. Main	2002	264	1968	Low
204 W. Main	2002	363	1990	Low
206 W. Main	2002	362	1875	High
211 W. Main	2002	263	1900	Medium
214 -216 W. Main	2002	361	1907	High
215 W. Main	2002	261	1868	Medium
215 A W. Main	2002	262	1900	Medium
218 W. Main	2002	360	1860	Medium
219 W. Main	2002	260	1920	High
221 W. Main	2002	259	1920	Medium

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
224 W. Main	2002	359	1900	Low
225 W. Main	2002	257	1890	Medium
229 -231 W. Main	2002	256	1880	Medium
232 W. Main	2002	358	1897	High
234 W. Main	2002	357	1900	Low
236 W. Main	2002	356	1900	Low
240 -242 W. Main	2002	355	1900	High
244 W. Main	2002	354	1900	High
247 W. Main	2002	255	1970	Low
261 W. Main	2002	254	1970	Low
300 W. Main	2002	353	1965	Low
301 W. Main	2002	253	1880	Medium
303 W. Main	2002	252	1950	Low
305 W. Main	2002	251	1910	High
307 W. Main	2002	250	1860	High
309 (Kammlah Home and Store) W. Main	2002	239	1849	High
309 (Kammlah Smokehouse) W. Main	2002	240	1875	High
309 (Kammlah Barn) W. Main	2002	241	1884	High
309 (Walton-Smith Log Cabin) W. Main	2002	242	1880	Medium
309 (Volunteer Fire Department) W. Main	2002	243	1990	Low
309 (Weber Sunday House) W. Main	2002	244	1904	Medium
309 (White Oak School) W. Main	2002	245	1920	Medium
309 (Wagon Shed) W. Main	2002	246	1980	Low
309 (Fassel-Roeder House) W. Main	2002	247	1870	High
309 (Arhelger Bathhouse) W. Main	2002	248	1910	Medium
309 (Restroom) W. Main	2002	249	1990	Low
312 W. Main	2002	352	1900	Medium
312 (rear) W. Main	2002	631	1915	Medium
323 W. Main	2002	238	1950	Low
325 W. Main	2002	237	1980	Low
328 W. Main	2002	351	1900	High
328 W. Main	2002	630	1860	High
330 W. Main	2002	350	1908	High
334 W. Main	2002	349	1935	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
338 W. Main	2002	348	1870	Low
340 W. Main	2002	347	1880	Medium
401 W. Main	2002	236	1950	Low
402 W. Main	2002	346	1886	Medium
405 W. Main	2002	235	1970	Low
406 W. Main	2002	345	1925	High
408 W. Main	2002	344	1990	Low
410 W. Main	2002	343	1880	Medium
413 W. Main	2002	234	1950	Medium
414 W. Main	2002	342	1995	Low
415 W. Main	2002	233	1860	High
415 (rear) W. Main	2002	682	1890	High
418 W. Main	2002	341	1905	High
419 W. Main	2002	232	1880	High
421 W. Main	2002	231	1875	High
422 W. Main	2002	340	1890	Medium
424 W. Main	2002	339	1853	Medium
424 W. Main	2002	629	1900	High
425 W. Main	2002	230	1880	Medium
501 W. Main	2002	229	1980	Low
504 W. Main	2002	338	1950	Low
505 W. Main	2002	228	1920	High
507 W. Main	2002	227	1920	Low
508 W. Main	2002	337	1846	High
509 W. Main	2002	226	1920	Low
511 W. Main	2002	225	1910	High
512 W. Main	2002	336	1890	High
515 W. Main	2002	224	1920	Low
516 W. Main	2002	335	1920	High
519 W. Main	2002	223	1950	Low
520 W. Main	2002	334	1960	Low
522 W. Main	2002	333	1953	Low
523 W. Main	2002	222	1940	Low
528 W. Main	2002	332	1995	Low
601 W. Main	2002	221	1900	High
602 (rear) W. Main	2002	330	1970	Low
602 W. Main	2002	331	1855	High
605 W. Main	2002	220		
607 W. Main	2002	219	1950	Low
609 W. Main	2002	218	1900	High
609 W. Main	2002	618	1920	Low
611 W. Main	2002	217	1920	Medium
612 W. Main	2002	329	1995	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
614 W. Main	2002	328	1935	Low
616 W. Main	2002	327	1920	High
617 W. Main	2002	216	1930	Low
618 W. Main	2002	326	1855	High
619 W. Main	2002	215	1910	High
629 W. Main	2002	214	1980	Low
105 N. Milam	2002	550	1970	Low
106 ? N. Milam	2002	843		
107 N. Milam	2002	549	1890	Low
108 -1/2 N. Milam	2002	794	1920	Medium
109 N. Milam	2002	548	1890	Low
110 N. Milam	2002	152	1940	Low
201 N. Milam	2002	60	1925	Medium
202 N. Milam	2002	793	1960	Low
203 N. Milam	2002	547	1955	Low
205 N. Milam	2002	546	1920	High
206 N. Milam	2002	792	1980	Low
207 N. Milam	2002	545	1965	Low
209 N. Milam	2002	544	1970	Low
104 S. Milam	2002	795	1870	Medium
106 S. Milam	2002	796	1900	Medium
107 S. Milam	2002	551	1990	Low
108 S. Milam	2002	797	1870	Medium
205 S. Milam	2002	552	1940	Low
207 S. Milam	2002	553	1945	Low
208 S. Milam	2002	798	1930	Low
209 S. Milam	2002	554	1881	Medium
305 S. Milam	2002	555	1890	Medium
306 S. Milam	2002	799	1880	Medium
201 Mistletoe	2002	117	1910	High
201 A Mistletoe	2002	118	1850	High
203 Mistletoe	2002	119	1910	Medium
205 Mistletoe	2002	120	1970	Low
206 Mistletoe	2002	129	1950	Low
207 Mistletoe	2002	121	1920	Medium
208 Mistletoe	2002	128	1920	Low
209 Mistletoe	2002	122	1920	Medium
210 Mistletoe	2002	127	1970	Low
211 Mistletoe	2002	123	1950	Medium
213 Mistletoe	2002	124	1920	Medium
214 Mistletoe	2002	126	1998	Low
215 Mistletoe	2002	125	1930	Medium
217 Mistletoe	2002	565	1985	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
107 N. Orange	2002	561	1890	High
109 N. Orange	2002	560	1880	High
109 (rear) N. Orange	2002	683	1930	Medium
109 (rear) N. Orange	2002	684	1940	Medium
112 N. Orange	2002	802	1950	Low
204 N. Orange	2002	801	1940	Low
205 N. Orange	2002	559	1925	Medium
206 N. Orange	2002	800	1900	Medium
207 N. Orange	2002	558	1990	Low
209 N. Orange	2002	557	1945	Low
201 S. Orange	2002	567	1930	Low
202 S. Orange	2002	212	1960	Low
203 S. Orange	2002	568	1880	Low
205 S. Orange	2002	569	1865	High
207 S. Orange	2002	570	1960	Low
209 S. Orange	2002	571	1965	Low
303 S. Orange	2002	572	1970	Low
304 S. Orange	2002	803	1930	Medium
306 S. Orange	2002	804	1930	Low
101 E. San Antonio	2002	703	1940	Low
102 E. San Antonio	2002	415	1937	Medium
104 E. San Antonio	2002	416	1890	Low
109 E. San Antonio	2002	704	1847	High
110 E. San Antonio	2002	417	1920	High
113 E. San Antonio	2002	473	1820	High
113 E. San Antonio	2002	474	1961	Low
113 (rear) E. San Antonio	2002	638	1940	Low
117 E. San Antonio	2002	472	1922	High
117 E. San Antonio	2002	828		
203 E. San Antonio	2002	470	1960	Low
203 E. San Antonio	2002	471	1960	Low
207 E. San Antonio	2002	469	1895	High
208 E. San Antonio	2002	418	1880	Medium
208 (rear) E. San Antonio	2002	633	1990	Low
208 (rear) E. E. San Antonio	2002	634	1990	Low
209 E. San Antonio	2002	468	1895	High
211 E. San Antonio	2002	467		
213 E. San Antonio	2002	466	1920	Medium
214 E. San Antonio	2002	419	1975	Low
216 E. San Antonio	2002	420	1870	Medium
301 E. San Antonio	2002	465	1934	Low
303 E. San Antonio	2002	464	1952	Low
304 E. San Antonio	2002	422	1890	Medium

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
304 (rear) E. San Antonio	2002	635	1900	Medium
305 E. San Antonio	2002	463	1999	Low
306 E. San Antonio	2002	423	1945	Low
307 E. San Antonio	2002	462	1920	Medium
308 E. San Antonio	2002	424	1920	Medium
309 E. San Antonio	2002	461	1920	Medium
311 E. San Antonio	2002	460	1920	High
312 E. San Antonio	2002	425	1950	Low
313 E. San Antonio	2002	459	1920	Medium
314 E. San Antonio	2002	426	1890	High
316 E. San Antonio	2002	427	1900	Low
318 E. San Antonio	2002	428	1930	Medium
100 W. San Antonio	2002	414	1970	Low
105 W. San Antonio	2002	702	1890	High
107 W. San Antonio	2002	701	1905	High
109 W. San Antonio	2002	700	1980	Low
113 W. San Antonio	2002	299	1940	Low
117 W. San Antonio	2002	298	1885	High
119 W. San Antonio	2002	297	1910	Medium
121 W. San Antonio	2002	296	1900	High
123 W. San Antonio	2002	295	1910	Medium
125 W. San Antonio	2002	294	1879	High
203 W. San Antonio	2002	293	1900	High
207 W. San Antonio	2002	292	1910	Medium
209 W. San Antonio	2002	291	1890	Medium
211 W. San Antonio	2002	290	1890	High
214 W. San Antonio	2002	411	1900	High
214 W. San Antonio	2002	566	1923	High
217 W. San Antonio	2002	289	1970	Low
302 W. San Antonio	2002	324	1863	High
304 W. San Antonio	2002	323	1906	High
305 W. San Antonio	2002	211	1950	Low
306 W. San Antonio	2002	322	1960	Low
306 W. San Antonio	2002	628	1960	Low
307 W. San Antonio	2002	210	1948	Medium
308 W. San Antonio	2002	321	1945	Low
309 W. San Antonio	2002	209	1900	Medium
311 W. San Antonio	2002	208	1930	Medium
313 W. San Antonio	2002	207	1990	Low
314 W. San Antonio	2002	320	1855	High
315 W. San Antonio	2002	206	1930	Medium
317 W. San Antonio	2002	205	1940	Medium
320 W. San Antonio	2002	319	1880	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
401 W. San Antonio	2002	204	1930	Medium
402 W. San Antonio	2002	318	1995	Low
404 W. San Antonio	2002	317	1930	Low
405 W. San Antonio	2002	202	1900	Low
405 1/2 W. San Antonio	2002	203	1989	Low
406 W. San Antonio	2002	316	1880	High
407 W. San Antonio	2002	201	1904	Low
408 W. San Antonio	2002	315	1860	High
409 W. San Antonio	2002	200	1920	Low
410 W. San Antonio	2002	314	1870	High
412 W. San Antonio	2002	313		
413 W. San Antonio	2002	199	1920	Low
414 W. San Antonio	2002	312	1880	High
415 W. San Antonio	2002	198	1900	Medium
417 W. San Antonio	2002	197	1998	Low
419 W. San Antonio	2002	196	1880	High
501 W. San Antonio	2002	195	1910	Medium
503 W. San Antonio	2002	194	1930	Low
505 W. San Antonio	2002	193	1890	Medium
506 W. San Antonio	2002	311	2002	Low
507 W. San Antonio	2002	192	1930	Low
508 W. San Antonio	2002	310	2002	Low
509 W. San Antonio	2002	191	1950	Low
511 W. San Antonio	2002	190	1870	Medium
512 W. San Antonio	2002	309	1975	Low
514 W. San Antonio	2002	308	1890	Medium
515 W. San Antonio	2002	189	1850	Medium
518 W. San Antonio	2002	307	1885	High
604 W. San Antonio	2002	306	1920	Medium
606 W. San Antonio	2002	305	1920	Medium
607 W. San Antonio	2002	188	1910	Medium
608 W. San Antonio	2002	304	1920	Medium
609 W. San Antonio	2002	187	1980	Low
610 W. San Antonio	2002	303	1900	Medium
611 W. San Antonio	2002	186	1960	Low
612 W. San Antonio	2002	302	1990	Low
612 W. San Antonio	2002	626	1990	Low
612 W. San Antonio	2002	627	1960	Low
614 W. San Antonio	2002	301	1935	Medium
615 W. San Antonio	2002	185	1900	Medium
617 W. San Antonio	2002	184	1900	High
100 Block W. San Antonio	2002	413	1910	Medium
101 E. Schubert	2002	131		
101 E. Schubert	2002	132		
102 E. Schubert	2002	30	1890	High
104 E. Schubert	2002	31	1890	High
105 E. Schubert	2002	133	1922	High
106 E. Schubert	2002	32	1870	High
107 E. Schubert	2002	134	1920	Low
108 E. Schubert	2002	33	1871	Medium
109 E. Schubert	2002	135	1920	Medium
111 E. Schubert	2002	36	1925	Medium
111 E. Schubert	2002	621	1930	Low
112 E. Schubert	2002	34	1880	High
115 ? E. Schubert	2002	179		
307 (B) W. Schubert	2002	112	1870	Medium
307 (A) W. Schubert	2002	113	1870	High
307 (C) W. Schubert	2002	115	2000	Low
307 (D) W. Schubert	2002	116	1890	Low
309 W. Schubert	2002	111	1871	High
403 W. Schubert	2002	109		
403 W. Schubert	2002	110	1890	Low
411 W. Schubert	2002	107	1900	Medium
501 W. Schubert	2002	105	1950	Low
501 ? W. Schubert	2002	106		
505 W. Schubert	2002	104	1920	Low
507 W. Schubert	2002	103	1910	Low
603 W. Schubert	2002	102	1950	Low
605 W. Schubert	2002	101	1914	Medium
609 W. Schubert	2002	100	2000	Low
306 N. Acorn St	2018	151	1920	Medium
612 N. Adams St	2018	322	1935	Low
610 N. Adams St	2018	323	1910	High
604 N. Adams St	2018	324	c.1940	Medium
603 N. Adams St	2018	337	1955	Medium
605 N. Adams St	2018	338	c.1960	Medium
607 N. Adams St	2018	339	c.1960	Low
609 N. Adams St	2018	340	c.1960	Low
611 N. Adams St	2018	341	1945	Medium
408 S. Adams St	2018	527	1901	Medium
410 S. Adams St	2018	528	c.1940	Low
412 S. Adams St	2018	529	1961	Medium
414 S. Adams St	2018	530	1882	Medium
306 S. Adams St	2018	537	1954	Low
401 E. Auguste St	2018	517	1931	Medium
408 E. Austin St	2018	457	c.1940	Medium

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
412 E. Austin St	2018	455A	1951	Low
414 E. Austin St	2018	454	c.1940	Low
715 W. Austin St	2018	126	c.1940	Medium
711 W. Austin St	2018	127	1958	Medium
707 W. Austin St	2018	128	1945	Medium
705 W. Austin St	2018	129	1948	Medium
706 W. Austin St	2018	131	1940	Medium
708 W. Austin St	2018	132	1920	Low
710 W. Austin St	2018	133	c.1950	Low
712 W. Austin St	2018	134	c.1940	Medium
714 W. Austin St	2018	135	c.1925	Low
304 N. Bowie St	2018	166	1951	Medium
110 E. Centre St	2018	330	c.1968	Medium
108 E. Centre St	2018	331	1955	Medium
105 E. Centre St	2018	342	1940	Low
109 E. Centre St	2018	344	1945	Low
111 E. Centre St	2018	345	1946	Medium
201 E. Centre St	2018	380	1940	Medium
212 E. Centre St	2018	389	1905	Medium
208 E. Centre St	2018	390	1915	Low
310 E. Centre St	2018	391	c.1925	Low
306 E. Centre St	2018	393	1922	Low
302 E. Centre St	2018	395	c.1940	Medium
305 E. Centre St	2018	401	1965	Low
307 E. Centre St	2018	402	1955	Medium
309 E. Centre St	2018	403	1945	Medium
311 E. Centre St	2018	404	c.1945	Medium
106 E. Centre St	2018	332A	c.1930	Low
106 E. Centre St	2018	332B	c.1920	Low
202 W. Centre St	2018	253	c.1935	Medium
208 W. Centre St	2018	257	c.1940	Medium
210 W. Centre St	2018	258	c.1940	Medium
212 W. Centre St	2018	259	c.1940	Medium
214 W. Centre St	2018	260	1940	Medium
218 W. Centre St	2018	262	1941	Medium
220 W. Centre St	2018	263	1935	Medium
224 W. Centre St	2018	264	c.1940	Medium
222 W. Centre St	2018	265	c.1940	Low
223 W. Centre St	2018	277	1960	Low
221 W. Centre St	2018	278	1943	Medium
219 W. Centre St	2018	279	1946	Medium
211 W. Centre St	2018	282	1945	Medium
209 W. Centre St	2018	283	1945	Medium

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
205 W. Centre St	2018	285	c.1945	Medium
111 W. Centre St	2018	317	c.1940	Low
109 W. Centre St	2018	318	c.1890	Low
107 W. Centre St	2018	319	1955	Medium
103 W. Centre St	2018	321	1941	Low
104 W. Centre St	2018	327	c.1955	Medium
106 W. Centre St	2018	328	1960	Low
108 W. Centre St	2018	329	c.1940	Low
204 W. Centre St	2018	255A	c.1940	Medium
217 W. Centre St	2018	280A	1949	Medium
103 N. Cherry St	2018	124	1940	Low
203 N. Cherry St	2018	137	1925	Low
110 E. College St	2018	333	1940	Low
108 E. College St	2018	334	c.1945	Low
106 E. College St	2018	335	c.1940	Medium
104 E. College St	2018	336	1961	Low
207 E. College St	2018	370	c.1920	Medium
206 E. College St	2018	374	c.1910	Low
204 E. College St	2018	375	1952	Low
306 E. College St	2018	397	c.1945	Medium
301 E. College St	2018	409	1957	Low
303 E. College St	2018	410	1951	Low
307 E. College St	2018	413	c.1968	Low
309 E. College St	2018	414	c.1945	Low
311 E. College St	2018	415	c.1940	Medium
401 E. College St	2018	432	1916	Medium
407 E. College St	2018	434	1959	Medium
302 E. College St	2018	398A	1917	High
407 W. College St	2018	186	c.1960	Medium
409 W. College St	2018	187	1917	Medium
406 W. College St	2018	190	1940	Medium
408 W. College St	2018	191	c.1940	Medium
410 W. College St	2018	192	c.1910	Medium
403 W. College St	2018	194	1945	Low
313 W. College St	2018	231	c.1910	High
311 W. College St	2018	232	c.1910	Medium
309 W. College St	2018	233	1955	Low
307 W. College St	2018	234	c.1910	Medium
305 W. College St	2018	235	c.1910	Low
303 W. College St	2018	236	c.1910	Medium
308 W. College St	2018	240	1940	Low
310 W. College St	2018	241	1951	Medium
312 W. College St	2018	242	1960	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
314 W. College St	2018	243	1955	Low
212 W. College St	2018	268	1950	Medium
214 W. College St	2018	269	1949	Low
216 W. College St	2018	270	1929	High
222 W. College St	2018	272	c.1940	Medium
226 W. College St	2018	273	c.1910	Medium
215 W. College St	2018	292	c.1940	Medium
211 W. College St	2018	294	1951	Low
104 W. College St	2018	313	c.1925	Medium
106 W. College St	2018	314	1906	High
108 W. College St	2018	315	c.1940	Medium
319 W. College St	2018	225A	1950	Medium
319 W. College St	2018	225B	1950	Low
610 E. Creek St	2018	479	c.1904	Medium
602 E. Creek St	2018	480	1953	Low
510 E. Creek St	2018	481	1900	Medium
603 E. Creek St	2018	494	1900	Medium
601 E. Creek St	2018	495	c.1910	Medium
501 E. Creek St	2018	508	c.1925	Medium
505 E. Creek St	2018	510	c.1945	Low
509 E. Creek St	2018	511	c.1910	Medium
704 W. Creek St	2018	100	1952	Low
708 W. Creek St	2018	102	c.1940	Low
710 W. Creek St	2018	103	c.1968	Low
716 W. Creek St	2018	105	1915	High
714 W. Creek St	2018	104A	1910	Medium
604 N. Crockett St	2018	266	c.1900	High
307 S. Crockett St	2018	541	1960	Medium
309 S. Crockett St	2018	543	c.1940	Medium
308 S. Crockett St	2018	569	c.1965	Low
310 S. Crockett St	2018	570	1947	Low
312 S. Crockett St	2018	571	1961	Medium
311 S. Crockett St	2018	542A	1940	Low
311 S. Crockett St	2018	542B	1940	Low
304 N. Edison St	2018	176	c.1910	Low
206 N. Elk St	2018	467	c.1950	Medium
209 S. Elk St	2018	482	1931	Medium
306 S. Elk St	2018	503	c.1945	Medium
307 S. Elk St	2018	505	1961	Low
305 S. Elk St	2018	506	c.1945	Low
303 S. Elk St	2018	507	c.1960	Low
403 N. Elm St	2018	214	c.1965	Low
303 Fulton St	2018	582	c.1952	Medium

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
303 Fulton St	2018	583	c.1955	Medium
307 Fulton St	2018	585	1925	Medium
309 Fulton St	2018	586	1930	Medium
311 Fulton St	2018	588	c.1940	Low
306 Fulton St	2018	589	1940	Medium
107 S. Lee St	2018	476	1961	Medium
110 S. Lee St	2018	477	1941	Medium
508 N. Lincoln St	2018	371	1949	Low
604 N. Lincoln St	2018	385	1965	Medium
602 N. Lincoln St	2018	386	c.1960	Low
507 N. Lincoln St	2018	408	1951	Low
612 N. Llano St	2018	346	c.1945	Low
608 N. Llano St	2018	347	1921	Medium
602 N. Llano St	2018	350	c.1905	Medium
506 N. Llano St	2018	353	1933	Medium
404 N. Llano St	2018	356	c.1938	Medium
405 N. Llano St	2018	357	c.1920	Low
407 N. Llano St	2018	358	c.1945	Low
601 N. Llano St	2018	376	c.1940	Medium
603 N. Llano St	2018	377	c.1940	Low
611 N. Llano St	2018	379	c.1935	Low
703 N. Llano St	2018	388	c.1930	Medium
604 N. Llano St	2018	348A	1940	Low
508 N. Llano St	2018	352A	1940	Low
510 N. Llano St	2018	352B	c.1945	Low
503 N. Llano St	2018	366A	c.1950	Low
505 N. Llano St	2018	366B	c.1945	Low
701 N. Llano St	2018	387A	c.1930	Medium
701 N. Llano St	2018	387B	c.1930	Low
713 W. Main St	2018	118	1963	Low
707 W. Main St	2018	120	c.1915	Medium
711 W. Main St	2018	119A	1928	High
711 W. Main St	2018	119B	c.1945	Low
706 W. Main St	2018	122A	1936	Low
706 W. Main St	2018	122B	1931	Medium
602 N. Milam St	2018	188	1956	Medium
508 N. Milam St	2018	193	1932	Medium
504 N. Milam St	2018	196	c.1940	Medium
402 N. Milam St	2018	200	c.1940	Medium
407 N. Milam St	2018	206	c.1940	Low
409 N. Milam St	2018	207	c.1920	High
501 N. Milam St	2018	223	c.1925	Medium
505 N. Milam St	2018	224	c.1925	Medium

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
417 S. Milam St	2018	610	c.1940	Medium
415 S. Milam St	2018	611	1940	Medium
413 S. Milam St	2018	613	1930	Medium
411 S. Milam St	2018	614	1930	Medium
409 S. Milam St	2018	615	1940	Medium
407 S. Milam St	2018	616	c.1950	Medium
403 S. Milam St	2018	617	1943	Low
412 S. Milam St	2018	631	1930	High
416 S. Milam St	2018	632	1925	Low
420 S. Milam St	2018	633	c.1925	Medium
406 S. Milam St	2018	635	1945	Medium
404 S. Milam St	2018	636	c.1940	Medium
306 S. Milam St	2018	638	c.1885	Medium
419 S. Milam St	2018	608A	c.1925	Medium
404 N. Orange St	2018	219	c.1940	Medium
502 N. Orange St	2018	226	c.1940	Low
510 N. Orange St	2018	237	c.1940	Medium
508 N. Orange St	2018	238	1945	Low
506 N. Orange St	2018	239	1961	Medium
610 N. Orange St	2018	245	c.1925	Medium
702 N. Orange St	2018	252	c.1925	Medium
601 N. Orange St	2018	274	c.1960	Low
603 N. Orange St	2018	275	1931	Low
405 N. Orange St	2018	298	c.1940	Medium
305 S. Orange St	2018	555	c.1910	Low
409 S. Orange St	2018	578	1947	Low
411 S. Orange St	2018	579	1947	Low
413 S. Orange St	2018	580	1960	Medium
415 S. Orange St	2018	581	1940	Medium
402 S. Orange St	2018	598	c.1940	Low
412 S. Orange St	2018	601	c.1915	Low
414 S. Orange St	2018	602	c.1915	Low
416 S. Orange St	2018	603	1963	Low
422 S. Orange St	2018	605	c.1910	Low
211 E. Orchard St	2018	362	c.1915	Low
214 E. Orchard St	2018	364	1911	High
206 E. Orchard St	2018	365	1953	Medium
306 E. Orchard St	2018	405	c.1925	Low
304 E. Orchard St	2018	406	c.1925	Medium
302 E. Orchard St	2018	407	c.1925	Medium
308 E. Orchard St	2018	412	1949	Medium
301 E. Orchard St	2018	417	1946	Low
309 W. Orchard St	2018	216	1955	Medium
307 W. Orchard St	2018	217	1952	Low
316 W. Orchard St	2018	220	c.1940	Medium
318 W. Orchard St	2018	221	c.1940	Low
320 W. Orchard St	2018	222	1930	Medium
304 W. Orchard St	2018	227	1955	Low
314 W. Orchard St	2018	230	1953	Medium
204 W. Orchard St	2018	287	c.1940	Medium
206 W. Orchard St	2018	288	c.1925	Medium
208 W. Orchard St	2018	289	c.1915	Medium
212 W. Orchard St	2018	290	c.1910	Medium
211 W. Orchard St	2018	299	1933	High
209 W. Orchard St	2018	300	1938	Medium
104 W. Park St	2018	531	1951	Medium
106 W. Park St	2018	532	1941	Low
108 W. Park St	2018	533	1944	Low
110 W. Park St	2018	534	c.1925	Low
112 W. Park St	2018	535	c.1960	Low
106 W. Peach St	2018	539	1951	Low
109 W. Peach St	2018	544	c.1940	Medium
107 W. Peach St	2018	545	1945	Medium
202 W. Peach St	2018	548	c.1900	Low
208 W. Peach St	2018	551	1911	Medium
210 W. Peach St	2018	552	c.1940	Low
212 W. Peach St	2018	553	c.1900	Medium
209 W. Peach St	2018	563	1882	Low
207 W. Peach St	2018	564	c.1925	Medium
205 W. Peach St	2018	566	c.1925	Medium
203 W. Peach St	2018	567	1935	Low
108 W. Peach St	2018	540A	1945	Low
216 W. Peach St	2018	554A	c.1900	Medium
216 W. Peach St	2018	554B	1941	Medium
213 W. Peach St	2018	562A	c.1900	Medium
404 N. Pecan St	2018	181	1930	Medium
408 N. Pecan St	2018	182	c.1930	Low
504 N. Pecan St	2018	183	c.1900	Low
506 N. Pecan St	2018	184	c.1960	Low
508 N. Pecan St	2018	185	1935	Medium
403 N. Pecan St	2018	199	c.1910	Low
501 N. Pine St	2018	436	c.1900	High
409 N. Pine St	2018	439	1966	Medium
410 N. Pine St	2018	427A	1911	Low
415 Plum St	2018	590	c.1940	Medium
413 Plum St	2018	591	1930	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
411 Plum St	2018	592	c.1950	Medium
409 Plum St	2018	593	1936	Medium
405 Plum St	2018	595	1960	Medium
403 Plum St	2018	596	1950	Low
402 Plum St	2018	619	1926	Medium
404 Plum St	2018	620	1950	Low
406 Plum St	2018	621	1932	Medium
410 Plum St	2018	622	c.1940	Medium
416 Plum St	2018	625	1943	Low
418 Plum St	2018	626	c.1940	Medium
420 Plum St	2018	627	1930	Low
424 Plum St	2018	628	c.1925	Medium
426 Plum St	2018	629	1960	Medium
615 E. San Antonio St	2018	492	1931	Medium
616 E. San Antonio St	2018	471	1940	Medium
614 E. San Antonio St	2018	472	c.1890	Medium
608 E. San Antonio St	2018	474	c.1940	Medium
501 E. San Antonio St	2018	484	1868	High
507 E. San Antonio St	2018	485	c.1940	Low
509 E. San Antonio St	2018	486	1951	Low
607 E. San Antonio St	2018	491	1931	Low
620 E. San Antonio St	2018	469A	c.1910	High
620 E. San Antonio St	2018	469B	c.1890	High
620 E. San Antonio St	2018	469C	c.1910	High
612 E. San Antonio St	2018	473A	c.1960	Low
511 E. San Antonio St	2018	487A	1931	Low
513 E. San Antonio St	2018	488A	c.1920	Medium
601 E. San Antonio St	2018	490A	c.1910	Medium
717 W. San Antonio St	2018	108	1948	Low
711 W. San Antonio St	2018	109	1913	High
709 W. San Antonio St	2018	110	1950	Medium
703 W. San Antonio St	2018	112	c.1938	Medium
710 W. San Antonio St	2018	114	c.1940	Low
712 W. San Antonio St	2018	115	1920	High
720 W. San Antonio St	2018	116	1920	Low
704 W. San Antonio St	2018	113A	c.1900	Medium
418 E. Schubert St	2018	441	c.1910	Low
414 E. Schubert St	2018	442	1940	Medium
404 E. Schubert St	2018	445	c.1930	Low
402 E. Schubert St	2018	446	1900	Low
401 E. Schubert St	2018	459	c.1940	Low
403 E. Schubert St	2018	460	1950	Medium
405 E. Schubert St	2018	461	1951	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
407 E. Schubert St	2018	462	c.1950	Low
409 E. Schubert St	2018	463	1961	Low
411 E. Schubert St	2018	464	c.1960	Low
415 E. Schubert St	2018	466	c.1950	Low
408 E. Schubert St	2018	443A	c.1910	Medium
408 E. Schubert St	2018	443B	c.1910	Medium
711 W. Schubert St	2018	138	1948	Medium
709 W. Schubert St	2018	139	1941	Low
707 W. Schubert St	2018	140	1961	Medium
704 W. Schubert St	2018	142	1949	Medium
706 W. Schubert St	2018	144	1920	High
708 W. Schubert St	2018	145	1951	Medium
710 W. Schubert St	2018	146	c.1900	High
410 Spruce St	2018	359	c.1960	Low
409 Spruce St	2018	361	1921	High
405 Sycamore St	2018	419A	1857	Medium
405 Sycamore St	2018	419B	c.1870	Low
401 E. Travis St	2018	447	c.1930	Medium
403 E. Travis St	2018	448	c.1960	Low
409 E. Travis St	2018	451	c.1870	Low
709 W. Travis St	2018	148	c.1950	Medium
707 W. Travis St	2018	149	c.1965	Medium
705 W. Travis St	2018	150	1941	Low
618 W. Travis St	2018	153	1960	Medium
704 W. Travis St	2018	155	1915	Medium
706 W. Travis St	2018	156	1915	Medium
708 W. Travis St	2018	157	c.1925	Low
710 W. Travis St	2018	158	c.1910	High
714 W. Travis St	2018	160	1960	Low
615 W. Travis St	2018	161	1944	Medium
602 W. Travis St	2018	167	1910	High
604 W. Travis St	2018	168	c.1900	High
606 W. Travis St	2018	169	1935	Medium
608 W. Travis St	2018	170	c.1940	Medium
610 W. Travis St	2018	171	1965	Medium
413 W. Travis St	2018	177	c.1955	Low
411 W. Travis St	2018	178	1947	Low
316 W. Travis St	2018	204	c.1925	Medium
318 W. Travis St	2018	205	c.1940	Medium
306 W. Travis St	2018	209	c.1910	Low
308 W. Travis St	2018	210	c.1950	Low
208 W. Travis St	2018	297	c.1965	Medium
211 W. Travis St	2018	303	1938	Medium

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
209 W. Travis St	2018	304	c.1880	Low
205 W. Travis St	2018	306	c.1948	Medium
203 W. Travis St	2018	307	1945	Medium
201 W. Travis St	2018	308	1940	Medium
109 W. Travis St	2018	310	c.1920	Low
403 W. Travis St	2018	180A	c.1960	Low
403 W. Travis St	2018	180B	c.1945	Medium
310 W. Travis St	2018	211A	1931	High
110 W. Travis St	2018	295A	1922	High
110 W. Travis St	2018	295B	1943	Medium
110 W. Travis St	2018	295C	c.1955	Low
110 W. Travis St	2018	295D	1948	Medium
110 W. Travis St	2018	295E	1951	Low
215 W. Travis St	2018	302A	1941	Medium
215 W. Travis St	2018	302B	c.1941	Low
111 W. Travis St	2018	309A	c.1920	Medium
111 W. Travis St	2018	309B	c.1920	Medium
501 E. Ufer St	2018	502	c.1910	Low
408 E. Ufer St	2018	513	1935	Low
406 E. Ufer St	2018	515A	1930	Low
208 W. Ufer St	2018	556	c.1950	Medium
210 W. Ufer St	2018	557	1931	Low
214 W. Ufer St	2018	558	1882	Medium
215 W. Ufer St	2018	574	1954	Medium
303 W. Ufer St	2018	597	1945	Low
207 W. Ufer St	2018	572A	c.1925	Low
209 W. Ufer St	2018	573A	c.1925	Medium
217 W. Ufer St	2018	575A	1911	High
408 N. Washington St	2018	421	c.1900	Medium
405 N. Washington St	2018	424	c.1920	Medium
407 N. Washington St	2018	425	c.1920	Medium
311 S. Washington St	2018	516	1930	Medium
307 S. Washington St	2018	521	c.1925	Medium
305 S. Washington St	2018	522	c.1940	Medium
305 S. Washington St	2018	523	c.1950	Medium
303 S. Washington St	2018	524	1941	Low
402 S. Washington St	2018	525A	1909	Medium
402 S. Washington St	2018	525B	1909	Medium
102 E. Travis	2002	28	1960	Low
107 E. Travis	2002	181	1950	Low
112 E. Travis	2002	29	1920	Medium
116 E. Travis	2002	592	1874	High
202 E. Travis	2002	594	1960	Low

Address	Date Surveyed	Survey ID	Year Built	Preservation Priority
204 E. Travis	2002	855	1900	Medium
204 E. Travis (rear)	2002	856	1990	Low
205 E. Travis	2002	854	1920	Medium
206 E. Travis	2002	857	1880	High
208 E. Travis	2002	662	1905	High
209 E. Travis	2002	853	1970	Low
210 E. Travis	2002	661	1925	Medium
212 E. Travis	2002	659	1901	High
212 (rear) E. Travis	2002	660	1930	Medium
213 E. Travis	2002	852	1930	Medium
215 E. Travis	2002	851	1920	Low
301 E. Travis	2002	850	1900	Medium
302 E. Travis	2002	657	1900	Medium
302 (rear) E. Travis	2002	658	1900	Medium
303 E. Travis	2002	849		
305 E. Travis	2002	848	1925	Low
306 E. Travis	2002	656	1940	Low
308 E. Travis	2002	655	1900	Medium
309 E. Travis	2002	846	1990	Low
309 (side) E. Travis	2002	847	1990	Low
310 E. Travis	2002	654	1900	High
311 E. Travis	2002	845	1900	High
312 E. Travis	2002	651	1890	High
312 (rear) E. Travis	2002	652	1980	Low
312 (rear) E. Travis	2002	653	1890	Medium
313 E. Travis	2002	844	1900	Medium
402 E. Travis	2002	650	1900	High
404 E. Travis	2002	649	1910	High
408 E. Travis	2002	647	1910	Medium
408 E. Travis	2002	648	1910	Medium
107 N. Washington	2002	612	1900	Medium
106 S. Washington	2002	837	1920	Medium
108 S. Washington	2002	838	1930	Low

APPENDIX C: HISTORIC DISTRICT MAPS

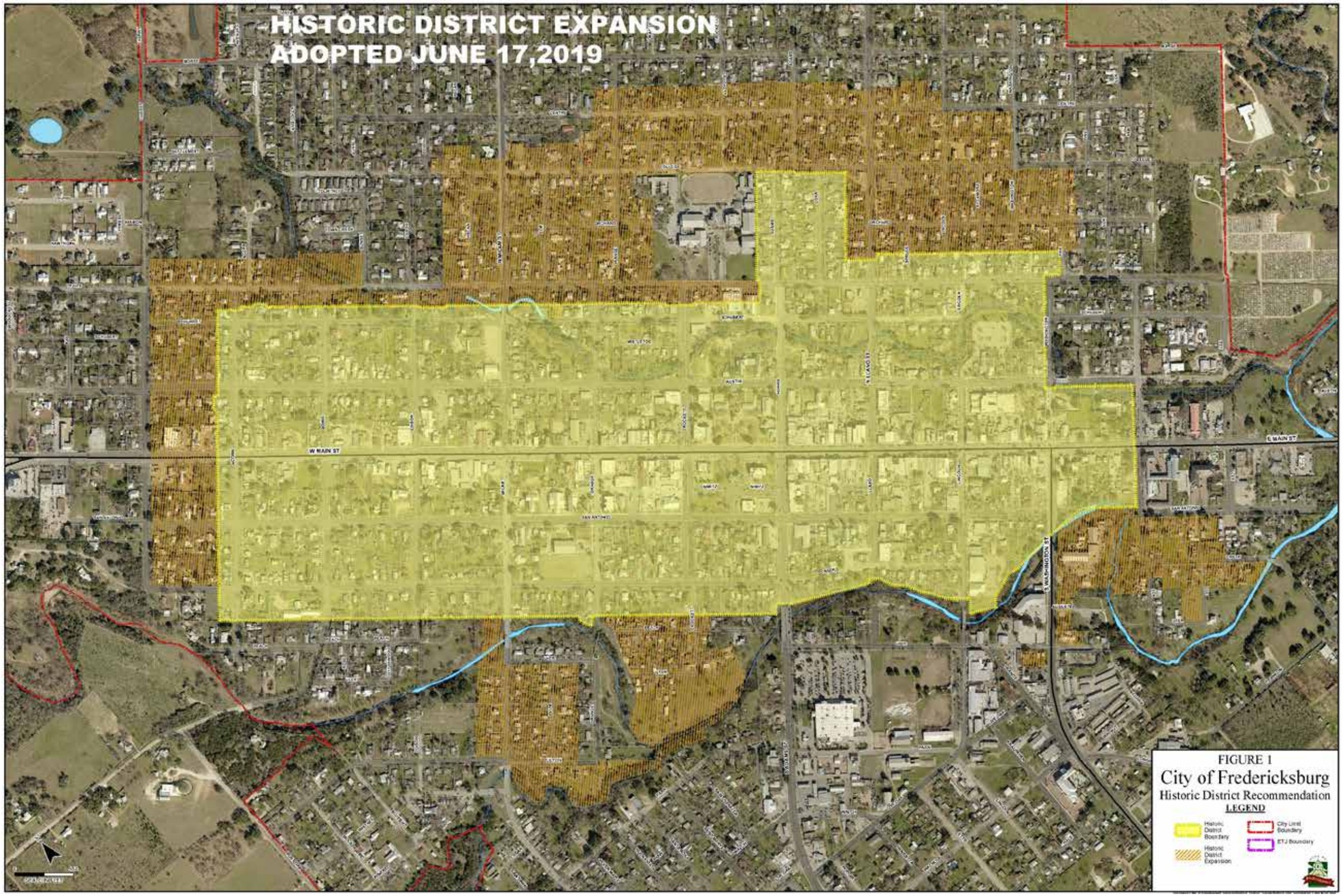


Figure C-1. Map of current Fredericksburg Historic District, as expanded in 2019. Source: City of Fredericksburg Historic Preservation Office.

Legend

Yellow = Historic District Boundary

Orange diagonal hatch = Historic District Expansion

Red Outline = City Limit Boundary

Purple Outline = City's extra-territorial jurisdiction (ETJ) Boundary

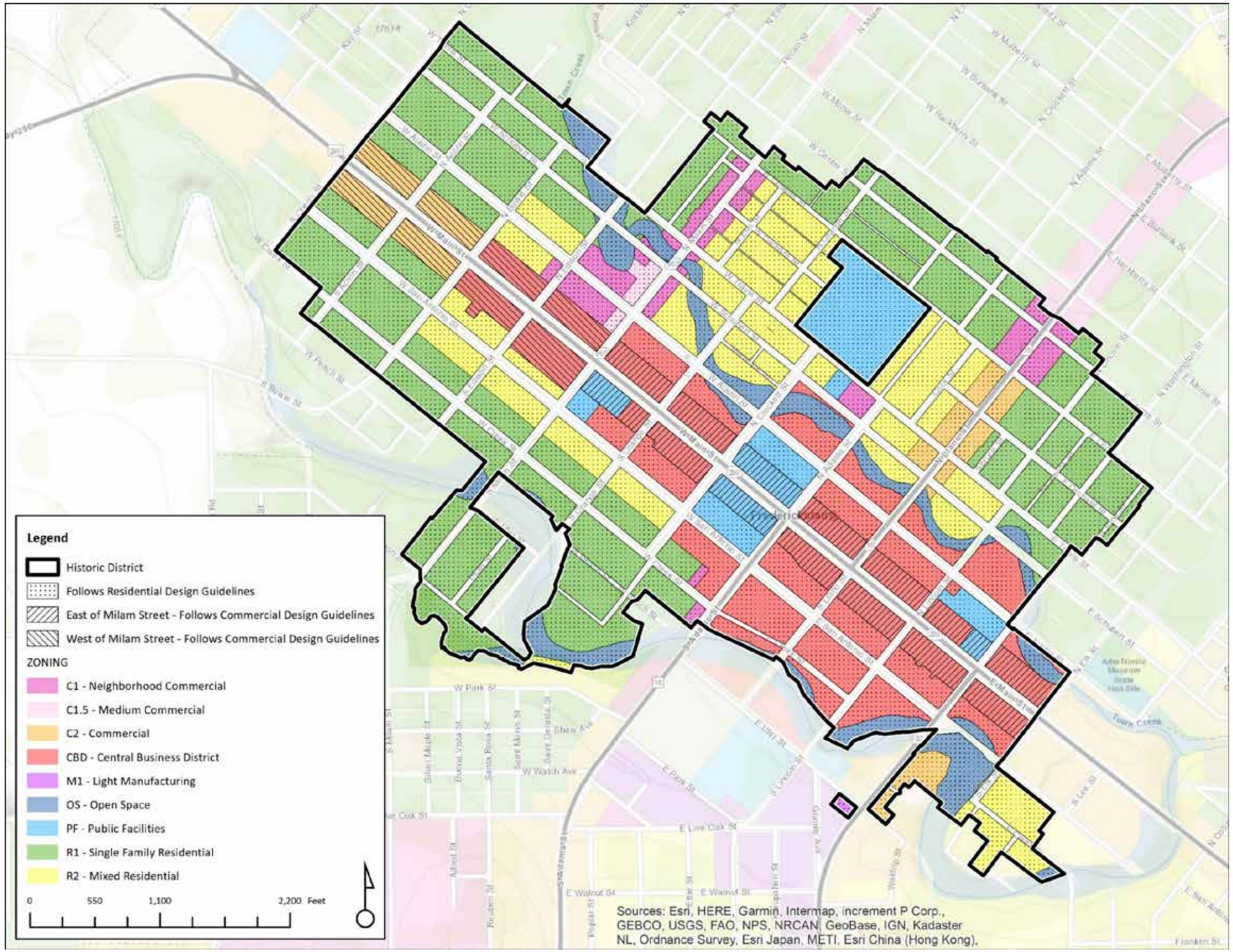


Figure C-2. This map illustrates design guideline recommendations for properties in the historic district. Note that the recommendations to follow residential (dotted polygons) or commercial (hatched polygons) design guidelines do not always correspond with City of Fredericksburg zoning.

APPENDIX D: CITY OF FREDERICKSBURG ORDINANCE INFORMATION

D.1. HISTORIC PRESERVATION ORDINANCE

The City of Fredericksburg's **CODE OF ORDINANCES CHAPTER 23 PLANNING - ARTICLE III– HISTORIC PRESERVATION** currently is published online at the link below. Routine updates to the ordinance will appear at this same site once formally adopted.

- https://library.municode.com/tx/fredericksburg/codes/code_of_ordinances?nodeId=PTIICOOR_CH23PL_ARTIIIHIPR

D.2. ZONING ORDINANCES

The City of Fredericksburg's Zoning Ordinances currently is published online at the Municode website:

APPENDIX B - ZONING ORDINANCE

https://library.municode.com/tx/fredericksburg/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZOOR

Zoning Map - https://www.fbgtx.org/446/Maps

Historic Shopping District Overlay Ordinance: Sec. 3.510. - HSD: HISTORIC SHOPPING DISTRICT OVERLAY
https://library.municode.com/tx/fredericksburg/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZOOR_ENCL_S3.510HSHISHDIOV

Temporary Use Ordinance: Sec. 8.100. - TEMPORARY USE TYPES.
https://library.municode.com/tx/fredericksburg/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZOOR_ENCL_S8.100TEUSTY

In addition, ordinances may be obtained by contacting the Historic Preservation Officer (see *Appendix E* below for contact information).

APPENDIX E: HISTORIC PRESERVATION OFFICE CONTACT INFORMATION

Historic Preservation Officer

Name: Ms. Anna Hudson
Street Address: 126 W. Main Street, Fredericksburg, TX 78624-3708
Phone: 830-997-7521
Email: ahudson@fbgtx.org
Website https://www.fbgtx.org/794/Historic-Preservation

APPENDIX F: PLANNING YOUR PROJECT

Preservation or rehabilitation of a building is quite an undertaking and requires a well thought-out process. The better the initial plan is, the more smoothly the job will go. The following steps intend to help in planning the project. Thoughtful planning and attention to these design standards and guidelines should ensure a streamline review process and approval of Certificate of Appropriateness applications.

F.1. CHECKLIST FOR PLANNING YOUR PROJECT

Checkbox	Process
	Step 1: Understand the Process
	Read these Design Standards and Guidelines in full.
	Gain understanding before planning First read this standards and guidelines document conceptually – trying to take a broad perspective rather than thinking about a specific property or project.
	Read the Historic Preservation Ordinance (*Appendix D*).
	Contact the City of Fredericksburg Historic Preservation Officer with questions (*Appendix E*).
	Understand related City building codes and ordinances (*Appendix D*)
	Consider whether your project will entail a planning or zoning change
	Contact the City of Fredericksburg Development Services Department
	Step 2: Understand your Property
	Check whether your property is a designated landmark or in a historic district (*Appendix B*).
	Check your property's priority ranking (*Appendix B*).
	Verify your property's priority ranking with the City Historic Preservation Officer.
	Find your property's architectural style(s) and form(s) (*Section 2*).
	Identify character-defining features of your property.
	Learn about your building's evolution over time.
	Find your building's construction date (*Appendix B*).
	Research changes to the building over time (see Historical Research Resources in *Appendix H*).
	Research changes to the complex/lot over time (see *Appendix H*).
	Evaluate your property's physical condition.
	Setting a baseline: evaluating foundation movement Check the level of your foundation at least every 10 years. Some deflection and seasonal movement is normal in old buildings. New movement or movement outside your building's normal seasonal range may be a source of concern – have a professional with preservation experience inspect all foundation elements.
	Check the foundation for new movement or unusual movement outside the normal seasonal range.
	Visually inspect the roofline, looking for sagging or bulging.
	Check for water infiltration, often indicated by staining, swelling, or erosion of building fabric.

Checkbox	Process
	Check for insect infestation.
	Check for vegetative growth on the building.
	Look for peeling paint.
	Inspect wood elements for rot, gently probing with an awl if necessary.
	Inspect masonry and mortar joints, looking for crumbling, cracking, or bulging.
	Inspect metal elements for rust or swelling.
	Have qualified preservation professionals inspect any problems identified.
	Step 3: Set Priorities
	Prioritize maintenance first.
	Maintenance first. Preservation and maintenance always are the first priorities. Compliance with health and safety codes is a basic expectation for all property owners in Fredericksburg. The City of Fredericksburg will not issue a Certificate of Appropriateness for aesthetic work or modern upgrades if core maintenance issues are not addressed first.
	List maintenance priorities identified in Step 2.
	List ongoing, seasonal, and cyclical maintenance that will be required.
	Consider restoration next.
	Identify elements deteriorated beyond repair and methods for their preservation, consulting *Appendix G*.
	Consider reversing alterations dating after the period of significance identified in Step 2, in order to return the building to its appearance during the period of significance.
	Prioritize function when planning rehabilitation.
	List the functional requirements for the property to stay in use.
	Evaluate whether the functional requirements can be met within the historic space, considering underused attic spaces and outbuildings.
	Determine whether new construction is required to meet the property's functional needs.
	If new construction is required, evaluate whether an addition or new accessory building would be more sensitive to the historic patterns found on the building and lot.
	Meet with at least three (3) qualified preservation architects and/or contractors to explore solutions for meeting functional needs while preserving and enhancing historic character.
	Thoughtfully select solutions.
	Determine the project budget and financing options.
	Consult with the Historic Preservation Officer to discuss the project conceptually before committing to solutions or signing a contract with an architect and/or contractor.
	Select rehabilitation solutions that meet these standards and guidelines while meeting the project's functional needs and the budget.
	Document all solutions considered and the logic used for making choices.
	Step 4: Plan the Project
	Prepare the planning checklist in Appendix F
	Incorporate the Standards & Guidelines in Section 3

Checkbox	Process
	Consult with the Historic Preservation Officer
	Understand related building codes and ordinances
	Consider if planning or zoning changes are needed
	Contact the Development Services Department
	Use feedback to revise the project plan
	Step 5: Apply for a Certificate of Appropriateness
	Complete the City of Fredericksburg Certificate of Appropriateness Form (below).
	Complete the COA application with all required information listed in the subsequent sections of *Appendix F*
	Submit the Certificate of Appropriateness Form to the City of Fredericksburg, keeping a copy for your records.
	Step 6: Attend the HRB Hearing
	Provide additional information if requested by Historic Preservation Officer
	Attend HRB hearing to answer questions and hear vote
	Step 6: Apply for a Building Permit, if Applicable
	Apply for a building permit using the relevant residential or commercial applications
	Apply for a planning or zoning change if necessary
	Make sure that all other applications match the COA
	Attend the Planning Commission hearing if necessary
	Complete all permitted work as described in the COA, building permit applications, and/or planning application
	Communicate with the Historic Preservation Officer and Development Services Department immediately if design changes are needed during the construction process

F.2. CERTIFICATE OF APPROPRIATENESS (COA)

The City of Fredericksburg's current Certificate of Appropriateness application form is reproduced on the following page (**fig. F-1**), and the form also is available online at: https://www.fbgtx.org/794/Historic-Preservation

F.3. RECOMMENDED FUTURE COA REVISIONS

In order ensure more consistent and comprehensive information accompanying Certificate of Appropriateness application packages, these design standards and guidelines recommend revising the current form to require the continuation sheets discussed below. The format for the recommended continuation sheets is based on the federal *Part 2 Historic Preservation Tax Credit Application*, published by the National Park Service (https://www.nps.gov/tps/tax-incentives/application.htm).

F.3.2.1. Continuation Sheets for Alterations

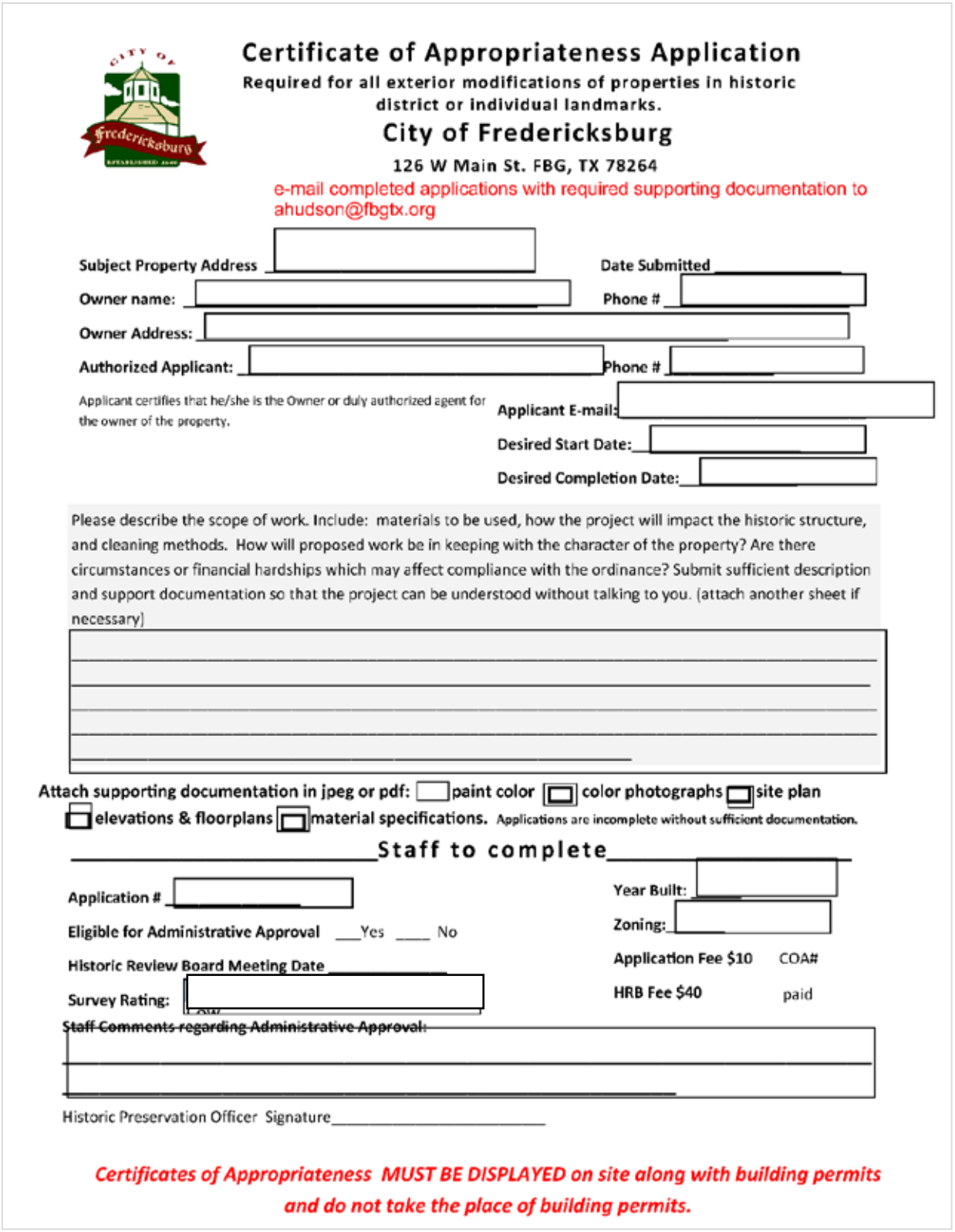
- Completed Checklist for Planning your Project (*Section F.1* above)
- Architectural Integrity Continuation Sheet (**fig. F-2**):
  - Identification of style, form, and complex type
  - Table listing and evaluating character-defining features (from *Section 2 – Architectural Character*), with:
    - Integrity of each feature:
      - Intact
      - Replaced during period of significance (POS)
      - Replaced after period of significance (POS)
      - Missing
    - Timeline of known alterations to each feature
    - Condition of each feature:
      - Structurally sound
      - Partially in need of repair/patching
      - Entire element deteriorated beyond repair/in need of replacement
      - N/A
- Proposed Rehabilitation Continuation Sheet (**fig. F-3**):
  - Table listing each architectural feature type (from *Section 3.2*), with
    - Written description of proposed rehabilitation/ alteration
    - Key to numbered photograph of feature
    - Key to architectural drawing depicting proposed change
- Photos depicting all exterior elevations of the building, as well as details of character-defining features to be impacted by the proposed work
- Drawings of the proposed work, following the guidance in **figure F-4**
- Photo log (**fig. F-5**)
- Drawing log (**fig. F-6**)

F.3.2.2. Continuation Sheets for Additions

- Architectural Integrity Continuation Sheet (**fig. F-2**)
- Additions Continuation Sheet (**fig. F-7**)
- Photos depicting all exterior elevations of the building, as well as details of character-defining features to be impacted by the proposed work
- Drawings of the proposed work, following the guidance in **figure F-4**
- Photo log (**fig. F-5**)
- Drawing log (**fig. F-6**)

F.3.2.3. Continuation Sheets for New Construction

- New Construction Continuation Sheet (**fig. F-8**)
- Photos depicting the lot and all adjacent historic buildings
- Drawings of the proposed work, following the guidance in **figure F-4**
- Photo log (**fig. F-5**)
- Drawing log (**fig. F-6**)



Certificate of Appropriateness Application

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

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to ahudson@fbgtx.org

Subject Property Address _____ **Date Submitted** _____

Owner name: _____ **Phone #** _____

Owner Address: _____

Authorized Applicant: _____ **Phone #** _____

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

Applicant E-mail: _____

Desired Start Date: _____

Desired Completion Date: _____

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

_____

_____

_____

_____

_____

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

Staff to complete

Application # _____ **Year Built:** _____

Eligible for Administrative Approval ___Yes ____ No **Zoning:** _____

Historic Review Board Meeting Date _____ **Application Fee $10** COA#

Survey Rating: _____ **HRB Fee $40** paid

Staff Comments regarding Administrative Approval:

_____

_____

Historic Preservation Officer Signature_____

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

Figure F-1. Current Certificate of Appropriateness application form, May 2020. Source: City of Fredericksburg, Texas, accessed May 5, 2020, https://www.fbgtx.org/DocumentCenter/View/3218/CofA-2020-fillable.

Figure F-2. Sample format for recommended continuation sheet identifying architectural styles, forms, and the condition of character-defining features. Source: HHM.

Architectural Integrity Continuation Sheet											
Subject Property Address:					Date Submitted:						
Architectural Style(s) (refer to *Section 2.1*, list all that apply):											
Building Form (refer to *Section 2.2*):											
Complex Type: (refer to *Section 2.3*):											
Relevant Character Defining Features	Integrity of Each Feature				Timeline of Known Alterations		Condition of Each Feature				Photo Key
(list from *Section 2*)	Intact	Replaced during POS	Replaced After POS	Missing	Date	Description	Sound	Needs partial repair/ patching	Deteriorated beyond Repair	N/A	#

Figure F-3. Sample format for recommended continuation sheet describing proposed rehabilitation. Source: HHM.

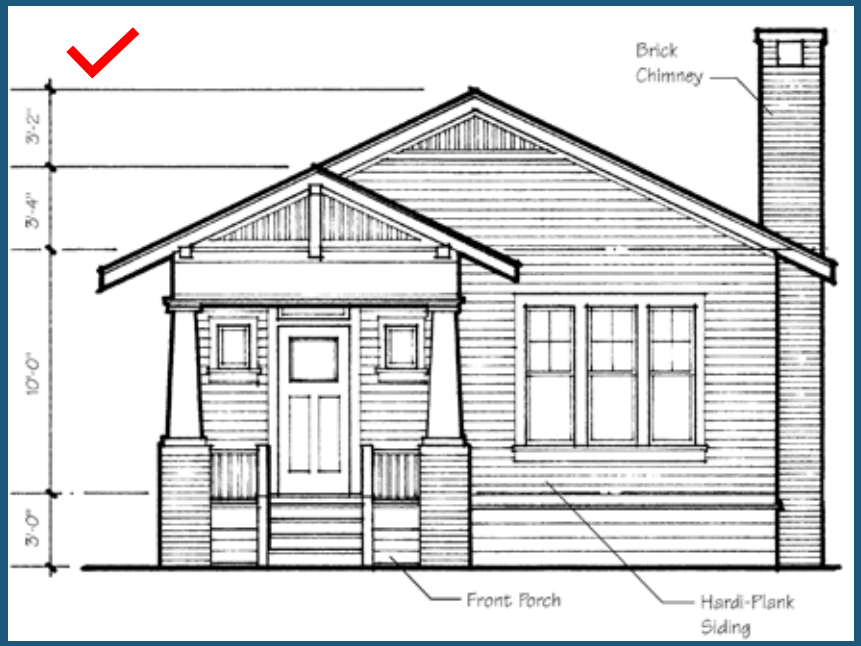
Proposed Rehabilitation / Alteration Continuation Sheet			
Subject Property Address:		Date Submitted:	
Feature Type (from *Section 3.2*)	Description of proposed rehabilitation/alteration	Photo Key #	Drawing Key #
Structural Systems			
Mechanical Systems			
Roofs and Roof Features			
Chimneys and Stove Pipes			
Porches			
Exterior Walls			
Doors and Door Openings			
Windows and Window Openings			
Canopies and Awnings			

Figure F-3. Sample format for recommended continuation sheet describing proposed rehabilitation. Source: HHM.

Proposed Rehabilitation / Alteration Continuation Sheet			
Subject Property Address:		Date Submitted:	
Feature Type (from *Section 3.2*)	Description of proposed rehabilitation/alteration	Photo Key #	Drawing Key #
Storefronts			
Signage			
Landscape and Site Features			
Energy Efficiency			
Other:			
Other:			
Other:			
Other:			
Other:			

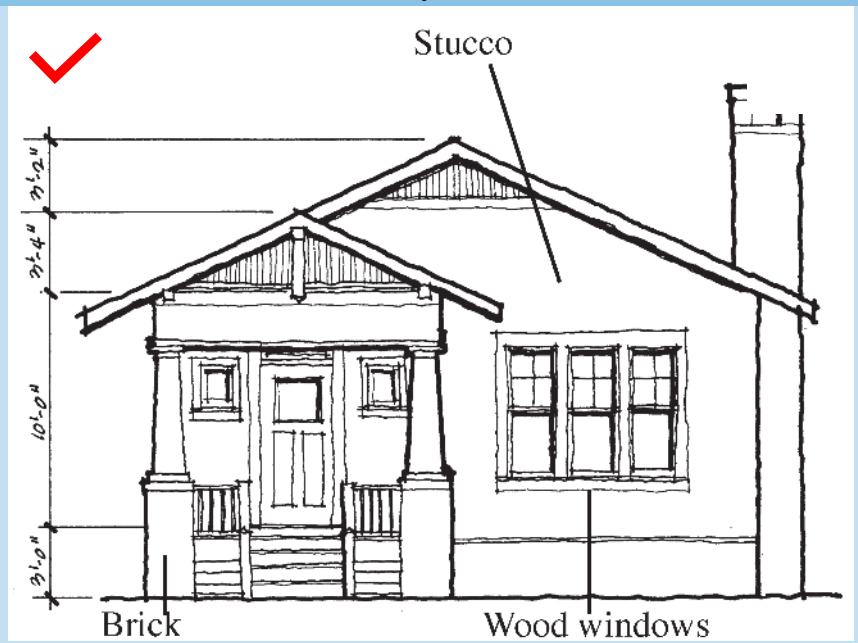
Figure F-4. Guidelines for drawings accompanying Certificate of Appropriateness applications. Drawings source: Winter & Company, 2020.

Preferred



The drawing **above** would be a **preferred** submittal drawing. It is mechanically drafted to scale, includes dimensions, and labels materials.

Acceptable



The drawing **above** would be an **acceptable** drawing. It is drawn free-hand but reasonably represents the scale, shows dimensions, and labels materials.

NOT Acceptable

The example to the **left** would be an **unacceptable** drawing.
It does not accurately indicate scale, lacks dimensions, and lacks labels for materials.

Figure F-5. Sample format for recommended photo log continuation sheet. Source: HHM.

Photo Log Continuation Sheet			
Attach either: (a) digital JPGs with file names with photo key #, or (b) printed photos on matte paper with photo key # on the front. Minimum acceptable resolution is 1200 x 1600 pixels. Preferred resolution is 2000 x 3000 pixels.			
Subject Property Address:	Date Submitted:		
Feature(s) Shown (from *Section 3.2*)	Photo Key #	Camera Facing (N/S/E/W)	Date of Photo

Figure F-6. Sample format for recommended drawing log continuation sheet. Source: HHM.

Drawing Log Continuation Sheet			
Attach either: (a) digital PDFs with file names with drawing key #, or (b) printed drawings on matte paper with drawing key # on the front. Minimum acceptable resolution is 300 dpi. Minimum printed size is 11" x 17".			
Subject Property Address:	Date Submitted:		
Feature(s) Shown (from *Section 3.2*)	Drawing Key #	Architect/ Draftsperson	Date of Drawing

Figure F-7. Sample format for recommended addition continuation sheet. Source: HHM.

Addition Continuation Sheet					
Subject Property Address:			Date Submitted:		
	Proposed Solution	Other Solutions Considered	Rationale for Selected Solution	Photo Key #	Drawing Key #
Functional need					
Associated mechanical requirements					
Associated structural requirements					
Necessary square footage					

Figure F-7. Sample format for recommended addition continuation sheet. Source: HHM.

Addition Continuation Sheet					
Subject Property Address:			Date Submitted:		
	Proposed Solution	Other Solutions Considered	Rationale for Selected Solution	Photo Key #	Drawing Key #
Footprint on lot					
Height (foundation to roof plate)					
Roof form					
Roof height (roof plate to peak)					

Figure F-7. Sample format for recommended addition continuation sheet. Source: HHM.

Addition Continuation Sheet					
Subject Property Address:			Date Submitted:		
	Proposed Solution	Other Solutions Considered	Rationale for Selected Solution	Photo Key #	Drawing Key #
Roofing material					
Exterior wall materials					
Fenestration pattern					
Window type(s)					

Figure F-7. Sample format for recommended addition continuation sheet. Source: HHM.

Addition Continuation Sheet					
Subject Property Address:			Date Submitted:		
	Proposed Solution	Other Solutions Considered	Rationale for Selected Solution	Photo Key #	Drawing Key #
Door location(s)					
Door type(s)					
Site of juncture with historic building					
Square footage of historic wall area concealed					

Figure F-7. Sample format for recommended addition continuation sheet. Source: HHM.

Addition Continuation Sheet					
Subject Property Address:			Date Submitted:		
	Proposed Solution	Other Solutions Considered	Rationale for Selected Solution	Photo Key #	Drawing Key #
Historic building fabric to be removed					
Historic character-defining features to be removed					
Methods for protecting historic fabric during construction					

Figure F-8. Sample format for recommended new construction continuation sheet. Source: HHM.

New Construction Continuation Sheet					
Subject Property Address:			Date Submitted:		
	Proposed Solution	Other Solutions Considered	Rationale for Selected Solution	Photo Key #	Drawing Key #
Functional need					
Associated mechanical requirements					
Associated structural requirements					
Necessary square footage					

Figure F-8. Sample format for recommended new construction continuation sheet. Source: HHM.

New Construction Continuation Sheet					
Subject Property Address:			Date Submitted:		
	Proposed Solution	Other Solutions Considered	Rationale for Selected Solution	Photo Key #	Drawing Key #
Footprint on lot					
Height (foundation to roof plate)					
Roof form					
Roof height (roof plate to peak)					

Figure F-8. Sample format for recommended new construction continuation sheet. Source: HHM.

New Construction Continuation Sheet					
Subject Property Address:			Date Submitted:		
	Proposed Solution	Other Solutions Considered	Rationale for Selected Solution	Photo Key #	Drawing Key #
Roofing material					
Exterior wall materials					
Fenestration pattern					
Window type(s)					

Figure F-8. Sample format for recommended new construction continuation sheet. Source: HHM.

New Construction Continuation Sheet					
Subject Property Address:			Date Submitted:		
	Proposed Solution	Other Solutions Considered	Rationale for Selected Solution	Photo Key #	Drawing Key #
Door location(s)					
Door type(s)					

APPENDIX G. TREATMENT METHODS FOR HISTORIC ARCHITECTURAL MATERIALS

This appendix intends to educate property owners and tradespeople about how to appropriately preserve, maintain, and repair historic architectural materials commonly found in Fredericksburg. These treatment methods follow the "accepted preservation techniques" dictated by the standards in *Section 3 – Standards & Guidelines for Historic Properties*.

Historic Architectural Materials

Historic building materials embody information about a building's style, era, and function – available only upon close inspection. Treatment guidelines detailing accepted preservation techniques—or *how* to repair or restore historic materials—are provided within this appendix. The standards and guidelines within *Section 3* establish requirements and recommendations for *when* and *where* to preserve or restore historic architectural materials. In Fredericksburg, even ordinary repair and maintenance on historic landmarks and buildings within the historic district requires a Certificate of Appropriateness application (reviewed by the Historic Preservation Office staff with no Historic Review Board hearing).

G.1. WINDOW MAINTENANCE

Windows are a significant aspect to any building and regular maintenance can ensure their beauty and longevity. The most important facet to remember is that all products and methods used for maintenance should be appropriate for the project. To find the best products to use, consult a respected, local expert.

1. Remove excess layers, peeling, or flaking paint. Gently hand-scrape using the appropriate materials and methods.
2. Check all the wood parts and features of the window for cracks, splits, or soft spots. Pay particular attention to the sill and the bottom sashes, where water tends to collect, to see if there is any water damage. Make structural repairs on any sashes, muntins, sill, panes, or the meeting rail. Fill in cracks with epoxy or wood putty.
3. Sand, prime, and paint the window using the appropriate materials.
4. Remove all broken glass and glazing putty. Then match the new glass to the existing glass and install, using appropriate glazing compound and putty. Caulk is not appropriate in lieu of glazing.
5. Check all joints between the window and masonry openings. Caulk joints to prevent air and water infiltration in between these openings.

Additional Resources: Window Maintenance

- *Preservation Brief 9: The Repair of Historic Wooden Windows*, https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm
- *Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows*, https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm

G.2. GLASS MAINTENANCE

There are two forms in which glass has been used: decorative and structural. Examples of decorative glass include stained, beveled, leaded, and etched. Structural glass examples include pigmented and glass blocks. Pigmented structural glass is more commonly known under its trade names, for instance, Carrara glass, Vitrolite, and Sani Onyx. Pigmented glass is usually found glued to the façade of a building, at the ground level, resulting in a more urban visual effect. Pigmented glass has become very rare to the downtown area of Fredericksburg. Stained and leaded glass appeared in great numbers between the Civil War and the Great Depression. There was a dramatic growth in the architectural glass industry in the early twentieth century due to new technological advances. The most common form of decorative glass in Fredericksburg is usually found in front doors in the form of beveled glass.

1. Clean decorative glass with the gentlest means possible, such as: soft water, non-ionic detergent, or mineral spirits.
2. If removal of any pigmented glass is required, follow these steps:
   - Remove the glass,

- Clean the substrate of the building by means of a mild solution of water and household ammonia and a soft bristle brush, and,
- Re-adhere the panels of glass by means of a mastic adhesive.

3. Patch slightly chipped pigmented structural glass with appropriately colored, flexible caulk.

Additional Resources: Glass Maintenance

- *Preservation Brief 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)*, https://www.nps.gov/tps/how-to-preserve/briefs/12-structural-glass.htm
- *Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass*, https://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm

G.3. WOOD MAINTENANCE

Wood is a popular material used for a building's skeletal structure, exterior construction, or as functional or ornamental details, such as doors, window jambs, moldings, shutters, or pediments. However, wood elements are susceptible to damage via water infiltration, vegetative growth, or insect infestation. To counteract this, wooden elements must be properly treated and maintained.

1. Protect wood features from water damage through proper drainage and irrigation.
2. Retain and maintain historic protective treatments, such as paints and finishes, to reduce moisture and/or ultraviolet damage. Do not remove paint that is firmly adhered to the surface.
3. Clear away organic matter that may promote water infiltration using the gentlest method possible.
4. Patch small areas deteriorated beyond repair using an epoxy with a hardness comparable to the original wood.
5. To insure that new layers of paint adhere properly, remove peeling, damaged, or deteriorated paint using the gentlest method possible, such as hand scraping or sanding. Preparing the surface should occur only down to the next sound layer.
6. Use a primer for the first coat of new paint; this action will help the paint adhere to the surface. Consider mixing a little of the finishing paint in with the primer.
7. High-quality paint will last longer than low-quality paint.
8. Be aware that most buildings and structures built before 1950 may have one or more layers of lead-based paint; use precautionary measures when removing such paint.

Additional Resources: Wood Maintenance

- *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*, https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm
- *Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing*, https://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm
- *Preservation Brief 45: Preserving Historic Wood Porches*, https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm

G.4. MASONRY MAINTENANCE

Masonry consists of work done in brick and stone; it also includes terra-cotta, concrete, cast-stone blocks (such as Basse Blocks), mortar, and stucco. The majority of the buildings and structures in Fredericksburg's downtown district and residential historic districts are constructed of rock walls. These rock structures should be treated as brick or Basse Block buildings, in regard to cleaning, repairing, and repainting. This type of construction was meant to last forever – and can, if properly maintained.

1. Provide proper drainage to protect masonry work from standing water on flat, horizontal surfaces or in decorative features.
2. Provide a drainage system away from the foundation to minimize rising moisture.
3. Ensure that the top layer of masonry is protected by eaves, flashing, or coping to prevent water from seeping into exposed mortar joints.
4. Regularly clear out gutters to prevent overflow and water damage.

5. Regularly inspect and maintain foundations to minimize differential settlement and cracking.
6. Clean masonry only when necessary to halt deterioration or to remove graffiti, stains, or heavy soil.
7. Clean with the gentlest method possible, such as low-pressure water cleaning, or use of soft, natural bristle brushes. Only use chemical cleaning products if previously approved by the City Historic Preservation Office. Be aware that limestone and marble dissolve easily with acidic cleaners.
8. Never apply "waterproof" coatings to masonry; they can peel and trap water between the coating and masonry.
9. Retain historic unfinished masonry surfaces, whenever possible. Brick or stone surfaces historically may have been stuccoed, whitewashed, or painted for aesthetic and practical purposes.
10. Remove non-historic or deteriorated paint by the gentlest means available.
11. Repoint only those mortar joints where there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint.
12. Remove deteriorated mortar gently, by hand-raking the joints to avoid damaging the masonry.
13. Duplicate historic mortar in composition, strength, color, and texture.
14. Duplicate historic mortar joints in size, method of application, and profile.
15. Ensure that adjoining metal anchors are corrosion-resistant and attach at the mortar joint rather than the masonry unit.

Basse Block and Roos Block (1912–1940)

In the early twentieth century, the trend toward mechanization began to encompass all types of building materials. Cast-concrete blocks were one example of this trend, created using a heavy metal machine that cast uniform blocks and stamped them with textures resembling stone. This allowed builders to replicate the look of traditional stone masonry at a much more affordable price. Two concrete companies in Fredericksburg both produced cast-concrete blocks intended to look like stone: Basse Brothers and the Roos Cement Yard. The Basse Brothers began manufacturing "Basse Blocks" with a Portland cement mixture around 1912. The Roos Cement Yard began manufacturing similar blocks around 1921. Although Basse and Roos blocks are nearly indistinguishable, the Roos Blocks can be identified by a small mark that looks like an "L" or a "7."[ii] Example are shown in Section 2 (fig. 2-9).

Additional Resources: Masonry Maintenance

- *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*, https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm
- *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*, https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm
- *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings*, https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm
- *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm
- *Preservation Brief 38: Removing Graffiti from Historic Masonry*, https://www.nps.gov/tps/how-to-preserve/briefs/38-remove-graffiti.htm
- *Preservation Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone*; https://www.nps.gov/tps/how-to-preserve/briefs/42-cast-stone.htm

G.5. METAL MAINTENANCE

The most common type of metal detailing is that made of sheet metal and cast iron. Metal decoration can be found in buildings constructed beginning in the late nineteenth century, following the thrust of the Industrial Revolution. Builders began using metal instead of wood due its durability, life span, and supposed fire-retarding quality. Metal detailing is found in forms such as cornices, window embellishments, posts, light fixtures, and decorative gates.

1. Protect metal features and structures from corrosion by providing adequate drainage to minimize water retention.

2. Use the gentlest cleaning method possible to avoid further erosion; do not use a cleaning method that abrades the surface.
3. Prior to application, test all cleaning methods on specimens of the type of metal used on the historic building or structure.
4. Clean metal to remove corrosion prior to repainting or application of other protective coatings.
5. Use sensitive cleaning methods that do not harm the finish or color of soft metal such as copper, lead, and tin.
6. Do not paint historically unfinished metal unless necessary to halt deterioration.
7. If painting metal, apply appropriate paint only after properly cleaning and preparing the surface.
8. If painting metal, use primer as the first coat to help the final coat adhere to the structure. It is also a good idea to mix a little of the finish coat into the primer.
9. Keep all joints soldered or caulked.
10. If necessary, repairing metal features by patching, splicing, or reinforcing the historic material rather than replacing the whole element.
11. Do not adjoin metals that are not physically or chemically compatible, thus causing or accelerating galvanic corrosion. For example, do not adjoin copper to aluminum, tin, or steel.

Additional Resources: Metal Maintenance

- *Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron*, https://www.nps.gov/tps/how-to-preserve/briefs/27-cast-iron.htm

G.6. PAINT MAINTENANCE AND PALETTES

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

1. Select colors predominant to the era in which the structure was built, shown in the palettes in **figures G.1—G.4**.
2. Consider restoring historic colors based upon historical, physical, or pictorial evidence or documentation. One way to discover historic paint colors is to gently hand-scrap a small area on the building to get down to the base coat, then wet the surface to get a more accurate picture of how the historic paint colors looked. (For research aides, refer to the "Historical Research Resources" section found in *Appendix H*.)
3. Test chosen colors in patches on the building to see how they reflect light and appear in sunshine, cloudy weather, and at different times of the day, prior to applying the paint to the entire building.
4. Choose paint colors that emphasize character-defining historic features. Use more muted colors on non-historic elements.
5. Be aware that most buildings and structures built before 1950 may have one or more layers of lead-based paint; use precautionary measures whenever removing such paint.

Additional Resources: Paint Maintenance and Palettes

- *Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing*, https://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm
- Tania Adams, "Color Palettes to the Rescue," https://www.ncptt.nps.gov/blog/color-palettes-to-the-rescue-saving-buildings-from-demolition-2/

Figure G-1. Sherwin Williams palette of "Heritage Colors," formulated to match colors available between 1820 and 1920. Source: The Craftsman Blog, accessed May 5, 2020, https://thecraftsmanblog.com/choosing-exterior-paint-colors-for-your-historic-house/.

Figure G-2. Victorian palette from the Harrison Brothers and Company, Inc., 1871. Source: Sara McLean, "Then, Now & Forever® - The Victorian Era Color Collection," Dunn-Edwards Paints, accessed May 5, 2020, https://www.dunnedwards.com/colors/specs/posts/then-now-and-forever-r-the-victorian-era-color-collection.

Figure G-3. Craftsman palette from Aladdin paints, 1916. Source: The Daily Bungalow, accessed May 5, 2020, https://www.flickr.com/photos/daily-bungalow/2971353069/in/photostream/.

Figure G-4. Paint palettes from 1954 from Kem-Glo (a subsidiary of Sherwin Williams). Source: Retro Renovation, accessed May 5, 2020, https://retrorenovation.com/2013/09/10/1955-paint-colors/.

[ii] Michael Barr, "Looking back at: Basse Block," *Fredericksburg Standard*, September 17, 2019, https://www.fredericksburgstandard.com/commentary/basse-block-was-building-trend; "Letters to the Editor," *Fredericksburg Standard*, September 24, 2019, https://www.fredericksburgstandard.com/commentary/letters-editor-19.

APPENDIX H: PRESERVATION RESOURCE TOOLKIT

This appendix intends to provide property owners an array of information to guide research and project planning, including:

- Historical Research Resources,
- Nationwide Preservation Guidelines, and
- Funding and Incentives for Historic Preservation.

H.1. HISTORICAL RESEARCH RESOURCES

When beginning the process of restoring, renovating, or constructing on a landmark property or within a historic district, it is best to research a building or structure and its surrounding environment. Research can provide information about when a building was constructed and how it changed over time – informing the evaluation of the building's period of significance. The following is a synopsis of areas that may aid in the inquiry of a building or structure.

Definition of "Period of Significance"

The National Register defines "period of significance" as the "time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing."[iii] For the Fredericksburg Historic District overall, this period dates from 1846 through 1968. For individual landmarks, interpretation of period of significance may be more narrow – perhaps only including the original construction for significant architect-designed landmarks, or spanning dates of occupancy of significant owners or tenants, or stretching from the date of construction until 50 years ago—incorporating all alterations up to 50 years ago—for properties with continuous significant historic use. (Refer to the Glossary in *Appendix A* for a fuller definition.)

H.1.1. Historic Maps

- Sanborn Fire Insurance Maps, 1896–1913, Perry-Castañeda Library Map Collection, University of Texas at Austin, http://legacy.lib.utexas.edu/maps/sanborn/f.html.

H.1.2. Historic Photographs

- Portal to Texas History, University of North Texas Libraries, https://texashistory.unt.edu/.
- Prints and Photographs Collection, Library of Congress, http://www.loc.gov/pictures/.
- Fredericksburg Pioneer Museum, photoarchive@pioneermuseum.net.

H.1.3. Literature

H.1.3.1. Prior Historic Resources Studies

- Cox McLain Environmental Consulting. "City of Fredericksburg Historic Resources Survey: Phase I." Prepared for the City of Fredericksburg, 2019.
- Hardy·Heck·Moore, Inc. "Agricultural Theme Study for Central Texas." Prepared for the Texas Department of Transportation, 2013. From TxDOT, https://ftp.dot.state.tx.us/pub/txdot-info/env/toolkit/420-03-gui.pdf.

H.1.3.2. City Directories and Telephone Directories

- Ancestry, https://www.ancestry.com/ (subscription required).
- City Directory Collection, Portal to Texas History, University of North Texas, https://texashistory.unt.edu/explore/collections/CIT/.
- Dolph Briscoe Center for American History, University of Texas at Austin, https://www.cah.utexas.edu/research/directories_browse.php?location_id=49.

H.1.3.3. Newspapers

Old newspapers or periodicals may be a good source, particularly to find pictures of the building in its original state. This type of literature will record outstanding and daily events in Fredericksburg's history,

and would be a good opportunity to read how the building was originally used, and by whom.

- Newspaper Archive, www.newspaperarchive.com (subscription required).
- Texas Digital Newspaper Program, Portal to Texas History, University of North Texas, https://texashistory.unt.edu/explore/collections/TDNP/.
- The Pioneer Memorial Library has the *Fredericksburg Standard* archived back to 1916 on microfilm and, for those who read German, another local newspaper that goes back to the 1890s. If information is unavailable, visit a college or university's library; they tend to have archived holdings of original, microfilmed materials of much of the area and state's history. Pioneer Memorial Library is located at 115 West Main Street in Fredericksburg.

H.1.3.4. Books

- Gillespie County Historical Society. *Pioneers in God's Hills: A History of Fredericksburg and Gillespie County*. Austin: Von Boeckmann-Jones, 1960, 1974.
- Grue, Ethel Hander. *New Houses in a New Land: German Immigration to Texas, 1847-1861*. Waco: Texan Press, 1970.
- Hafertepe, Kenneth. *The Material Culture of German Texans*. College Station, Texas: Texas A&M Press, 2016.
- Hafertepe, Kenneth. *A Guide to the Historic Buildings of Fredericksburg and Gillespie County*. College Station, Texas: Texas A&M Press, 2015.
- Harris, Cyril M., Ed. *Dictionary of Architecture and Construction*. New York: McGraw Hill, 1975.
- Jordan, Terry G. *German Seed in Texas Social: Immigrant Farmers in Nineteenth-Century Texas*. Austin: University of Texas Press, 1975.
- Jordan, Terry G. *Texas Log Buildings: A Folk Architecture*. Austin and London: University of Texas Press, 1978.
- Kowert, Elise. *Historic Homes In and Around Fredericksburg*. Fredericksburg: Fredericksburg Publishing Co., 1980.
- Kowert, Elise. *Old Homes and Buildings of Fredericksburg*. Fredericksburg: Fredericksburg Publishing Co., 1977.
- Maxson, Peter F. *Fredericksburg Historic Resource Survey*. Texas Historical Commission, 1985.
- Maxson, Peter F. "Fredericksburg Historic District." National Register of Historic Places Nomination. Texas Historical Commission, 1985.
- McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses.* Alfred A. Knopf: New York, 2015.
- Murtagh, William J. *Keeping Time: The History and Theory of Preservation in America.* Pittstown, New Jersey: The Main Street Press, 1988.
- Penninger, Robert. *Fredericksburg, Texas: The First Fifty Years*. Tr., Charles L. Wissem. Fredericksburg: Fredericksburg Publishing Co., 1986.

H.1.3.5. Online Resources

- *AIA Directory of American Architects*, 1956–1978, American Institute of Architects, https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/overview.
- Historic Building Catalog Collection, Association for Preservation Technology, Building Technology Heritage Library, https://archive.org/details/buildingtechnologyheritagelibrary?sort=-downloads&and[]=subject%3A%22house+plans+--+catalogs%22.
- *Southwestern Historical Quarterly* [journal]. Texas State Historical Association, https://tshaonline.org/shqonline.
- *Texas Architect* [magazine], 1950–, https://magazine.texasarchitects.org/issues/.
- *Texas Contractor* [magazine]:
  - Sterling C. Evans Library, Texas A&M University, 1939–, https://libcat.tamu.edu/vwebv/search?searchArg=texas+c

ontractor&searchCode=TALL&setLimit=1&recCount=50&searchType=1&page.search.search.button=Search, or
  - University of Texas at Austin Libraries, 1939–1946 and 1964–1978, http://catalog.lib.utexas.edu/search~S29?/Xtexas+contractor&searchscope=29&SORT=D/Xtexas+contractor&searchscope=29&SORT=D&SUBKEY=texas+contractor/1,87,87,B/holdings&FF=Xtexas+contractor&1,1.
- *Texas General Contractors Association Monthly Bulletin*, 1920–, Houston Area Digital Archives, http://digital.houstonlibrary.org/cdm/compoundobject/collection/books/id/9648/rec/1.
- Texas County Tax Rolls, 1837–1910, Family Search, https://www.familysearch.org/search/collection/1827575.
- *The Handbook of Texas Online*. Texas State Historical Association, https://tshaonline.org/handbook/online.

H.1.4. Building Permits

If, while searching old newspapers, the original or past owners of the building or structure surface, then it would be possible to retrieve information on the building by reading past building permits. The City of Fredericksburg has archived records dating back to the 1940s. However, these holdings are filed under the owner's name, not the address. (Past owners' names may be determined through City Directory research or through deed research at the County Clerk's office.) Past building permits may offer valuable information such as owner name, general location, legal description, physical description, and possibly the builder and/or architect. In addition, one may find past blueprints, floor plans, or property records that may accompany some of the building permits. This information can be found by contacting the City Historic Preservation Office (see *Appendix E*).

H.1.5. Libraries

The best source for information is at the local Pioneer Memorial Library in Fredericksburg. The Gillespie County Library has a room dedicated to Texas history on the second floor, and staff to help in the search. If the information cannot be found there, try the libraries at Schreiner College in Kerrville, University of Texas at San Antonio, or the University of Texas at Austin.

H.1.6. Local, State, and National Agencies

Fredericksburg offers many local organizations to help with the process of researching a home, building, or structure. Many questions and concerns may be addressed by contacting one or more of these groups. In addition to the local groups, there are several state and national organizations to assist property owners.

H.2. NATIONWIDE PRESERVATION STANDARDS AND GUIDELINES

H.2.1. *Secretary of the Interior's Standards for Rehabilitation*

These design standards are based on the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, which is one component of the overall *Standards and Guidelines for the Treatment of Historic Properties*. The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

Additional background is provided in *Section 1 – Purpose and Scope*, and the full text of the *Secretary of the Interior's Standards for Rehabilitation* is provided online at the link below:

- https://www.nps.gov/tps/standards.htm.

H.2.2. NPS *Preservation Briefs*

The National Park Service (NPS) also provides technical assistance and guidance on the preservation of historic properties through the

publication of *Preservation Briefs* and Preservation Tech Notes. These resources focus on specific issues common in preservation. All are available online at:

- https://www.nps.gov/tps/how-to-preserve.htm

H.2.3. NPS *Interpreting the Standards Bulletins*

In addition to *Preservation Briefs*, the NPS also publishes *Interpreting the Standards Bulletins* to "assist building owners in applying the Standards to rehabilitation projects," available online at:

- https://www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm

H.3. FUNDING AND INCENTIVES FOR PRESERVATION

A number of tax incentives and grants exist to promote preservation of historic buildings, sponsored by the state and federal government, as well as private nonprofit organizations. Note that federal tax credits are for income-producing properties only. State tax credits may be used by income-producing properties or nonprofit properties. Grant funding requirements vary, but often prioritize awards for buildings with a community or nonprofit use.

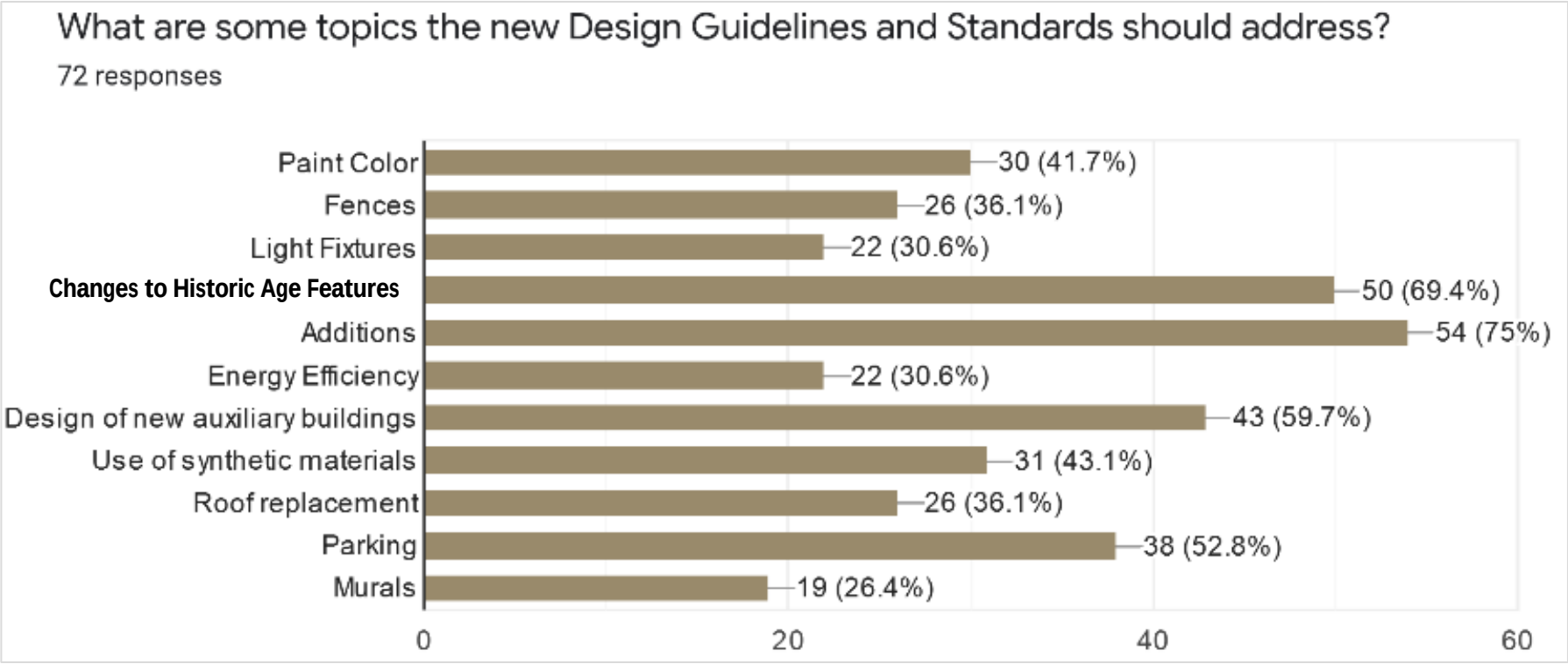
- Federal 20% historic rehabilitation tax credits, National Park Service, https://www.nps.gov/tps/tax-incentives.htm.
- State of Texas 25% historic rehabilitation tax credits, Texas Historical Commission, https://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit.
- Texas Preservation Trust Fund grants, Texas Historical Commission, https://www.thc.texas.gov/preserve/projects-and-programs/texas-preservation-trust-fund-0.
- Anice Read Fund Grants, Texas Downtown Association, https://www.texasdowntown.org/anice-read-grants.html.

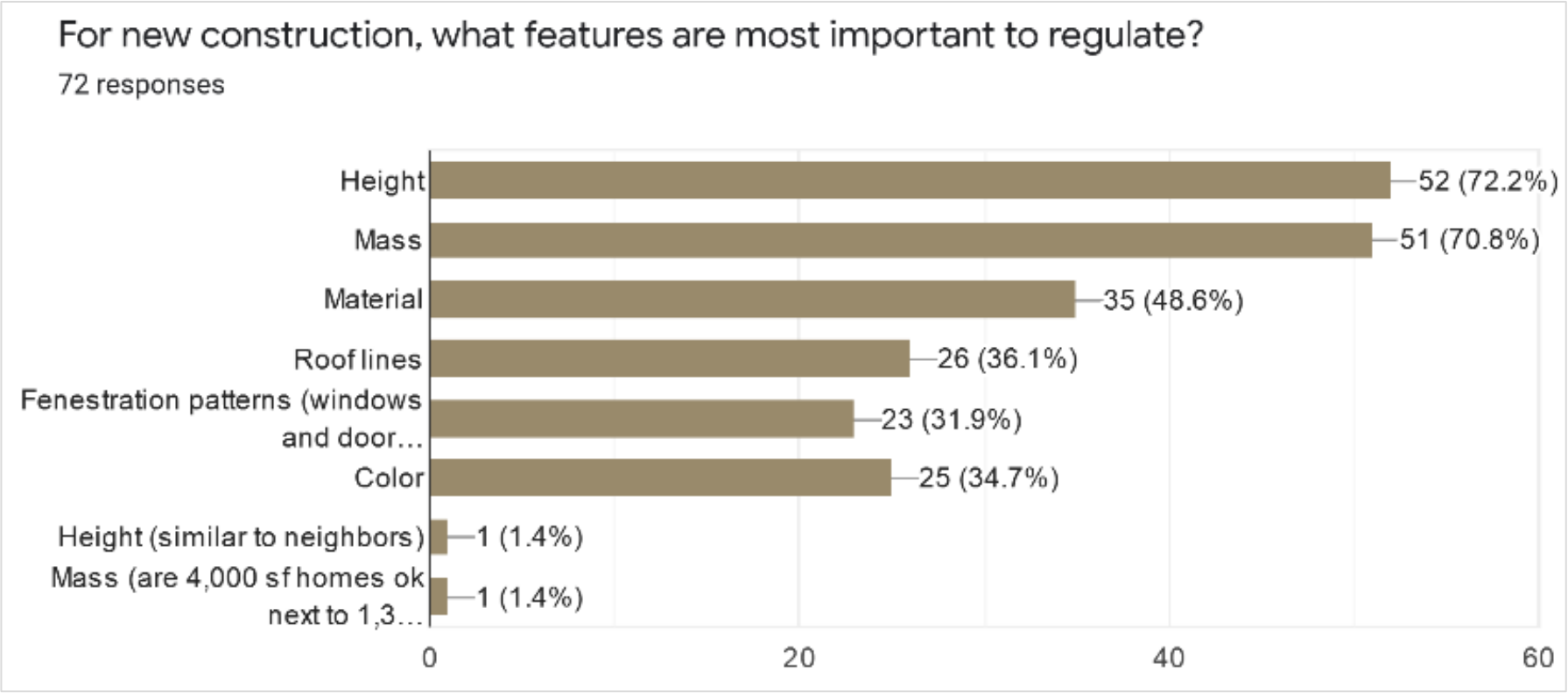
[iii] National Park Service, "How to Complete the National Register Registration Form," *National Register Bulletin 16A* (Washington, D.C.: National Park Service, 1997), 42, from the National Park Service, https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf.

APPENDIX I: PUBLIC INPUT

I.1. SUMMARY OF RESPONSES

The graphs below summarize the findings of the public online Google Survey undertaken in January 2020 and February 2020.



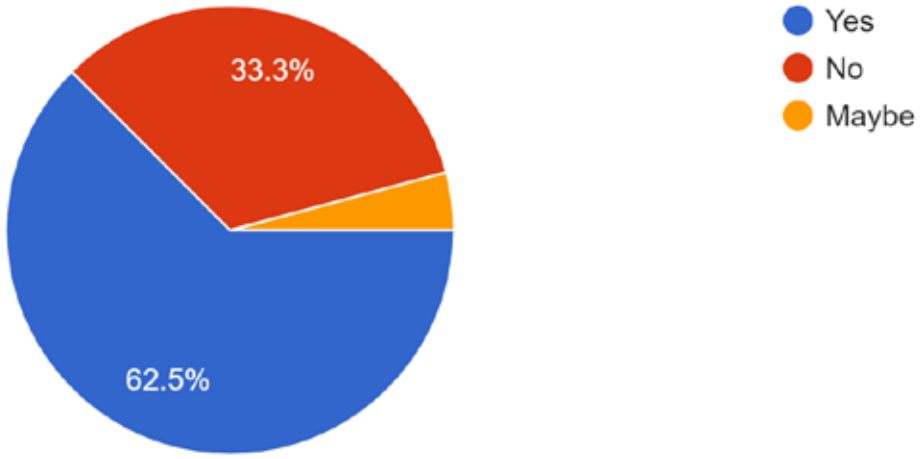

For new construction, what features are most important to regulate?
72 responses
Height
52 (72.2%)
Mass
51 (70.8%)
Material
35 (48.6%)
Roof lines
26 (36.1%)
Fenestration patterns (windows and door...
23 (31.9%)
Color
25 (34.7%)
Height (similar to neighbors)
1 (1.4%)
Mass (are 4,000 sf homes ok next to 1,3...
1 (1.4%)
0
20
40
60

I.2. 2ND SURVEY SUMMARY RESPONES

The graphs below summarize the findings of the public online Google Survey undertaken April thru May 2021 regarding the 2nd Draft of the Design Guidelines/Standards Document

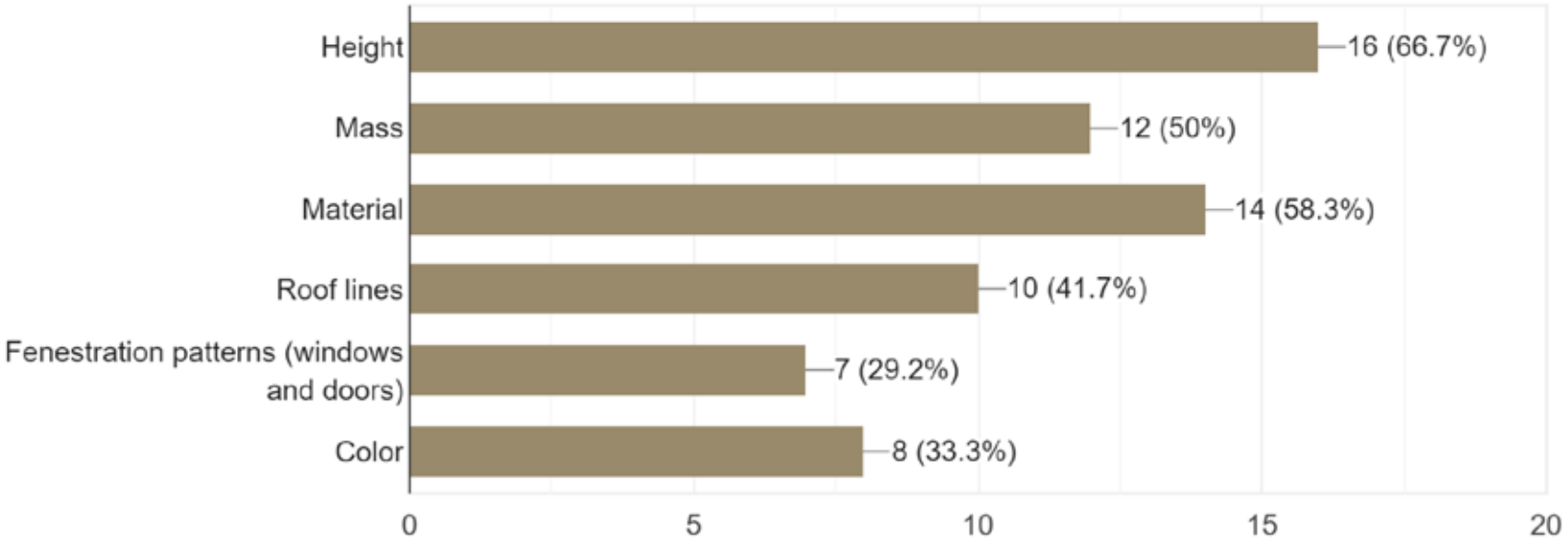
Do you think the Historic Review Board / Design Guidelines/Standards should be allowed to put on more restrictions than base zoning (such as requirin...tern, restricting height, restricting lot coverage,)

24 responses



For new construction, what features are most important to regulate?

24 responses



This document provides Guidelines (recommendations) and Standards (requirements) based on the historic rating (high, medium, low). For examp...ect to be approved if they cannot meet a standard.

24 responses

Do you think the section on new additions (3.3) adequately protects historic properties while allowing buildings to expand?

24 responses