



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, May 2, 2023 ~ 9:00 AM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor
Tony Klein, Councilmember
Bobby Watson, Councilmember/Pro Tem

Sharon Joseph, Councilmember
Emily Kirchner, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, May 2, 2023, at 9:00 AM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

The City Council welcomes citizen participation and comments at all City Council Meetings on Agenda Items.

Comment Card for Written or Verbal Comments-submitted by 4:00 p.m. the day before the meeting.

- i. Complete the Comment Card online at www.fbgtx.org;
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one (1) agenda item per Comment Card.

Sign up in person between 8:30 a.m. and 9:00 a.m. at the meeting location.

- i. Only one (1) agenda item per Comment Card;
- ii. Speakers will be limited to 3 minutes to speak. **Please Note:** The Mayor can reduce the number of minutes for any speaker during Public Comment on a single agenda item depending on the number of people who sign up for it.
- iii. Any citizen with handouts should provide them to the City Secretary before speaking. If you wish the City Council to receive your handouts for the meeting, please provide ten (10) copies; if not, the City Council will receive your handouts the following day.

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for the Executive Session.

1. CALL TO ORDER

2. INVOCATION

Pastor Michael Bell, Pastor of Destiny Church, will lead the Invocation.

3. PLEDGE OF ALLEGIANCE

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

A. Community Action Month Proclamation

5. COUNCIL COMMENTS

6. CONSENT

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF THE CITY COUNCIL.

A. Approval of the City Council Minutes for the April 18, 2023 Regular Meeting (Shelley Goodwin, City Secretary)

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

A. Take action on Resolution 2023-07R designating property located at 701 N. Milam Street in the City of Fredericksburg as a local Historic Landmark (Anna Hudson, Interim Director of Development Services)

8. OTHER ACTION ITEMS AND UPDATES

A. Take action on a Conceptual Plan for a future Nature Center to be constructed by the Friends of the Fredericksburg Nature Center at Lady Bird Johnson Municipal Park (Andrea Schmidt, Director of Parks and Recreation)

B. Discuss and consider options for the future of Fort Martin Scott (Mayor Hoover and Councilmember Kirchner)

C. Continued Discussion Regarding the Creation of a Public Housing Authority (Jeryl Hoover, Mayor)

9. CITY MANAGER'S REPORT

A. May 6, 2023 City General Election Update

B. Fiscal Year 2024 Budget Calendar

10. ITEMS FOR FUTURE AGENDA

A. Review Future Agenda Spreadsheet

11. EXECUTIVE SESSION

Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to adjourn into closed session at any time during the course of this meeting to consult with their attorney regarding any item listed on this agenda and to seek legal advice regarding the following items:

A. Pending or contemplated litigation related to short-term rentals

12. BUSINESS ITEM

The City Council will reconvene into Regular Session upon the conclusion of the Executive Session, the City Council may take action on any item posted in Executive Session, as necessary.

13. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 4:15 p.m. on April 27, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in blue ink, appearing to read "Shelley Goodwin", is written over a light blue circular stamp.

Shelley Goodwin, TRMC/CMC
City Secretary



PROCLAMATION

WHEREAS, The Community Council of South Central Texas, Inc. was established as a Community Action agency on May 11, 1965: and

WHEREAS, the service area encompasses the South Central and Southwest Texas Counties of Atascosa, Bandera, Bee, Brewster, Crane, Comal, Culberson, Dimmit, Edwards, Frio, Gillespie, Guadalupe, Hudspeth, Jeff Davis, Karnes, Kerr, Kendall, Kinney, LaSalle, Live Oak, Maverick, Medina, McMullen, Pecos, Presidio, Real, Terrell, Uvalde, Val Verde, Wilson and Zavala.

WHEREAS, Community Action has made essential contributions to individuals and families across this Nation by creating economic opportunities and strengthening communities; and

WHEREAS, Community Action is a robust state and local force connecting people to life changing services and creating pathways to prosperity in 99% of all American counties; and

WHEREAS, Community Action builds and promotes economic stability as an essential aspect of enabling and enhancing stronger communities and stable homes; and

WHEREAS, Community Action promotes community-wide solutions to challenges throughout our cities, suburbs, and rural areas; and

WHEREAS, Community Action delivers innovative services and supports that create greater opportunities for families and children to succeed; and

WHEREAS, Community Action insists on community participation and involvement ensuring that all sectors of the community have a voice and will be heard; and

WHEREAS, Community Action is celebrating 58 years of innovation, impact, and providing proven results for Americans.

NOW, THEREFORE, I, Jeryl Hoover of Mayor of the City of Fredericksburg, do hereby proclaim May 2023 as

Community Action Month

in recognition of the hard work and dedication of all City of Fredericksburg, Texas Community Action Agencies.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of City of Fredericksburg, Texas, on this day of 2nd of May, 2023.

Jeryl Hoover
Mayor



City of Fredericksburg

CITY COUNCIL REGULAR MEETING MINUTES
TUESDAY, APRIL 18, 2023 ~ 9:00 AM
LAW ENFORCEMENT CENTER
1601 E. MAIN STREET
FREDERICKSBURG, TEXAS 78624

Mayor Jeryl Hoover
Mayor Pro-Tem Bobby Watson
Councilmember Emily Kirchner
Councilmember Tony Klein
Councilmember Sharon Joseph

Members Absent:

None

City Staff Present:

Clinton Bailey, City Manager
Mick McKamie, City Attorney
Garret Bonn, Assistant City Manager
Lynn Bizzell, Fire Chief
Andrea Schmidt, Director of Parks and Recreation
Eric Whiting, Director of Information Technology
Kris Kneese, Director of Public Works and Utilities
Derek Seelig, Police Lieutenant
Braxton Roemer, Police Lieutenant
Justin Calhoun, Emergency Management Coordinator
Jennifer Krupa, Special Events Coordinator/Assistant Parks and Recreation Director
Laura Hollenbeak, Retired Finance Director
Leslie Embrey, Administrative Assistant
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Hoover called the Regular Meeting of the Fredericksburg City Council to order at 9:00 a.m. on Tuesday, April 18, 2023. He announced that a quorum had been met.

2. INVOCATION

Tommy Hays, member of the Bridge Church Ministry Team, provided the Invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Hoover led the Pledge of Allegiance.

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

Clinton Bailey, City Manager, had no employee recognition.

5. COUNCIL COMMENTS

Councilmember Kirchner stated she wanted to clear up a false statement that was made during a candidate statement. The City has been working on the upcoming Solar Eclipse. She reviewed all the entities and individuals who are involved with the planning. She also stated the City Council budgeted funds for the upcoming Solar Eclipse and a website has been developed at www.eclipseinfbgtx.com.

Councilmember Watson provided the update from the County Airport Advisory Board meeting:

- Fuel sales
- T Hanger Occupancy – 100% with 23 on the waiting list
- Two flying this month

6. CONSENT

A. Approve the City Council Minutes for the following meetings

i. March 28, 2023, Joint Special Meeting with the Planning and Zoning Commission

ii. April 4, 2023, Regular Meeting

B. Approve a street closure request for the Fredericksburg Car Fest, scheduled for Saturday, June 3, 2023, at Marktplatz

C. Approve a street & lane closure request for the Fredericksburg Craft Beer Festival scheduled for Saturday, June 10, 2023, at Marktplatz

D. Approve street closures and parking lot usage for Oktoberfest 2023, taking place the first full weekend of October 2023 at Marktplatz

E. Approve a street closure request for the Fredericksburg Morning Rotary Club's 13th Annual Kraut Run, taking place on Saturday, October 7, 2023

F. Approve a street closure request for the 33rd Annual Fredericksburg Food & Wine Fest, taking place on October 28, 2023, at Marktplatz

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to approve the Consent Agenda Items 6. A. i. and ii., B. – F. The City Council voted five (5) for and none (0) opposed on Consent Agenda Items 6. A. i. and ii., 6. B. – 6. D., and 6. F. The motion carried unanimously. The City Council voted four (4) for, none (0) opposed, and one (1) abstain (Councilmember Klein) on Consent Agenda Item 6. E. The motion carried.

7. ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

A. Conditional Use Permit (CUP) per Section 3.110 to operate an STR-Facility in n R2 Zoned Area abutting a non-residential Zoning District for property located at 112 East Schubert (Z-2304)

i. Presentation

Anna Hudson, Interim Director of Development Services, provided the history of the property and the request.

ii. Hold a public hearing to hear comments for or against the request for a Conditional Use Permit

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to go out of the Regular Meeting and into the Public Hearing at 9:07 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

John Ellis, property owner, stated he and his wife bought this property late last year and ran it as an STR. He noted it was permitted as a two-bedroom house and wants to add on and amend the permit for 6 people to 8 people. He stated the property also has a Carriage House on the property and they are wanting to explore finishing out and then get a permit for 6 people with a capacity of 12 to 14 people.

Hewitt Reeves stated he lives across the street and opposed to the request due to the preservation of the neighborhood and protentional parking issues.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to go out of the Public Hearing and into the Regular Meeting at 9:14 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

iii. Take action on the request for CUP

Anna Hudson, Interim Director of Development Services, stated the Planning and Zoning Commission approved the request unanimously. She also reviewed the process the carriage house will need to go through if the owner feels the remodeling is cost-effective.

The City Council reviewed the following:

- Possibility of the Carriage House being historic
- Possibility of the capacity number
- Conditional Use Permit
- Floor Plans for the home and carriage house

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to approve the request of CUP per Section 3.110 to operate an STR-Facility in n R2 Zoned Area abutting a non-residential Zoning District for property located at 112 East Schubert with a maximum occupancy of 12 people (Z-2304). The City Council voted four (4) for, and one (1) opposed (Councilmember Kirchner). The motion carried.

Mayor Hoover reviewed the Supreme Court property rights recent ruling.

Mick McKamie, City Attorney, reviewed the zoning of property rules. He also reviewed the recent Supreme Court ruling and property rights.

B. Conditional Use Permit (CUP) per Section 3.110 to operate an STR-Unoccupied in an R2 Zoned Area located in the Historic District on property located at 501 East Creek St (Z-2307)

i. Presentation

Anna Hudson, Interim Director of Development Services, reviewed the request and the history of the property.

ii. Hold a public hearing to hear comments for or against the request for a Conditional Use Permit

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to go out of the Regular Meeting and into the Public Hearing at 9:51 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

Katheryn Langer, property owner, provided the history of her home/STR for the last 5 years. She stated she did not realize that her permit had expired in August 2022, she only discovered it when she requested a copy in January 2023.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to go out of the Public Hearing and into the Regular Meeting at 9:57 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

iii. Take action on the request for CUP

The City Council discussed the notification process for STRs that are expiring.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Kirchner, approved the request of CUP per Section 3.110 to operate an STR-Unoccupied in an R2 Zoned Area located in the Historic District on property located at 501 East Creek St (Z-2307). The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

C. Creation of a Public Housing Authority (Requested by Councilmembers Emily Kirchner & Bobby Watson)

i. Presentation

ii. Discussion

iii. Possible action and/or direction regarding a resolution to form a housing authority/public corporation

Councilmember Kirchner stated she brought this item up to help address the Housing Authority and hopes to work towards bettering the community. The concept is not new, it was part of the Housing Study. She stated she is proposing to hold a Workshop and then bring an action item to the City Council on May 2nd.

Councilmember Watson stated affordable housing is needed in the community and this is an option for the City to review.

Mayor Hoover reviewed the possible options and processes.

The City Council agreed by consensus to hold a meeting on Wednesday, April 26th at 5:30 p.m. at the Law Enforcement Center.

Annette Bennett, City resident, spoke regarding the attached list of questions.

Jeannette Hormuth, City resident, spoke in opposition to the Housing Authority.

Debra Habecker, City resident, read a letter written by Judith Rost (attached).

8. OTHER ACTION ITEMS AND UPDATES

A. Fiscal Year 2022 Annual Audit and Financial Statement based on the audit conducted by ABIP, P.C.

i. Presentation

Laura Hollenbeak, Retired Finance Director, introduced Janet Goodall with ABIP, P.C. Janet Goodall with ABIP, P.C. reviewed the Audit and Financial Statement. She reviewed the different account balances, operating expenses, and the reserve funds.

The City Council discussed the following:

- Audit processes
- Audit procedures

- Depreciation of equipment and facilities

ii. Take action on the FY2022 Audit and Financial Statement prepared by ABIP, P.C.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to approve and accept the Fiscal Year 2022 Annual Audit and Financial Statement based on the audit conducted by ABIP, P.C. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

B. Take action on a new lease agreement with Hill Country United for use of the property next to Oakcrest Park for soccer fields

Andrea Schmidt, Director of Parks and Recreation, stated this agenda item is paperwork clean up as the organization has a new name. She stated with a new name the City needs to approve a new lease for the soccer fields.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Klein, to approve a new lease agreement with Hill Country United for use of the property next to Oakcrest Park for soccer fields. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

C. Take action on a request to waive fees up to a maximum of \$1,500 for the Fredericksburg Optimist Club to use fields at Lady Bird Johnson Municipal Park during Spring T-Ball Season

Andrea Schmidt, Director of Parks and Recreation, reviewed the work the Optimist Club has done for the community. She stated currently the T-Ball program has grown and now the Optimist Club is in need of the use of a second field at Lady Bird Johnson Municipal Park. They have requested the use of the field for free.

Motion: A motion was made by Councilmember Joseph, seconded by Councilmember Watson, to waive fees up to a maximum of \$1,500 for the use of the fields. The City Council voted four (4) for, none (0) opposed, and one (1) abstain (Councilmember Klein). The motion carried.

9. CITY MANAGER'S REPORT

A. Changes to the future City Manager's report

Clinton Bailey, City Manager, reviewed the change in the City Manager's report in the future. He noted this report will be once a month and based on projects, financials, and more. He also reviewed the recent Town Hall Meeting.

B. Employee Recognitions

Clinton Bailey, City Manager, at the recent Staff Retrat, Staff made some recommendations for the Employee Recognition process, so the program will be put on hold until a new process has been developed.

10. ITEMS FOR FUTURE AGENDA

A. Discussion on the Future Agenda Items

Clinton Bailey, City Manager, reviewed the Future Agenda Spreadsheet and provided corrections.

11. ADJOURN

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to adjourn the Tuesday, April 18, 2023, City Council Regular Meeting at 10:42 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

Jeryl Hoover
Mayor

Shelley Goodwin, TRMC/CMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services
TO: Mayor & City Council Members
FROM: Anna Hudson, Interim Director of
Development Services
MEETING DATE: May 2, 2023

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Take action on Resolution 2023-07R designating property located at 701 N. Milam Street in the City of Fredericksburg as a local Historic Landmark (Anna Hudson, Interim Director of Development Services)

PRESENTATION:

SUMMARY:

Landmark designation has been requested by Cassell Heep for the home designed by and for local architect, Jack Stehling, AIA, at 701 N. Milam Street.

John Arthur "Jack" Stehling, AIA (March 2, 1930-December 22, 1996) was born and raised in Fredericksburg and was the only son of Arthur and Beatrice Stehling. His former residence is an excellent example of a custom-designed house in the modern style that became popular in the middle of the 20th century.

The mid-century house has been rehabbed and is currently used as a Short Term Rental and appeals to visitors wanting a unique mid-century-styled house.

BACKGROUND:

701 N. Milam

The Jack Stehling home at 701 N Milam was designed by the architect for his personal residence circa 1960. From the street, the house appears much as it did when it was constructed. Some modifications have been made to the rear of the house, including additions to the master bedroom and alterations to the carport/garage. Some of the defining features of the home are the solid limestone front walls with an oversized front door flanked by large glass panels on both sides. The limestone is also used on the extra wide chimney that extends beyond the flat roof of the front of the house and above the gable of the right side of the house. The chimney has a gable pitched cap that mimics the gable of the roof behind it. The house layout is a "U" shape that creates a center courtyard with glass panels as interior walls. The main living area is an open concept with dining and living flowing directly in the kitchen. The kitchen has been modified by removing the common upper cabinets that defined the space with a pass-through to the dining area. It now has a more modern, fully open concept.

There are large clerestory windows on the south façade that let light in but allow for privacy from the street side of the house on a corner lot. The ceiling is covered in thin strips of wood that carry out to the extended eaves, creating a uniform appearance inside and out. The exterior limestone is also used for the interior fireplace. True to the time period, the house melds the living area to the outside

by using natural materials of wood and stone and allowing the outside in with large glass panels. gh. The use of wood on the ceiling and wood beams creates a warm interior. The house is an excellent example of an architect-designed mid-century home in Fredericksburg. Jack Stehling's personal residence at 701 N. Milam has a similar look and feel as the home at 208 Woodcrest in that it has a towering center gable flanked by flat roofs on either side. The design of 701 N. Milam is very similar to the house designed for June and Jack Watkins of Llano, Texas.

Jack Stehling, AIA:

John Arthur "Jack" Stehling, AIA (March 2, 1930 – December 22, 1996)

Jack is the only son of Aruthur and Bea Stehling . Arthur was the founder and long-time president of Security State Bank. Jack was married four times and had five children and was known as a concert pianist.

Mr. Stehling graduated from the University of Texas in Austin in 1952 with a BA in 1952 and attended law school at UT from 1952-1953. He married Jane Bridge in 1952. He received a BA in Architecture from UT in 1956. Mr. Stehling became a registered architect in 1962 after working for the US State Department. In 1965 he received his American Institute of Architects designation. He practiced mostly in Fredericksburg in the early 1960s. In 1967, he founded Stehling Interests with offices in both Fredericksburg and Houston. On his business card he listed himself as a Consultant and Specialist in Banks, Hospitals, Resort Centers, Schools and Fine Residences.

Some of his best-known local works include his personal residence at 701 N. Milam.

Fredericksburg's first mid-century landmark at 208 Woodcrest, a home built for Norbert and Alene Fritz St. Barnabas Sanctuary (1964 – cornerstone laid by Lady Bird Johnson), the National Guard Armory Building, Dr. J. Hardin Perry's residence (1966) on West Creek Street, and Inn of the Hills on Junction Hwy in Kerrville. In Fredericksburg, he officed in Security State Bank, of which his father was the president. In Houston, Mr. Stehling designed homes for prominent families in the Memorial and Buffalo Bayou neighborhoods. Jack also had an office in Mexico City. He designed the US Embassy in Mexico City along with several beach resorts. He also designed many high rise buildings and business parks. He was part of a group with Guich Kook that unsuccessfully tried to create the "Texas Embassy Living Museum" as a collection of historic structures in Caldwell County. Mr. Stehling was also involved with the Nimitz Foundation and drew plans for a "Bavarian Inn".

Mid-century architecture:

At its height in the 1950's and 1960's, the time period marked a new way of designing houses. Many attributes are still found in today's houses and floorplans including: open plan living spaces, indoor/outdoor living, and integrated kitchens. Post World War II, the design world was able to use advances in engineering and improved technologies to use glass, concrete and steel in new ways. Prefabrication also allowed the building process to be comes streamlined and faster. The formality of the Victorian house and compartmentalized rooms in bungalows changed to free-flowing floor plans with the kitchen as an integral part of the house used for entertaining and full of new technology. As Michael Boyd says in Mid-Century Modern Design: A Complete Sourcebook, "...so if Victorian and Federal architectural works are protected by preservation laws, then modern architecture should also be guarded by local and national codes and by a responsible caretaker. The informed custodian must also know the limits of what can be added or extended, and most importantly – what cannot."

Sections of Historic Preservation Ordinance:

Article III - Historic Preservation - Chapter 23

(1) High rating. The most significant Resources identified in a Fredericksburg Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

Historic landmark. A Resource which is an individual property (including its component parts as are

regulated for properties in the Historic District) designated by the City council under subsection 23-58(b) of this article, as having outstanding historical and cultural significance in the nation, region, or community.

The designation "historic landmark" recognizes that the historic place, or the building(s), structure(s), accessory building(s), fences, or other appurtenances at the place are of basic and vital importance for the preservation of culture and neighborhoods and economic development and promotion of tourism.

Sec. 23-58. -Designation of historic districts, historic landmarks, and preservation priority rating. (e) (2) Landmarks. The designation of new historic landmarks or the removal of the designation may be initiated by any person by request submitted to the Historic Review Board, which will forward its recommendation to the City Council. The Historic Review Board shall consider the request at a meeting held in accordance with the procedures set forth in subsection 23-61(f) below. The City Council shall consider the request within 40 days following the meeting of the Historic Review Board at which the request was heard. Applications for designation of or changes to historic landmarks shall be on forms and shall contain the information required thereon as determined by the Historic Preservation Officer and shall be accompanied by the fee set forth in subsection 23-61(c) unless initiated by the Historic Review Board or City staff.

(3) Owner consent and supermajority. The designation of a property as a local historic landmark, or the inclusion of a property within the boundaries of a local historic district, shall be subject to the requirements set forth in Section 211.0165, Texas Local Government Code. The Historic Review Board is designated as the entity with exclusive authority to approve the designations of properties as local historic landmarks and the inclusion of properties in a local historic district under Section 211.0165(a)(2)(B), Texas Local Government Code.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff has worked with the current property owner to raise awareness of architect Jack Stehling and mid-century modern architecture in Fredericksburg. The Historic Review Board unanimously recommended landmark designation on April 11, 2023. Staff recommends local landmark designation of 701 N. Milam.

Staff finds the property meets 6 of the 8 criteria used to evaluate historic significance and has importance for design and construction and association with persons significant in our past:

a. Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city; post war residential development by a local architect that became emblematic of its time period (mid century)

c. Embodiment of distinctive characteristics of an architectural type or specimen; mid-century modern contemporary residence with numerous distinctive characteristics for the time period and style including: both the prominent middle gable roof with an extra wide chimney protruding beyond the roof, reaching above flat roofs on both sides, an open floor plan for the common areas and secluded bedrooms off a central hall, post and beam construction with exaggerated eaves, clerestory windows over a "private" front façade, stone veneer, juxtaposition of large stone fireplace with large panes of glass, sliding glass doors to the backyard that makes the outside feel inside.

d. Relationship to other distinctive buildings, sites, districts, or structures which are historically significant; relationship to other homes and buildings designed by Jack Stehling including 208 Woodcrest (City's first mid-century landmark), and St. Barnabas Episocopal Sanctuary,

e. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city; orientation on corner lot on a major street (Milam), designed around large live oak trees. The neighborhood was developed in the

mid-century, but this house stands out from the rest of the neighborhood.

g. Identification with a person or persons who significantly contributed to the development or culture of the city, the state or the nation; John Arthur "Jack" Stehling was born and raised in Fredericksburg and belonged to a prominent family as his father, Arthur Stehling, was the founder and long-time president of Security State Bank. As a registered architect, Mr. Stehling left his professional mark on the built environment in Fredericksburg, the Hill Country, Houston, San Antonio, the Bahamas, and Mexico.

h. Value as protective of a historical resource. a one-of-a-kind, custom house designed by and for local and international architect, Jack Stehling, AIA.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Quality of Life Vision

ATTACHMENTS:

1. 701 N Milam photos and aerial
2. Jack Stehling designs
3. Local Landmark Resolution 701 N Milam

APPROVAL/REVIEW:

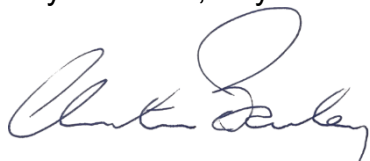
William McKamie, City Attorney

Date: April 20, 2023



Shelley Goodwin, City Secretary

Date: April 26, 2023



Clinton Bailey, City Manager

Date: April 27, 2023

701 N. Milam—The Jack Stehling, AIA house



Image retrieved from Google Maps <https://www.google.com/maps/place/701+N+Milam+St,+Fredericksburg,+TX+78624/@30.2842967,-98.8718923>,



701 N. Milam—The Jack Stehling, AIA house

Photo credit: Traeger Furhmann of Wingman Imagery

Front façade as view from N. Milam



701 N. Milam—The Jack Stehling, AIA house

Interior photo taken from kitchen looking west

Photo credit: Traeger Furhmann of Wingman Imagery



701 N. Milam—The Jack Stehling, AIA house

Photo credit: Traeger Furhmann of Wingman Imagery

Courtyard photo looking southwest showing portion of U- shape and large glass panels



701 N. Milam—The Jack Stehling, AIA house

South section of front elevation showing chimney gable cap with main house roof gable

Jack Stehling Buildings

Address	City	Building Name	Built For/Commissioned by	Year Built not built
		Bavarian Inn		
11100 Wickdale	Piney Point Village		Quisenberry	1972
1001 Junction Hwy	Kerrville	Inn of the Hills		
403 Hunters Park Lane	Hunters Creek Village		Ann Brickenhauff	1969
911 W Creek St	Fredericksburg	J. Hardin Perry House	Dr. J. Hardin Perry	1966
	Comfort	Hermann Sons Youth Camp	Hermann Sons	1966
	Del Rio	Motel	John Scott	1966
598 Armory Road	Fredericksburg	National Guard Armory Building		1965
126 W Main	Fredericksburg	City Hall	City of Fredericksburg	1965
	Kingsland	Kingsland National Bank		1965
208 Woodcrest	Fredericksburg	Fritz Home	Fritz	1963
701 N Milam St	Fredericksburg	Jack Stehling House	Jack Stehling	1960
		Mural inside Security State Bank		
Main Street	Fredericksburg		Security State Bank	
301 Longhorn Ln	Llano		June & Jack Watkins Ruben Kammlah Siblys	1968
	Fredericksburg	St. Barnabas Episcopal Church		





RESOLUTION 2023-07R

A RESOLUTION OF THE CITY COUNCIL OF FREDERICKSBURG, TEXAS, DESIGNATING PROPERTY LOCATED AT 701 N. MILAM ST, IN THE CITY OF FREDERICKSBURG, AS A LOCAL HISTORIC LANDMARK.

WHEREAS, as a matter of public policy, the City of Fredericksburg (“City”) desires to preserve resources in the City which have historical, cultural, and/or architectural merit, importance, and significance, thereby promoting the prosperity, education, and general welfare of both residents and visitors of Fredericksburg; and

WHEREAS, the City’s Historic Review Board has considered a request for designation of the property located at 701 N. Milam (the “Property”) as a historic landmark, and has made a recommendation to the City Council related to said designation; and

WHEREAS, the City Council has duly considered the recommendations of the City’s Historic Preservation Officer and the City’s Historic Review Board, related to said designation of a historic landmark; and

WHEREAS, the City has provided the Property owner a statement that describes the impact that a historic landmark designation may have on the owner and the owner’s Property; and

WHEREAS, the owner of the Property consents to the designation of the Property as a historic landmark.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the City of Fredericksburg, Texas, that pursuant to Texas Local Government Code Sec. 211.0165 and Sec. 23-58 of the City Code of Ordinances, the City hereby designates the property located at 701 N. Milam, in the City of Fredericksburg, as a Historic Landmark.

PASSED AND APPROVED this_____day of_____, 20____

Mayor

ATTEST:

City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Andrea Schmidt, Parks and Recreation
Director

MEETING DATE: May 2, 2023

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Take action on a Conceptual Plan for a future Nature Center to be constructed by the Friends of the Fredericksburg Nature Center at Lady Bird Johnson Municipal Park (Andrea Schmidt, Director of Parks and Recreation)

PRESENTATION:

SUMMARY:

The Friends of the Fredericksburg Nature Center will be making a presentation on a conceptual plan for a nature center at Lady Bird Johnson Municipal Park.

BACKGROUND:

The Friends of the Fredericksburg Nature Center (FFNC) formed a committee in 2022 to discuss options for a future nature center at Lady Bird Johnson Municipal Park. Emily Kirchner was appointed as a City Council liaison on this committee. Andrea Schmidt is the staff liaison on the committee. The FFNC will discuss their history and the work completed over the last several months exploring options for a nature facility.

FUNDING SOURCE: Friends of the
Fredericksburg Nature Center would fundraise for
this project.

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Consider approving the conceptual plan for a nature center at Lady Bird Johnson Municipal Park.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision X

ATTACHMENTS:

1. FFNC City Council Presentation-2May2023

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: April 17, 2023

William McKamie, City Attorney

Date: April 17, 2023



Shelley Goodwin, City Secretary

Date: April 26, 2023



Clinton Bailey, City Manager

Date: April 27, 2023



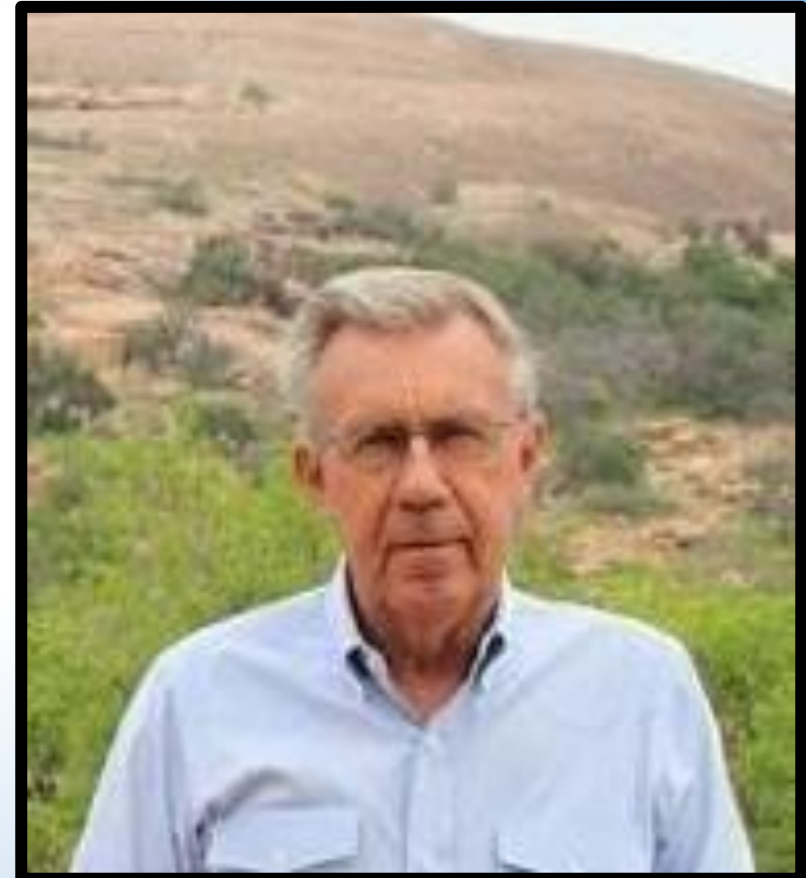
Fredericksburg Nature Center Project Proposal

Fredericksburg City Council
May 2, 2023

Lonnie Childs
President
Friends of Fredericksburg Nature Center

History of Fredericksburg Nature Center (FNC) & Friends of FNC organization

- FNC & FFNC founded in 2000 by Bill Lindemann
- FFNC is a 501c(3) volunteer organization focused on creation & improvement of FNC
- FFNC operates under 2015 service agreement with City
 - Director of Parks & Recreation serves ex officio on FFNC Board
- FFNC has provided ~95% of labor & funding to support FNC over the past 23 years



FFNC organization

Board members are:

- Lonnie Childs President
- Paul Person Vice-President
- Gracie Waggener Secretary
- Carl Luckenbach Treasurer
- Jane Crone
- Tom Musselman
- Mary Ellen Terrell
- Andrea Schmidt, ex officio Director, Parks & Recreation, Fredericksburg

“To enhance, protect and interpret the natural ecosystems of the Texas hill country while providing educational and quality of life opportunities for members of the community and visitors”

Fredericksburg Nature Center

- Fifteen acre “wild” tract straddling Live Oak Creek in LBJ Municipal Park
- One mile of hiking trails
- Two native plant gardens
 - Butterfly Habitat
 - Pollinator Garden
- Bird Blind
- Geology Exhibit
- Educational exhibits and signage
- Butterfly Meadow photo space



FNC Offers Great Biodiversity!

Seven Micro-habitats

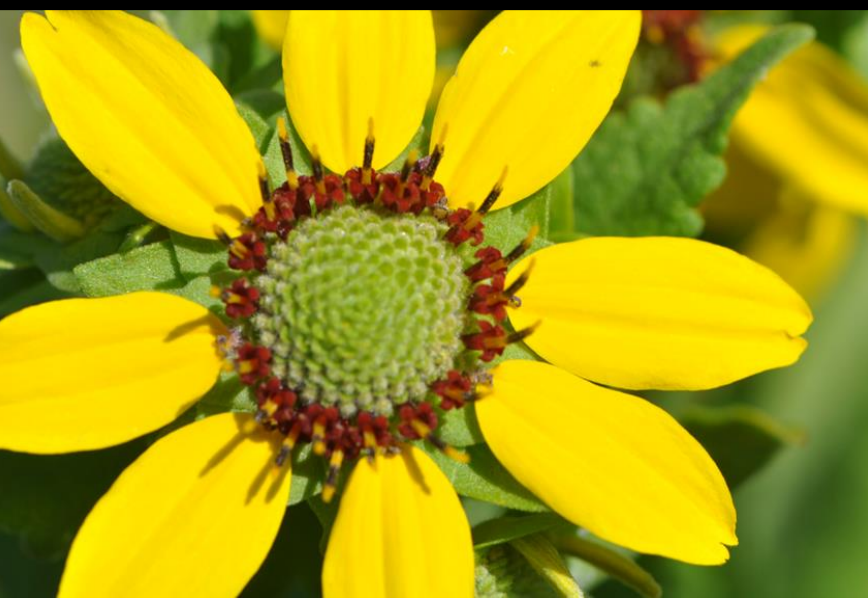
Species count

Wildflowers = 265

Butterflies = 100

Odonates = 50+

Birds = 180



FFNC Volunteer & Funding Contribution - 2022

Trail & Garden Maintenance/Improvements

2022 ACTUALS

\$15K Expense

\$42K Labor*

\$57K TOTAL

* 1,834 volunteer hrs X \$23 hr (TPWD)



FFNC Educational Programs

In 2023:

- Seven adult education workshops
- Four guided hikes
- Two “read a book in the park” children’s programs – Spring break & Memorial Day
- Adding two additional educational exhibits
 - Pollinators
 - Watersheds and water conservation



- 3rd Grade Day hosted over 3,000 FISD children over 15 years
- Future focus –
 - 1) Increase educational offerings specifically to children
 - 2) Pursue project to construct Interpretive Center as catalyst for educational programming

Our Interpretive Center Project

Project Mission:

To provide enhanced environmental learning capabilities through the implementation of additional educational programming resources & the construction of a supporting facility.

Project Schedule

Concept Phase

Define the scope/function of the Interpretive Center.

In process.

2022-Spring 2023

Design Phase

Design Interpretive Center & educational programs.
Conduct active fundraising campaign.

2023-2024

Implementation Phase

Construct Interpretive Center & Implement educational programs.

2024-2025

Concept Phase Actions

- Formed Advisory Committee with 16 members
- Visited eleven area nature centers & met with facility leaders
- Conducted brainstorming sessions, surveymonkey survey, & conducted Wings Over FNC event to solicit community input/ideas
- Advisory Committee winnowed list of possible features to approved scope
- Held learning session with Design Review Committee (DRC)

Proposed Interpretive Center Features

Facility not to exceed 4,000 sq ft that includes:

1. Integration into the natural surroundings
2. Educational programming space - indoor classroom/outdoor pavilion
3. Multi-use, flexible meeting space w/ AV capability
4. Green building features as learning tools (water collection, solar)
5. Office space
6. Serves as ecotourism center
7. Catering kitchen
8. Covered exterior seating area – porch or deck
9. Children’s “natural” playground area
10. Pollinator/Native Plant Garden
11. Storage space for educational programming materials
12. Bathrooms accessible
13. Identifying/branding feature

Proposed Educational Resources

- Paid educational programming staff
- Exhibits – exterior & interior, interactive, self-guided
- Nature programs focused on pre-school, youth, & adults
- Facility that supports additional programming offered by alliance organizations

Tentative Capital Cost Estimates

Building – 4000 sq ft x \$300 =	\$1,200 (000)
Landscape/Hardscape	\$ 150
Solar	\$ 25
Water collection	\$ 20
Building furniture	\$ 25
Audio/visual	\$ 50
Exhibits	\$ 100
Pavilion – 1000 sq ft x \$50-75sq ft	\$ <u>75</u>
TOTAL	\$1,645,000

Proposed Location at LBJ Municipal Park



Funding Sources

- Grants
- Community Donations
- HOT Funds

Available funds = ~\$60K

Will be used to fund Architectural design.



Proposed Operating Model

- Building Ownership & Management = **City**
 - Rental fees to **City**
- Building Maintenance Expense (repairs, Insurance, etc) = **City**
- Educational Programmer/Director Salary = **City**
- Educational Programming responsibility = **City** & **FFNC** **FFNC will provide volunteer resources for programs**
- Volunteer Docent Staff = **FFNC** (estimated value = \$48K annually, 1 FTE)
- Volunteer Labor for Trail & Garden Maintenance/Improvements = **FFNC**
(estimated value = \$48K annually, 1 FTE)
- Funding for Trail & Garden improvement projects – **FFNC** (estimated at \$15-20K annually)

Estimated Operating Costs for IC Facility

Nature Center - Personnel Count

Position Title	Equivalent Personnel
Facility Manager	1.00
PT Education Coordinator	0.50
PT Maintenance Worker	0.25
Total FTEs	1.75

Account Name	Projection
Regular Wages-Full Time Emp.	\$ 55,000.00
Regular Wages - Part Time Emp	\$ 21,000.00
Longevity	\$ -
Overtime Wages	\$ -
Social Security - FICA - Medicare	\$ 6,460.00
Retirement-tmrs	\$ 5,912.50
Uniforms And Clothing	\$ 500.00
Insurance-hospitalization	\$ 8,124.00
Professional Org - Personal	\$ 150.00
Prof. Education & Training	\$ -
Utilities	\$ 15,000.00
Telephone	\$ 250.00
Office Supplies & Forms	\$ 500.00
Advertising & Public Notices	\$ 500.00
Protocol & Social	\$ 500.00
Travel Expenses	\$ -
Safety	\$ 300.00
Miscellaneous Expenses	\$ 1,000.00
Insurance & Bonds	\$ 4,000.00
Communications	\$ 1,200.00
Janitorial/housekeeping	\$ 4,500.00
Programming	\$ 3,000.00
General Property Maintenance	\$ 1,000.00
Small Tools & Equipment	\$ 500.00
Office Machines Maintenance	\$ 250.00
Computer/Software Maintenance	\$ 1,000.00
Roads & Grounds Maintenance	\$ -
Pavilion Maintenance	\$ -
Concession Maintenance	\$ -
Refuse Supplies	\$ 500.00
Playground Maintenance	\$ -
General Operations	\$ 1,000.00
Gasoline, Oil, & Lubrication	\$ -
Vehicle Maintenance - Trucks	\$ -
Fleet Lease	\$ -
Other Equipment Maintenance	\$ -
Total	\$ 132,146.50

\$76K

\$132K

FFNC Request to Council

- **Provide conditional approval for project concept that allows FFNC to proceed with active fundraising.**
- **FFNC commits to return to Council for regular updates as requested.**
- **FFNC commits to return to Council for approval of Design before proceeding.**

Questions?





CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Andrea Schmidt, Parks and Recreation
Director
MEETING DATE: May 2, 2023

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Discuss and consider options for the future of Fort Martin Scott (Mayor Hoover and Councilmember Kirchner)

PRESENTATION:

SUMMARY:

Fort Martin Scott is currently managed by the City of Fredericksburg. There are two park hosts that open the Fort visitor center and buildings on Friday, Saturday and Sunday, excluding holidays. The Parks and Recreation Department mows the grounds and makes minor repairs as needed. The Parks and Recreation Director handles administrative items.

BACKGROUND:

Currently, there are no dedicated City staff for Fort Martin Scott. A Master Plan was adopted by the City Council for the Fort in May of 2019. The first short term goal was to hire a staff person to manage Fort Martin Scott, facilitate planning and fundraising efforts, coordinate volunteers/events, implement plan recommendations, and advocate for the needs of the Fort. In 2020, the Texas Rangers Heritage Center approached the city about managing the Fort. In September of 2021, the City Council approved a professional services management agreement with the Texas Rangers Heritage Center. During the Fiscal Year 2023 budget process, funds were not allocated to continue this management agreement, so the City resumed operations in October of 2022. Possible options for the future of the fort will be discussed.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Consider options for the future management of Fort Martin Scott.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision

ATTACHMENTS:

1. FMS Master Plan Final (002)

APPROVAL/REVIEW:

Andrea Schmidt

Date: April 11, 2023

Andrea Schmidt, Parks and Recreation Director

Krista Wareham

Date: April 24, 2023

Krista Wareham, Director of Finance

Date: April 24, 2023

William McKamie, City Attorney

Shelley Goodwin

Date: April 26, 2023

Shelley Goodwin, City Secretary

Clinton Bailey

Date: April 27, 2023

Clinton Bailey, City Manager

Fort Martin Scott Historic Site Master Plan

JANUARY 2019



PREPARED FOR
City of Fredericksburg

PREPARED BY
SWCA Environmental Consultants
and
Asakura Robinson

FORT MARTIN SCOTT HISTORIC SITE MASTER PLAN

Prepared for

City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624
Attn: Andrea Schmidt

Prepared by

SWCA Environmental Consultants
4407 Monterey Oaks Boulevard
Austin, Texas 78749
(512) 476-0891
www.swca.com

and

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816 Congress Avenue, Suite 1270
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SWCA Project No. 48688

January 2019

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VISION STATEMENT

Fort Martin Scott is a historic site significant in the early settlement and military history of Texas, and later the ranching history of the Fredericksburg area. The site is owned by the City of Fredericksburg and is managed by the City and its cooperating partners, the Fort Martin Scott Advisory Board and the Friends of Fort Martin Scott. The City and its partners seek to preserve and interpret the site for the benefit of the visiting public through archaeological investigations, the restoration of extant buildings and structures, and the reconstruction of lost buildings and other features critical in defining the physical layout of the Fort and its use.

This Historic Site Master Plan is intended to guide implementation of the vision for Fort Martin Scott, but it is not a static document. The plan should be regularly appended with associated projects or research and updated to stay current with the activities of preserving, managing, and operating the property.

EXECUTIVE SUMMARY

Originally established as a U.S. Army fort in 1848, Fort Martin Scott is also linked to the Texas Rangers and was the Braeutigam family farm until 1959 when the City of Fredericksburg (City) purchased it. The site is listed in the National Register of Historic Places (NRHP) and designated a State Antiquities Landmark. The Fort Martin Scott Advisory Board (Advisory Board) oversees the site on behalf of City Council and the Friends of Fort Martin Scott (Friends) organizes special events and provides volunteer hosts to enhance the visitor experience.

Fort Martin Scott is a significant historic site with a complex and compelling history. Physically, the site is stable and in good condition, and management practices are sound. But the City, Advisory Board, and Friends clearly recognize that the site has greater potential. The team of SWCA Environmental Consultants and Asakura Robinson was contracted to create an updated Master Plan that outlines ways to improve the site for both area residents and visitors. The Master Plan begins with a historical overview of Fort Martin Scott, an overview of the administering organization, and a discussion of current goals and objectives for the site. It is then divided into six interconnected area plans. These are the Development Plan, Preservation Plan, Use Plan, Disaster Plan, Interpretive Plan, and Business and Financial Plan.

Specific recommendations for future planning and action are contained in each area plan. These are prioritized and summarized below. Two additional, interrelated plans will also be critical in guiding future work, a Cultural Heritage Tourism Plan and a Long-Range Interpretive Plan.

Short term recommendations (1-2 years)

- Hire a staff person (part time or full time) to manage Fort Martin Scott, facilitate planning and fundraising efforts, coordinate volunteers and events, implement the plan recommendations, and advocate for the needs of the Fort with both the City and the community
- Collect and collate archaeology reports.
- Implement the short-term recommendations of the Preservation Plan.
- Implement the Maintenance Plan (a component of the Preservation Plan).
- Draft and adopt a simple Disaster Plan (a component of the Preservation Plan).
- Develop a process to streamline consultation with Texas Historical Commission (THC), likely by designating the City Historic Preservation Officer (or the site manger if hired) as liaison and point of contact for all work at the site that falls under THC's purview.
- Create a yearly financial plan to track finances, fundraising needs and efforts, and expenditures.
- Apply for CLG grants and Texas Historic Preservation Trust Fund grants to fund medium-term recommendations like a Historic Structures Report, archaeological work, and a Cultural Heritage Tourism Plan.
- Establish a social media presence to share news, events, and photographs of the site and/or artifacts

Medium term recommendations (3-5 years)

- Collaborate with Texas Rangers Heritage Center (TRHC) during the planning and design of their new museum to integrate the interpretation and promotion of both sites, as possible.

- Draft an overarching Cultural Heritage Tourism Plan by conducting visitor research and using the five-step process outlined by Hargrove (2017). Integrate the recommendations of the six component plans of this Master Plan.
- Prepare a Historic Structures Report (HSR) for the site.
- Using the results of the HSR, update the NRHP nomination for the site.
- Conduct additional archaeological investigations in support of the proposed infrastructure and historic site improvements.
- Implement the medium-term recommendations of the Preservation Plan.
- Develop a Long-Range Interpretive Plan based on the results of the Cultural Heritage Tourism Plan. This should include the use of information collected in the HSR and during archaeological investigations to design ways to expand the story of Fort Martin Scott. It should also involve collaboration with TRHC on educational programming, including lectures, exhibits, and special events, as possible.
- Design and implement a phased fundraising and capital improvements campaign for larger projects.
- Create and implement a marketing plan to support the recommendations of the Cultural Heritage Tourism Plan and Use Plan.
- Improve the Fort's visitor trail network, integrate it with the (proposed) 3.1-mile recreational hike and bike trail, and restore connectivity with Barons Creek. Use the trail to host existing walk/run/bike events or create new ones.
- Begin reconstruction of historic building foundations.
- Begin research, planning, and fundraising for the reconstruction of selected historic Fort buildings.

Long term recommendations (5-10 years)

- Implement the long-term recommendations of the Preservation Plan.
- Design and install new interpretive signage and displays.
- Design and construct a new visitor center (and associated infrastructure like parking lots) and replace the entry sign. Programming for the visitor center should be based on the results of the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.
- Complete the reconstruction of historic building foundations as recommended in the Development Plan and/or identified in the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.
- Begin reconstruction of selected historic Fort buildings as recommended in the Development Plan and/or identified in the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.

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INTRODUCTION

Originally established as a frontier fort by the U.S. Army in 1848, Fort Martin Scott is also linked to the Texas Rangers and was the Braeutigam family farm until 1959 when the City of Fredericksburg (City) purchased it. The site is listed in the National Register of Historic Places (NRHP) and designated a State Antiquities Landmark (SAL). Today, the Fort site is open for self-guided tours. The Fort Martin Scott Advisory Board (Advisory Board) oversees the site on behalf of City Council and the Friends of Fort Martin Scott (Friends) organizes special events and provides volunteer hosts to enhance the visitor experience.

The City, Advisory Board, and Friends identified the need for an updated Master Plan to outline ways to improve the site for both area residents and the approximately 1.5 million visitors to Fredericksburg each year. The City contracted the team of SWCA Environmental Consultants (SWCA) and Asakura Robinson to prepare the Master Plan. The project kickoff meeting took place on May 30, 2018, when the key members of the project team (Principal Investigator Anne Oliver [SWCA], Historic Preservation Specialist Victoria Myers [SWCA], and Landscape Designer/Planner Colter Sonnevile [Asakura Robinson]) met with Fort Martin Scott stakeholders, including key City staff, Advisory Board members, and Friends leadership, to discuss their vision for the site (Appendix A). The project team then visited Fort Martin Scott to conduct on-site discussions, assess existing conditions, conduct research in the Friends' Library, and take photographs to help with the development of the Master Plan.

The Master Plan begins with a historical overview of Fort Martin Scott, an overview of the administering organization, and a discussion of current goals and objectives for the site as articulated in the kickoff meeting. It is then divided into six interconnected area plans. These are the Development Plan, Preservation Plan, Use Plan, Disaster Plan, Interpretive Plan, and Business and Financial Plan. The Master Plan concludes with prioritized recommendations for future planning and actions that will help to realize the goals and objectives for the site. The Master Plan would not have been possible without the passion for and interest in Fort Martin Scott by its stakeholders—most of whom were present at the May 30 meeting and are listed in Appendix A. Special thanks go to Andrea Schmidt, Parks and Recreation Director, who managed the project for the City. She provided logistical support, research assistance, and great insight into the management of the site to the project team, and also coordinated all stakeholder input.

HISTORICAL OVERVIEW

This historical overview is a distillation of previous studies of Fort Martin Scott – including the 1979 NRHP nomination, the 1983 Preservation Plan (Wagner & Klein Architects), the 2003 Conceptual Master Plan (Wagner & Klein Architects), and Joseph Luther's 2013 work *Fort Martin Scott: Guardian of the Treaty*. These previous studies focus on the history of the site as a military institution, and are all in agreement with that portion of the narrative of the site. Each note that the site was purchased by the Braeutigam family prior to the City's acquisition of the site, however, most sources do not expand on the use of the site by the family. Additional information on the Braeutigam Family History, particularly of patriarch Johann Wolfgang Braeutigam, comes from the Braeutigam Family History website.

The German immigrants who founded Fredericksburg in 1846 worked with the Comanche Indians to negotiate a treaty between the groups along the western frontier. Although the treaty promised peace between the groups, continued western expansion led the Texas Legislature to establish a military outpost

in the area for continued security of the settlement. In December 1848, 1st Infantry troops commanded by Captain Seth Eastman arrived in Fredericksburg.

Originally, the camp established by Eastman's troops was called "Camp Houston" or was referred to by its geographic location near Fredericksburg. In 1849, about a year after Eastman and his troops arrived, Camp Houston was renamed for Martin Scott, a 5th Infantry officer who had died in the battle of Molino del Rey two years earlier. The addition of permanent buildings at the site turned the original camp into a fort, so the new name was officially Fort Martin Scott.

During its time as an active Army establishment, Fort Martin Scott was primarily a commercial center in the rural community and frequently the source of hard currency for the settlers. In 1850, tensions mounted between white settlers and the Native American tribes, and soldiers at Fort Martin Scott assisted in drafting a new treaty—known as the Fort Martin Scott Treaty. Although named for the Fort, the treaty negotiations and signing were held in nearby San Saba County.

Fort Martin Scott was one of seven forts established from 1848–1849 to protect settlers of west Texas. These spanned from Fort Worth on the Trinity River (the northernmost fort) to Fort Duncan near the current town of Eagle Pass on the Rio Grande River (the southernmost fort). In August 1853, the Army conducted an inspection of Fort Martin Scott. The inspection report included a list of the Fort buildings, using letters to identify them on an associated map (Table 1; Figure 1). Also included was a note that the grounds included about 10 acres enclosed with a picket fence surrounding three sides and that the fourth side, bordering the creek, was open (Figure 2).

In December 1853, orders arrived to abandon the Fort as the continued westward expansion of the frontier meant that it was no longer a strategic option for the continued security of settlers. From 1853 until 1866, the Fort was used by the Texas Rangers and the Confederate Army—although both used the site intermittently and there is no record of any significant actions during their time there. The U.S. Army briefly re-established a presence at Fort Martin Scott in 1866 to help secure the frontier from potential Indian attacks; however, by the end of the year, all military units permanently abandoned the site.

In 1870, the Braeutigam family moved into the site. Johann Wolfgang Braeutigam had emigrated from Germany, arriving at Indianola near Victoria in 1845, when the state was still the Republic of Texas. Johann was about 16 at the time and arrived with his parents and siblings. Although exact dates are unknown, Johann moved to New Braunfels before moving to Fredericksburg. In 1850, he married Christine Kensing and they would go on to have nine children. The family lived in town, although like other settlers they had farm land outside of town. In 1870, they purchased the Fort Martin Scott site as well as additional acreage for a farmstead closer to town. Of the original buildings, only the Guard House remained as the others had been salvaged by locals for construction materials. The Braeutigam family converted the Guard House for use as their residence, added agricultural buildings (Figure 3), and constructed a small store and saloon/dance hall, which would be known as Braeutigam Gardens.

In either 1881 or 1883, the family allowed the first Gillespie County Fair to be held on the site, making use of the dance hall as well as the open former quadrangle or parade grounds for the festivities. In 1884, Johann Braeutigam was killed during a robbery at Braeutigam Gardens. The Fort Martin Scott site remained in the family, who continued to run both the Fair and the Garden for several years before closing it and returning to farming. As part of the Texas Centennial in 1936, the state erected a granite marker on the site, which currently sits outside the fence near the west entry.

In 1959, the family sold the property to the City of Fredericksburg and for the first part of the City's ownership, the site remained abandoned and closed to the public. NRHP listing in 1980 and SAL designation in 1988 spurred preservation and interpretation efforts at the site (Figures 3–5). Work began with the restoration of the Guard House (Building N) in the early 1980s and with the reconstruction of

three buildings—B and E for interpretation and R for a visitor center—and interpretative signage in the 1990s (Figure 6). The site is managed as one of the City’s parks and is open to the public, although buildings are only open when staff is present (Figures 7–11).

Table 1. 1853 Inspection Report Building Identification, Use, and Materials

Building Letter	Listed Use	Building Description	Current Use / Status
A	Commanding Officer’s Quarters	Log building, 4 rooms, 15 x 17, porticos in front	Non-extant
B	Officers’ Quarters	Adobe, 14 x 16, porticos front and rear	Reconstructed
C	Officers’ Quarters	Weather boarding, 2 rooms, 12 x 14, porticos front and rear	Non-extant, roughly outlined with non-historic foundation stones
D	Officers’ Quarters	Log building, 2 rooms, 12 x 14, porticos front and rear	Non-extant, roughly outlined with non-historic foundation stones
E	Officers’ Quarters	Adobe, 2 rooms, 12 x 14, porticos front and rear	Reconstructed
F	Officers’ Quarters	Weather boarding, 1 room, 16 x 17, portico in front	Non-extant, roughly outlined with non-historic foundation stones
G	Officers’ Quarters	Adobe, 4 rooms, 14 x 16, basement only finished	Foundation ruins extant
H & J	Sutler’s stores (private property)	Built by L. G. Capers	H non-extant; J extant
K	Hospital	Undressed logs, 25 x 12, fast decaying	Non-extant
L	Laundresses Quarters and a store room	Log, 20 x 14	Non-extant
M	Bake House	Logs, 20 x 14	Non-extant
N	Guard House	Stone, 1 officers’ room, 14 x 16, 1 guard room, 14 x 16, 1 light prison, 14 x 16, 4 cells for prisoners, ear 3 x 9, officer’s room now used as magazine	Restored to Fort Period
O & P	Quarters for two companies	Log, each 3 rooms and a single room, 48 X 16	Typically referred to as “Enlisted Quarters”, Non-extant
R & S	Quarters for two companies	One log and one jacal, 45 x 16, one used as hay house, other for lumber	Typically referred to as “Enlisted Quarters”; R is new construction, not based on historic data, and is used as visitor center; S non-extant, roughly outlined with non-historic foundation stones
T	Stable	Frame building, 35 x 35, containing forage house and 12 stalls	Non-extant
U	Storehouse	Log, 3 rooms, 20 x 16, and an office, 14 x 16	Non-extant
V	Blacksmith Shop	Adobe, 14 x 16	Built for interpretive activities, not a reconstruction
W	Magazine	Stone, 14 x 14, unfinished, requiring roof and flooring	Non-extant

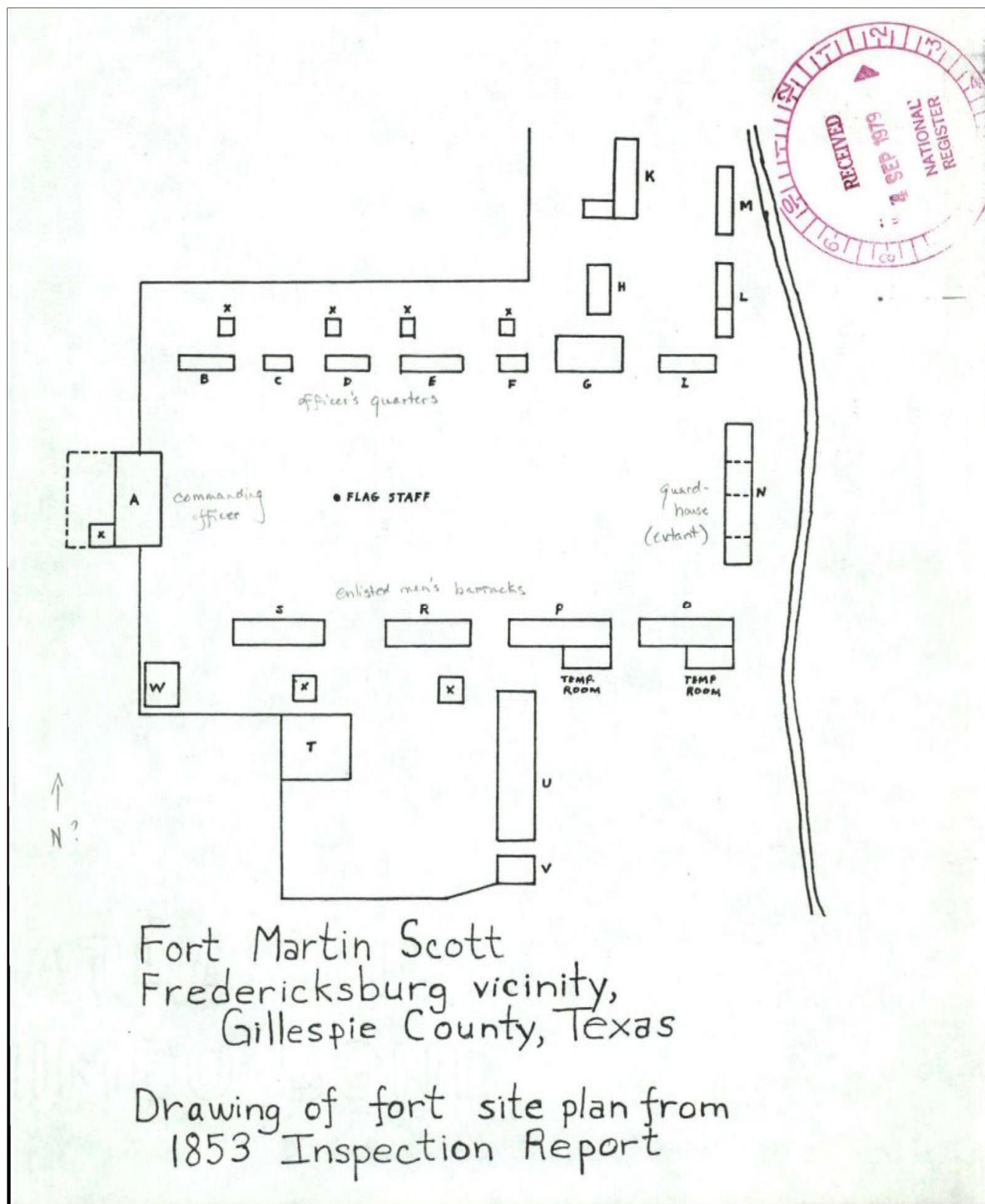


Figure 1. Site map of Fort Martin Scott based on the 1853 Inspection Report (NRHP 1979)

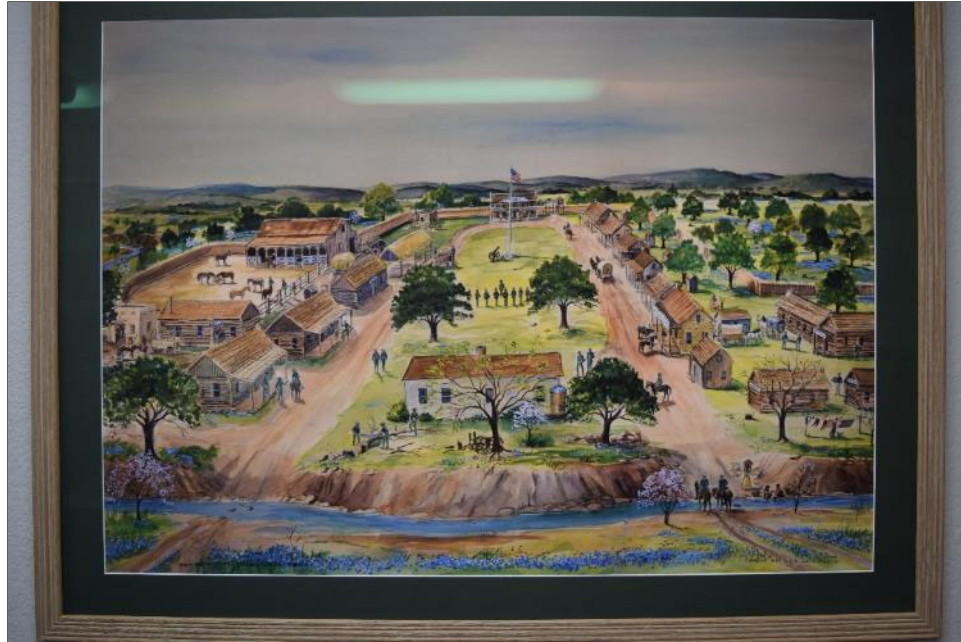


Figure 2. Conceptual rendering of Fort Martin Scott by G. G. H. Lentz (1963), currently hanging in the Friends of Fort Martin Scott building.



Figure 3. Guard House with additions and alterations made by the Braeutigam family and barn no longer extant, view southwest (NRHP 1979).



Figure 4. Stone foundations of ruins, specific building and view not noted (NRHP 1979).



Figure 5. Detail of stone foundations of ruins, specific building and view not noted (NRHP 1979).

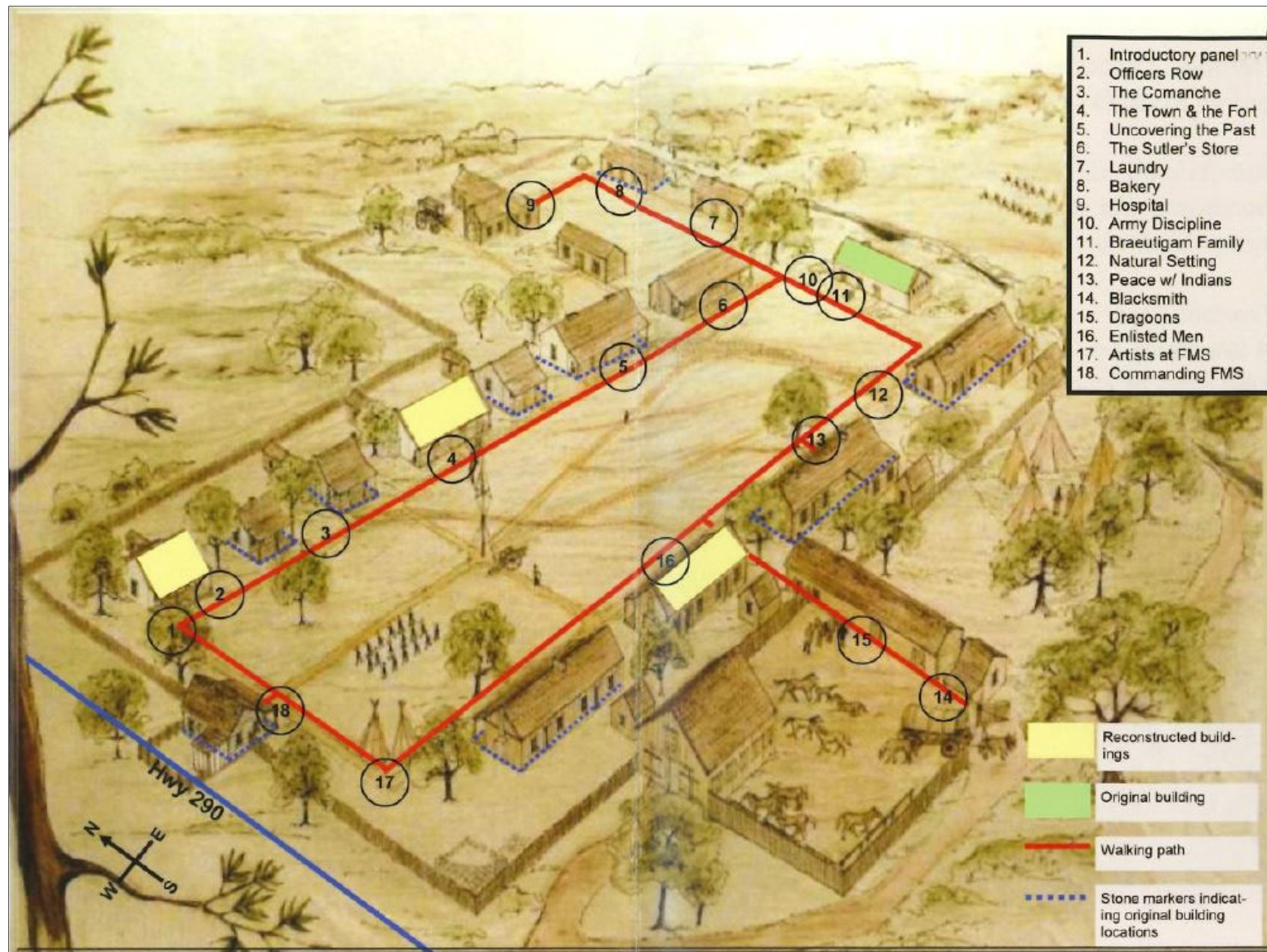


Figure 6. Fort Martin Scott Brochure image showing modern current buildings, sign topics, and walking path overlaid on historic rendering of site.



Figure 7. Fort Martin Scott Historic Site overview, May 2018, view northeast.



Figure 8. Fort Martin Scott Historic Site overview, May 2018, view south



Figure 9. Fort Martin Scott Historic Site stone foundation, May 2018, view east.



Figure 10. Fort Martin Scott Historic overview, May 2018, view west.



Figure 11. Fort Martin Scott Historic Site Building N – Guard House, May 2018, view northeast.

ORGANIZATION OVERVIEW AND GOALS AND OBJECTIVES FOR USE

Organization Overview

City of Fredericksburg

Currently, the City of Fredericksburg owns and manages the Fort Martin Scott site through the Parks and Recreation Department with recommendations from the Fort Martin Scott Advisory Board and in collaboration with the Friends of Fort Martin Scott. The City has owned the site since 1956, but general management of the site was under the Gillespie County Historical Society until the Advisory Board was created in 2013. Since 2017, the City has had an Historic Preservation Officer (HPO). Although the position has no defined role in the operation or management of the site, the HPO has been active with the Parks and Recreation Director and the Advisory Board on preservation issues and consultation with the Texas Historical Commission (THC) who has an interest in the protection of the site as an SAL.

THC staff are not involved in the regular management of the site—such as routine maintenance, programming, or budgeting—but must be consulted regarding plans at the site that have an impact on the existing historic resources. The City must consult with THC about proposed actions with potential to alter the site (including repair work on existing buildings, new construction such as reconstructed buildings, and ground-disturbing work such as utility lines or sign installation) and obtain a permit in order to proceed with the plans. Even if consultation was not required based on the site's SAL designation, new construction, reconstruction, and other ground-disturbing work would require THC coordination under the State Antiquities Code. It is highly recommended that THC be brought into the discussion early in the

planning phases for all proposed construction on site to ensure that the final plan meets preservation standards.

Current City officials and staff involved in the management of the site are:

Linda Langerhans, Mayor

Charlie Kiehne, Council Member

Jerry Luckenbach, Council Member

Tom Nusselman, Council Member

Gary Neffendorf, Council Member

Kent Myers, City Manager

Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities

Andrea Schmidt, Parks and Recreation Director

Anna Hudson, Historic Preservation Officer

Fort Martin Scott Advisory Board

In 2013, the City created the Fort Martin Scott Advisory Board with the stated purpose of advising the City of Fredericksburg on issues regarding the promotion, development, interpretation, and curation of the site, as well as its use for special events. The board meets quarterly (although this may be reduced to twice per year based on recent discussion) and comprises 12 members representing a cross-section of disciplines and interests related to Fort Martin Scott. Current members of board are:

Jim McCrae, Board Chairman, retired healthcare executive and historical researcher

Mike Cox, writer and lay historian

Duke Davis, musician and Site Manager of the Texas Rangers Heritage Center

Mike Johnson, retired historic preservation professional

Joe Kammlah, St. Mary's School President and Gillespie County Historic Society officer

Richard Laughlin, home builder and restoration expert

Ernie Loeffler, Director of the Fredericksburg Convention and Visitor Bureau

Stephen R. Schmidt, CEO of World Class Quest and Enchanted Springs Ranch

Marvin Schroeder, Living History Coordinator for the National Museum for the Pacific War

Steve Thomas, local architect

Brent Waldoch, Director with the Texas Hill Country Higher Education Development Foundation and past president of the Gillespie County Historical Society

Barry Wagner, architect

Friends of Fort Martin Scott

The Friends of Fort Martin Scott is an affiliated membership organization with the primary function of providing education programming and living history events at the site. It is a 501(c)(3) organization,

which operates under the leadership and guidance of the Advisory Board. Events sponsored by the Friends of Fort Martin Scott are:

Fort Martin Scott Days: 2-day event each spring

Frontier Days: 2-day event each fall

Day Camps for 1st – 5th Grade Students each summer

Other living history events and school trips throughout the year

The current organization and management structure for Fort Martin Scott is sufficient for its present use, although resources are often strained and the dependence on volunteer involvement is high. However, the goals and objectives of the City, Advisory Board, and the Friends of Fort Martin Scott as distilled in this Master Plan will not likely be achieved without at least one full-time staff position dedicated to the management of the site, such as a site manager or executive director. If this is a City position, the staff member would assume the current duties of the Parks and Recreation Director that pertain to Fort Martin Scott, serve as the liaison with THC for work done on the site, and be charged with budgeting and seeking grant funding for the site as needed. The site manager or executive director would work closely with the Advisory Board and the Friends but would report directly to the Parks and Recreation Director.

Goals and Objectives for Use

The goals and objectives for the use of Fort Martin Scott have been articulated in two previous master plans developed for the site.

1983 Master Plan

“The general objectives of the development of Fort Martin Scott should be to re-establish the spatial organization of the Fort for proper interpretation and public site visitation... Development should include restoration and adaptive use of the Guardhouse as a Visitors Center, investigation and stabilization of archaeological features, the inclusion of unobtrusive support facilities and limited, unobtrusive day-use recreational facilities in accord with the historical integrity of the site” (Wagner and Klein 1983:30).

- Phase I: Re-establish the parade grounds (quadrangle) and fort boundaries through archeological investigations and restore the Guardhouse, then allow public access.
- Phase II: Conduct further archaeological investigations to re-establish the fort organization, protect and preserve areas that have archeological significance, and identify areas for further investigation. Also stabilize extant foundations and partially reconstruct buildings to develop spatial definition.

2003 Master Plan

In furtherance of the 1983 plan, three buildings were completely reconstructed in the 1990s. This shifted the focus from stabilization and partial reconstruction to full reconstruction, to the extent that, by 2003, the primary goal had changed: “To provide the visitor with a significant experience we recommend the eventual reconstruction of all fort buildings,” including historic-period interiors in some buildings and the adaptive reuse of others (Wagner and Klein 2003:7). The 2003 plan provided many sound recommendations regarding future reconstructions, archaeology, and phased development that are consistent with the vision for Fort Martin Scott today:

- **Future Reconstructions:** For the initial work in each phase, conduct archaeology on the building sites and stabilize existing building foundation remains. Reconstruct appropriate foundations for each building, which will provide a good sense of the historic fort layout to visitors. Use the new foundation walls to reconstruct buildings in future work.
- **Archaeology:** Archaeological investigations are extremely important and must be conducted prior to any development. Conclude all past investigations with final reports and identification of recovered artifacts. In addition, in accordance with THC recommendations, conduct an overall assessment of all archaeological resources before further development.
- **Phased Development:** Recommendations for phased development that remain applicable today include maintaining the historical monument along Highway 290; creating a new and more visible entrance; providing additional parking; constructing a visitor center; recreating historic fort pathways and a perimeter fence; maintaining a natural setting along Barons Creek; and improving accessibility in compliance with the Americans with Disabilities Act (ADA).

Present Goals and Objectives

To define the present goals and objectives of those involved in the use and management of Fort Martin Scott, a kickoff meeting was held at the outset of this project. The agenda and a list of attendees are included in Appendix A. The major goals and objectives stated by the City staff, Friends members, and others at the meeting can be organized under four headings: 1) expand the story of the site, 2) improve the visitor experience through infrastructure and historic site improvements and program expansion, 3) improve site management, and 4) coordinate infrastructure improvements with neighbors and collaborate with other historic associations in Fredericksburg. These goals and objectives are similar to those identified in the 1983 and 2003 master plans but with decreased emphasis on reconstruction and increased attention to interpretation and visitor engagement.

1. Expand the story of Fort Martin Scott

- a. Tell the broader history of the Fort itself, supported by more research.
- b. Better define the place of Fort Martin Scott in southwest Texas history.
- c. Tell the story of the Pinta Trail, historically located between Fort Martin Scott and the Texas Rangers Heritage Center (TRHC).
- d. Better define the Fort's place in local history and how it fits into Fredericksburg's story.
- e. Expand the archaeological story to include prehistory and other aspects of history at the site aside from the military experience.
- f. Expand on Native American prehistory and history if archaeological evidence indicates that this is the right place.
- g. Expand on the post-Fort history to include ranching, the Braeutigam family and their period of use, regional German history, etc.

2. Improve the visitor experience

- a. Infrastructure Improvements
 - i. Increase the street presence of Fort Martin Scott.
 - ii. Create a physical, visually distinctive entrance to the Fort, like a port of entry.

- iii. Build a new visitor center with higher visibility and the capacity to display and store permanent collections and host traveling exhibits. Options to consider for the visitor center are a modern building or a newly reconstructed building like the Commanding Officer's Quarters.
- iv. Formalize parking arrangements at the primary entry, near the proposed visitor center, and at the secondary entry, near Hwy 290.
- v. Provide more restrooms.
- vi. Integrate a trailhead and signage for the proposed 3.1-mile Fort Martin Scott hike and bike trail (Lorenz 2017).
- vii. Provide visitors with creek access.
- b. Historic Site Improvements
 - i. Through archaeological assessment and targeted investigations, better define the historic landscape to allow for sensitive, THC-approved new construction.
 - ii. Create guidelines for new construction (from foundations to full building reconstruction) and define an appropriate palette of materials that could meet THC standards.
 - iii. Reconstruct building foundations and key buildings to reestablish the basic layout of the Fort and define the quadrangle, particularly the Commanding Officer's Quarters and the Hospital.
 - iv. Reconstruct buildings or features that reveal more about daily life at the Fort, e.g., a garden, a bake oven, barns, and places of work like the Bake House and Laundry.
- c. Interpretation and Education
 - i. Create a fuller experience (think about using all five senses) to attract more visitors.
 - ii. Develop more educational programming using various aspects of the Fort and site as a platform.
 - iii. Create more children's programming – there's a general need for it in Fredericksburg.
 - iv. Use reconstructed buildings and structures such as a garden or bake oven to help create more engaging interpretive and public engagement activities.
- d. Events
 - i. The two established living history events are a success but improve local participation by hosting smaller, more frequent events at the Fort and encouraging repeat visits.

3. Improve site management

- a. Streamline the THC permitting process for all aspects of work at the Fort.
- b. Seek other potential partners and sources of funding to fulfill the recommendations of this plan, especially for any reconstructions or new construction, because the City's capacity for additional funding is limited.

- c. Phase the implementation of any plan recommendations.
- d. Consider the long-term sustainability of any actions, e.g., ongoing staffing and maintenance of any new infrastructure and reconstructions.

4. Coordinate and collaborate with other organizations

- a. Coordinate with the TRHC on events and infrastructure as possible, like sharing lots for overflow parking.
- b. Collaborate and coordinate with other adjacent sites (sewage treatment plant, University Center) as needed.
- c. Collaborate with other City departments on improvements such as the approved recreational trail that can augment the accessibility and use of the Fort site.
- d. Collaborate and coordinate with other Fredericksburg museums and historical organizations to interpret and market local and regional history.

The four major goals align well with the vision for Fort Martin Scott, which is to preserve and interpret the site for the benefit of the visiting public through archaeological investigations, the restoration of extant buildings and structures, and the reconstruction of lost buildings and other features critical in defining the physical layout of the Fort and its use. The major challenges will be securing funding for additional infrastructure and historic site improvements, and providing adequate staffing and ongoing maintenance for expanded facilities.

Good guidance on developing an authentic, place-based approach to the development of cultural heritage sites is provided by Cheryl Hargrove in her book, *Cultural Heritage Tourism* (Hargrove 2017). Her five-step process begins with analyzing the potential of a site, then planning and engaging stakeholders, developing the site authentically, marketing the site for impact, and finally managing for growth and sustainability. The process should be guided by five principles: 1) focus on authenticity and quality, 2) preserve and protect resources, 3) make sites and programs come alive, 4) find the fit between community and tourism, and 5) collaborate. The vision, goals, and objectives of Fort Martin Scott's stakeholders reflect these principles and the Master Plan embraces all of them. However, a first recommendation is to develop a written cultural heritage tourism plan that observes Hargrove's five-step process. The recommendations of the Master Plan can be easily integrated into the broader plan and adjusted as needed to suit any new findings.

DEVELOPMENT PLAN

The development plan for Fort Martin Scott is based on the goals and objectives for use defined above, specifically those related to infrastructure improvements and historic site improvements.

Infrastructure Improvements

Several infrastructure projects will increase the visibility of the Fort as a destination for both area residents and tourists, improve the visitor experience, and connect the site to nearby attractions, such as the TRHC.

Improve the Fort's trail network and integrate with the proposed recreational trail

Adding a section of trail that crosses the quadrangle near the flagpole will provide a shorter loop for visitors. Additionally, the proposed 3.1-mile hike and bike trail can be anchored by the Fort and enhance local connectivity (see Use Plan for further discussion). Locating a trailhead for the hike and bike trail at the visitor center parking lot will have a synergistic effect that will increase daily visitation.

Restore the historic connection with Barons Creek

Paintings of the original Fort depict access to the creek at two points. In addition, the Fort's parade ground was historically east of Barons Creek, making creek crossing a regular occurrence. Improving access to the creek will enhance the visitor experience, especially for children, birders, and nature enthusiasts. Simply removing barbed wire between fence posts and providing a maintained clear trail is all that is required. In addition, during re-enactment days, visitors often go down to the creek to fetch water for laundry. Restoring this connection would make this task easier.

Construct a new visitor center

The existing visitor center, Building R (the reconstructed Enlisted Men's Barracks), is quite small, far from visitor parking areas, and is not easily identifiable as a "first stop" for those arriving at the site. Many of the stake holders of Fort Martin Scott indicated their preference for a new visitor center near the reconstructed Officers' Quarters (Buildings B and E), south of the existing entry road, and possibly built on the former location of the Commanding Officer's Quarters. The project team assessed this location but found it to be undesirable due to several constraints. First, the triangular shape of the lot is bound by the historic fence, Highway 290 easements, the reconstructed Officers' Quarters, and the existing service road. After accounting for these restrictions, adequate space for a visitor center, a limited amount of ADA and staff parking, and a pull-in for bus drop-off is difficult to achieve. Secondly, construction may impact unexcavated officer's quarters and could be difficult and time-consuming to negotiate with THC.

The project team considered locating the new visitor center south of the current entry road and parking area, however, the team determined that it was not feasible due to the amount of space available and the proximity to site, which would complicate the State Antiquities Permit process with THC. The project team also considered reconstruction of the Commanding Officers' Quarters (Building A) for use as a visitor center but determined that any future reconstruction of the building should be used for interpretation.

As the project team was not contracted to do a space analysis to determine the square footage and layout of the visitor center, they used the dimensions of the 2003 Master Plan as a starting point. After finding that those dimensions are approximately the same as the existing visitor center, the team increased the footprint by approximately 15% because several stakeholders noted that the size of the current visitor center is too small.

With these factors in mind, the project team identified two possible locations for the new visitor center, both north of the site with one option set closer to Highway 290 and the other set closer to Barons Creek. In consultation with the stakeholders, it was determined that the Barons Creek option worked best as it allowed safety for loading and unloading school tours at the site, was closer to the remaining historic-age building on the site, and minimized modern intrusions to Fort Martin Scott (Figure 12).

Locating the visitor center near Barons Creek has several other advantages (Figure 13). This area is quiet, tranquil, and has views of the Fort's riparian areas and old-growth trees. Grouping the existing library and

pavilion with the visitor center would provide a synergistic “hub” of activity and create a sense of place that is enhanced by the new hike and bike trail. A main entry at the side of the Fort allows visitors to quickly see the Fort’s most authentic and best-preserved architectural asset, the Guard House (Building N). Relocating the recreational vehicle hookup for volunteer staff to the north of the existing library offers more privacy and a more appropriate setting. The project team also conferred with the City fire marshal and confirmed that the proposed visitor center location conforms to applicable emergency vehicle access requirements. The entry road can be gravel or concrete.

While the work will still have to be coordinated with THC, this location option will reduce impacts to archaeological deposits and allow for visitor parking adjacent to the building. For easy visitor recognition and to distinguish it from the historic site, the new building should be of a contemporary but simple and unobtrusive design that contrasts with the original and reconstructed Fort buildings, although similar materials should be used. The interior design and programming for the visitor center should be guided in part by the results of the cultural heritage tourism plan, which is a critical next step in planning for the sustainable future of the site.

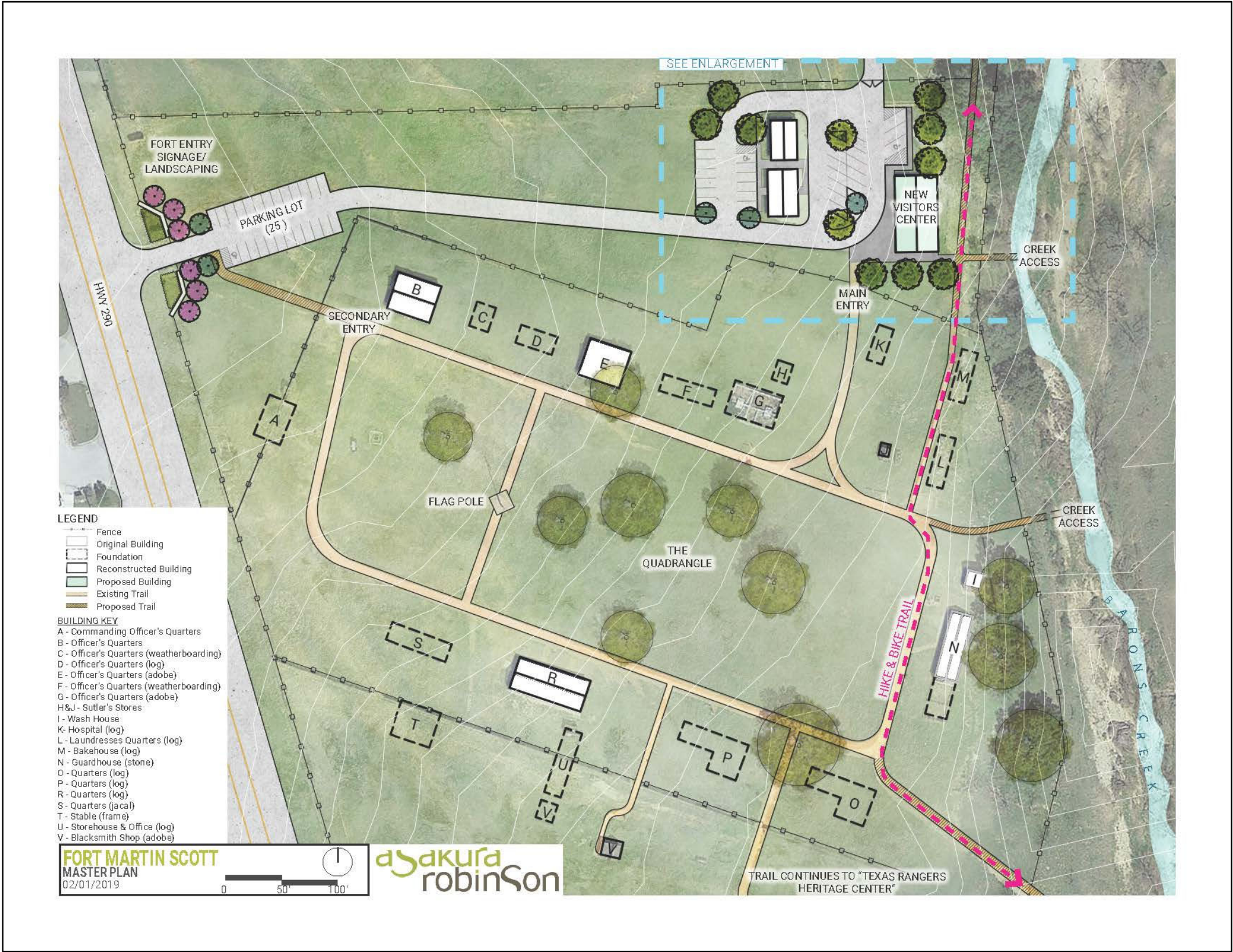


Figure 12. Fort Martin Scott Concept Plan showing preferred Visitor Center location.



Figure 13. Fort Martin Scott Concept Plan, detail of preferred Visitor Center location.

Replace the entry sign

One of the issues for potential visitors to Fort Martin Scott is inadequate signage. No informational signs along the highway direct visitors to the Fort, nor is it easy to distinguish the Fort as a separate destination from the TRHC. The current Fort entry sign (Figure 14) is difficult to see because it is parallel to Highway 290 and partially obscured by landscaping. An angled gate entry configuration with large signage clearly fixed to a wall will help distinguish the Fort as its own destination. With planting beds in the foreground and ornamental trees to the rear of the sign, the entrance will stand out to drivers. Inspiration for this configuration is the nearby TRHC (Figure 15). The existing sign should be removed because it is hard to see at highway speed.

When designing the angled gate entry, consider local rustic materials such as wood timbers and limestone block. These materials fit the character of the Fort. One option would be to use lettering and coloration similar – but not identical to – easily recognized National Park Service or state park signage (Figure 16).

In addition to an improved entry sign, the City should work with the Texas Department of Transportation to install directional signage on Highway 290 specifically for the Fort. These signs can specify distance to Fort Martin Scott and/or distance to an historic marker. A sign specifying the turn for Fort parking can be added to ease confusion, particularly for those approaching from the east.



Figure 14. Fort Martin Scott Historic Site sign, May 2018, view southeast.



Figure 15. Texas Rangers Heritage Center sign. Google streetview image

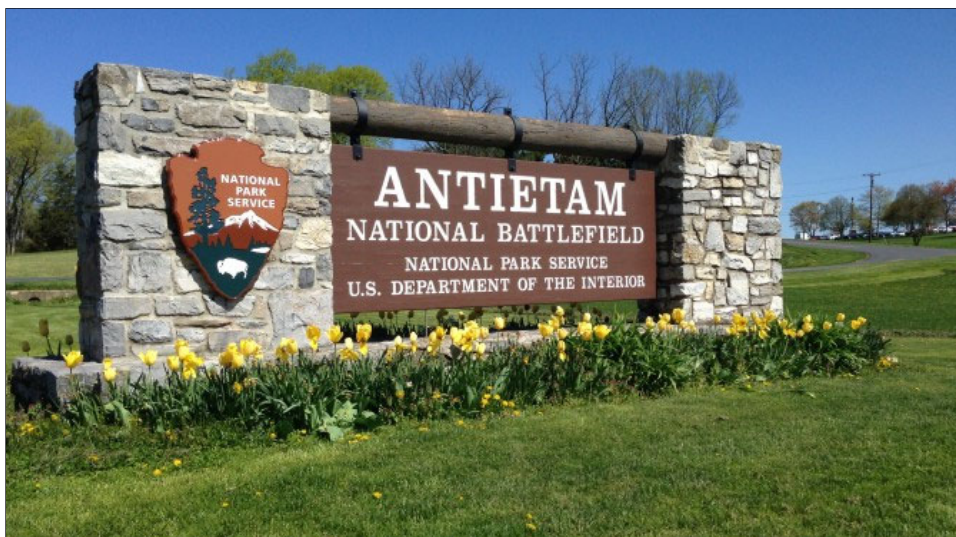


Figure 16. An example of standard National Park Service signage that is easily recognizable by most visitors.

Historic Site Improvements

Collate archaeological research and conduct investigations

Fort Martin Scott is foremost an archaeological site. Much research and excavation has been done in the past and it is important to collect, collate, and assess this information in a holistic literature review to identify gaps in data and future research needs prior to any further site improvements. All recovered artifacts from past projects should be cataloged. This work should be done in coordination with THC as the artifacts are state held-in-trust collections and will require an archaeologist to oversee the work. These artifacts are important tools for interpretation and education.

New archaeological investigations must be conducted prior to any site development. The physical process of excavation is an exciting event, especially at a site like Fort Martin Scott that is rich in buried architectural features and artifacts (both historic and prehistoric), and any future excavations should be planned with a visitor outreach and involvement program.

Recreate the outlines of historic building foundations

No aboveground physical evidence remains for many of the historic Fort buildings, making it difficult for visitors to visualize the spatial organization and original appearance of the site. Reconstructing the foundations of Fort buildings is a relatively inexpensive and non-invasive approach to re-establishing site legibility and facilitating interpretation. Planning and consultation with THC is required, but a general approach is to partially excavate, document, and stabilize stone foundations that are partially exposed or immediately below grade, or to recreate the outlines of fully buried foundations (or the outlines of buildings erected without foundations) using inexpensive historic-era materials (limestone blocks, stabilized adobes, or logs, as appropriate to the original building) partially buried in the existing turf. Using foundation materials appropriate to each historic building will reflect the diversity of construction types used at the Fort. The reconstruction of all building foundations was supported by the Advisory Board in 2016 based on the findings of a redevelopment survey (Stakeholder Communication).

Reconstruct buildings critical in defining or interpreting the Fort

Present goals for historic site improvements are to fully reconstruct only those buildings that are key to defining the historic Fort quadrangle or interpreting daily life at the Fort. The reconstruction of any building will be a long-term project that will involve considerable research, planning, consultation with THC, and expense for both construction and long-term maintenance. Reconstructions should be highly selective in terms of building type and number in order to maintain the archaeological character of the Fort, work within budget and staffing constraints, and further the goals of the preservation plan.

A 2016 redevelopment survey indicated that “certain buildings be considered for reconstruction in the following order: 1) Commanding Officer’s Quarters, 2) Oven, 3) Bakery, 4) Warehouse/Quartermasters Office, 5) Laundry, 6) Hospital, 7) Stable” (Stakeholder Communication). The recommendations of this plan are more targeted and focus on reconstructing those buildings critical in defining the Fort quadrangle (the Commanding’s Officer Quarters and the Hospital) and those buildings or features that will assist in interpreting daily life. The following general recommendations correlate with the goals and objectives for use defined above, but it may not be possible or desirable to reconstruct all the buildings listed.

- Create guidelines for reconstruction (from foundations to full building reconstruction) and define an appropriate palette of materials that could meet THC standards. Guidelines should adhere closely to the Secretary of the Interior’s Standards for Reconstruction (see below).
- Reconstruct those buildings needed to reestablish the basic layout of the Fort and define the quadrangle, particularly the Commanding Officer’s Quarters (Building A) and the Hospital (Building K).
- Reconstruct buildings or features that reveal more about daily life at the Fort, e.g., a garden, a bake oven, barns, and places of work like the Bake House (Building M) and Laundry (Building L).
- Alternatively, create three-dimensional models or computer-generated imagery of the site’s evolution through time in order to reduce costs and physical impacts to the Fort while providing visitors with a richer understanding of site history, use, and appearance.

PRESERVATION PLAN

Fort Martin Scott is an 11-acre site that slopes moderately from Highway 290 on the west side to the bank of Barons Creek on the east. The landscape is dominated by the open, grassy quadrangle, which is oriented northwest/southeast, and scattered mature trees, several of which may date to the Fort era. The historic Fort area is enclosed with a new fence, and a parking lot and several modern buildings are to the north. Fifteen buildings and structures are present on the site, seven of which are of historic age and date to the Fort era or the tenure of the Braeutigam family.

Site and Building Descriptions and Conditions

Table 2 provides a summary of existing features, buildings, and structures at Fort Martin Scott; a brief assessment of their condition; and recommendations for short-, medium-, and long-term preservation that are guided by the vision, goals, and objectives for the site and by the historic preservation treatment philosophies of Restoration and Reconstruction (as defined by the Secretary of the Interior) discussed further below. Recommendations are further summarized at the end of this section, where additional sources of information are listed. Representative photographs of each resource are provided in Appendix B.

Table 2. Site Features, Buildings, and Structures at Fort Martin Scott

Feature, Building, or Structure	Approximate Construction Year*	Description	Condition [‡]	Preservation Recommendations
Natural Landscape Features	1848-present	Important features of the natural landscape include the sloping site and Barons Creek along the west boundary. Many large trees, a few of which may date to the Fort period.	Good.	Short term: Prune and care for historic-age trees, maintain natural creek bank and riparian area. Medium term: Create prioritized master plan for landscaping and planting, including reconstruction of historic bridge(s) across creek and replacement trees. Long term: Implement master plan in stages based on defined priorities.
Entrances and Fencing	1990s-2018	Grounds (about 10 acres) originally enclosed with picket fence except along creek. Presently enclosed with steel-framed, peeled-pole fence built 2017-2018. Three principal entrances: west (main), north (to Friends Building), and south (to TRHC). Entrance features include an ornamental steel gate, a log overthrow, and wood-framed, shed-roofed, three-sided information kiosks.	Excellent. Fence is new and other entrance features are in good repair.	Short term: Complete existing fence. Maintain existing kiosks and gates. Medium term: Implement recommendations of development plan for new entries. Long term: Replace perimeter fence with picket fence, which was an important choice of U.S. Army to create feeling of civilized outpost.
Quadrangle and Walking Paths	1990s	Quadrangle is mowed lawn. Paths surfaced with granite gravel, which is difficult to keep in place and washes out in heavy rains. No irrigation system.	Good. Minor erosion of walking paths, particularly along east side of quadrangle after heavy rains.	Short term: None. Medium term: Replace granite gravel with lower-maintenance material. Long term: Reroute and/or add new walking paths as recommended in development plan.
North Parking Area and Recreational Vehicle Hookups	1990s, ca. 2010s	Asphalt and gravel surfaces.	Excellent.	Short term: Maintain. Medium term: Remove or relocate as development plan is implemented. Long term: Maintain.
Building B (Officer's Quarters)	1992-1993	Originally 14×16-foot, 2-room adobe building with porches front and rear. Reconstructed by volunteers. Limestone foundation (veneer?) and chimneys, concrete block walls with stucco finish, wood lintels and cornice, wood-framed roof with exposed rafter tails, wood shake roof, 6-over-6 wood sash windows. Enclosed rooms across rear rather than open porch. Wood floors, plastered walls, stone chimneys, and period-style furnishings on interior; rear rooms are efficiency apartment.	Good. Significant structural cracking and animal burrow at northeast foundation corner, erosion at north and east wall bases (undercutting foundation veneer), fine cracks in stucco over joints in underlying concrete block walls, paint loss and minor wood deterioration at windows, replacement of a few boards in porch deck.	Short term: Investigate cause of structural movement at northeast corner, repair (including cracks in stucco); conduct routine housekeeping on interior. Medium term: Scrape and paint windows, remove air conditioning unit from rear window if unused, raise grade slightly along north and east walls to prevent undercutting. Clean and treat wood shake roof per maintenance plan. Long term: Investigate use of coatings to minimize appearance of fine cracks in stucco. Maintain.
Building E (Officer's Quarters)	1990-1992	Originally 14×16-foot, 2-room adobe building with porches front and rear. Reconstructed by volunteers. Limestone foundation (veneer?) and chimneys, concrete block walls with stucco finish, wood lintels and cornice, wood-framed roof with exposed rafter tails, wood shake roof, 6-over-6 wood sash windows. Wood floors, plastered walls, stone chimneys, and period-style furnishings on interior.	Good. Significant structural cracking of porch foundations on east end (most caused by tree root growth), erosion at west and south wall bases (undercutting foundation veneer), fine cracks in stucco over joints in underlying concrete block walls, paint loss and minor wood deterioration at windows, replacement of a few boards in porch deck.	Short term: Conduct routine housekeeping on interior. Medium term: Investigate cause of structural cracking around windows and repair. Rebuild south porch foundation (east side) to accommodate root growth by adjacent tree. Investigate cause of structural crack at east end of north porch, repair. Scrape and paint windows, raise grade slightly along west and south walls to prevent undercutting. Clean and treat wood shake roof per maintenance plan. Long term: Investigate use of coatings to minimize appearance of fine cracks in stucco. Maintain.
Building G (Officers' Quarters Foundation)	1848	Originally planned as 14×16-foot, 4-room adobe building; only limestone foundation completed by 1853. Foundation apparently rebuilt and pointed with recessed lime-based mortar in ca. 1990s.	Good. Minor stone displacement and mortar erosion/loss.	Short term: None. Medium term: Reset loose and displaced stones, repoint with compatible lime-based mortar using recessed joint. Long term: Maintain.
Building J (Sutler's Store)	2017	Originally private property, built by L.G. Capers along with Building H. Current store is temporary structure approved by THC, not intended to replicate original store, only to house seasonal interpretive activities. Wood-framed with plank walls and wood shake roof.	Excellent. Skirting boards sitting on grade will likely exhibit water damage/warping/biological growth over time.	Short term: None. Medium term: Repair as needed; replace skirting boards as needed. Long term: Remove or relocate building as preservation plan is implemented. Clean and treat wood shake roof per maintenance plan.
Building L (Laundresses' Quarters Foundation)	1848	Originally 20×40-foot log building on stone foundation. Only portions of limestone foundation remain, partially exposed.	Fair. Foundation mostly buried in side hill, some displacement and loss of exposed stones, mortar loss, interpretive trail built directly adjacent.	Short term: None. Medium term: Monitor for erosion or further stone displacement. Long term: Fully expose foundations and stabilize by repositioning/replacing stones, laying in compatible mortar. If feasible, reconstruct to facilitate interpretation of daily life at Fort.
Building M (Bake House Foundation)	1848	Originally 20×14-foot log building on stone foundation. Only portions of limestone foundation remain, partially exposed.	Fair. Foundation mostly buried in side hill, some displacement and loss of exposed stones, mortar loss, interpretive trail built directly adjacent.	Short term: None. Medium term: Monitor for erosion or further stone displacement. Long term: Fully expose foundations and stabilize by repositioning/replacing stones, laying in compatible mortar. If feasible, reconstruct to facilitate interpretation of daily life at Fort.

Feature, Building, or Structure	Approximate Construction Year*	Description	Condition‡	Preservation Recommendations
Building N (Guard House)	1848	Originally 42×16-foot stone building with three rooms (officers' room, guard room, and light prison with four cells). Converted to house by Braeutigam family 1870-1959. Additions removed by City in ca. 1987 and restored to Guard House. Limestone foundation and walls, wood casement windows, doors, and board cornice, wood shake roof, limestone chimney. Newer wood windows and casings.	Good. Limited biological growth at foundation, some rot at window sills (interior and exterior), paint loss at cornice, lintels, and doors	Short term: Maintain. Keep foundation area free of debris, maintain gravel surface and positive grade to facilitate roof runoff. Conduct routine interior housekeeping. Medium term: Repair or replace sills, establishing slope to improve runoff/reduce rot. Scrape and paint/treat all wood elements, including historic lintels and nailers. Clean and treat wood shake roof per maintenance plan. Long term: Remove biological growth at foundation to prevent stone damage, reduce moisture. Maintain.
Wash House (Braeutigam Shed)	ca. 1890	Built and used by Braeutigam family as a summer kitchen and/or smokehouse. Walls of Basse block, a local cast stone product popular in ca. 1890s-1920s. Wood cornice and shutters, standing seam metal roof. Newer 1/1 windows and wood plank door; wood framed and screened vents in crawlspace. Lean-to section repaired in 2013-2014.	Good. Evidence of moisture damage on stuccoed limestone foundation (biological growth, spalled stucco, limited granular disintegration of lowest stone course). Block walls exhibit some mortar loss, biological growth. Paint loss/minor deterioration of shutters and eaves. Wasp nests on interior.	Short term: Remove loose debris from wall bases, maintain gravel surface and positive grade away from foundation to divert water runoff from roof. Treat for wasps and conduct routine housekeeping on interior. Medium term: Remove biological growth, stabilize or replace stucco, repoint foundation walls. Repoint walls with compatible mortar. Scrape and repaint windows and crawlspace vents to preserve wood. Long term: Replace roof in kind. Replace windows with more historically accurate type and materials.
Braeutigam Well #1	1890	May date to Fort period. Low, rectangular concrete walls above grade but with original circular limestone well shaft. Capped with metal grate.	Good. Minor biological growth on concrete and corrosion on grate. Significant mortar loss and minor stone displacement on interior.	Short term: None. Medium term: Inspect interior and repair/repoint as needed. Long term: Maintain.
Building R (Enlisted Men's Barracks)	ca. 1998	Originally three-pen, 45×16-foot log or jacal building. Reconstruction funded by \$250,000 grant from Texas Department of Transportation. Architect-designed and contractor-built. Earlier master plan (Wagner and Klein 2003) states that reconstruction is inaccurate, specific reasons unclear. Presently used as Visitor Center. Concrete and limestone foundation, log walls with limestone rubble chinking and heavy concrete daubing, wood shake roof, six-over-six wood sash windows, board gable ends, and full-length wood-framed porch.	Excellent. Minor weathering of logs and dimensional lumber elements.	Short term: None. Medium term: Re-stain wood boards and wood porch elements to prolong life. Long term: Maintain. Adapt interior for new use if new visitor center is built as part of development plan. Clean and treat wood shake roof per maintenance plan.
Building V (Blacksmith Shop)	2017-2018	Originally 14×16-foot adobe building. Current building (built for interpretive activities and not a reconstruction) not yet approved by THC. No foundation, pole-framed walls and roof, wood-slab wall sheathing covered with building paper and stucco, wood shake roof, cross-braced pair of plank doors, pole-framed porch.	Excellent. Stucco at grade may crack and spall over time.	Short term: Comply with all THC recommendations to obtain final approval. Medium term: Monitor new construction for any unexpected deterioration conditions. Long term: Maintain. Clean and treat wood shake roof per maintenance plan.
Flagpole	1990s	Peeled pole flagpole with wood crosstrees, anchored by guy wires.	Fair. Flagpole is listing significantly above crosstrees.	Short term: None. Medium term: Re-anchor or place as needed. Long term: Maintain.
Braeutigam Well #2	ca. 1890	May date to Fort or early Braeutigam period. Low, rectangular, limestone berm, circular limestone well shaft, capped with metal grate.	Good. Displaced stones at berm, little or no mortar. Significant mortar loss and minor stone displacement on interior.	Short term: None. Medium term: Inspect interior and repair/repoint as needed. Long term: Maintain.
Friends of Fort Martin Scott Building	ca. 2000, 2015	Originally served as visitor center near west entrance. Moved to current location in 2015 to house Friends office, records, and collections. Approved by THC. Corrugated metal skirting around foundation, board and batten walls. Metal panel roof.	Excellent. Building is essentially new, no deterioration conditions observed.	Short term: Stain or treat wood with a preservative to prolong life, particularly porch rails. Medium term: Inspect yearly for evidence of deterioration. Long term: Maintain.
Wagon Barn	2017	Approved by THC. Wood framed, presently open but three sides will be clad in board and batten like the Friends Building. Will have enclosed catering kitchen on concrete slab at north end, otherwise open to west with gravel floor. Metal panel roof.	Good. Durable materials. Issues will be similar to Friends Building.	Short term: Install siding and complete construction. Stain or treat wood to prolong life. Medium term: Inspect yearly for evidence of deterioration. Long term: Maintain.
Fort Martin Scott Texas Centennial Marker	1936	Granite vertical slab marker placed on site during the Texas Centennial in 1936 and engraved with short history of the site. It is located near the west fence between the parking area and the location of Building A. There is a concrete slab in front, non-historic, which gives the marker the appearance of a headstone	Good. Limited dirt/biological growth on the marker.	Short term: None Medium term: Consultation with THC to consider relocating marker closer to the visitor's path to increase visibility Long term: Maintain

*Sources: Prewitt 1979, Wagner and Klein 1983, Egli 2003, Wagner and Klein 2003

‡Condition categories are Excellent, Good, Fair, and Poor.

Historic Significance and Integrity

Fort Martin Scott was established in 1847 and is now over 170 years old. Any property over 50 years old is considered of historic age and may be considered for designation under federal, state, and local preservation laws established to protect historic resources. These including listing in the NRHP, SAL designation, and/or local historic landmark designation.

National Register of Historic Places

A historic building, structure, object, site, or district may be considered eligible for the NRHP if it meets one or more of four criteria as defined by the National Park Service (1997):

Criterion A: A property is associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: A property is associated with the lives of persons significant in our past.

Criterion C: A property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: A property yields, or may be likely to yield, information important in prehistory or history.

Resources considered eligible under one or more of these criteria must also be evaluated for integrity of location, design, setting, materials, workmanship, feeling, and association. To be eligible for the NRHP, a property must possess integrity in the key aspects that make it eligible under one or more criteria. The seven aspects of integrity are further defined by the National Park Service (1997) as:

Location: The place where the historic property was constructed or the place where the historic event occurred.

Design: The combination of elements that create the form, plan, space, structure, and style of a property.

Setting: The physical environment of a historic property.

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship: The physical evidence of the crafts of a particular culture or people during a given period in history or prehistory.

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.

Association: The direct link between an important historic event or person and a historic property.

Fort Martin Scott was listed on the NRHP in 1980 because it is significant at the state level under NRHP Criterion D as an important archaeological site that has yielded and has the potential to yield information relating to the history of the military in Fredericksburg. The Guard House was noted as the only standing structure, with the description of the building including the alterations by the Braeutigam family. A barn was noted at the location of one of the Sutler's buildings (Building I). Other visible features listed included foundations for the Officers' Quarters (Buildings B – G) and Enlisted Barracks (Buildings O –

S) as well as one wall segment for the Commanding Officer's Quarters (Building A). The Laundry (Building L) and Baker House (Building M) were also partially visible. Surface scatter artifacts were located near the probable location of the Stable (T), Storehouse (U) and Blacksmith Shop (V), although remains of the buildings were not found on the surface. Two wells, dating to the Braeutigam family occupation of the site, were also noted. Omitted from the original nomination is the 1936 Texas Centennial Marker for the site, which is eligible for listing under the Multiple Property Documentation Form prepared by THC in 2018 for Monuments and Buildings of the Texas Centennial.

Although not included in the nomination, the site is also eligible under Criterion A for its association with the early settlement of Fredericksburg, westward expansion in Texas, frontier military history, early agricultural history in the area, and the ethnic history of Fredericksburg's German population. Fort Martin Scott is in good condition and retains five of the seven aspects of integrity: location, design, setting, materials, and workmanship. Integrity in the aspects of design, materials, and workmanship comes primarily from the restored Guard House and the extant foundation for Building G. There is some loss of integrity in feeling and association due to the loss of multiple buildings, although the Guard House restoration and reconstruction of Buildings B, E, and R help recreate the sense of a Fort with a central quadrangle. The 2003 Conceptual Master Plan notes that Building R is not an appropriate representation, although THC would have had review of the design and deemed it appropriate for the site. The potential of the site to yield further information under Criterion D can also be expanded to include the early social history of the area because the Fort served as an important trading hub for the local Native American populations, Fredericksburg settlers, and military personnel.

In summary, after multiple additions and alterations since 1980, Fort Martin Scott retains its NRHP-listed status today because it is significant under Criteria A and D and retains the integrity needed to convey that significance.

NRHP listing provides protection for the site when any project is undertaken in or near the site that uses federal funding, is performed by a federal agency, and/or requires federal licensing or permitting. These projects are subject to a review for their effect on cultural resources under Section 106 of the National Historic Preservation Act. While the federal agency involved in the undertaking is responsible for initiating the review process, often the recipient of federal funding or the permit will coordinate the review.

In Texas, Section 106 documentation – such as project plans and specifications and/or a report from a cultural resources consultant – is submitted to THC for review by dedicated review staff who will assess the proposed project effects on both architectural and archaeological resources. Currently, THC has an online submittal and tracking system, called eTRAC, for Section 106 coordination. Anyone may register for a username and password for the site, however, Section 106 materials are typically submitted by cultural resources professionals who provide their professional assessment of the project effects. By law, THC has 30 days to review projects and provide comment and/or concurrence.

State Antiquities Landmark

SALs is a designation by THC for historic and prehistoric resources that receive legal protection under that Antiquities Code of Texas. Anyone may nominate a publicly owned property for SAL designation, however, only owners can request designation of privately owned properties. Above ground resources, such as buildings, must also be NRHP listed, however, archaeological sites can be designated an SAL without NRHP listing.

Potential SALs are evaluated under specific criteria for archaeological sites, shipwrecks, caches and collections, and historic buildings and structures. THC evaluates significance and integrity similarly to NRHP evaluations, however the specific guidelines allow for more consideration of the property's significance to Texas history.

SAL designation requires that a property cannot be removed, altered, damaged, salvaged, or excavated without a permit from THC. Property owners are required to notify THC of the project scope and receive a permit prior to starting work. Contacting THC during the planning and/or design phase can ensure the project will meet their approval and prevent costly revisions to finalized plans. Also, early contact with THC can help property owners determine if a relevant professional must oversee the work and submit reports. Antiquities Permit applications are available on the THC website and vary on the type of resource impacted by the work.

Fort Martin Scott was designated as an SAL in 1988.

Local Historic Designation

Local communities with historic preservation ordinances have the authority to designate local historic districts and/or landmarks in their communities. Most communities follow the similar broad guidance of the NRHP criteria, although some expand it to include particular types of resources specific to their community. Local designation requires that a preservation / landmark commission or board review proposed work to properties to ensure that the work follows preservation guidance and the character of the landmark or district is retained.

The City has an historic preservation ordinance but Fort Martin Scott has not been designated a local landmark. While the site is protected under State Law, the Historic Review Board is not currently involved in reviewing any proposed work at the Fort. Local designation would formalize a relationship between the Parks and Planning departments for site management— both in the current management framework and if a future full-time staff position is established. The designation process could also be part of a local outreach and awareness project to increase local interest in the site.

Additional Resources

National Historic Preservation Act of 1966 (as amended): <https://www.nps.gov/history/local-law/nhpa1966.htm><https://www.nps.gov/history/local-law/nhpa1966.htm>

THC's Section 106 Review Process: <http://www.thc.texas.gov/project-review/national-historic-preservation-act/section-106-review-process>

THC's Section 106 Review Process: <http://www.thc.texas.gov/project-review/national-historic-preservation-act/section-106-review-process>

State Antiquities Landmarks: <http://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks>

State Antiquities Landmarks Forms: http://www.thc.texas.gov/about/forms#cat_301

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes (Birnbaum 1994)

Preservation Brief 43: The Preparation and Use of Historic Structure Reports (Slaton 2005)

Historic Preservation Treatment Philosophy

Fort Martin Scott is listed on the NRHP because of its historic significance and integrity. In the United States, standards and guidelines for the treatment of NRHP-listed properties are set by the Secretary of Interior (Secretary). The Secretary defines four approaches to their treatment:

Preservation, which focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation, which acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration, which depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction, which re-creates vanished or non-surviving portions of a property for interpretive purposes.

At Fort Martin Scott, past treatments have included restoration of the Guard House and reconstruction of Buildings B, E, J, R, and V. Both treatments are consistent with the current vision for the site. The continued and careful application of these treatments will allow for improved public interpretation while ensuring that the historic integrity of Fort Martin Scott is not compromised and that all work meets nationally accepted standards for historic preservation. All future restoration and reconstruction projects should observe the Secretary's Standards, provided below. An invaluable resource is *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer 2017), which provides tables of actions that are recommended and not recommended and is supplemented with many photographs and illustrations.

Standards for Restoration

As stated by the Secretary, restoration may be considered as a treatment for a historic property “when the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned... Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed” (National Park Service 2018a).

The ten standards that should guide restoration projects are:

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed. (National Park Service 2018a)

Standards for Reconstruction

As stated by the Secretary, reconstruction may be considered as a treatment for a historic property “when a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction” (National Park Service 2018b). The six standards that should guide reconstruction projects are:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed. (National Park Service 2018b)

Historic Preservation Treatment Recommendations

The following recommendations are intended to provide guidance in fulfilling the vision for Fort Martin Scott while observing nationally acknowledged preservation standards and guidelines for the treatment of historic sites. Proposed improvements to the Fort, like the creation of new circulation routes and the construction of a new visitor center and other buildings, should be undertaken in a manner that avoids adverse effects and/or negative impacts on Fort Martin Scott.

Prioritized general recommendations for the site, restored buildings, and reconstructed buildings are as follows. Recommendations for specific resources, also prioritized into short-, medium-, and long-term goals, are presented above in Table 2.

Site

1. Finalize and summarize all past archaeological studies, including artifact identification.
2. Prepare a Historic Structure Report (HSR) for the Fort and consider it holistically as a cultural landscape. An HSR is prepared for many purposes but generally, as defined in National Park Service Preservation Brief 43, “A historic structure report provides documentary, graphic, and physical information about a property’s history and existing condition. Broadly recognized as an effective part of preservation planning, an HSR also addresses management or owner goals for the use or re-use of the property. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers” (Slaton 2005). The components of an HSR typically include historical research, existing condition survey, measured drawings and record photography, materials investigation and testing, and archaeological investigations, all of which lead to an evaluation of significance, selection of a treatment approach, and development of preservation and management recommendations. This preservation plan has addressed several components of the HSR, but more intensive archival and physical research into the history of Fort Martin Scott is required to fulfill the goals of expanding its story and improving interpretation and education. The HSR will serve to integrate existing information and supplementary research and can then be used as an additional planning tool, particularly when addressing maintenance and repair needs for the resources on site or planning for reconstructions or expanded interpretive activities. The information in the HSR can also aid in securing preservation grant funding to assist with costs for such work.
3. As part of the HSR, conduct additional archaeological surveys to fulfill THC’s request for an overall assessment of archaeological resources prior to further development and to understand the full history of the site. If survey must be phased, begin with areas proposed for any

reconstructions or new construction. Incorporate archeological projects into the interpretive materials and activities at the Fort.

4. Address accessibility issues and improve access to all parts of the site in any future development.

Additional Resources

Preservation Brief 32: Making Historic Properties Accessible (Jester and Park 1993)

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes (Birnbaum 1994)

Preservation Brief 43: The Preparation and Use of Historic Structure Reports (Slaton 2005)

Historic Resources

Historic resources at the site include those from both the Fort Martin Scott period and the Braeutigam Ranch period (not only reused fort buildings and structures but also those built by the Braeutigam family). These are:

- Natural Landscape Features
- Quadrangle
- Building G (Officers' Quarters Foundation)
- Building L (Laundresses' Quarters Foundation)
- Building M (Bake House Foundation)
- Building N (Guard House)
- Wash House (Braeutigam Shed)
- Braeutigam Wells #1 and #2
- Texas Centennial Marker

As the only remaining landscape and architectural features from the historic period, these are the most important non-archaeological resources at Fort Martin Scott. Their ongoing stewardship is of the highest priority. Generally, these resources are in good condition but a few building deterioration conditions should be addressed in the near term. Recommendations for the Historic Resources are:

1. Continue inspecting and maintaining historic architectural resources on a routine basis and addressing minor problems as necessary.
2. Address short- and medium-term recommendations listed in Table 2. Of moderate concern are deterioration of the Wash House foundation and potentially unstable masonry in the well shafts.
3. Address long-term recommendations listed in Table 2.
4. Consult closely with THC during the repair or restoration of these resources to streamline the compliance process and ensure appropriate interpretation and application of the Secretary's Standards for Restoration.

Additional Resources

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings (Mack and Speweik 1998)

Preservation Brief 9: The Repair of Historic Wooden Windows (Myers 1981)

Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs (Park 1989)

Care and Maintenance of Wood Shingle and Shake Roofs (Niemiec and Brown 1993)

Reconstructed Resources

The following reconstructed resources at Fort Martin Scott date from the early 1990s to the present:

- Building B (Officer's Quarters)
- Building E (Officer's Quarters)
- Building J (Sutler's Store)
- Building R (Enlisted Men's Barracks)
- Building V (Blacksmith Shop) – built for interpretive use and not a true reconstruction

These buildings are very important to the physical definition of the quadrangle and Fort complex, and its interpretation. They also represent a significant investment of time and resources and, as elements of the Master Plan are implemented, it is important to continue planning for their routine repair and maintenance. Generally, they are in good condition but a few deterioration conditions should be addressed in the near term. Recommendations for the Reconstructed Resources are:

1. Continue inspecting and maintaining reconstructed resources on a routine basis and addressing minor problems as necessary.
2. Address short- and medium-term recommendations listed in Table 2. Of most concern are structural cracks in both of the Officer's Quarters, which should be evaluated by a qualified engineer.
3. Address long-term recommendations listed in Table 2.
4. Consult closely with THC during the design and construction of any proposed new reconstructions to streamline the compliance process and ensure appropriate interpretation and application of the Secretary's Standards for Reconstruction.

Additional Resources (also see readings for Historic Resources, above)

Preservation Brief 26: The Preservation and Repair of Historic Log Buildings (Bomberger 1991)

Non-Historic Resources

The following non-historic resources at Fort Martin Scott date from the early 1990s to the present:

- Entrances and Fencing
- Walking Paths
- North Parking Area and Recreational Vehicle Hook-Ups
- Friends of Fort Martin Scott Building

- Wagon Barn

These resources are important to the accommodation of volunteers and visitors at the Fort. They are generally unobtrusive and are maintained in a safe and attractive condition. Recommendations for the Non-Historic Resources are:

1. Design any new improvements to be consistent with the goals of the Master Plan.
2. Create and adopt a uniform design language for non-historic resources, particularly buildings, to make them distinguishable from historic and reconstructed resources.
3. Consult closely with THC during the design and construction of any proposed new non-historic resources to streamline the compliance process and ensure appropriate interpretation and application of the Secretary's Standards for the Treatment of Historic Properties.

Maintenance Plan

Presently, Fort Martin Scott is in good condition due to the soundness of extant original and new construction at the site and ongoing maintenance and repair. There is no formal monitoring and maintenance plan for the site. All housekeeping and building maintenance tasks are conducted by City staff or volunteers, and mechanical systems such as plumbing and heating (limited to Buildings B, R, and the Friends of Fort Martin Scott Building) are repaired on an as-needed basis. Major maintenance, repair, and preservation projects are infrequent. Budget and staffing levels for routine cleaning and maintenance will need to be reassessed as materials and systems continue to age, and as the new visitor center is built and any historic buildings are reconstructed—these will place increased demands on already very finite resources.

General recommendations for the routine maintenance of the site in its current configuration are presented in Table 3. According to City staff, vandalism is low to non-existent, but plywood can be used to temporarily secure buildings (for example, if windows or doors are damaged) while plans are made to implement permanent repairs that are consistent with preservation standards. Any graffiti should be removed following recommendations for historic building materials (Weaver 1995).

Table 3. Maintenance Plan for Historic and Reconstructed Resources at Fort Martin Scott

Feature, Building, or Structure	Timeframe	Recommendations
SITE		
Entrances and fencing	Annually	Inspect and repair to maintain in safe and operable condition.
Quadrangle and walking paths	Annually and after major weather events	Inspect and repair to maintain in safe condition.
BUILDING EXTERIORS		
Porches	Annually	Inspect for loose or displaced floor boards, stair treads, and railings. Repair and maintain in a clean and safe condition.
Eaves and roofs	Annually	Inspect for cracks, damage, and secure attachment; repair as needed. Remove all leaf litter and debris from wood shake roofs, preferably before wet season. Trim overhanging tree branches.

Feature, Building, or Structure	Timeframe	Recommendations
Foundations, walls, chimneys, windows, and doors	Every two years	Inspect for cracks and damage, make minor repairs. Photograph any new or worsening conditions and compare with earlier photograph to understand rate of change and severity, particularly structural cracks.
Windows and doors	Every five to ten years	Scrape and paint doors, window frames, sashes, casings, and sills, and lintels if necessary. Replace broken glazing and reapply putty as needed. Maintain in operable condition by repairing hardware and scraping adequately prior to repainting.
Wood shake roofs	Every ten years	Use a chemical treatment to remove any moss and lichen from roofs, treat with wood preservative.
Log and board walls	Every ten years	Use a chemical treatment to remove any moss and lichen from logs, if needed. Repair or replace deteriorated boards that may be common near wall bases.
Masonry walls and chimneys	Every ten years	Consult with preservation expert to inspect masonry and mortar, and to formulate treatment plan (including specifications for appropriate repair and replacement materials) for deteriorated elements. Implement needed repairs.
BUILDING INTERIORS		
Period displays and furnishings	Monthly	Conduct general housekeeping (sweeping, dusting, cleaning with water or mild cleaners, etc.).
Restrooms and mechanical systems	Annually	Inspect and repair all plumbing, heating, and cooling systems, also any alarm and fire suppression systems. Hire professional specialists as needed.
Floors, walls, ceilings, and built-in furnishings	Every two years	Inspect for evidence of roof leaks, water damage, and general wear. Identify and address causes, make repairs to building interiors.

To protect the historic character of the Fort in the long term and to provide continuity through personnel changes, educational and training opportunities should be provided for City staff (and volunteers if possible) on the care of historic (and reconstructed) buildings. The National Park Service has published Preservation Brief 47, “Maintaining the Exterior of Small and Medium-Sized Historic Buildings,” and also provides several relevant online trainings through its Technical Preservation Services. Seminars on historic property management are also provided by the National Preservation Institute.

Additional Resources

(also see maintenance-related readings for Historic Resources and Reconstructed Resources, above)

Preservation Brief 38: Removing Graffiti from Historic Masonry (Weaver 1995)

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings (Park 2007)

Technical Preservation Services Online Training: <https://www.nps.gov/tps/education/online-training.htm>

National Preservation Institute Seminars: <https://www.npi.org/Seminars>

USE PLAN

Fort Martin Scott’s official hours of operation are Thursday to Monday, 10 a.m. to 5 p.m. year-round. During these hours, the Visitor Center, Guard House, and Officers’ Quarters buildings are open.

Approximately 5,000 visitors per year sign the guest register in the Visitor Center and it is likely that nearly as many additional visitors come to the site outside of the official hours and/or do not sign the register. Signs greeting visitors with the hours indicate that an interactive tour is available for \$5.00, however, it is not clear if these tours are currently being conducted (Figure 17). These hours seem sufficient for the current level of use at the site, although a formal visitor use study or survey would help to clarify visitor needs and expectations, engage diverse stakeholders, identify interpretive possibilities, inform future marketing efforts, and help the City to establish a sustainable long-term use plan.

Twice a year, the site is host to two living history events: Fort Martin Scott Days in the spring and Frontier Days in the fall. These events are ticketed and draw about 2,000 people per each 2-day event. The site is also used by the Friends of Fort Martin Scott for seven 1-day summer camps and some afterschool activities.

Although Fort Martin Scott is primarily an archaeological resource, there is no archaeology-specific programming done at the site. Artifacts from previous investigations are also not curated or used to enhance the story told at the Fort. To address these gaps, one option would be collaboration with the Hill County Archaeological Association to bring Archaeology Month events to the site. A second option would be to expand events for school children to include archaeology, and to schedule any archaeological research or investigations at the site to coincide with camps or other interpretive activities. Members of the public, both adults and children, may also be interested in assisting with assessing existing artifacts and putting together displays for the site. An archaeologist must oversee these efforts, however, they would give locals reasons to visit the site more frequently.

As the artifacts are curated, new displays created to enhance the story, and/or any other news occurs at the site, FMS stakeholders should share these stories as part of public outreach efforts. In addition to press releases to local media and updates to the Current News & Events feed on the website, the stakeholders should also consider using social media to share these short stories. Photographs of interesting artifacts, for example, would appeal on multiple social media platforms. The City, Advisory Board, and Friends should coordinate a unified social media profile for the site and a plan for frequency and types of updates and who will be responsible. Links to the social media account(s) are easily added to the website, included marketing materials, and included in traditional press releases.

Visitor parking is to the north of the site, although some visitors also use the parking lot to the south at the TRHC (Figures 18 – 19). This is particularly true on event days when buses use the TRHC parking lot. Although a path connects TRHC and the Fort Martin Scott site, the link between the two sites is not clear (Figure 20). At whatever level possible, the City should collaborate with TRHC during the planning and design of TRHC's new museum. The building will likely sit between the TRHC parking lot and Barons Creek, and will be directly connected to the existing pathway that links the two sites. The new museum could provide some space to display artifacts found at Fort Martin Scott—particularly any related to the Texas Rangers' use of the site. Conversely, the City should collaborate with TRHC during the design and construction of a new museum at Fort Martin Scott to further integrate the promotion and interpretation of these closely connected sites.

Fort Martin Scott stakeholders should also collaborate with TRHC on any educational programming (lectures, school activities, camps, etc.) to include topics related to the Fort. TRHC should also be approached for use of meeting/lecture space to expand existing events at Fort Martin Scott—or at least as a place to relocate events due to weather. There should also be overall collaboration with TRHC on promoting events at both sites, perhaps even overlapping special events and/or exhibits to increase the number of visitors at both places.

The City's planned recreational hike and bike trail will include connections to the existing walkways at Fort Martin Scott (Figure 21). Fort Martin Scott will be one of the trail heads for those using the trail, and

will need additional amenities for those visitors (see further discussion under Development Plan). Once completed, the City should consider using the trail system from Fort Martin Scott for run/walk/bike events—whether by incorporating it into existing events or developing new events tied to other Fort Martin Scott activities. Reaching out to groups who normally organize these types of events would open FMS to new groups of potential visitors. Organizers should handle marketing and outreach for event, however, the event planner should link to FMS on social media and the person responsible for such updates for FMS should also link back to the group as part of cross promotion. The City would have to establish rules for use of the site for events not sponsored by stakeholders and would be the contact event organizers.

Additional Resources

Cultural Heritage Tourism (Hargrove 2017)



Figure 17. Fort Martin Scott welcome sign, May 2018.



Figure 18. Fort Martin Scott Visitor Parking entry, May 2018.



Figure 19. Fort Martin Scott Visitor Parking, May 2018.



Figure 20. Path between Fort Martin Scott and Texas Rangers Heritage Center, May 2018.

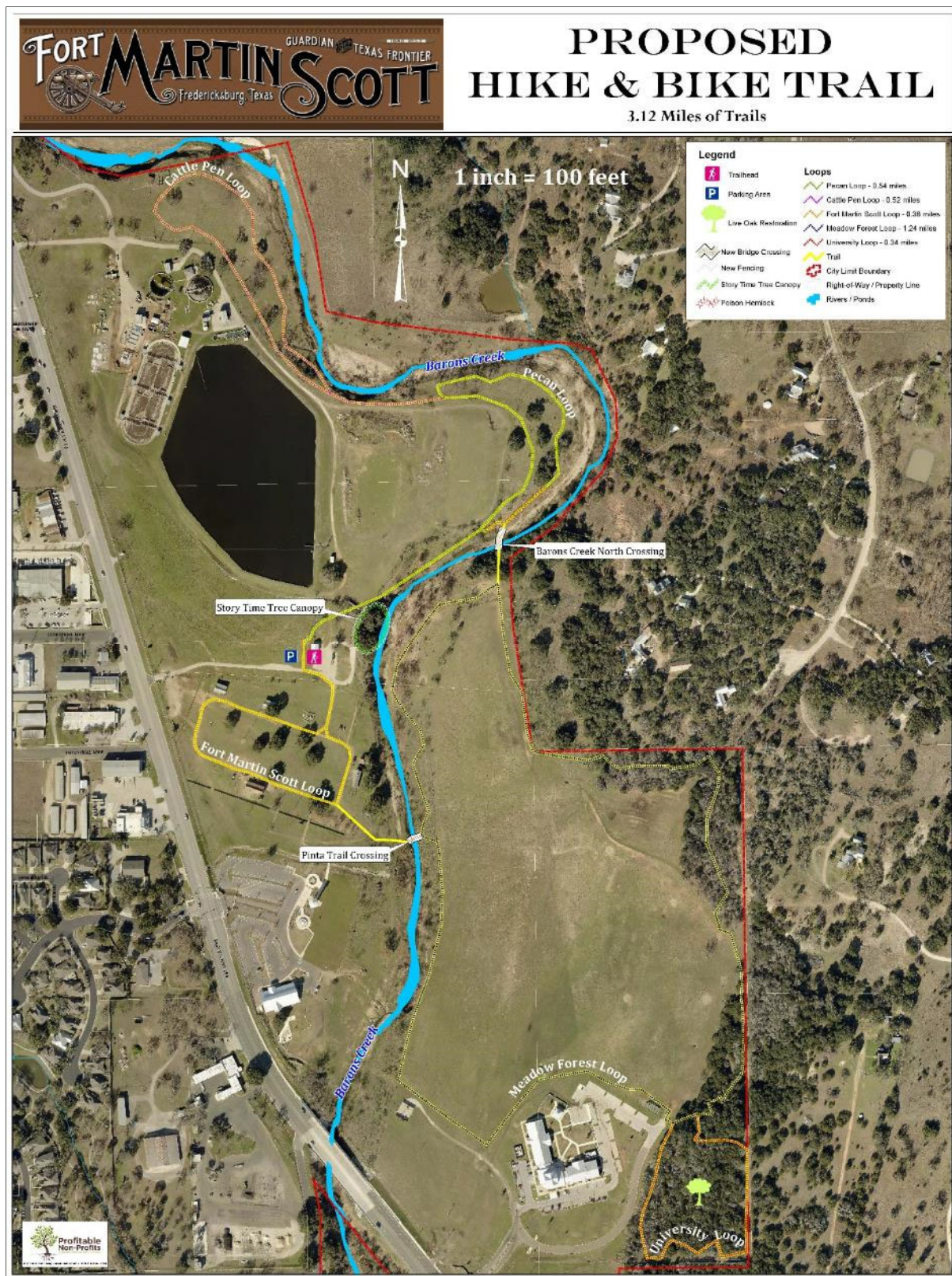


Figure 21. Proposed Hike and Bike Trail, Courtesy of City of Fredericksburg.

DISASTER PLAN

Fort Martin Scott does not presently have a written emergency preparedness plan that addresses emergency incidents, policies, and procedures to ensure disaster preparedness for staff, visitors, collections and the building. Of particular concern in this region is emergency preparedness for wildfires; the risk of flooding, earthquakes, or other natural disasters is low. At the most basic level, a pocket response plan (PReP) should be prepared to provide a ready list of whom to contact in emergencies and an emergency response checklist. Another useful resource is the dPlan, an online disaster planning tool for cultural and civic institutions. The policies and procedures outlined in the emergency plan can help to ensure that appropriate actions are taken for visitor and staff safety and to minimize damage and loss to the collections and the buildings. Because this is a City-owned property, coordination with local emergency response services should be straightforward. For further information and to develop a simple plan, please see:

Additional Resources

PReP: <https://www.statearchivists.org/files/1014/4985/5968/PReP-template-english.pdf>

dPlan: <http://www.dplan.org>

INTERPRETIVE PLAN

A Long-Range Interpretive Plan for Fort Martin Scott should be guided by a cultural heritage tourism plan, the development of which is the first recommendation of this master plan (see Organization Overview and Goals and Objectives for Use). The goals and objectives for use articulated by the Fort Martin Scott stakeholders at the kickoff meeting are an important first step in this process, specifically those related to expanding the story of Fort Martin Scott. Current goals for improving the visitor experience through interpretation, education, and events should also be addressed in the cultural heritage tourism plan, including creating a fuller experience at the site, developing more educational programming, creating more children's programming, and using the existing buildings to create more engaging interpretive activities.

Currently, the interpretation of Fort Martin Scott is focused on military history with very little context about how the site fits into the broader history of Fredericksburg and/or the frontier. Additional research conducted as part of a comprehensive archaeological study, inventory, and cataloging of artifacts and/or as part of an Historic Structures Report would provide a solid foundation both for other avenues of directed studies on diverse aspects of Fort history and for new, updated signs.

During the kickoff meeting, stakeholders and the project team identified the following priorities for research and interpretation:

- Tell the broader history of the Fort itself, supported by more research.
- Better define the place of Fort Martin Scott in southwest Texas history and its relationship to other forts of the era.
- Tell the story of the Pinta Trail, historically located between the Fort and TRHC.
- Better define the Fort's place in local history and how it fits into Fredericksburg's story.
- Expand the archaeological story to include prehistory and other aspects of history at the site aside from the military experience.

- Expand on Native American history if archaeological evidence indicates that this is the right place.
- Expand on the post-Fort history to include ranching, the Braeutigam family and their period of use, regional German history, etc.

These priorities are supported by the Advisory Board's approval in 2015 that the Fort's interpretation plan should include the following historical periods: Prehistoric Native American, Spanish Exploration and Occupation, Modern Native American, Tejano, Texas Rangers, Military, and the Braeutigam Family (Stakeholder Communication).

Some of these expanded stories will connect to those told at other cultural heritage sites in Fredericksburg, and the Fort Martin Scott stakeholders should collaborate with their affiliated organizations. Working with these sites, stakeholders should be able to find links to the broader history of Fredericksburg and Fort Martin Scott. Also, working with these groups will allow for greater marketing of the local and regional history that draws many visitors to Fredericksburg. Many of these stories are already present in existing studies of the site and/or by the Braeutigam family. Again, a comprehensive archaeological study and/or Historic Structures Report can help collate these. Existing artifacts should be examined to both help professionals understand additional narratives as well as to display those narratives to visitors.

A new visitor center and/or the existing restored and reconstructed buildings should be the first locations considered for display cases interpreting the artifact collections. These spaces could also be home to traveling exhibits related to one (or more) of the new narratives to help keep the information fresh for repeat visitors. Displays can also be updated periodically using the Fort Martin Scott artifact collection, which also would prevent interpretation from becoming stagnant. Creating three-dimensional models or interactive computer-generated imagery of the site's evolution through time will provide visitors with a richer understanding of site history, use, and appearance.

In addition to the interior spaces, there should be careful thought given to additional reconstructions on the site. There is a desire to reconstruct the Commanding Officer's Quarters (Building A) as well as the Laundry (Building L). The Commanding Officer's Quarters would help to reestablish the quadrangle of the Fort, giving a better sense of the historic feeling of the site, and the Laundry would provide a space for depicting daily life activities and be particularly useful during living history events.

Since Fort Martin Scott is an SAL, all work to expand the interpretation on the site will likely need to be done in coordination with THC—particularly any construction work. THC will also likely require professionals to oversee large construction projects. Preparation and installation of new interpretive signs should have minimal impact, but THC will still need to be consulted.

As part of expanding the story and increasing the visitor experience, the Fort Martin Scott site needs new signage. The existing signage, while well-constructed, is reaching the end of its useful service life. Many of the signs are pocked, peeling, and becoming difficult to read (Figures 22 – 24). Replacement signs should be professionally designed with updated content that meets the goals of interpreting the expanded story of the site and in concert with any recommendations of the cultural heritage tourism master plan. Professionals experienced with preparing museum displays and signage will be able to assist with creating signs/displays with:

- Quick Response (QR) codes
- Audio/visual displays
- ADA Compliance

Mounting height of 24 to 30 inches with a 30 to 45 degree angle toward the viewers.

- Appropriate text and graphics

The main body of text should be no more than two paragraphs of three or four short sentences (approximately 150 words, up to 250 words maximum if using smaller fonts for secondary text or captions)

“3-30-3” rule: 3 seconds to hook the reader, who will stay for 30 seconds if you hook them, and 3 minutes if they are very interested in the topic. The title at the top is sometimes all the text a visitor will read, so it is important that the learning objectives for the site be met to some degree even if a visitor glances at all the signs for only 3 seconds.

Use a sans, slab, or simple serif typeface, upper and lower case, with a minimum 18 point type size on signs. Titles: 60–72 point, Subtitles: 40–48 point, Body Text: 24 point.

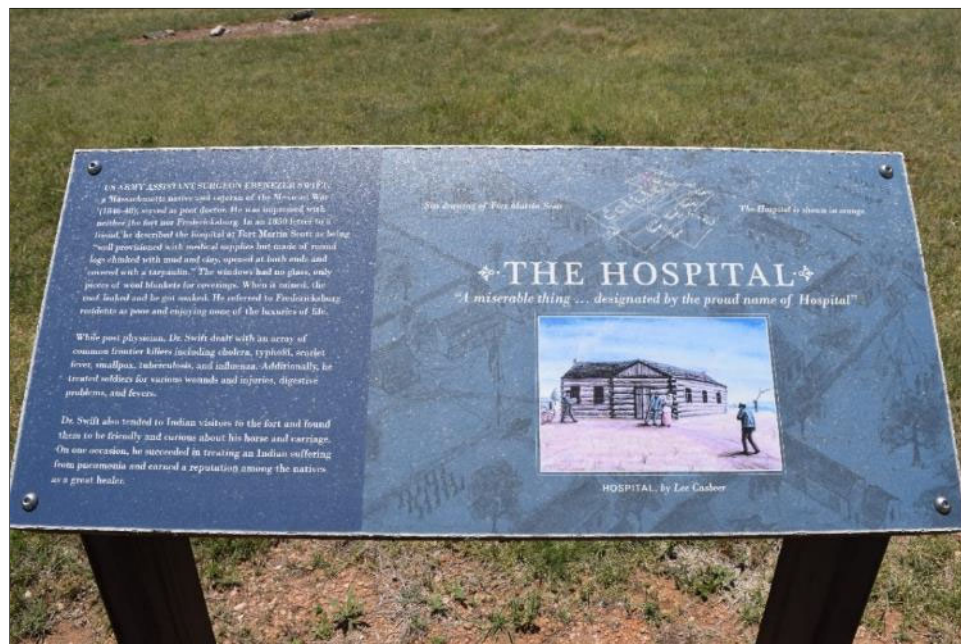


Figure 22. The first of three sign types currently used at Fort Martin Scott, May 2018.



Figure 23. The second of three sign types currently used at Fort Martin Scott, May 2018.

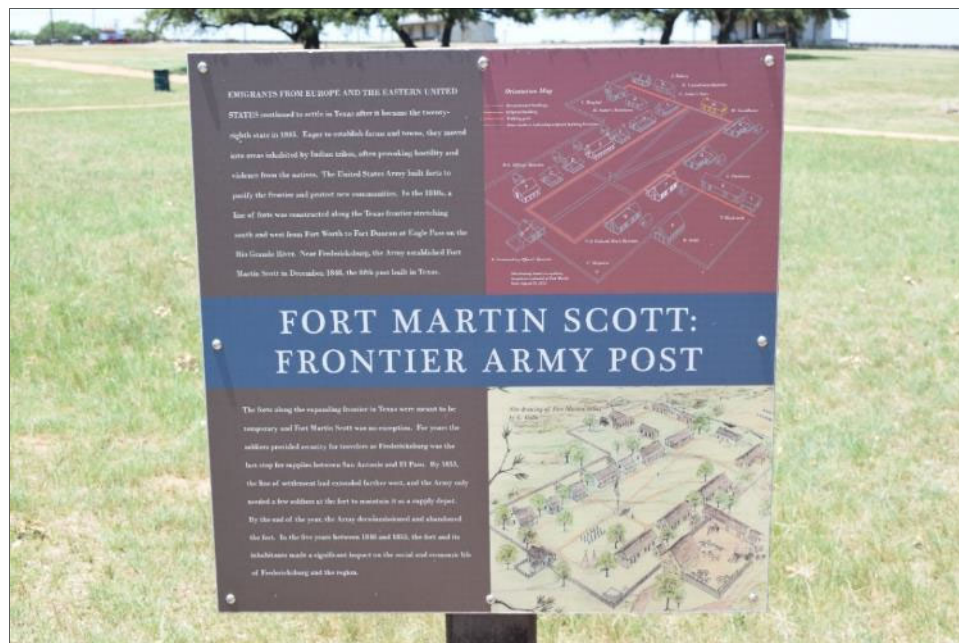


Figure 24. The third of three sign types currently used at Fort Martin Scott, May 2018.

BUSINESS AND FINANCIAL PLAN

Business Plan

Fort Martin Scott is owned by the City of Fredericksburg and subject to the City's overall policies for all operations—including budgeting, staffing, purchasing, and marketing. The site falls under the purview of the Parks and Recreation Department, led by its Director, who also serves as the staff representative to the Fort Martin Scott Advisory Board, which meets quarterly and is instrumental in making recommendations for the operation of the site. The City HPO also works with the Advisory Board and the Parks and Recreation Director, although currently has no defined role in the operations of the site. The Friends of Fort Martin Scott is a separate non-profit entity, although it works closely with the Advisory Board and offers suggestions for the site.

Through the preparation of this Master Plan, discussion was raised to suggest downsizing the Advisory Board and reducing the number of meetings to twice a year. This group would still be committed to advising on the management of the site, however, fewer meetings would allow them to also be more active with events at Fort Martin Scott.

In terms of staffing, many of the goals, objectives, and the recommendations in this master plan are not feasible given the current organizational structure, which is a combination of City staff (with multiple obligations) and volunteers. THC, for example, has 31 staff dedicated to the 22 historic sites they own and manage, including three historic forts. Each of the 22 sites has a site manager, a few have an additional staff member, and a small team in Austin provides administrative and programming support to all sites. The THC sites also likely benefit from volunteers who work as docents and guides.

With administrative support from the City, a single staff person dedicated to managing Fort Martin Scott could facilitate planning and fundraising efforts, volunteer and event coordination, and implementation of the plan recommendations, and also advocate for the needs of Fort Martin Scott to the City and the community. To support a dedicated staff person, the City could consider a nominal admission charge to the site to help off-set costs. Admission to most of the THC sites is free or less than \$5. The three THC fort sites have a nominal admission fee. Admission at the National Museum of the Pacific War is the highest of all the THC sites at \$15 for regular adult entry. All the sites also accept donations.

As a City-owned and managed site, the operation budget is typically limited to maintenance and part-time staffing needs of the site itself and there is no funding for capital improvements desired by stakeholders and/or recommended in other portions of this plan. Capital improvement funding is in the form of line item requests in the annual budget. Both the Advisory Board and the Friends of Fort Martin Scott should be more involved in the budget process as advocates for the site and partners for projects required to meet the goals of this plan. The City can also utilize Hotel Occupancy Tax (HOT) monies for work at Fort Martin Scott. This source provides \$40,000–\$50,000 to the City annually and can be used to offset some of the costs of the larger projects recommended in the plan and/or as match funding for grant applications.

HOT monies are often used by a community's Convention and Visitor's Bureau for advertising and convention / visitor center costs, including construction. They can also be used for historic preservation projects including repairs and reconstructions, signage (particularly wayfinding), and historic site / museum specific advertising. These monies can be used to as the match to grant funding, which will assist with larger projects. HOT funding is distributed by the City via an application process. Amounts of HOT funding will vary by the amount available and the applications received and reviewed by the City. Applications are due in December for consideration on the January City Council agenda.

As an SAL, capital improvement projects need to be approved by THC prior to construction. Before starting work on a project, the City must notify THC, and it should be done in the early planning phases to limit revisions to the project plans due to non-compliance with preservation standards. The project team recommends that the City HPO or a new full-time staff person should be the point of contact for THC and serve as the liaison for the work on behalf of the City. However, depending on the nature of the project, THC will require an archaeologist or architect with relevant professional qualifications and experience to oversee the permitted work and submit any required reports.

As a Certified Local Government (CLG) community, the City of Fredericksburg can apply for funding for some of the recommended work in the Master Plan, including:

- Historic Structures Report
- Further development of Master Plan sections—particularly the Preservation Plan, Use Plan, and/or Interpretation Plan
- Smaller repair projects to historic buildings
- Comprehensive Archaeological Study

CLG funding is federal monies and the program, administered through the THC, requires a local match of 50% of the total project cost. Matching funds must be from a non-federal source, with the exception of Community Development Block Grants. CLGs may also present verifiable values of in-kind services or goods as part or all of the required match.

Larger projects may be eligible for funding from the Texas Historic Preservation Trust Fund, also administered through the THC. The fund allows for projects such as:

- Development meeting the Secretary of the Interior's Standards as outlined above for preservation, restoration, rehabilitation, and reconstruction
- Historic Structures Report
- Preservation Plans
- Professional archaeological study/analysis and reporting of previous studies

Like the CLG grant, the Texas Historic Preservation Trust Fund requires a local match. Typically, funded projects also require an easement to ensure long-term preservation of the grant-assisted property. As an SAL property, however, Fort Martin Scott is exempted from this requirement.

Additional Resources

Texas Comptroller Hotel Occupancy Tax Information:

<https://comptroller.texas.gov/economy/fiscal-notes/2016/june-july/hotel-tax.php>

City of Fredericksburg Hotel Occupancy Tax Funding: <https://www.fbgtx.org/598/Hotel-Motel-Tax-Funding-Requests>

CLG Grants: <http://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government/grant-information>

Texas Historic Preservation Fund: <http://www.thc.texas.gov/preserve/projects-and-programs/texas-preservation-trust-fund>

Financial Plan

Funding for the operational and development needs of Fort Martin Scott is included in the annual budget for the Parks and Recreation Department. Typically, this budget only provides for \$25,000 – \$30,000 in annual operating costs, including regular maintenance of the landscaping, utilities, and staffing. There is no admission fee for the site, although information signs at the site indicated that interactive tours are \$5.00. Donation boxes on site gross approximately \$2,400 per year.

Friends of Fort Martin Scott raises about \$15,000 a year, which is used for their sponsored events on the site. The Friends, along with the City, also apply for educational grants to help with programing costs.

The financial plan should be updated annually not only to budget for the upcoming expenditures, but to incorporate specific grant, donation, and/or other fund-raising amounts as well as incorporation of capital improvement project funding when applicable. To fund larger projects such as a new visitor center and any foundation or building reconstructions, a capital improvement campaign should be designed and implemented by the City and its partners. This should be phased to set realistic goals, and an important part of the campaign will be the identification and involvement of potential partners and alternative sources of funding.

CONCLUSIONS AND PRIORITIZED RECOMMENDATIONS

Fort Martin Scott is a significant historic site with a complex and compelling history. The commitment and support of the City of Fredericksburg, the Advisory Board, the Friends of Fort Martin Scott, and local community members and volunteers are admirable. Physically, the site is stable and in good condition, and management practices are sound. But the City and the Friends of Fort Martin Scott clearly recognize that the site has greater potential, which prompted the creation of this Master Plan and is reflected in their vision for the site.

Specific recommendations for future planning and action are contained in the six smaller plans that compose the master plan (the Development Plan, Preservation Plan, Use Plan, Disaster Plan, Interpretive Plan, and Business and Financial Plan). To provide further guidance, this section integrates and prioritizes the general recommendations of the component plans. As these recommendations are carried out, the plan should be regularly appended with associated projects or research and updated to stay current with the activities of preserving, managing, and operating the site. Two additional, interrelated plans will also be critical in guiding future work, a Cultural Heritage Tourism Plan (see Goals and Objectives for Use) and a Long-Range Interpretive Plan (see Interpretive Plan).

Short term recommendations (1-2 years)

(in general order of priority)

- Hire a staff person (part time or full time) to manage Fort Martin Scott, facilitate planning and fundraising efforts, coordinate volunteers and events, implement the plan recommendations, and advocate for the needs of the Fort with both the City and the community.
- Collect and collate archaeology reports as noted in the Development Plan.
- Implement the short-term recommendations of the Preservation Plan (see Table 2).
- Implement the Maintenance Plan (a component of the Preservation Plan).
- Draft and adopt a simple Disaster Plan (a component of the Preservation Plan).

- Develop a process to streamline consultation with Texas Historical Commission (THC), likely by designating the City Historic Preservation Officer (or the site manager if hired) as liaison and point of contact for all work at the site that falls under THC's purview.
- Create a yearly financial plan to track finances, fundraising needs and efforts, and expenditures.
- Apply for CLG grants and Texas Historic Preservation Trust Fund grants to fund medium-term recommendations like a Historic Structures Report, archaeological work, and a Cultural Heritage Tourism Plan.
- Establish a social media presence to share news, events, and photographs of the site and/or artifacts

Medium term recommendations (3-5 years)

(in general order of priority)

- Collaborate with TRHC during the planning and design of their new museum to integrate the interpretation and promotion of both sites, as possible.
- Draft an overarching Cultural Heritage Tourism Plan by conducting visitor research and using the five-step process outlined by Hargrove (2017). Integrate the recommendations of the six component plans of this Master Plan.
- Prepare an HSR for the site as noted in the Preservation and Interpretation Plans.
- Using the results of the HSR, update the NRHP nomination for the site.
- Conduct additional archaeological investigations in support of the proposed infrastructure and historic site improvements recommended in the Development Plan.
- Implement the medium-term recommendations of the Preservation Plan (see Table 2).
- Develop a Long-Range Interpretive Plan based on the results of the Cultural Heritage Tourism Plan. This should include the use of information collected in the HSR and during archaeological investigations to design ways to expand the story of Fort Martin Scott. It should also involve collaboration with TRHC on educational programming, including lectures, exhibits, and special events, as possible.
- Design and implement a phased fundraising and capital improvements campaign for larger projects to support the recommendations of the Business and Financial Plan.
- Create and implement a marketing plan to support the recommendations of the Cultural Heritage Tourism Plan and Use Plan.
- Improve the Fort's visitor trail network, integrate it with the 3.1-mile recreational trail, and restore connectivity with Barons Creek, as recommended in the Development Plan. Use the trail to host existing walk/run/bike events or create new ones as recommended in the Use Plan.
- Begin reconstruction of historic building foundations as recommended in the Development Plan.
- Begin research, planning, and fundraising for the reconstruction of selected historic Fort buildings as recommended in the Development Plan.

Long term recommendations (5-10 years)

(in general order of priority)

- Implement the long-term recommendations of the Preservation Plan (see Table 2).
- Design and install new interpretive signage and displays as recommended in the Long-Range Interpretive Plan.
- Design and construct a new visitor center (and associated infrastructure like parking lots) and replace the entry sign as recommended in the Development Plan. Programming for the visitor center should be based on the results of the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.
- Complete the reconstruction of historic building foundations as recommended in the Development Plan and/or identified in the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.
- Begin reconstruction of selected historic Fort buildings as recommended in the Development Plan and/or identified in the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.

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APPENDIX A

2018 Historic Site Master Plan Kickoff and Vision Meeting

FORT MARTIN SCOTT HISTORIC SITE MASTER PLAN KICKOFF AND VISION MEETING

May 30, 2018

Agenda

9:00 – 10:00 am	Arrival and introductions at Fredericksburg City Hall (City staff, Stakeholders, project team) Group discussion of master plan vision and goals • Project Communication Plan • Overall Goals – What’s driving the project? • Vision Statement • Executive Summary • Historical Overview • Organization Overview and Goals and Objectives for Use of the Historic Site • Development Plan • Preservation Plan • Use Plan • Disaster Plan • Interpretation Plan • Business Plan & Financial Plan • Other Information
10:15 am – 12:00 pm	Guided site tour at FMS (City staff, Stakeholders, full project team)
12:00 pm – 1:00 pm	Lunch
1:00 – 3:00 pm	Independent site analysis and research at FMS and archives (project team)
3:00 – 3:45 pm	Team debrief at FMS (project team)
4:00 – 4:30 pm	Group debrief at City Hall on initial thoughts and findings (City staff, Stakeholder representatives, project team)

Attendees

Andrea Schmidt, Director of Parks and Recreation, City of Fredericksburg

Kent Myers, City Manager, City of Fredericksburg

Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities, City of Fredericksburg

Anna Hudson, Historic Preservation Officer, City of Fredericksburg

Mary Lu Abbott, Friends of Fort Martin Scott
Juli Bahlinger, Friends of Fort Martin Scott (Education Committee)
Michael Johnson, Friends of Fort Martin Scott
Richard Laughlin, Fort Martin Scott Advisory Board
Marvin Schroeder, Fort Martin Scott Advisory Board
Ernie Loeffler, President/CEO, Fredericksburg Convention and Visitor Bureau
Duke Davis, Manager, Texas Rangers Heritage Center
Paul Unger, Treasurer, Hill Country Archeological Association
Barry Wagner, Architect
Bill Vernon, Fredericksburg resident
Anne Oliver, Principal Investigator, SWCA
Victoria Myers, Project Manager, SWCA
Colter Sonnevile, PLA, Landscape Architect, Asakura Robinson

APPENDIX B

Representative Photographs of Resources at Fort Martin Scott



Figure B-1. Principal site signage along Highway 290, facing southeast.



Figure B-2. Secondary street signage at entrance to north parking lot along Highway 290.



Figure B-3. West entrance to Fort Martin Scott grounds with wood-framed information kiosk, facing southeast.



Figure B-4. South gateway with log overthrow and information kiosk, facing northeast.



Figure B-5. North entrance with steel gate and walking path along east end of parade ground, facing north.



Figure B-6. Partially complete pole fence along north side of fort, facing west.



Figure B-7. Parade ground with flagpole at center, facing southeast.



Figure B-8. Parade ground and walking path along south side, facing northwest.



Figure B-9. Parade ground and walking path along north side, facing west.



Figure B-10. North parking lot, facing southeast.



Figure B-11. State of Texas Centennial Marker between parking lot and west entry, facing southeast.



Figure B-12. Interpretive sign at west end of Officer's Row, along north side of parade ground, with artist's rendering of original Officer's Quarters appearance.



Figure B-13. Building B, Officer's Quarters, facing east.



Figure B-14. Building B, Officer's Quarters, facing west.



Figure B-15. Detail of deterioration conditions at northeast corner of Building B. Note major horizontal cracks, fine cracks in stucco along concrete block wall joints, and animal burrow at bottom left.



Figure B-16. Typical interior in Building B, Officer's Quarters, facing southeast.



Figure B-17. Building E, Officer's Quarters, facing northeast.



Figure B-18. Building E, Officer's Quarters, facing northwest.



Figure B-19. Structural cracks around window on the southwest side of Building E, facing northeast.



Figure B-20. Structural cracks in porch foundation of Building E, caused by tree root growth. Facing northwest.



Figure B-21. Minor cracking and loss of concrete stucco at wall top of Building E, facing northeast.



Figure B-22. Building G, Officer's Quarters Foundation, facing northeast.



Figure B-23. Mortar loss and minor stone displacement in stabilized foundation of Building G.

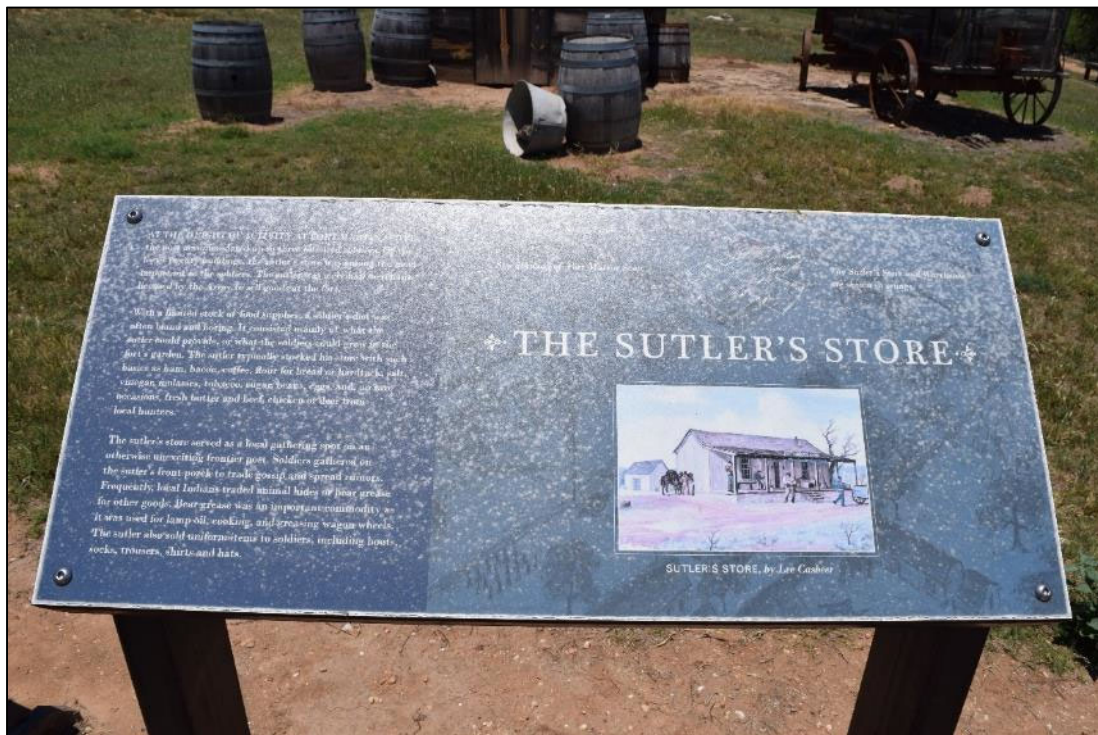


Figure B-24. Interpretive sign for Sutler's Store with artist's rendering of original appearance.



Figure B-25. Building J, the Sutler's Store, facing east.



Figure B-26. Interpretive sign for Building L, the Laundresses' Quarters, and remains of foundation, facing south.



Figure B-27. Interpretive sign for Building M, the Baker House or Bakery, with artist's rendering of original appearance.



Figure B-28. Remains of Bake House foundation in left foreground, facing south.



Figure B-29. Interpretive sign for Building N, the Guard House, with artist's rendering of original appearance.



Figure B-30. Building N, the Guard House, with Braeutigam Well #1 in foreground, facing south.



Figure B-31. Building N, the Guard House, facing southwest.



Figure B-32. Building N, the Guard House, facing north.



Figure B-33. Wood damage at window sill exterior and interior on north side of Building N, the Guard House.



Figure B-34. Wash House (Braeutigam Shed), facing south.



Figure B-35. Wash House (Braeutigam Shed), facing southwest.



Figure B-36. Wash House (Braeutigam Shed), facing north.



Figure B-37. Interior of Braeutigam Well #1.

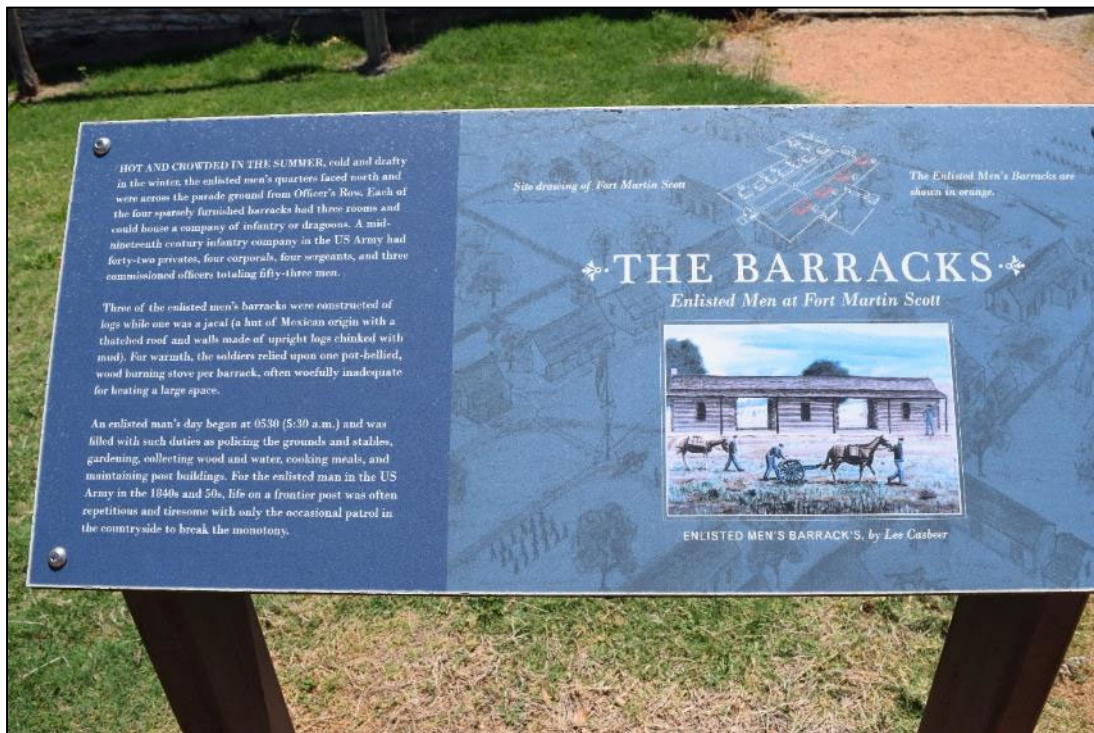


Figure B-38. Interpretive sign for Building R, the Enlisted Men's Barracks, with artist's rendering of original appearance.



Figure B-39. Building R, the Enlisted Men's Barracks, facing southwest.



Figure B-40. Building R., the Enlisted Men's Barracks, facing east.



Figure B-41. Interior of Building R, the Enlisted Men's Barracks, facing southeast.

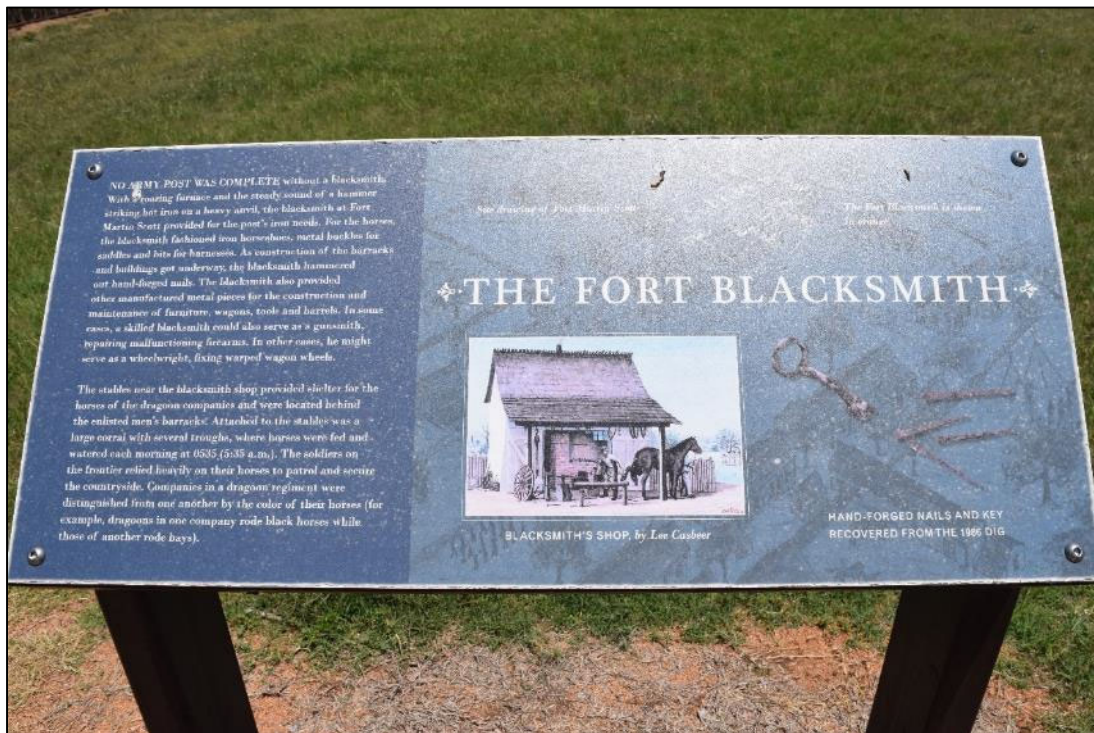


Figure B-42. Interpretive sign for Building V, the Blacksmith Shop, with artist's rendering of the original appearance.



Figure B-43. Building V, the Blacksmith Shop, facing south.

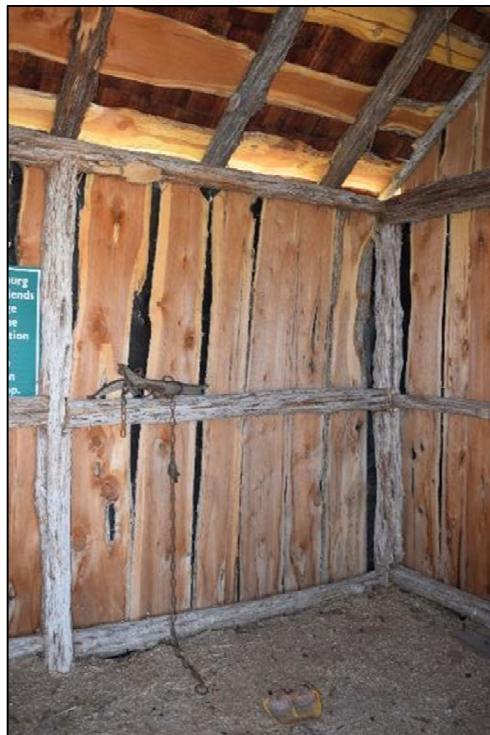


Figure B-44. Interior of Building V, the Blacksmith Shop.



Figure B-45. Flagpole at west end of parade ground, facing northeast.



Figure B-46. Braeutigam Well #2 at west end of parade ground, facing northeast.



Figure B-47. Friends of Fort Martin Scott Building, facing south.



Figure B-48. Wagon Barn, facing north.

**City Council Regular Meeting
May 16, 2023**

2023-102	Consider approval of City Council Minutes for May 2, 2023	Consent - Approve	Shelley Goodwin	City Secretary
2023-191	Z-2305 - Request by Rebecca Rather, Clayton Walvoord and Bradley Oehler to Consider the Following: A. A Land Use Change from Low Density Residential (LDR) to Commercial (C) for Properties Located at 408, 412 and 414 East Austin Street. B. A Zoning Change from (R1) Single Family Residential to (c1.5) Medium Commercial for properties located at 408, 412 and 414 East Austin Street.	Approve	Anna Hudson	Interim Development Services
2023-197	Z-2307: to consider a Conditional Use Permit per Section 3.110 to operate a STR-Unoccupied in a R2 Zoned Area located in the Historic District on property located at 501 East Creek St	Approve	Lynn Bizzell	Fire Chief
2023-140	Approve the extension of the Convention and Visitor's Center lease	Adopt	Andrea Schmidt	Director of Parks and Recreation
	Three Annual Parades and City sponsoring the July 4 th Parade	Approve	Andrea Schmidt	Parks and Recreation
2023-140	Franchise Agreement - Universal Natural Gas LLC (Kris Kneese, Director of Public Works and Utilities) i. Presentation ii. Adoption of Ordinance 2023-05 granting to Universal Natural Gas, LLC (D/B/A Universal Natural Gas, Inc.) and its successors and assigns, for a period of	Adopt	Kris Kneese	Director of Public Works and Utilities

twenty (20) years from the effective date of this Ordinance, a non-exclusive franchise and right to enter the public ways to install, operate, and maintain a distribution system within, along, across, over, and under the public ways of the City of Fredericksburg, Texas for the transportation, distribution, and/or sale of gas to customers and the public generally in the City; defining the words and phrases therein; providing for assignment, sale, or lease of the franchise; providing for use and repair of the public ways; providing for regulation of service; establishing depth of pipelines; establishing rights and duties in the movement and alteration of pipelines; providing for indemnification of the City; providing for inspection of Grantee's records; requiring Grantee to pay a Franchise Fee; providing for conditions of the franchise; providing for construction of this Ordinance upon the invalidity of any part thereof; providing for acceptance of this franchise by Grantee and both an effective and an operative date thereof; repealing all other Ordinances directly in conflict herewith; providing for severability; providing for publication and prescribing an effective date (second reading, previous reading was held on April 4, 2023)

2023-236	Purchase of a File Storage System (SAN) (a \$30,000 portion of a lease was approved in the FY2023 Budget)	Consent	Eric Whiting	IT
2023-244	Mid Year Budget Amendments	Approve	Krista Wareham	Finance
2023-235	Take action on the Opioid Participation Forms as part of Resolution 2021-11R authorizing the Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet approved on February 7, 2022	Approve	Clinton Bailey	City Manager

2023-230	Amendment to the LCRA Radio Agreement	Approve	Lynn Bizzell	Fire Chief
2023-246	Continued Discussion Regarding the Creation of a Public Housing Authority	Discussion	Jeryl Hoover	Mayor

Future Agenda Items

2023-71	Consider adopting new fees and policies for sports facility usage. June 6, 2023	Approve	Andrea Schmidt	Parks and Recreation
2023-250	Board Appointments June 6, 2023	Appointments & Executive Session	Shelley Goodwin	City Secretary
2023-65	Consider the approval of a street closure request to close one southbound traffic lane and the parking lane adjacent to Marktplatz on North Adams from Austin to Main Street beginning Friday, October 20, 2023, at 7:00 a.m. until Sunday, October 22, 2023, at 12:00 p.m. for Bestfest.	Consent - Approve	Jennifer Krupa	Parks and Recreation
2023-66	Consider the approval of a street closure request to close W. San Antonio Street from S. Adams/State Highway 16 South to S. Crockett Street from TBD to TBD, for an event at the old jail facility hosted by the Gillespie County Historical Society (October 2023).	Consent - Approve	Jennifer Krupa	Parks and Recreation
2023-67	Consider the approval of street closure requests for W. Crockett Street from N. Austin to N. Travis Street; W. Schubert (eastbound lane only) from N. Crockett to N. Adams Street, and N. Adams Street (southbound lane only) from W. Schubert to the church entrance on Adams Street; from 5:30 p.m. to 8:30 p.m., on both Friday and Saturday, December 8 & 9, 2023, for the Christmas Journey event hosted by Bethany Lutheran Church.	Consent - Approve	Jennifer Krupa	Parks and Recreation
2023-74	Consider naming rights for Marktplatz northwest corner project (summer 2023)	Approve	Andrea Schmidt	Parks and Recreation

2023-134	Discussion and Consideration funding the extension of the Affordable Housing Coordinator Consulting Agreement	Discuss	Clinton Bailey	City Manager
2023-216	Take action on Mark Pavlicek's Mariposa Drive apartment development in the City's ETJ request to connect to the City Water and Wastewater System (	Approve	Kris Kneese,)	Director of Public Works and Utilities



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: May 2, 2023

CATEGORY: EXECUTIVE SESSION

CAPTION: Pending or contemplated litigation related to short-term rentals

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

None

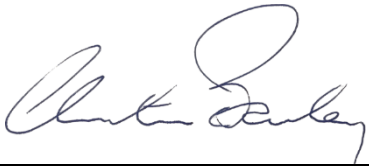
APPROVAL/REVIEW:

William McKamie, City Attorney

Date: April 26, 2023

Shelley Goodwin, City Secretary

Date: April 27, 2023

A handwritten signature in blue ink, appearing to read "Clinton Bailey". The signature is fluid and cursive, with the first name "Clinton" and last name "Bailey" clearly distinguishable.

Clinton Bailey, City Manager

Date: April 27, 2023