

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

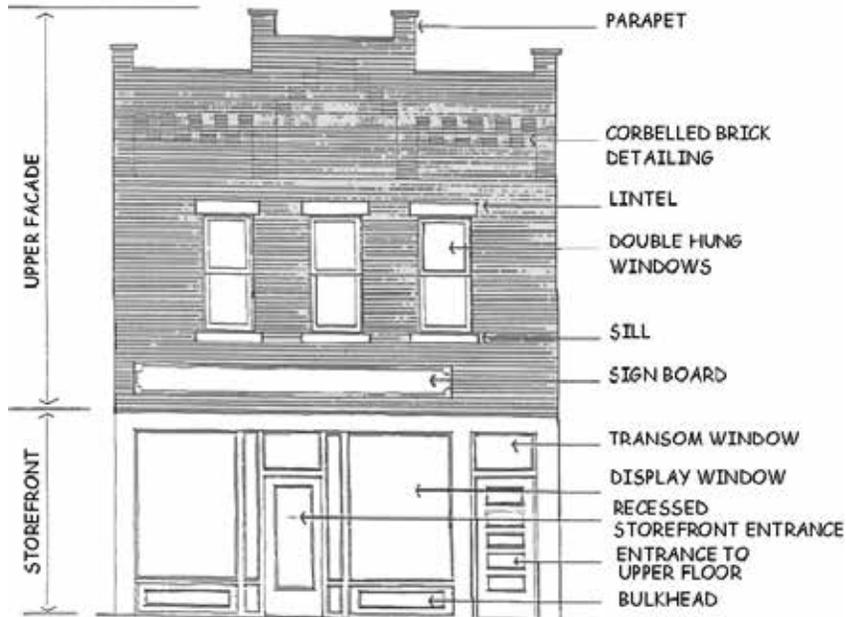


Figure 3-38. Typical storefront design with common features found along Main Street. Source: Zanesville, OH code of ordinances

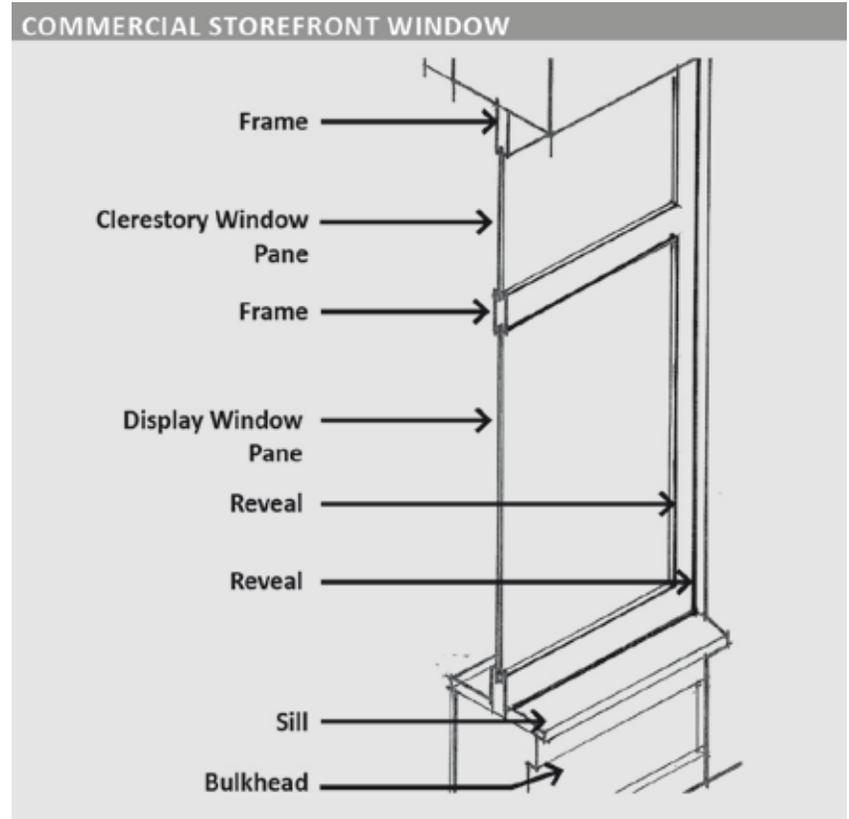


Figure 3-39. Diagram showing the elements of a commercial storefront window – all of which should be matched in dimension, profile, and finish if replacing a storefront. Source: Winter & Company archives.

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 craftsman 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/>.

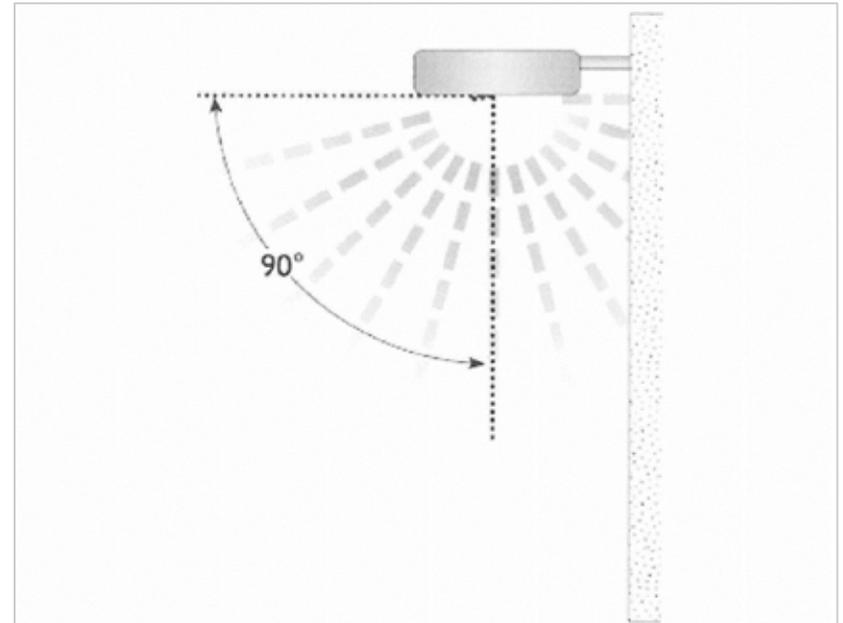


Figure 3-46. Profile of a lighting fixture meeting Fredericksburg’s Outdoor Lighting Ordinance. Note how the light does not shine upward, allowing the sky to remain dark. Source: “Ordinance No. 2019-16,” City of Fredericksburg, <https://www.fbgtx.org/DocumentCenter/View/2869/Ordinance-2019-16--Outdoor-Lighting>.

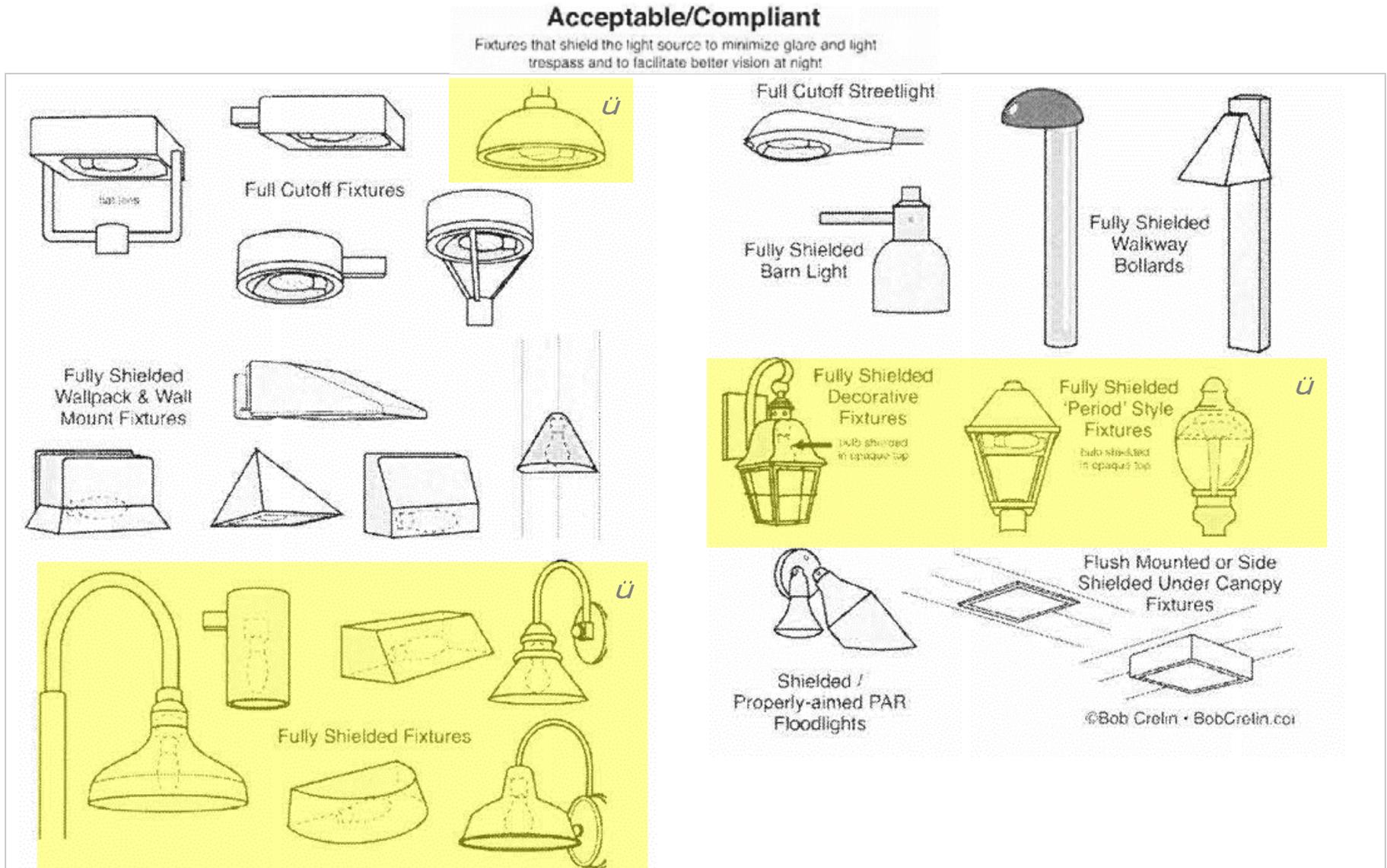


Figure 3-47. Examples of “Acceptable/Compliant” lighting fixtures per Fredericksburg’s Outdoor Lighting Ordinance, with appropriate fixtures for historic buildings highlighted in yellow. Refer to *Section 2* to match the examples with the relevant style(s) and period(s) of construction. Source: “Ordinance 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 spirit of SOI Standards 9 and 10. However, these standards and guidelines provide significantly more detail than the *Secretary's Standards*.

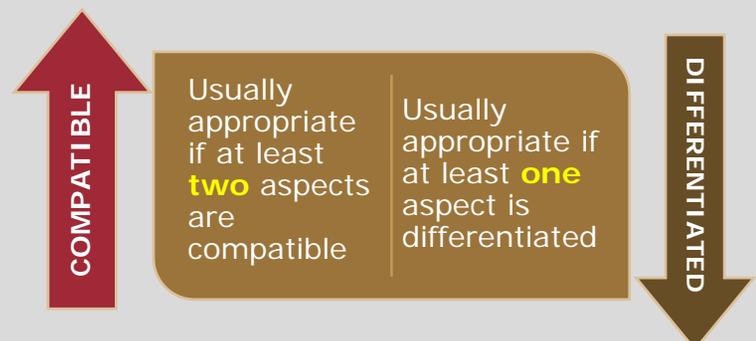
Additions: Compatible but Differentiated

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	Recommended

High Priority	Medium Priority	Low Priority
Required	Required	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

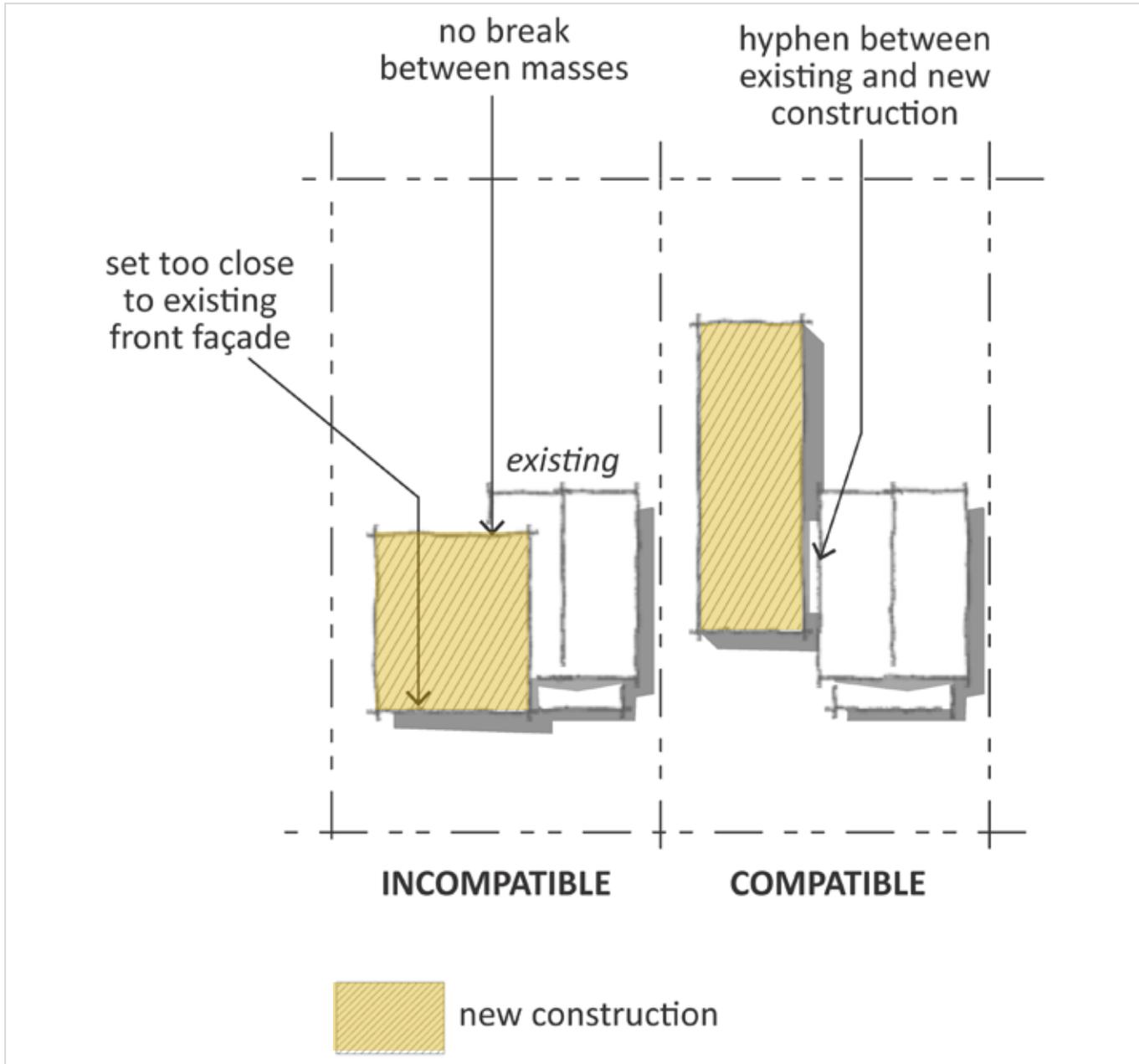


Figure 3-48. Examples of side additions, showing how the compatible side addition uses a hyphen and setback to separate it from the original building (medium or low). Source: HHM archives.

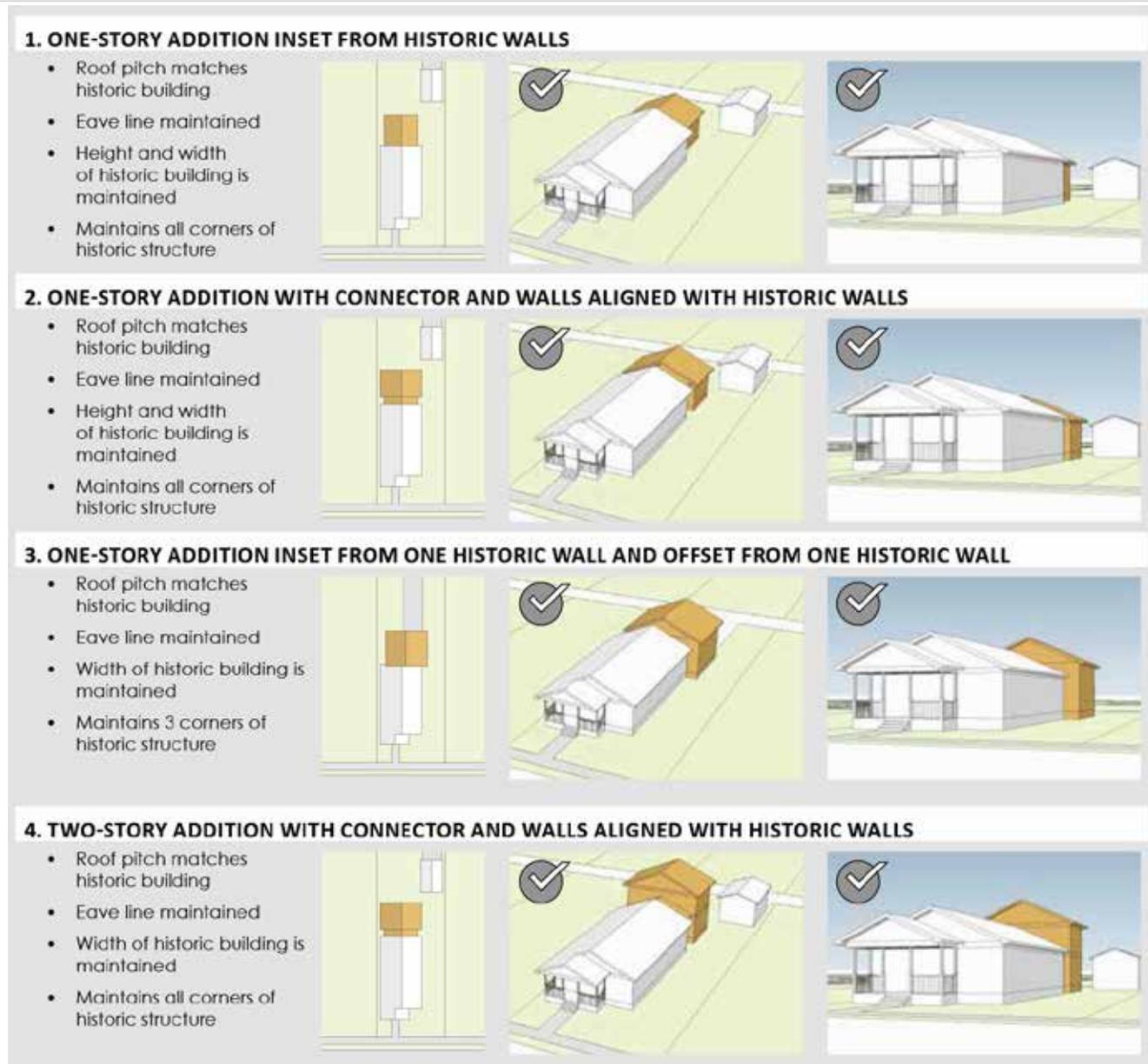


Figure 3-49. Examples of potential **appropriate** massing for hyphens, breezeways, insets, or offsets to differentiate a main original house from an addition. For High- or Medium-priority buildings, use of hyphens, breezeways, insets, or offsets is recommended for rear additions of the same height. 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. 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)."

Standards versus Guidelines: Interpreting “Required” versus “Recommended” and “Appropriate” versus “Inappropriate”

The word “Required” means that this is a regulatory **standard** for High and Medium priority resources

The word “Recommended” means that this is an advisory **guideline** for Low priority resources

(a) Sample item a

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(b) Sample item b

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Appropriate

The word “Inappropriate” means that this is a regulatory **standard** for High and Medium priority resources.

The word “Appropriate” means that this is an advisory **guideline** for Low priority resources

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 (<i>Appendix H</i>).
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>.

RESIDENTIAL BUILDING ENERGY EFFICIENCY DIAGRAM

This diagram summarizes the principal guidelines for a rehabilitation project for energy efficiency on a residential building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.

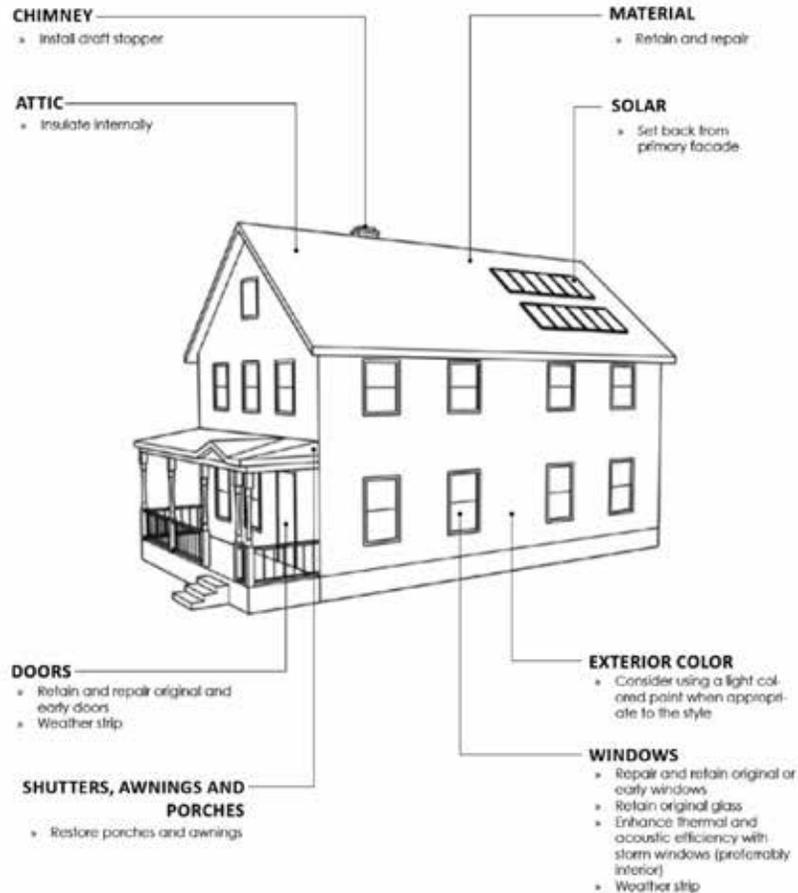


Figure 3-3. Diagram of **appropriate** residential energy-efficiency measures. Source: Winter & Company archives.

COMMERCIAL BUILDING ENERGY EFFICIENCY DIAGRAM

This diagram summarizes the principal guidelines for a rehabilitation project for energy efficiency on a commercial building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.

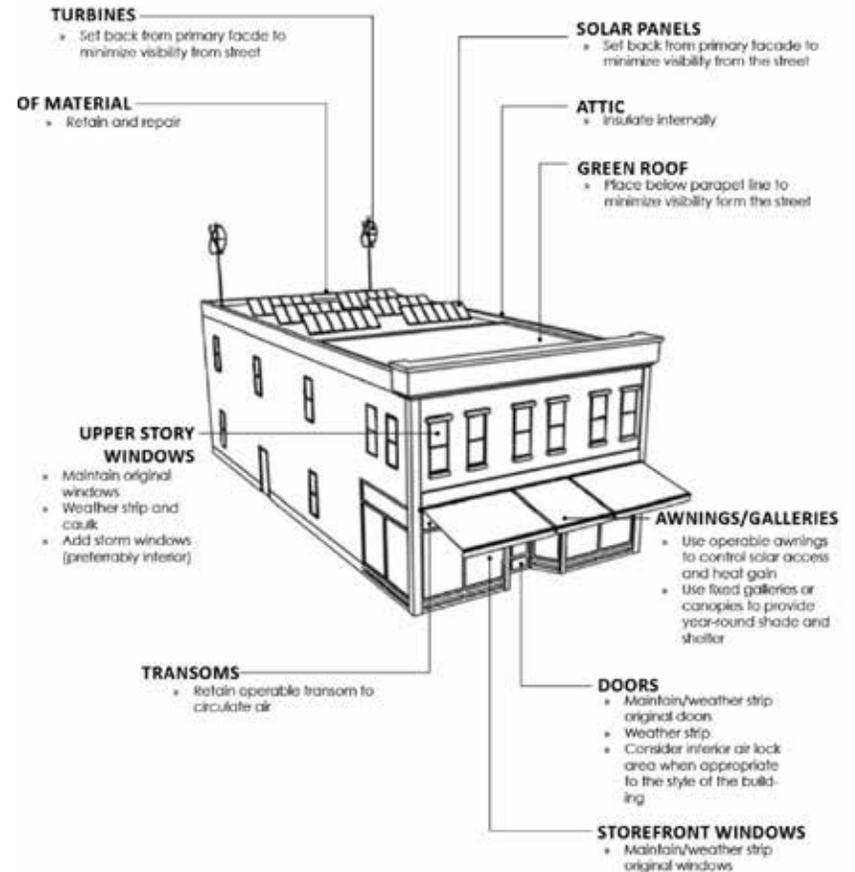


Figure 3-4. Diagram of **appropriate** commercial energy-efficiency measures. Source: Winter & Company archives.

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 Required	Medium Priority Required	Low Priority Recommended
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- (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 Required for the entire roof	Medium Priority Required forward from the ridgeline for the front 15 feet	Low Priority Recommended
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- (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 Required for the entire roof	Medium Priority Required forward from the ridgeline for the front 15 feet	Low Priority Recommended
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- (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 Recommended	Medium Priority Recommended	Low Priority Recommended
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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 Appropriate	Medium Priority Appropriate	Low Priority Appropriate
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- (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 Appropriate	Medium Priority Appropriate	Low Priority Appropriate
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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 Recommended	Medium Priority Recommended	Low Priority Recommended
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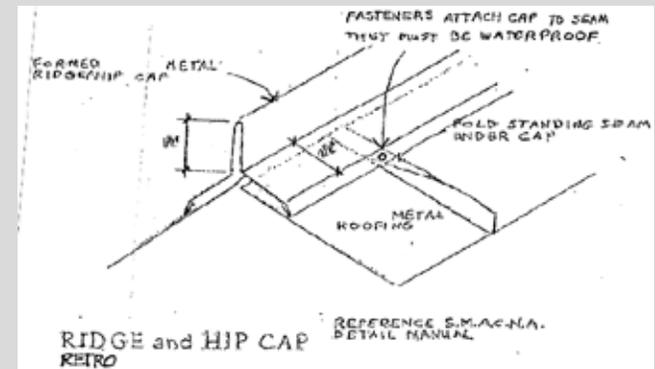
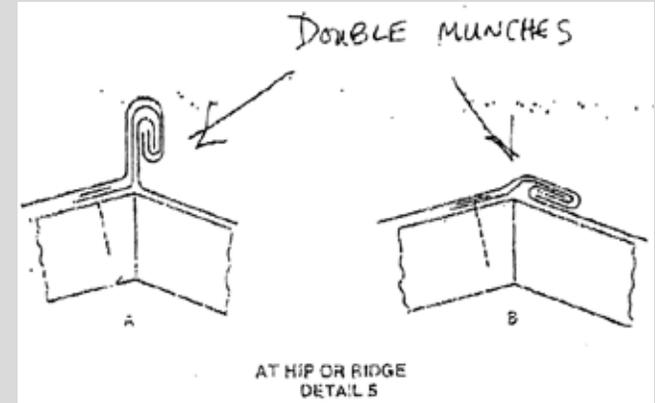


Figure 3-5. Example of a house with an **inappropriate** non-historic dormer altering the original roof form and compromising the integrity of the house. Source: CMEC 2019 Historic Resources Survey.

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>

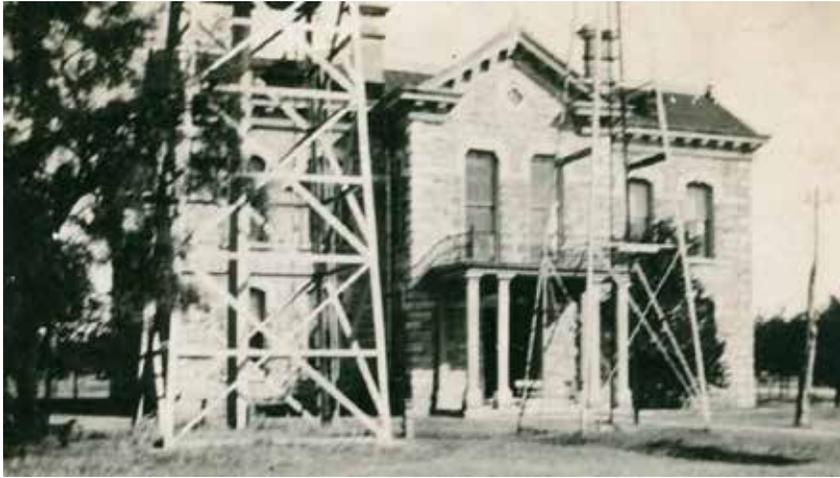


Figure 3-11. Photo of the Fredericksburg courthouse (now the Pioneer Memorial Library) in 1911, showing a metal roof. This substantial public building was constructed in 1882 and designed by prominent architect Alfred Giles. Source: [Photograph of a Courthouse in Fredericksburg, TX], n.p., 1911, from the Portal to Texas History, crediting the Gillespie County Historical Society, <https://texashistory.unt.edu/ark:/67531/metaph245986>.



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/>.

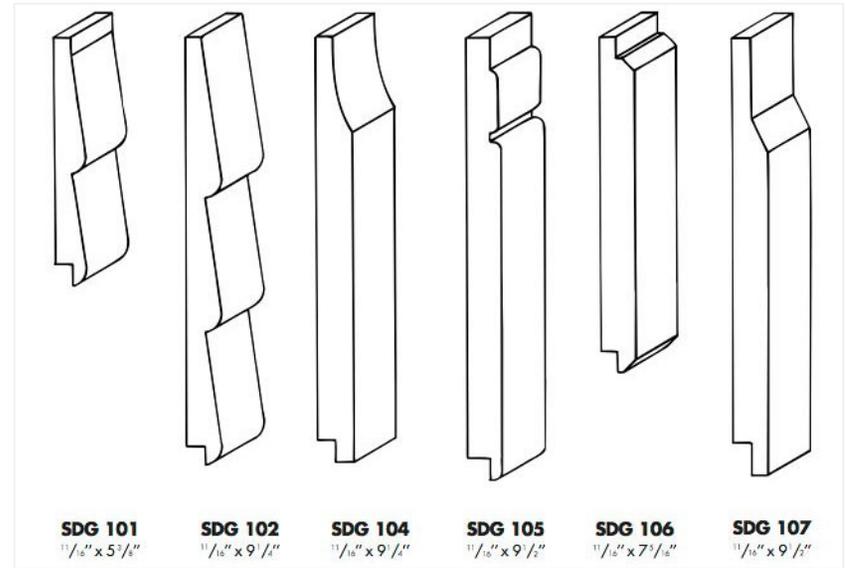


Figure 3-24. Examples of common siding dimensions, to be matched as closely as possible. Source: "Choosing the Siding is Half the Battle," *Old Town Home*, updated July 22, 2013, <https://www.oldtownhome.com/2013/7/22/Choosing-the-Siding-is-Half-the-Battle>.



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/>.

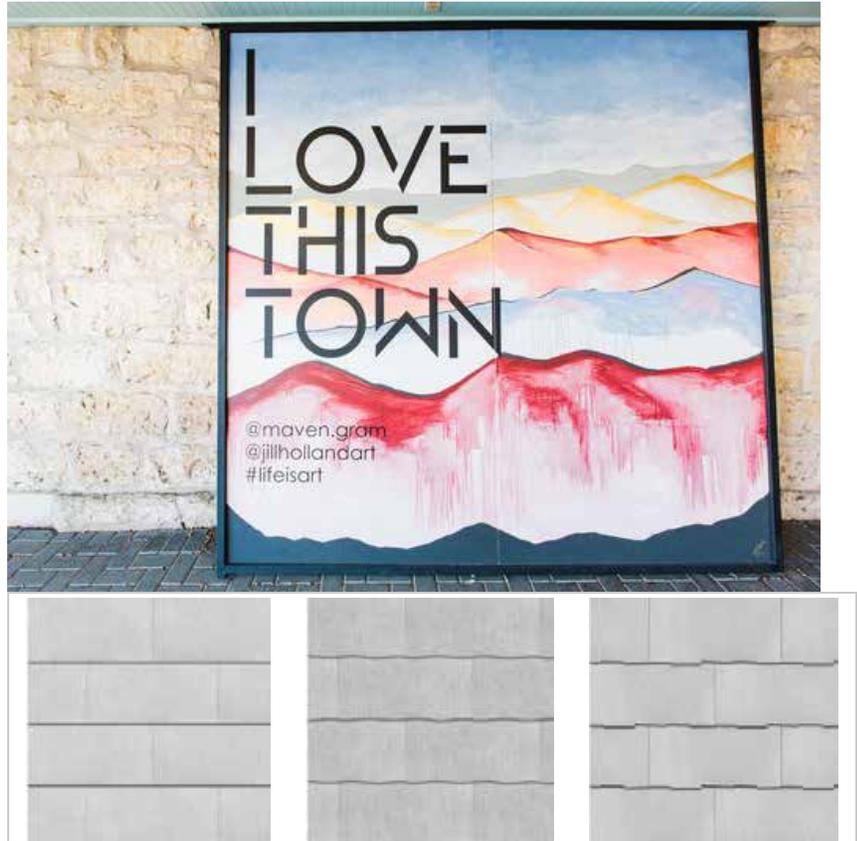


Figure 3-25. Matching replacement siding is just as important for midcentury buildings as older buildings. Fiber-cement shingles may be used to replace asbestos shingles. Although available options for fiber-cement—like these—may not match the original profile and dimension of the asbestos shingles exactly, 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>.

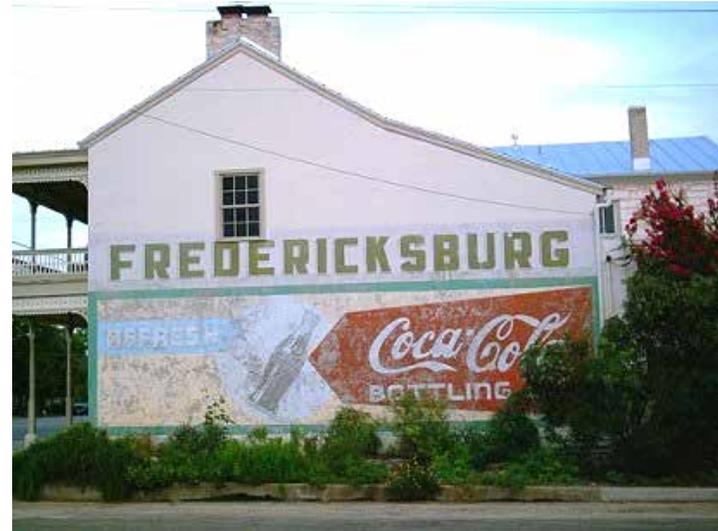


Figure 3-26. Example of a historic mural that has been restored by a local artist. Source: Shannon Yarbrough, “A Coca Cola sign in Fredericksburg” [top photo], from “Fredericksburg, Texas,” Texas Escapes, accessed January 8, 2021, <http://www.texasescapes.com/TexasHillCountryTowns/Fredericksburg-Texas.htm>.

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-squeeeeeeak-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/>.

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

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 auxiliary 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

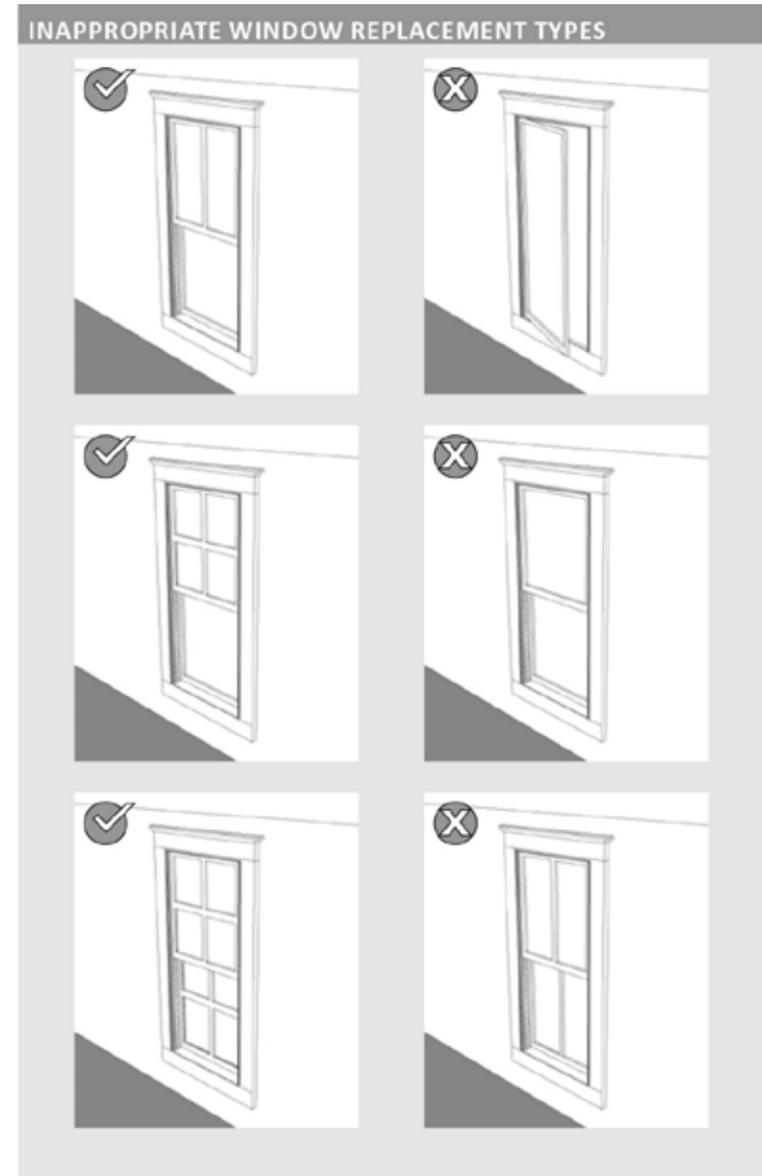


Figure 3-31. Illustrations depicting **inappropriate** types of window replacements, not matching the historic configuration or pattern of lites. Source: Winter & Company archives.



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.



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/>.



3.4.1. 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_APXBZOR.

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.

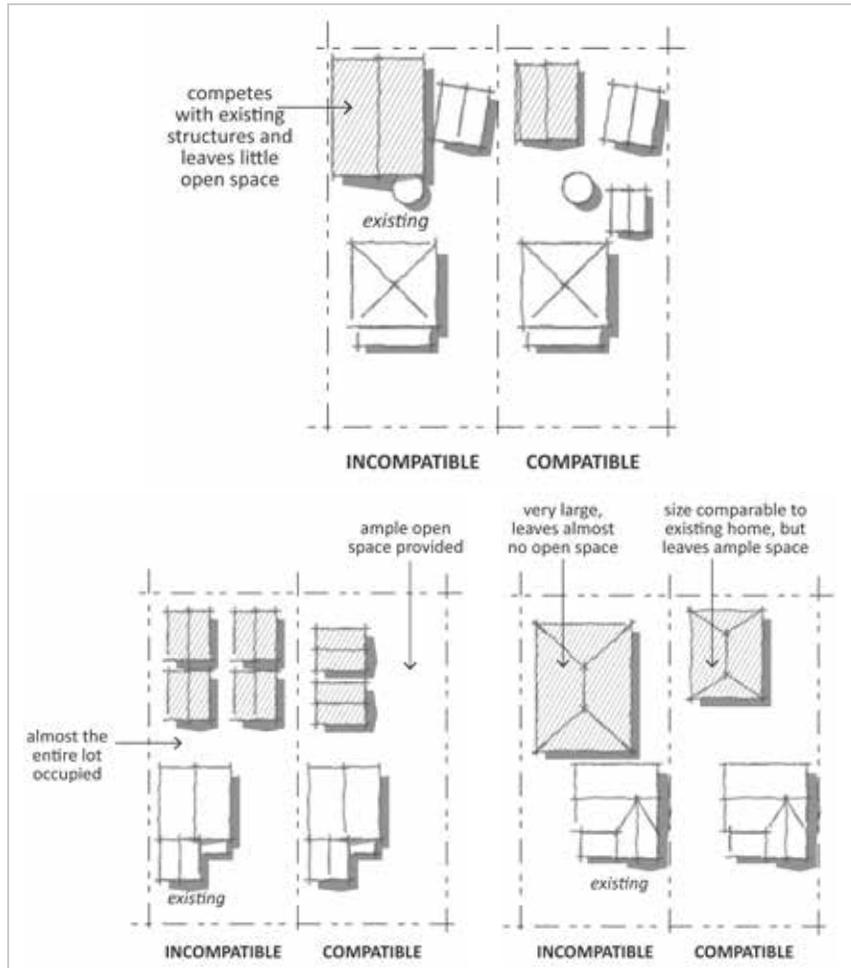


Figure 3-58. Examples of potential **appropriate** site plans that take into consideration historic patterns of lot coverage and open space prevalent among historic residential lots in Fredericksburg. (See *Section 2.3.1.*) Source: HHM archives.



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.

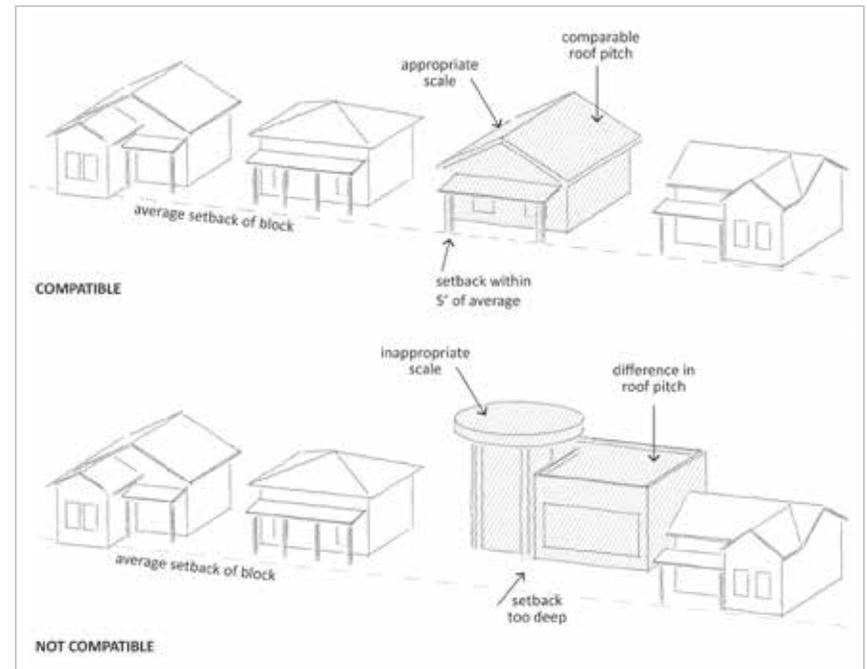


Figure 3-61. Examples of appropriate versus inappropriate new residential infill. Note how the compatible example takes cues from the adjoining streetscape in terms of height, setbacks, roof form, roof pitch, footprint, and porch placement. Since the majority of the houses on the block are one-story, 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.

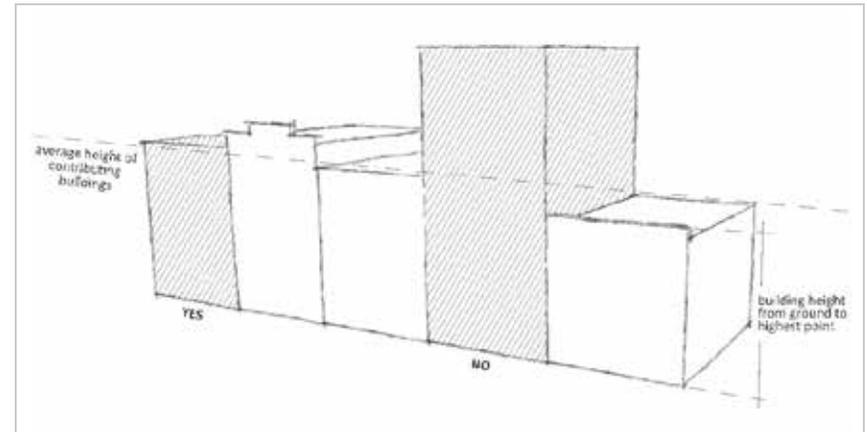


Figure 3-62. Sketch depicting use of the average building height of contributing buildings on the block to determine the appropriate height for the front of a new commercial building. Note that additional height may be appropriate if it is set back from the front wall per standard 3.4.2.2(f–g). Source: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

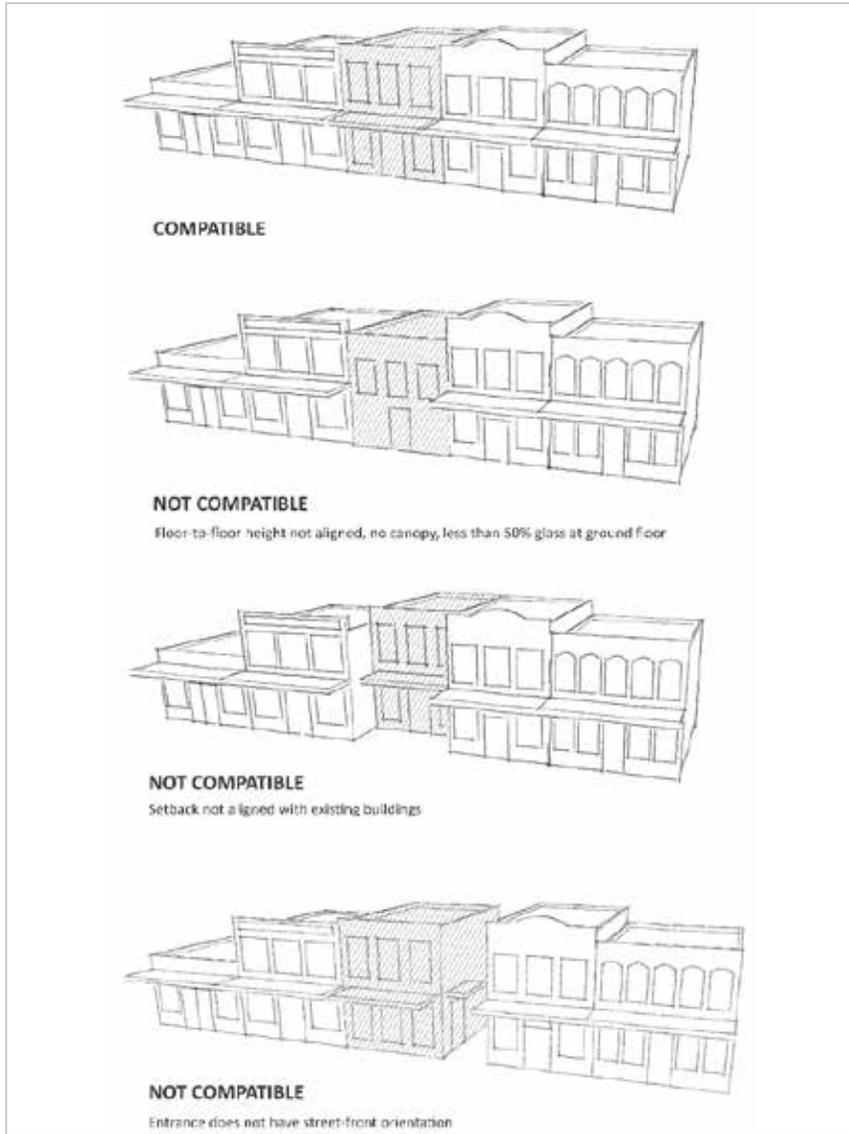


Figure 3-63. Illustration of appropriate and inappropriate setbacks for new commercial construction on the portion of Main Street within the Fredericksburg Historic District and east of Milam Street. Source: HHM archives.



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	Required	Required

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
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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.