

3.4. NEW INFILL CONSTRUCTION

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

New Infill Construction: A Different Set of Priorities

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

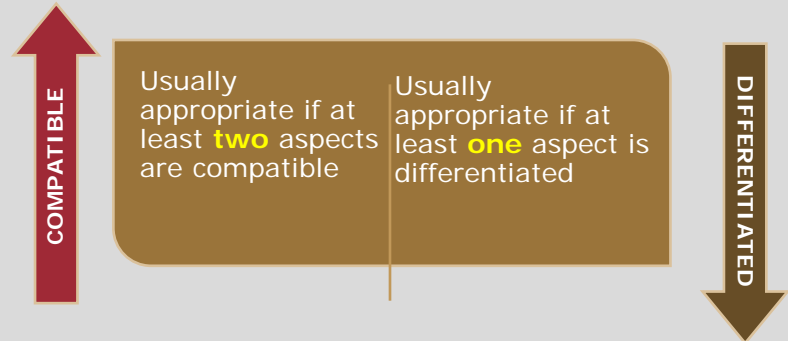
New Infill Construction: Compatible but Differentiated

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

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

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

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



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

3.4.1. Lot Coverage

Zoning as the Baseline for *Maximum Lot Coverage*

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

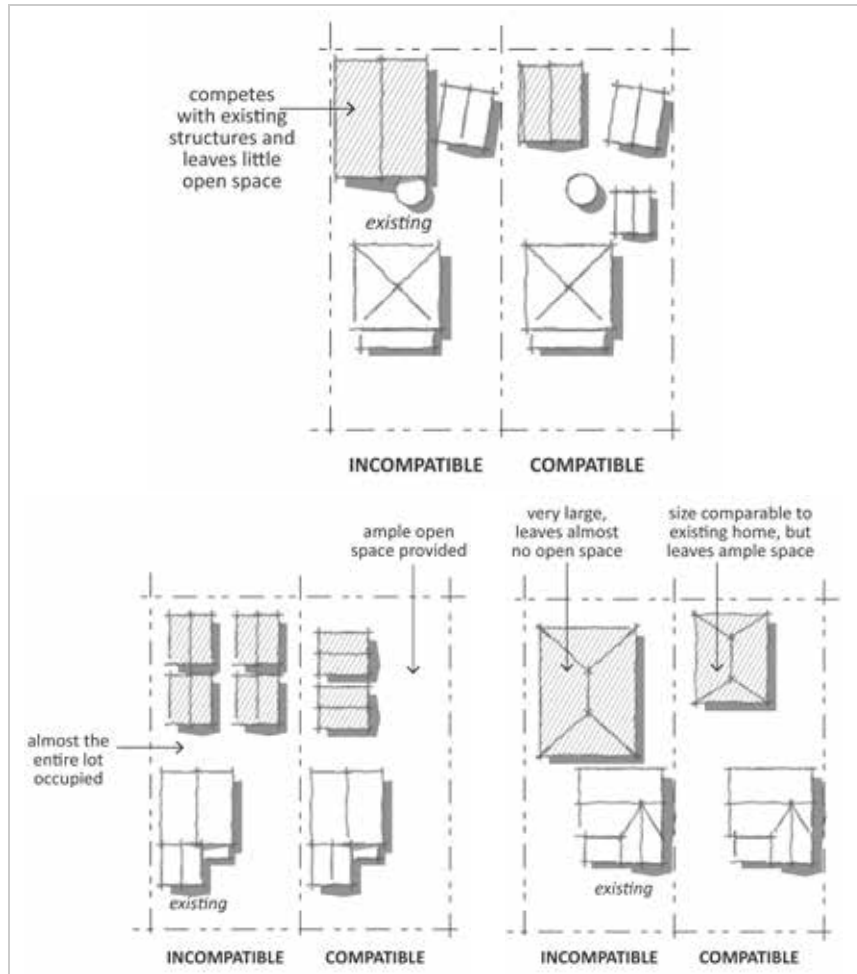


Figure 3-58. Examples of potential **appropriate** site plans that take into consideration historic patterns of lot coverage and open space prevalent among historic residential lots in Fredericksburg. (See *Section 2.3.1.*) Source: HHM archives.



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.

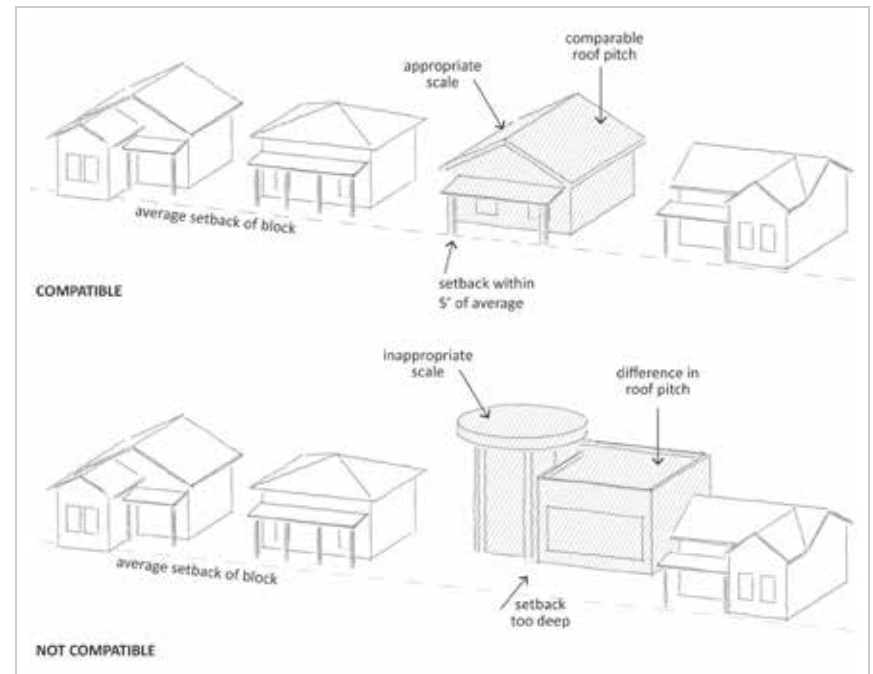


Figure 3-61. Examples of appropriate versus inappropriate new residential infill. Note how the compatible example takes cues from the adjoining streetscape in terms of height, setbacks, roof form, roof pitch, footprint, and porch placement. Since the majority of the houses on the block are one-story,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