

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.

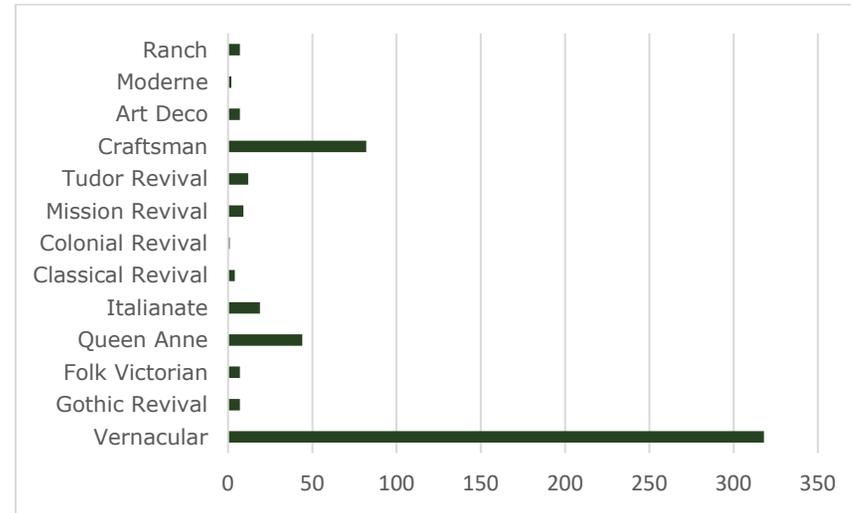
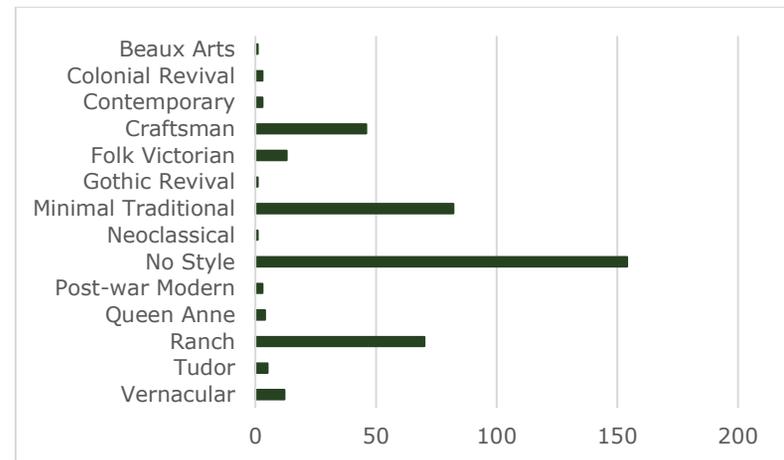


Table 2-2. Counts of common styles documented in the 2019 Historic Resources Survey of Fredericksburg. Note only the more common styles are discussed within this section.



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.

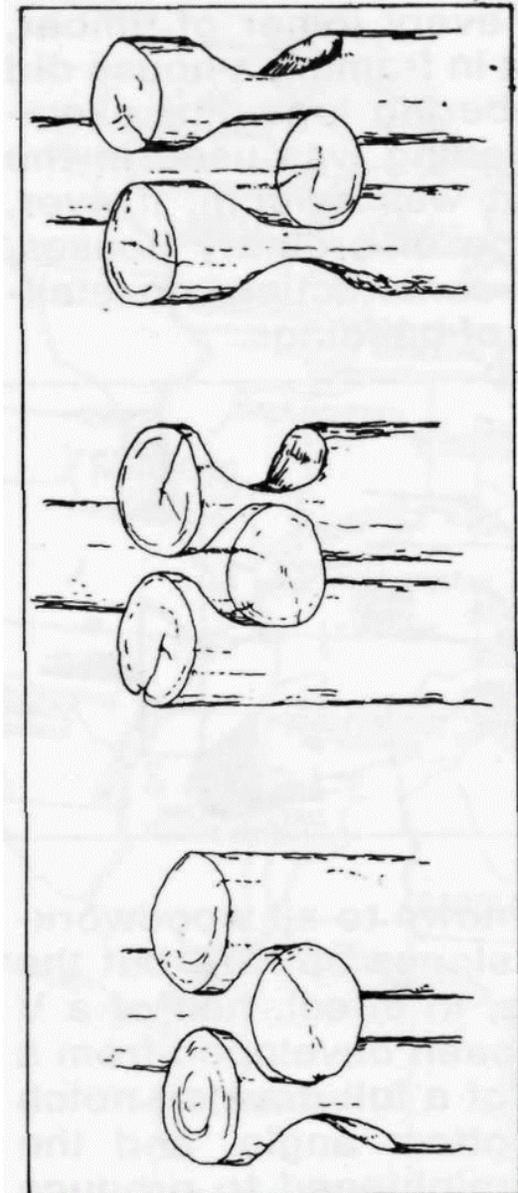
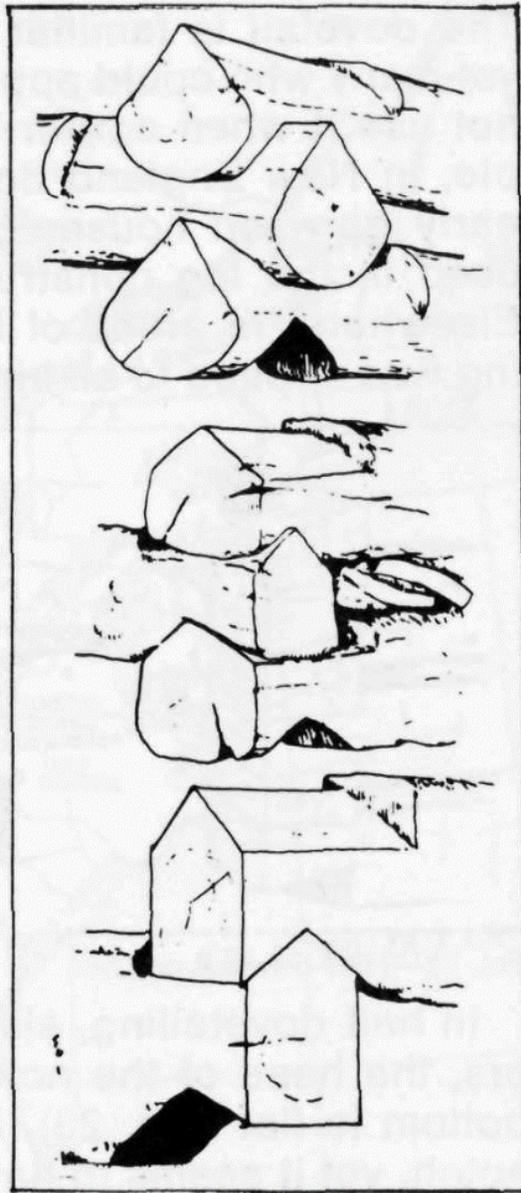


Figure 2-9. Drawings comparing “v” notched joinery (left) to saddle joinery (right). Source: Fred Kniffen and Henry Glassie, “Building in Wood in the Eastern United States: A Time-Place Perspective,” *guideline: A Publication of the Park Practice Program*, vol. 3 no. 4 (Jul./Aug. 1973): 41-52, from the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

- Growth (or “accretion”) of buildings and complexes over time to meet residents’ needs, leading to irregular and individualistic building forms

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

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

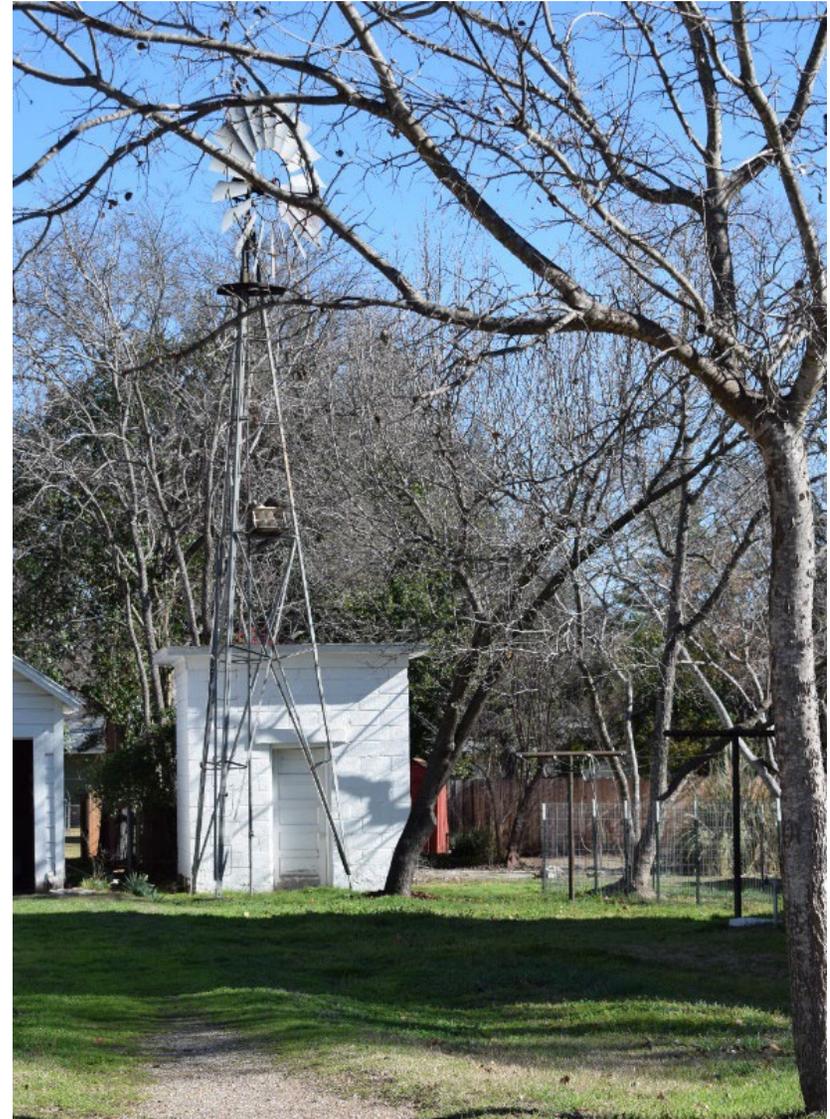


Figure 2-75. Example of a windmill with a connected pump house. Source: HHM, 2020.

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)

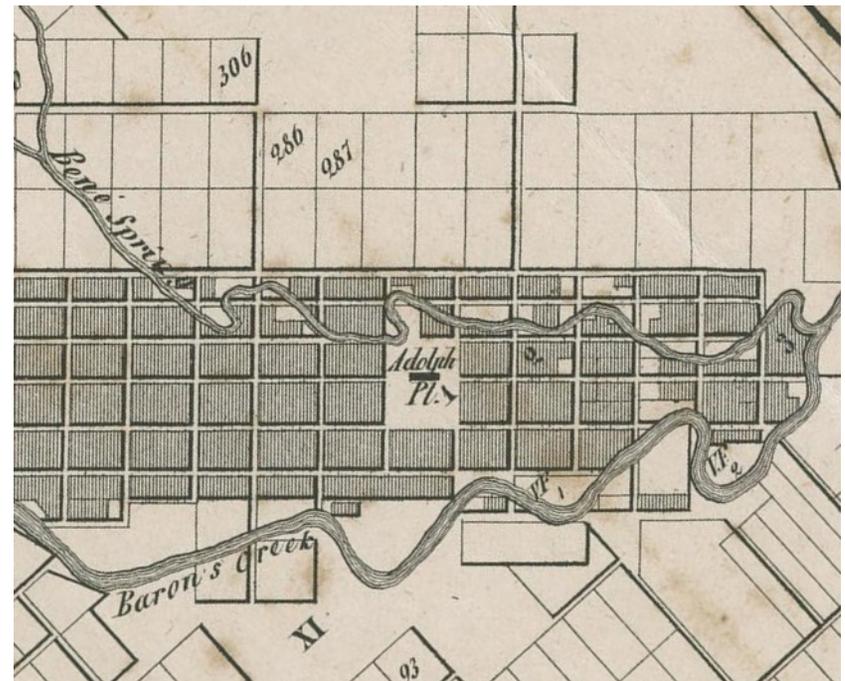


Figure 2-79. Detail of a map of Fredericksburg from 1850. Note the dense lots near the core of town, and the larger lots to the south of the creek and north of present-day Travis Street. Today, the lots near the core of town generally retain their historic lot division patterns, while the larger lots 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/metaph688051>.



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/metaph683349/>.

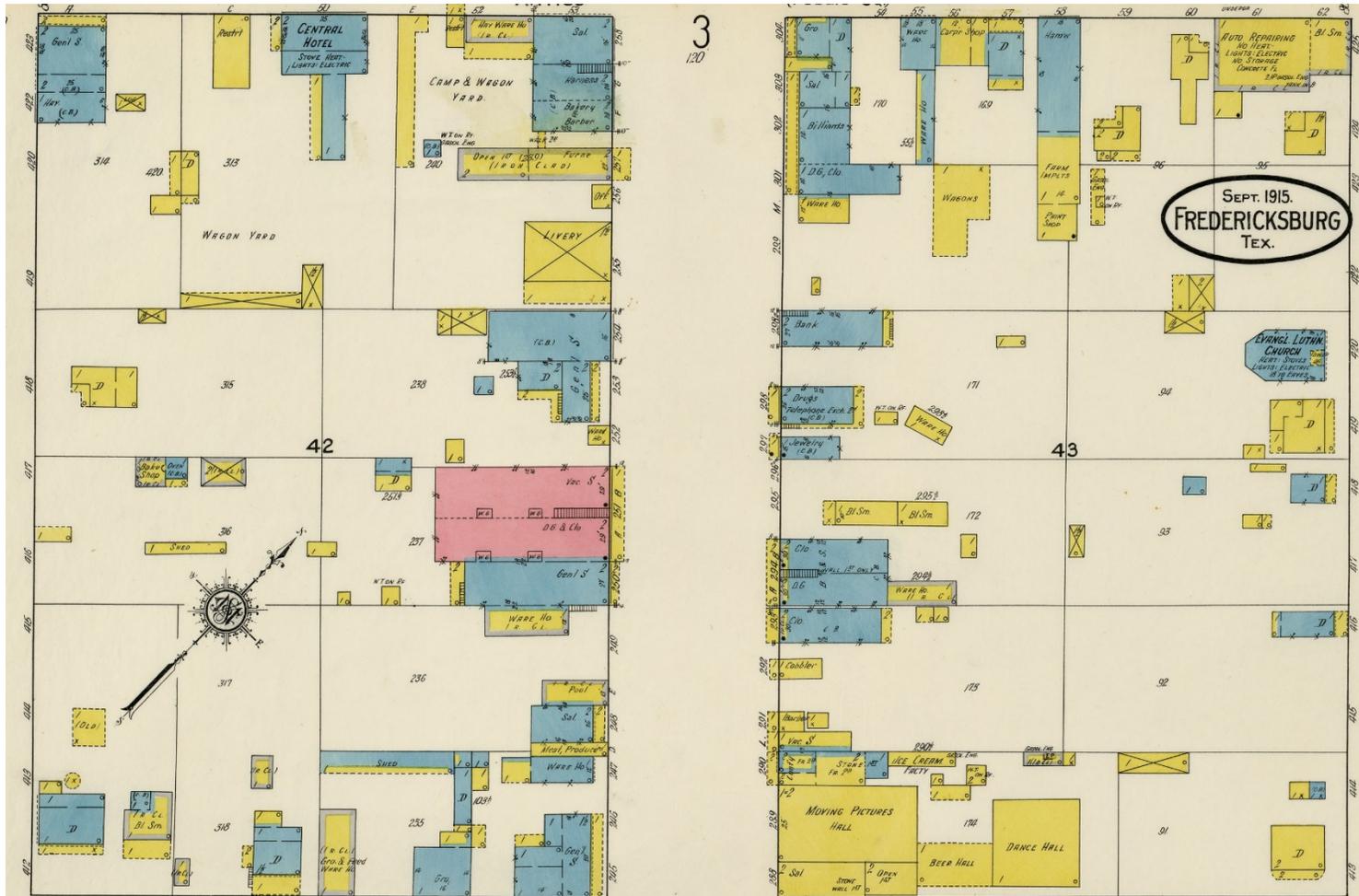


Figure 2-86. Detail of a Sanborn Fire Insurance Map from 1915 showing masonry commercial buildings (shaded red and blue) abutting the front and side lot lines, with small wood-frame accessory buildings (shaded yellow) clustered behind. Source: University of Texas Libraries, <http://legacy.lib.utexas.edu/ma/ps/sanborn/d-f/txu-sanborn-fredricksburg-1915-2.jpg>.

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: Alfred 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*.