City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, January 9, 2024 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Larry Jackson, Member
Liliana Welliver, Member
Robin Cowsar, Member

Richard Laughlin, Member
Sam Childers, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on January 9, 2024 at 5:30 PM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube https://www.youtube.com/c/FredericksburgTexasUSA).

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on January 9, 2024 .
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center, 1601E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

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1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

A. December, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

A. 23-190 - **107 N. Acorn** - *Gregor Igler* - Repaint Exterior Trim, Siding and Doors as well as Stucco and Build a 2 ft Tall Rock Wall along the Corner of the Property.

B. 23-201 - **503 W Austin** - *Laughlin Homes and Restoration* - Re-rating to allow Demolition of outbuilding,construction of new guest house, new rock wall in front yard

6. OTHER ACTION AND DISCUSSION ITEMS

A. Discussion and possible creation of an HRB Committee to evaluate outbuildings and create a policy on designation and protection.

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on January 5, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Associate Planner

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD
DECEMBER 12, 2023
5:30 PM

On this 12th day of December 2023, the Historic Review Board convened in regular session at the Law Enforcement Center located at 1601 E. Main Street, with the following members present to constitute a quorum:

PRESENT:	DAVID BULLION ROBIN COWSAR SHARON JOSEPH JESSICA MITTEL LARRY JACKSON SAM CHILDERS AMY SLAUGHTER RICHARD LAUGHLIN
ABSENT	JOE SALINAS
PRESENT VIRTUALLY:	ANNA HUDSON – Director of Development Services ELIZABETH YELVELRTON – City Attorney Staff
ALSO PRESENT:	SHELBY COLLIER – Associate Planner

David Bullion called the meeting to order at 5:30 PM.

MINUTES

Sam Childers made a motion to approve the November 2023 Historic Review Board meeting minutes. Seconded by Jessica Mittel. All voted in favor and the motion carried.

APPLICATIONS

Application #23-190 – 107 N. Acorn – Gregor Igler – Repaint Exterior Trim, Siding, Doors and Stucco and Build a 2 ft Tall Rock Wall Along the Corner of the Property.

The applicant was not present to discuss the application. The request was not considered.

Application #23-201 – 503 W Austin – Laughlin Homes and Restoration – Demolition of Barn and New Construction of Guest House.

Richard Laughlin recused himself and left the table.

Melissa Estes presented the application. She stated that the ownership has considered many plans for the site and plan for a beautiful, landscaped area that does not include the barn. The owners and design team worked to incorporate the barn but given the size of the property and the desired plans, could not make the barn fit within the design.

Shelby Collier stated that the applicant is requesting a Certificate of Appropriateness to demolish an accessory building and construct a 704 sq ft, 1 ½-story guest house.

The property was built in 1870 and is a High rated property in the Vernacular style. It is an outstanding example of architecture with only minor alterations and retains much of its original form.

When considering demolition any resource with a medium or low rating may be relocated within the same lot but a High rated resource is prohibited from demolition.

The proposed accessory building has a footprint of approximately 700 sq ft with is less than the main house and is located at the rear of the lot which is consistent with historical lot -development patterns and does not overpower the historic resource.

Staff does not recommend demolition of the barn. Outbuildings tell an important part of Fredericksburg history and should be retained whenever possible. The original plans approved by the Board showed the barn to remain.

The requested new construction is appropriate in both mass and scale and follows traditional development patterns. The first design showed the barn to remain, but the new plans show the barn replaced with a modern guest house. Staff recommends a door or shed roof be added to the north elevation to give it more of a traditional accessory building appearance as it faces the street.

David Bullion stated that he did a site visit and does not believe the building should be High rated. He recommended Low.

Larry Jackson agreed. He said he held an estate sale at this property 4 years ago and had to brace the barn building then. He said it was unsafe.

Anna Hudson, Director of Development Services, said that the outbuildings in the Historic District are threatened and when possible, should be saved.

Sam Childers said he was not in support of the demolition. Amy Slaughter agreed.

Sam Childers made a motion to table the item until the January 2024 Historic Review Board Meeting pending a report from Staff on the condition of the building. Seconded by Sharon Joseph. All voted in favor and the motion carried.

DISCUSSION ITEMS

Update on East Main Street Buildings

Anna Hudson said she had reached out to several property owners and have not received a response.

1149 US HWY 87 N – Possibility of landmark designation.

Anna provided information on the properties history as a gas station including an old advertisement that showed the location of several gas stations. The Board requested more information at a later date.

DIRECTORS REPORT

Anna Hudson, Director of Development Services, provided the Board an update on the Comprehensive Plan. She stated a public draft should be available in January.

ADJOURN

With nothing further to come before the Board, Larry Jackson moved to adjourn. Amy Slaughter seconded the motion. All voted in favor and the meeting was adjourned at 6:38 PM.

PASSED AND APPROVED this the 9th day of January 2024.

SHELBY COLLIER, ASSOCIATE PLANNER	DAVID BULLION, CHAIRMAN

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Shelby Collier, Associate Planner
MEETING DATE: January 9, 2024

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 23-190 - **107 N. Acorn** - *Gregor Igler* - Repaint Exterior Trim, Siding and Doors as well as Stucco and Build a 2 ft Tall Rock Wall along the Corner of the Property.

PRESENTATION:

SUMMARY:
The applicant requests a Certificate of Appropriateness to repaint the exterior of the residence and barn to include siding, trim and stucco. In addition, the application would like to construct a Stone Wall, setback 25 feet from the road along the North Acorn and West Austin Corner.

BACKGROUND:
Application Number: #23-190

Address: 107 N. Acorn

Rating: Low

Zoning: **R1, Single Family Residential**

Owner: Mark & Helene Robinson

Applicant: Gregor Igler

3.2.12 Landscape and Site Features

It is not recommended to construct front yard fences where they were not present historically.

Appendix G

The requested colors are appropriate for the rating and style of the resource.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:
Staff find the stone wall would disrupt the openness of front yards in the immediate neighborhood. A historic house across the street has a single row of stones laid out as a permiter, however there are no other front yard walls. Fences or walls are typical for defining side and rear yards.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:
Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:
1. CofA Scope of Work
2. #23-190 COA Application
3. 23-190 Paint Colors

APPROVAL/REVIEW:

Exterior Changes

107 N. Acorn St.

Bear Creek Construction

Rockwood Shutter Green (SW2809) for all the wood siding on detached garage and back left corner of house.

Roycroft Misty Grey (SW2844) for all the trim (including window and door surrounds) and the stucco on the rear left corner of the house and stucco on the powder room wall near entry

Rockwood Red (SW2802) for the doors and windows on the detached garage

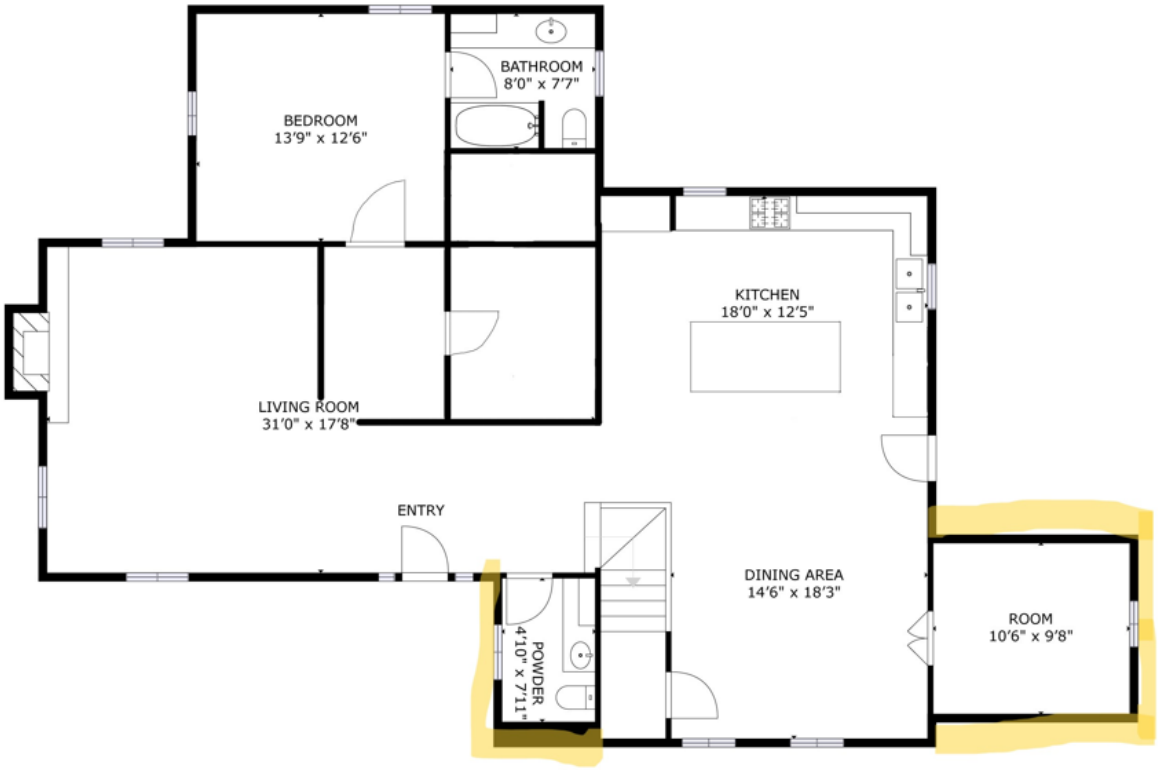
The stone exterior of the main house will be pressure washed to remove dust and dirt

Siding and trim to be repainted.

Stucco Corner that is being repainted

Stucco at front of house that will be repainted

Stucco that will be repainted marked up on floor plan



Stone fence location, setback minimum 25ft from road

Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to scollier@fbgtx.org

Subject Property Address 107 N. Acorn **Date Submitted** 10/17/23

Owner name: Mark and Helene Robinson **Phone #** (406) 471-0226

Owner Address: 107 N. Acorn St, Fredericksburg, TX 78624

Authorized Applicant: Gregor K. Igler **Phone #** (325) 656-4160

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Applicant E-mail: greg@bearcreekbld.com

Desired Start Date: 11/13/2023

Desired Completion Date: 05/06/2024

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

For the exterior of the home, the project will consist of building a 2ft stone wall in front of and at the sides of the home setback at least 25ft from the street. The landscaping will be redone. The siding, trim, and doors on the detached garage and house will be repainted. The stucco on the side of the house and the stucco to the right of the entry door will be repainted. There are not circumstances or financial issues that would affect compliance.

Attach supporting documentation in jpeg or pdf: ✓ **paint color** ☑ **color photographs** ☐ **site plan** ☑ **elevations & floorplans** ☐ **material specifications.** **Applications are incomplete without sufficient documentation.**

Staff to complete

Application # #23-190 **Year Built:** 1993

Eligible for Administrative Approval ___Yes X No **Zoning:**

Historic Review Board Meeting Date _____ **Application Fee $10** COA#

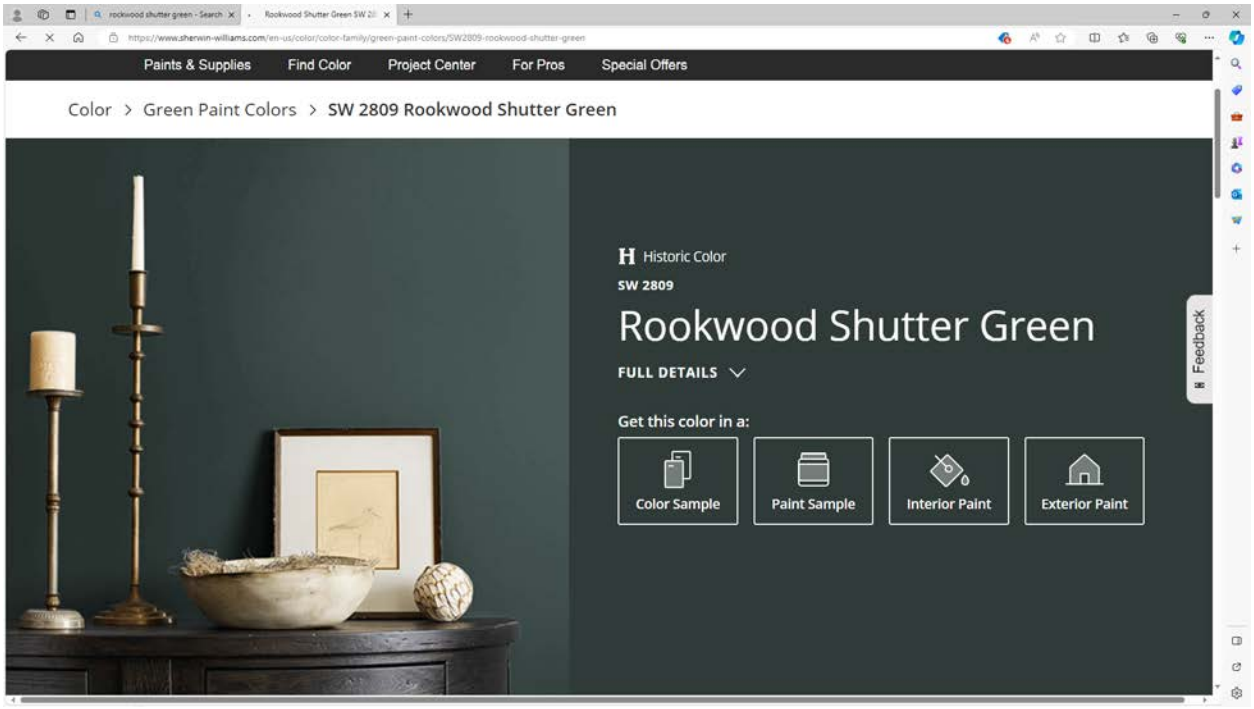
Survey Rating: Medium Low **HRB Fee $40** paid

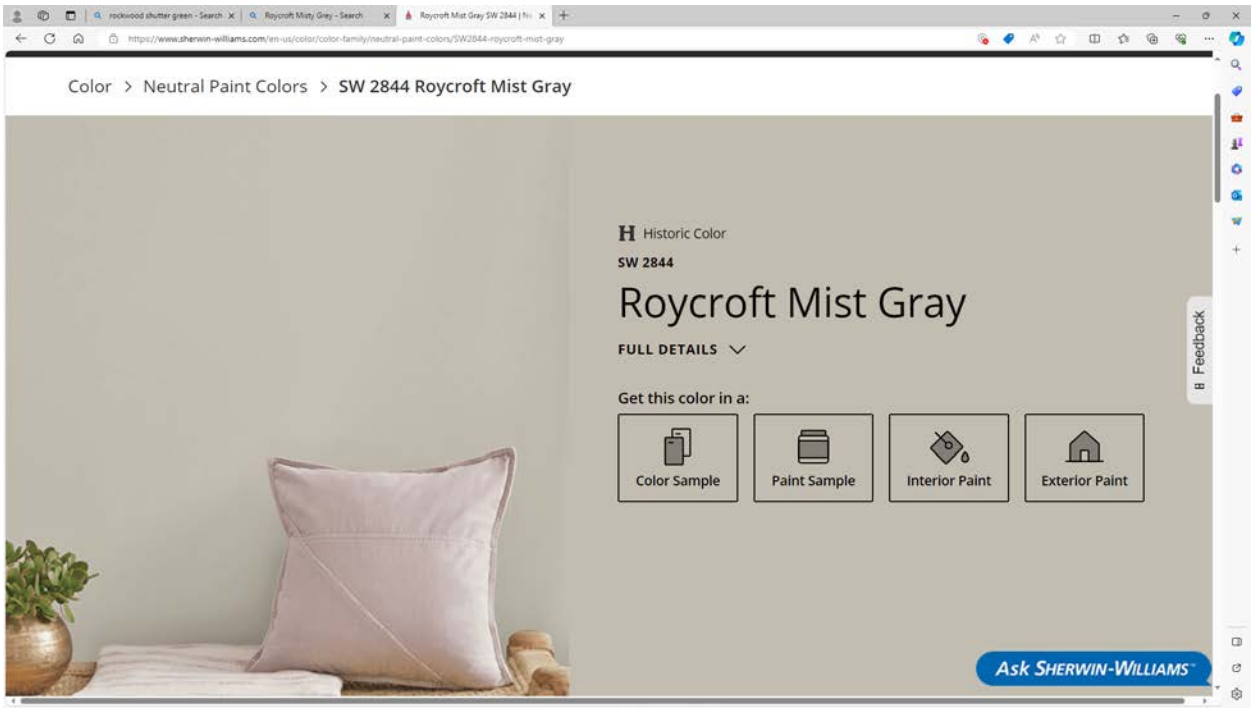
Staff Comments regarding Administrative Approval:

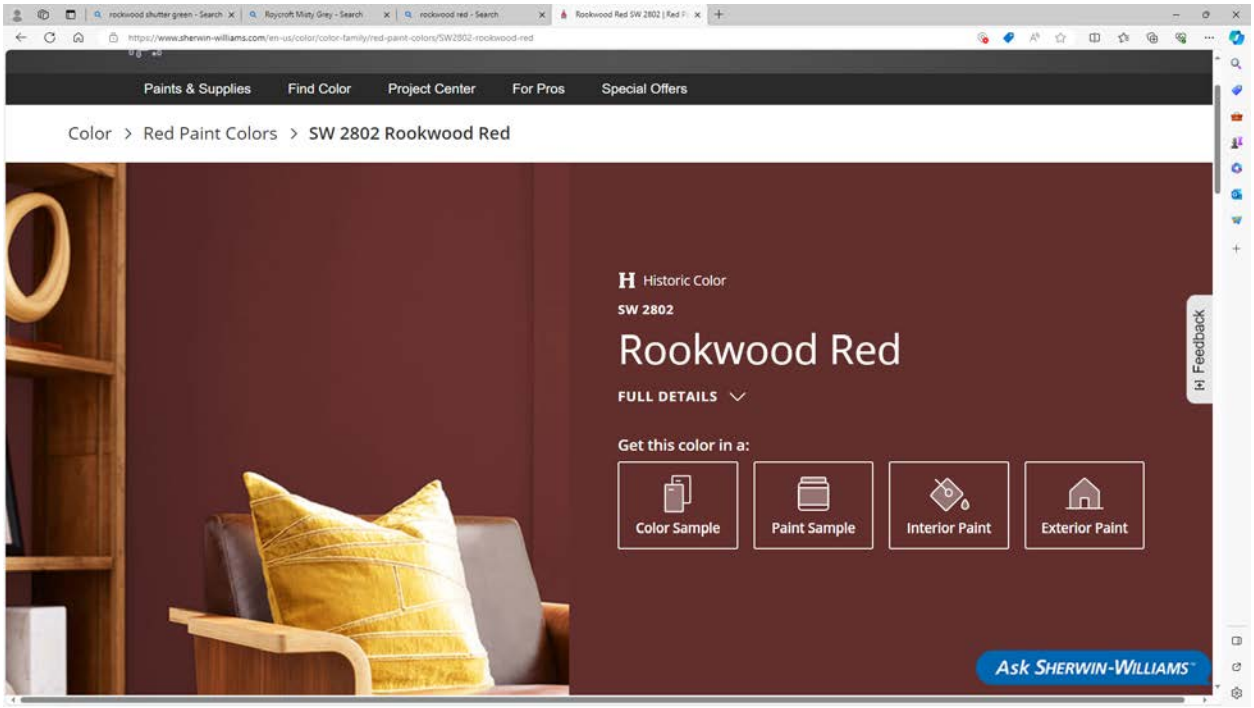
Historic Preservation Officer Signature_____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

Paint Colors






Paints & Supplies
Find Color
Project Center
For Pros
Special Offers
Color > Red Paint Colors > SW 2802 Rookwood Red
Historic Color
SW 2802
Rookwood Red
FULL DETAILS
Get this color in a:
Color Sample
Paint Sample
Interior Paint
Exterior Paint
Feedback
Ask SHERWIN-WILLIAMS

HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Historic Review Board
FROM: Anna Hudson, Director of Development Services
MEETING DATE: January 9, 2024

CATEGORY: CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CAPTION: 23-201 - **503 W Austin** - *Laughlin Homes and Restoration* - Re-rating to allow Demolition of outbuilding,construction of new guest house, new rock wall in front yard

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PRESENTATION:

SUMMARY:
The applicant is requesting a Certificate of Appropriateness to:
1. re-rate barn/shed structure to allow demolition and
2. construct a ~704 sq ft, 1 1/12 story guest house
3. build new rock wall in front

BACKGROUND:
The property was built in 1870 and is a High rated property in the Vernacular style. It is an outstanding example of architecture with only minor alterations and retains much of its original form.

Application Number: 23-201

Address: 503 W Austin

Rating: High

Zoning: R2, Mixed Residential

Owner: Bob & Janet Vackar

Applicant: Laughlin Custom Homes

Historic Preservation Ordinance

Demolition

(b) In addition to the criteria specified in section 23-62, the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of

appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:
(1) The demolition, removal or relocation of a historic Resource with a rating of "high" or the demolition or removal of a historic Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.

(c) As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.

(d) As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building, or that the requirements of section 23-64, economic hardship, below are met.

(e) The Design Guidelines and Standards for the City Of Fredericksburg, the Secretary's Standards for Rehabilitation, and the Secretary's Guidelines for Rehabilitating Historic Buildings will be used to guide the Board in decisions regarding issuance of a certificate of appropriateness for demolition or removal of a historic Resource within the historic district or upon a historic landmark, when permitted.

(f) In the case of a demolition application, the Board shall affirmatively find that:(1) Reasonable measures could not be taken to adaptively reuse, rehabilitate, or restore the Resource building or structure at its existing site;(2)Reasonable measures have been taken to relocate the Resource to a new site first within the same property, secondly within the historic district (if applicable), or thirdly to an area that will be enhanced by the Resource or where the goals of this article will be furthered and that the same cannot reasonably be done;(3)The condition of the Resource building or structure is such that it has been so altered or deteriorated that it has lost its value for promoting the goals of this article, and is no longer significant, and in such event that the condition is not due to demolition by neglect or action of the owner or another related person or entity;(4)Plans for proposed new construction or other reuse of the property, and their effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this article.

Design Guidelines/Standards

3.4.1. Lot Coverage

Zoning as the Baseline for Maximum Lot Coverage

Fredericksburg’s zoning ordinance sets the baseline for the maximum allowable lot coverage. These standards require contextual assessment of lot coverage based on the surrounding historic properties. In many instances, the lot coverage permitted by these standards will be less than the maximum permitted by the zoning ordinance.

Preservation

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

Preservation

Avoid impacting significant historic resources or site features when constructing new accessory buildings.
(c)Height and Massing Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel. Required; maximum of one story, 18 feet in height.

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:
1.Staff was able to conduct a site visit to asses the condition of the structure. It is not as old as the main house, but has likely been in place for more than 50 years. Outbuildings tell an important part of Fredericksburg history and should be retained whenever and wherever possible.The structure in question is a typical barn/garage structure that is built with cedar posts and a mish-mash of materials. It is not of the same value as the high-rated main house. Staff recommends re-rating to "medium" rating. The metal siding and framing members are a patchwork, typical for the use and age of the building. The condition and dimensions of the building limit its ability to be re-used for anything other than storage. An adaptive re-use would require such extensive alterations that the authenticity of the nature of the building would be lost. Staff suggests the materials be dismantled and re-used on site where ever possible.

2. The requested new construction of a guest house is in the location of the old barn.It is very common for townlots to have secondary structures but they were historically smaller in size and height than the primary structure.The proposed accessory building has a footprint of approximately 700 sq which is less than the main house with its current additions, but is close to the footprint of the original house. It is taller than the main house. Staff suggests modifications be made to the new construction to reduce the height and mass of the new building to give it more of an outbuilding appearance and that materials from the demolition of the outbuilding be used where feasible.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:
Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

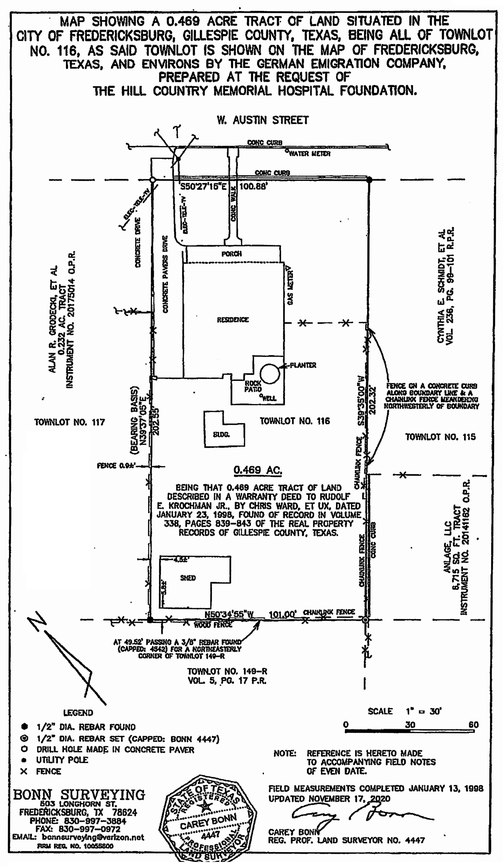
ATTACHMENTS:
1. Guesthouse Site Plan
2. elevations for vackar guest house
3. CofA 503 West Austin guest house scope of work
4. Vackar Photos Showing Guesthouse
5. CoA guest house vackar
6. thumbnail_Screenshot 2023-11-29 at 6.11.28 AM
7. Barn Photos
8. 2023-12-08_VACKAR_Master Layout REVISED
9. photos for wall

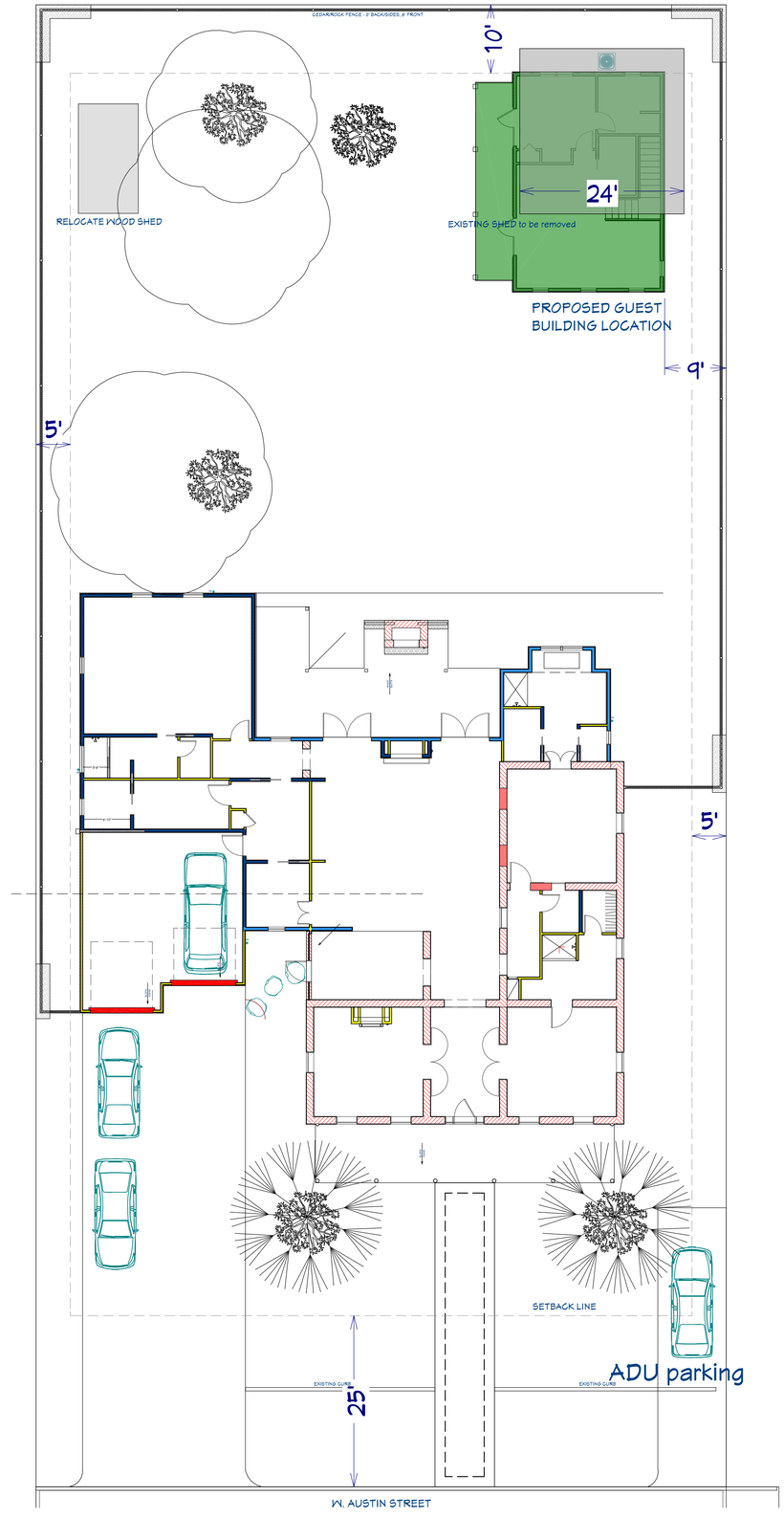
APPROVAL/REVIEW:

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

ORIGINAL SURVEY:

FOR REFERENCE





SHEET NUMBER 2

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BOB AND JANET VACKAR

503 W AUSTIN ST.
FREDERICKSBURG, TEXAS

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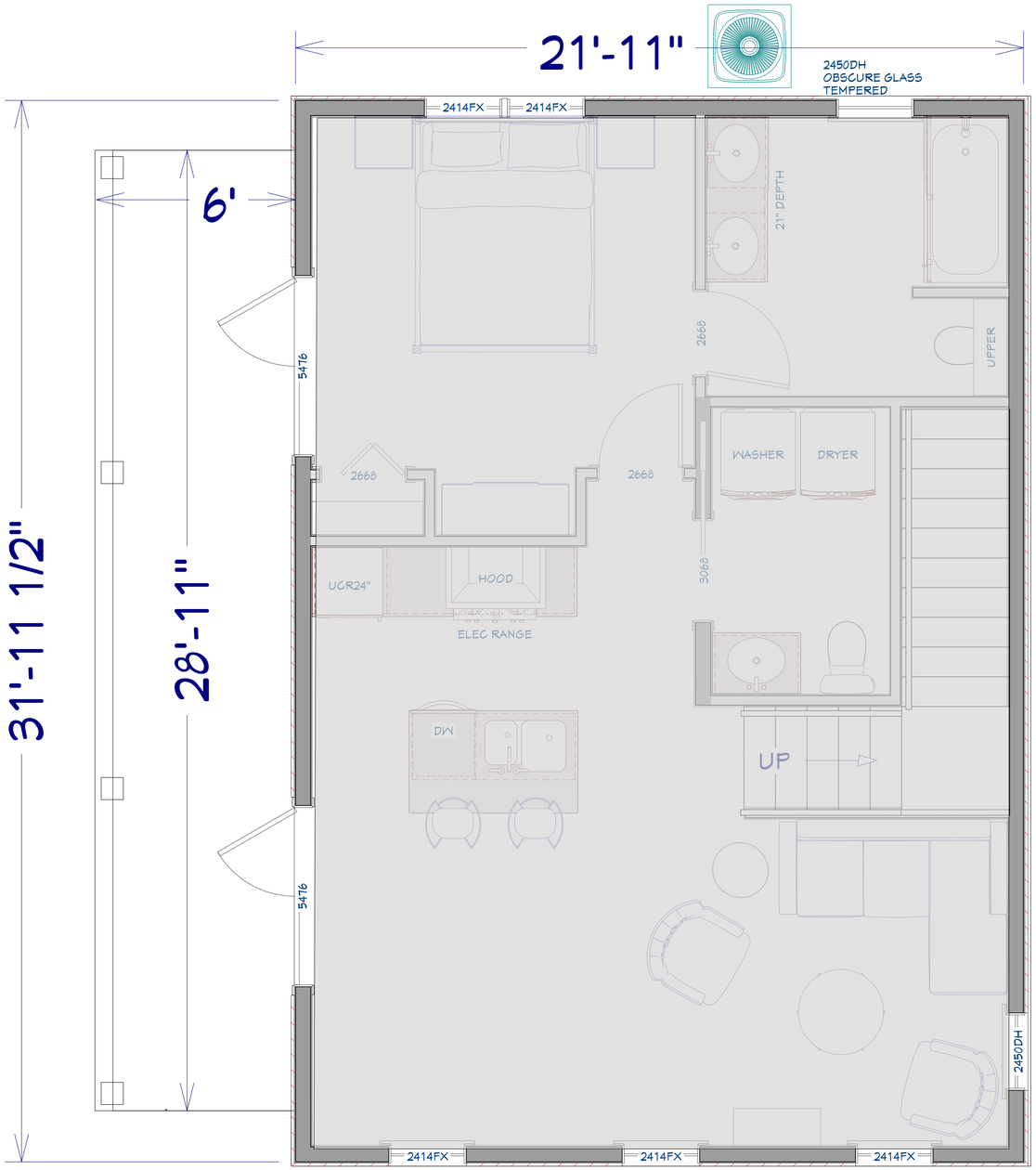
830-997-4974
WWW.HILLCOUNTRYBUILDER.COM
616 W. MAIN ST.
FREDERICKSBURG, TEXAS 78624

DATE:
11.10.23

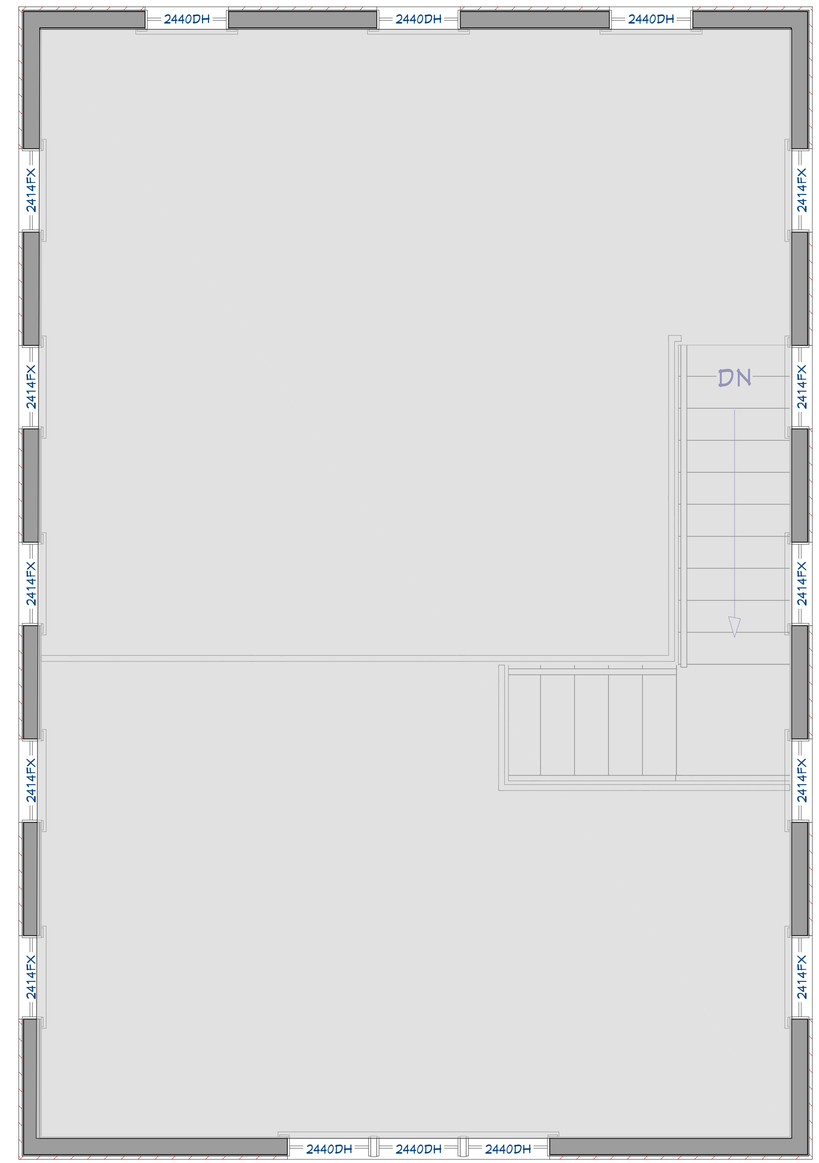
SCALE:
1" = 10'
PAPER: ARCH D (24" X 36")

SHEET:
SITE PLAN



FIRST FLOOR PRELIM

1/2" = 1'



SECOND FLOOR PRELIM

1/2" = 1'

SHEET NUMBER

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FREDERICKSBURG, TEXAS 78624

DATE:

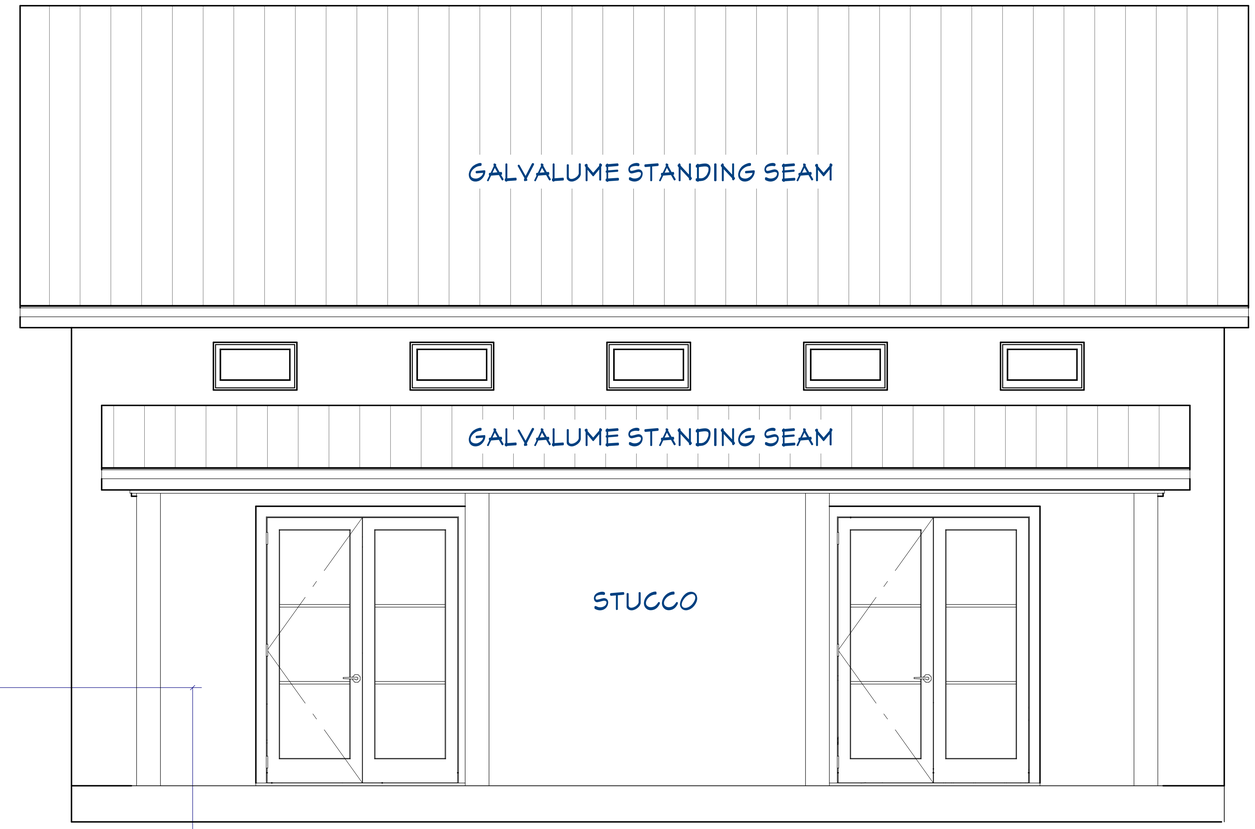
10.24.23

SCALE:

PAPER: ARCH D
(24" X 36")

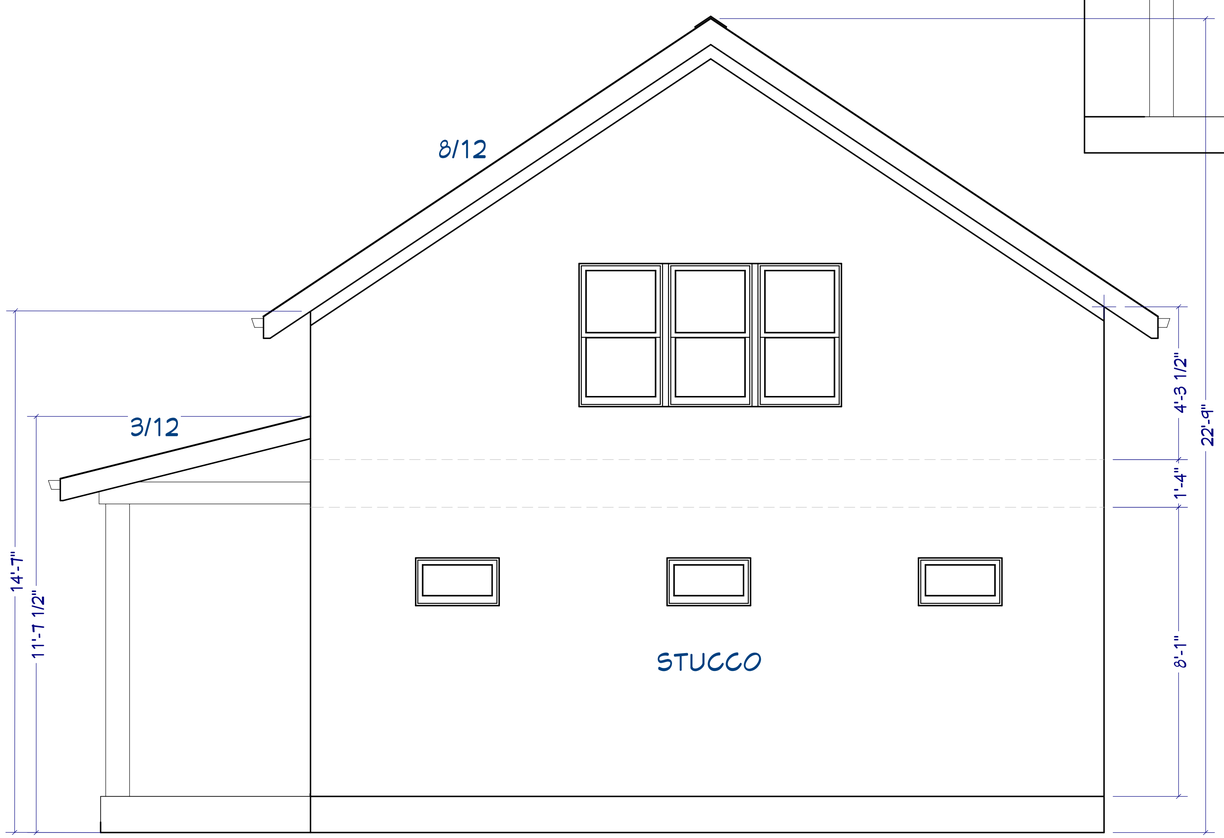
SHEET:

GUEST HOUSE



EAST ELEVATION

1/4" = 1'



SOUTH ELEVATION

1/4" = 1'

STUCCO

BM 232 - WINTER WHEAT **TO MATCH EXISTING HOME**

ROOF MATERIAL

GALVALUME STANDING SEAM
TO MATCH EXISTING HOME

WINDOW

LINEN 032, CLAD
TO MATCH EXISTING HOME

STEEL DOORS

BRONZE STEEL
TO MATCH EXISTING HOME

SHEET NUMBER
15

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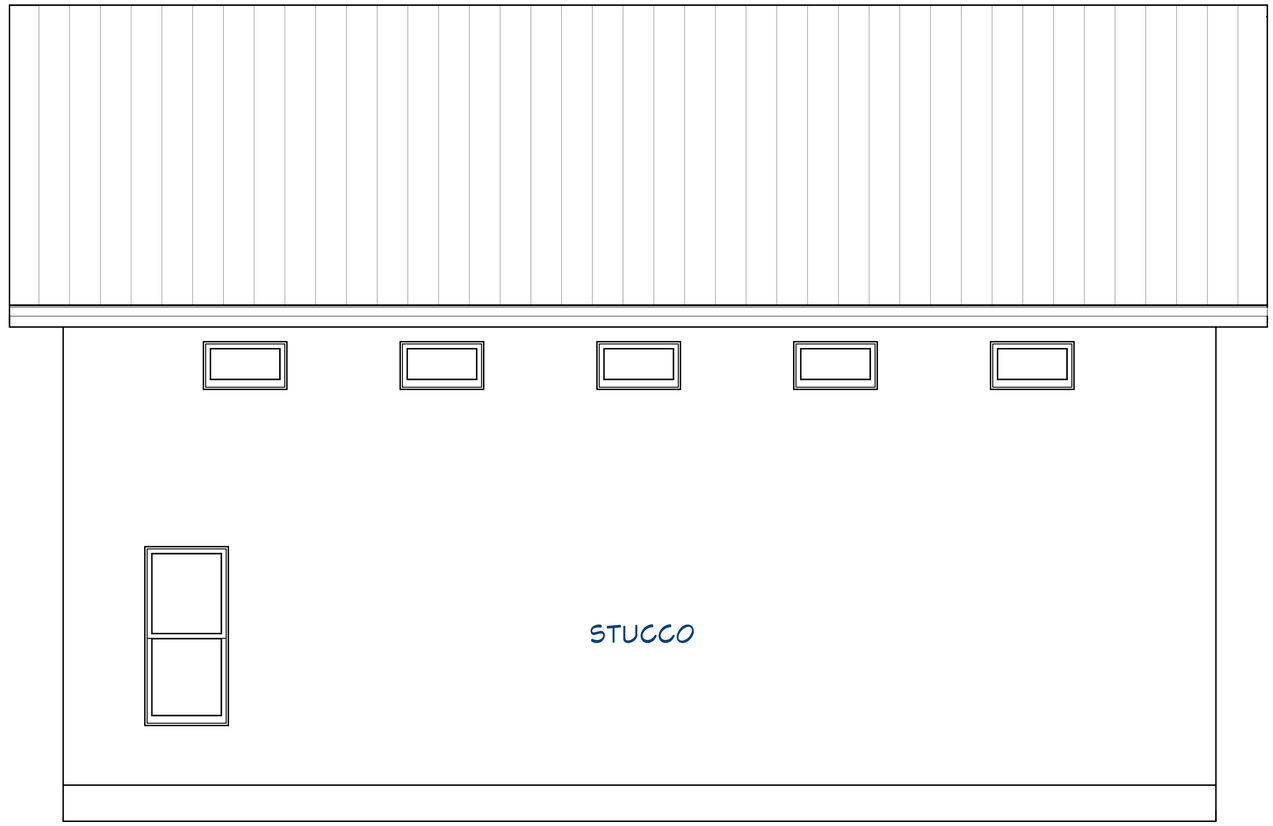
DATE:
10.24.23

SCALE:
PAPER: ARCH D (24" X 36")

SHEET:
GUEST HOUSE



WEST ELEVATION

1/4" = 1'

NORTH ELEVATION

1/4" = 1'

STUCCO

BM 232 - WINTER WHEAT **TO MATCH EXISTING HOME**

ROOF MATERIAL

GALVALUME STANDING SEAM
TO MATCH EXISTING HOME

WINDOW

LINEN 032, CLAD
TO MATCH EXISTING HOME

STEEL DOORS

BRONZE STEEL
TO MATCH EXISTING HOME

SHEET NUMBER

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BOB AND JANET VACKAR

503 N AUSTIN ST.
FREDERICKSBURG, TEXAS

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616 W. MAIN ST
FREDERICKSBURG, TEXAS 78624

DATE:

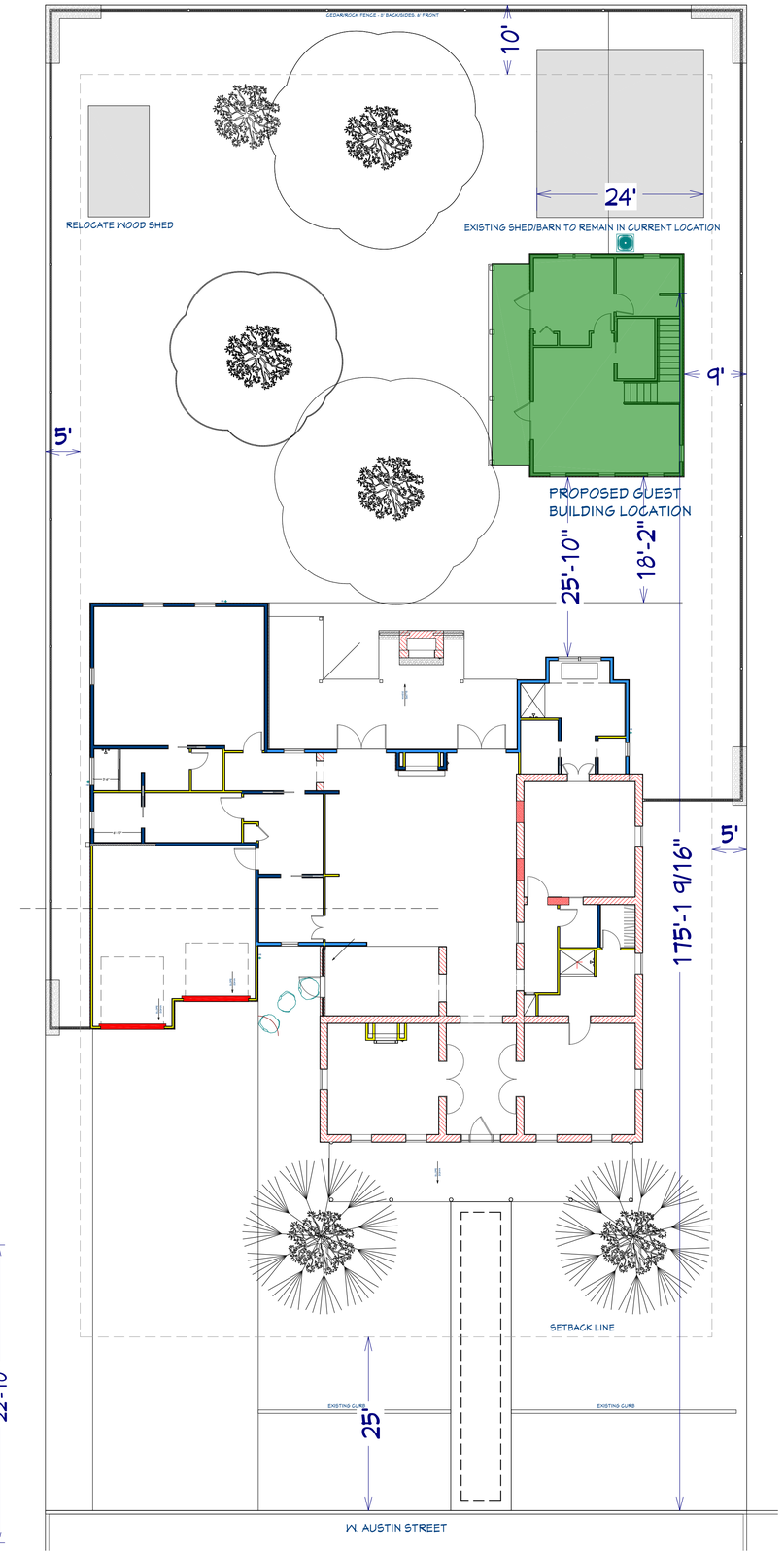
10.24.23

SCALE:

PAPER: ARCH D (24" X 36")

SHEET:

GUEST HOUSE ELEVATIONS PG2



SHEET NUMBER 17

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BOB AND JANET VACKAR

503 W AUSTIN ST.
FREDERICKSBURG, TEXAS

DRAWINGS PROVIDED BY:
LAUGHLIN HOMES + RESTORATION
830-997-4974
WWW.HILLCOUNTRYBUILDER.COM
616 W. MAIN ST.
FREDERICKSBURG, TEXAS 78624

DATE:
10.24.23

SCALE:
PAPER: ARCH D (24" X 36")

SHEET:
GUEST HOUSE SITEPLAN

CofA 503 West Austin

Scope of work

Constructing a 600sqft 1 bedroom guest house that is 1 ½ stories. The homeowners wanted more space as the actual home is made up of 2 master suites for him and her and a bunk room. They wanted additional space for their daughter. This property is surrounded by commercial property and multiple STR's. The sense of neighborhood has long been lost. The Vackars wish to preserve the large lot for the private use of their family with extensive landscaping. The 2 story party house located directly to the right of this property stands tall, all who stay can look into the backyard of the Vackars property. The original smokehouse has been relocated to the corner of the backyard as a playhouse for the children. By strategically placing this guest house, it adds a sense of privacy to this large backyard. Materials will be identical to the home with stucco, and galvalume standing seam roof. Will also include steel iron doors for entry and aluminum clad windows.

Impervious Calculations-

Guest house only vs to lot - 3.99%
All Structures vs to lot - 32.20%

View of two story neighbors looking into backyard. Looking northwest

Street view of proposed guest house location. Looking south

Current view from neighbors of large backyard. Looking south east

View from backyard of neighbors tall two story with massive addition looking northwest.

1.5 story house east of backyard

Neighbor to west 2 story house w large addition and 2 story STR

Neighbor to west 2 story house w large addition and 2 story STR

Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to ahudson@fbgtx.org

Subject Property Address 503 West Austin **Date Submitted** 10/24/23

Owner name: Bob and Janet Vackar **Phone #** (956) 495-4000

Owner Address: 979 Old Kerr Hwy, Fredericksburg, TX 78624

Authorized Applicant: Laughlin Homes **Phone #** (830) 997-4974

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Applicant E-mail: mm@hillcountrybuilder.com

Desired Start Date: Nov 2023

Desired Completion Date: Feb 2024

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

Please see attached word document for scope of work

Attach supporting documentation in jpeg or pdf: ☐ **paint color** ☑ **color photographs** ☑ **site plan** ☑ **elevations & floorplans** ☑ **material specifications.** **Applications are incomplete without sufficient documentation.**

Staff to complete

Application # _____

Year Built: _____

Eligible for Administrative Approval ___Yes ____ No

Zoning: _____

Historic Review Board Meeting Date _____

Application Fee $10 COA#

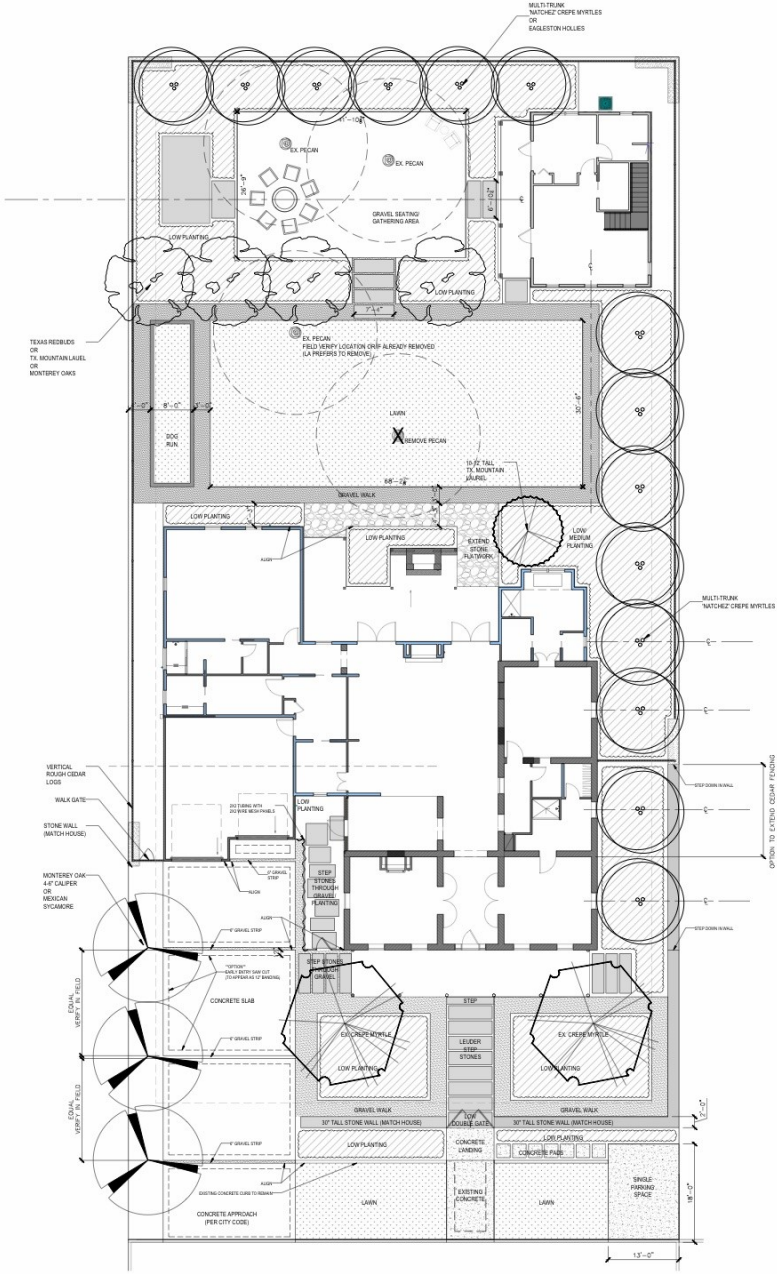
Survey Rating: Medium

HRB Fee $40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature_____

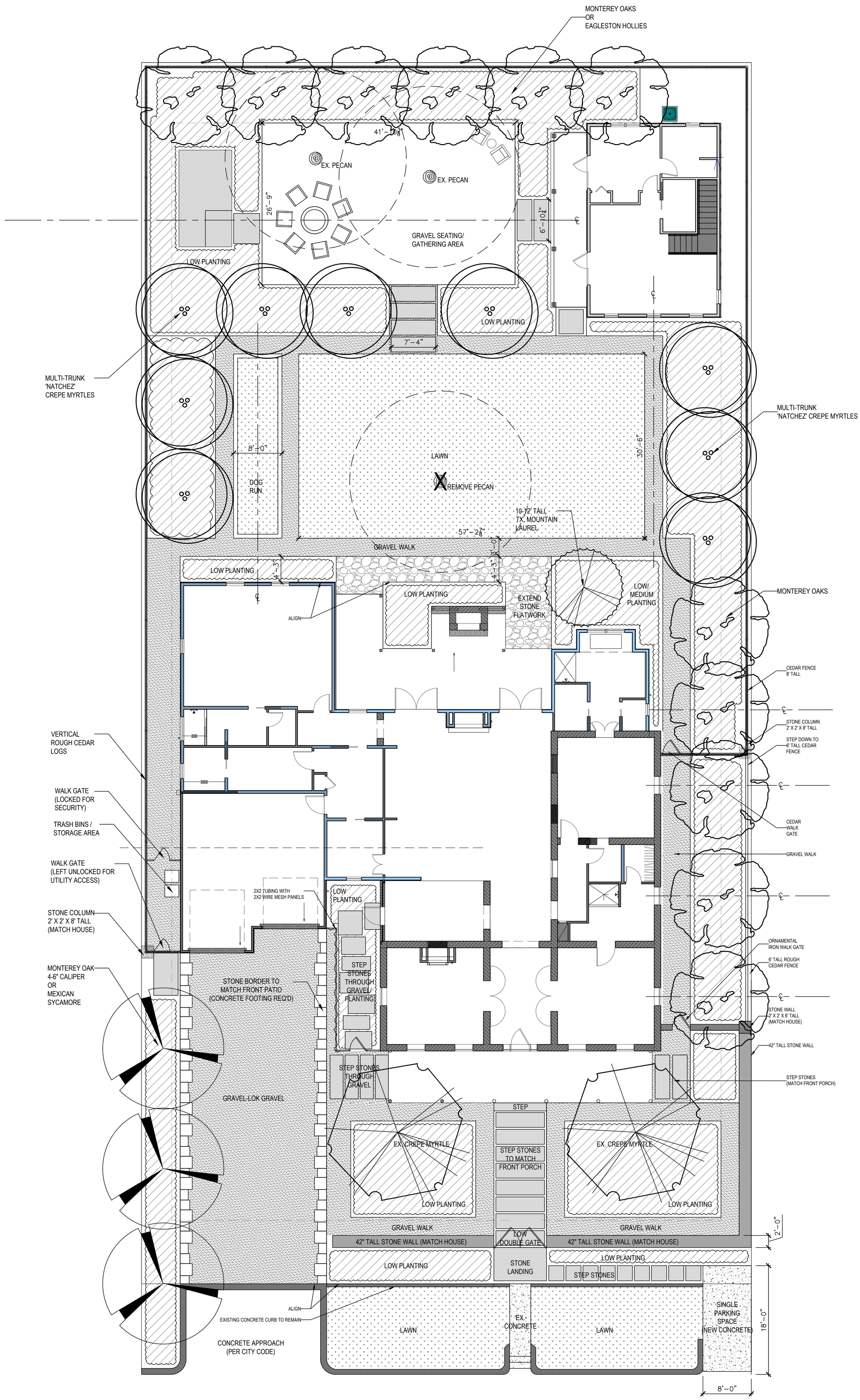
Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.



OUTDOOR COLLABORATIVE
LANDSCAPE DESIGN + BUILD
2212 NEWFIELD LANE, AUSTIN, TX 78703

VACKAR RESIDENCE
MASTER LAYOUT
11-28-2023

SCALE: 1/8"=1'-0"



OUTDOOR COLLABORATIVE

LANDSCAPE DESIGN + BUILD
2212 NEWFIELD LANE, AUSTIN, TX 78703

VACKAR RESIDENCE

MASTER LAYOUT
11-28-2023
REVISED 12-08-2023

0 1 2 4 8 16 24
SCALE: 1/8"=1'-0"

2.2.6. Accessory Building Forms

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

2.2.6.1. Accessory Dwellings (ca. 1840–)

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

Character-defining features:

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

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

2.2.6.2. Cistern (ca. 1840–1960)

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

Character-defining features:

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

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

2.2.6.3. Windmill (ca. 1860–1960)

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

Character-defining features:

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

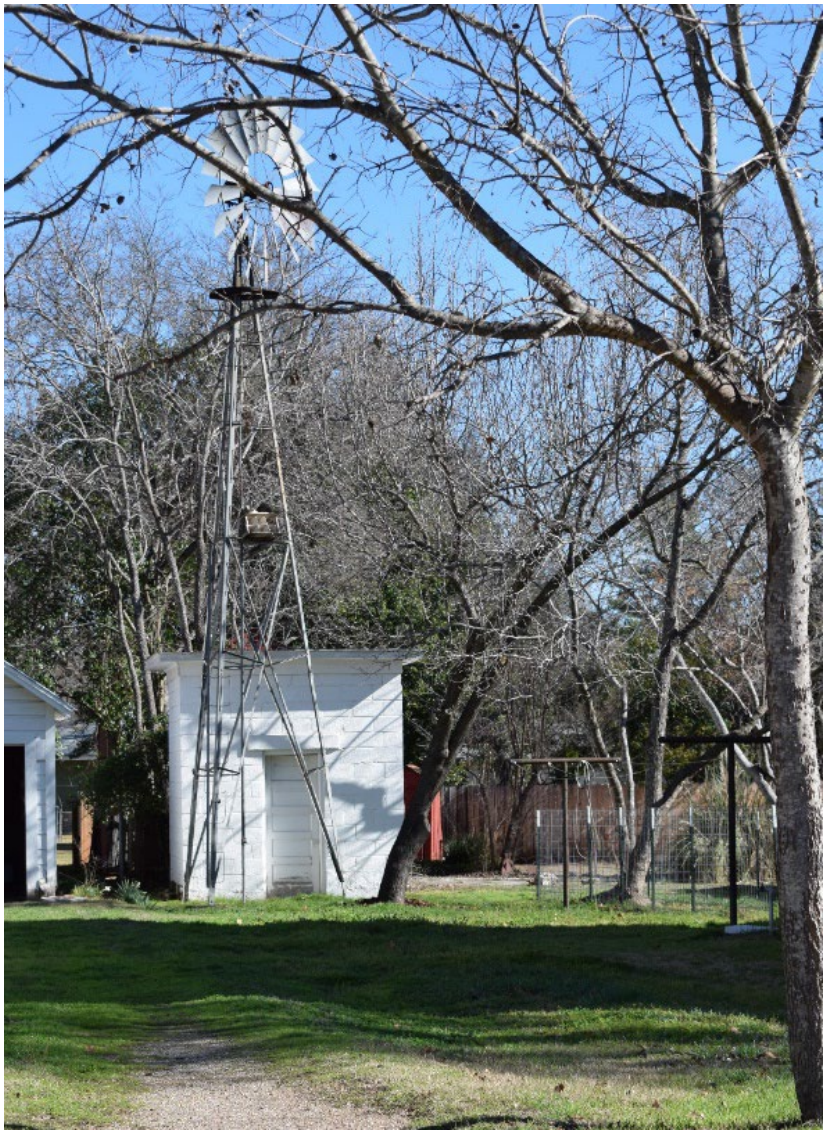


Figure 2-75. Example of a windmill with a connected pump house. Source: HHM, 2020.

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

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

Character-defining features:

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

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

2.2.6.5. Garage (ca. 1905–)

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

Character-defining features:

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

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

2.2.6.6. Carport (ca. 1905–)

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

Character-defining features:

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

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

2.3. COMPLEX TYPES

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

2.3.1. Residential Lots

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

Character-defining features:

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

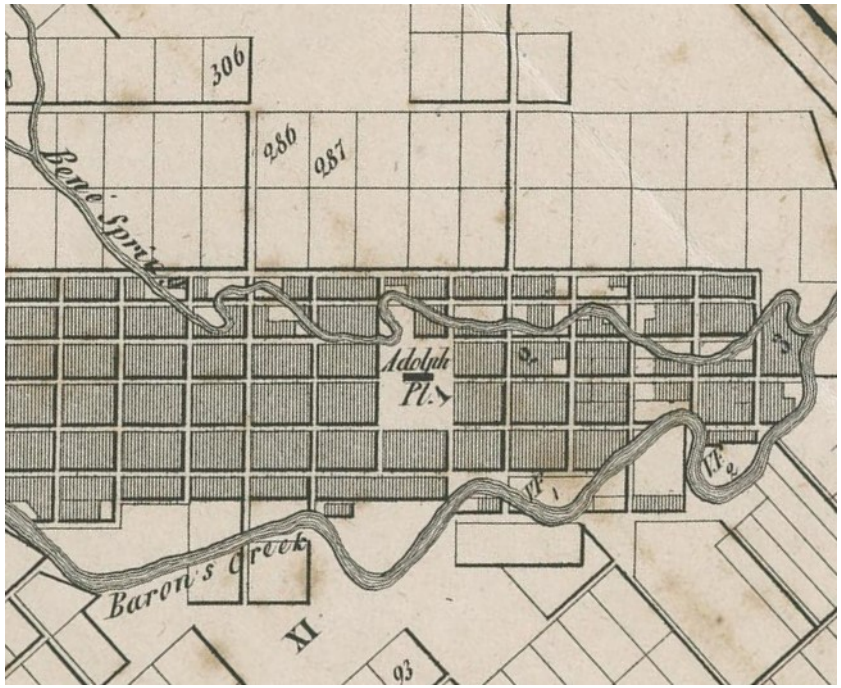


Figure 2-79. Detail of a map of Fredericksburg from 1850. Note the dense lots near the core of town, and the larger lots to the south of the creek and north of present-day Travis Street. Today, the lots near the core of town generally retain their historic lot division patterns, while the larger lots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

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

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

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

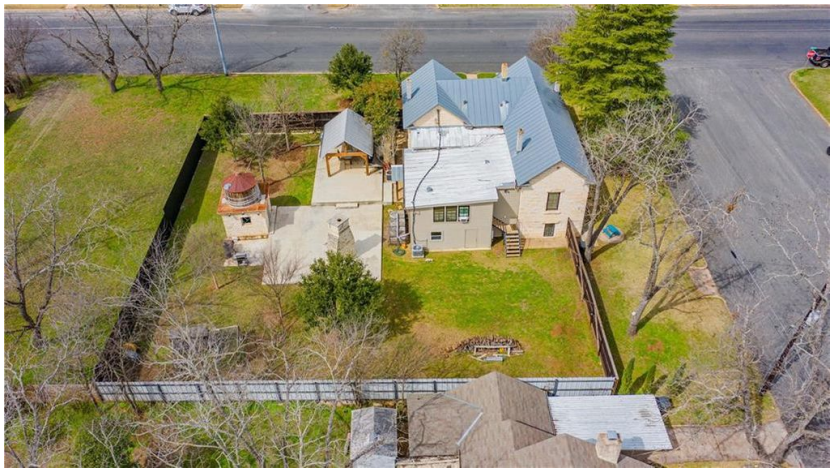


Figure 2-83. Bird's-eye view photograph of 211 N. Cherry Street showing the cistern and tank house situated directly behind the main house. Note that the fence does not date from the historic period. Source: Realtor.com.

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

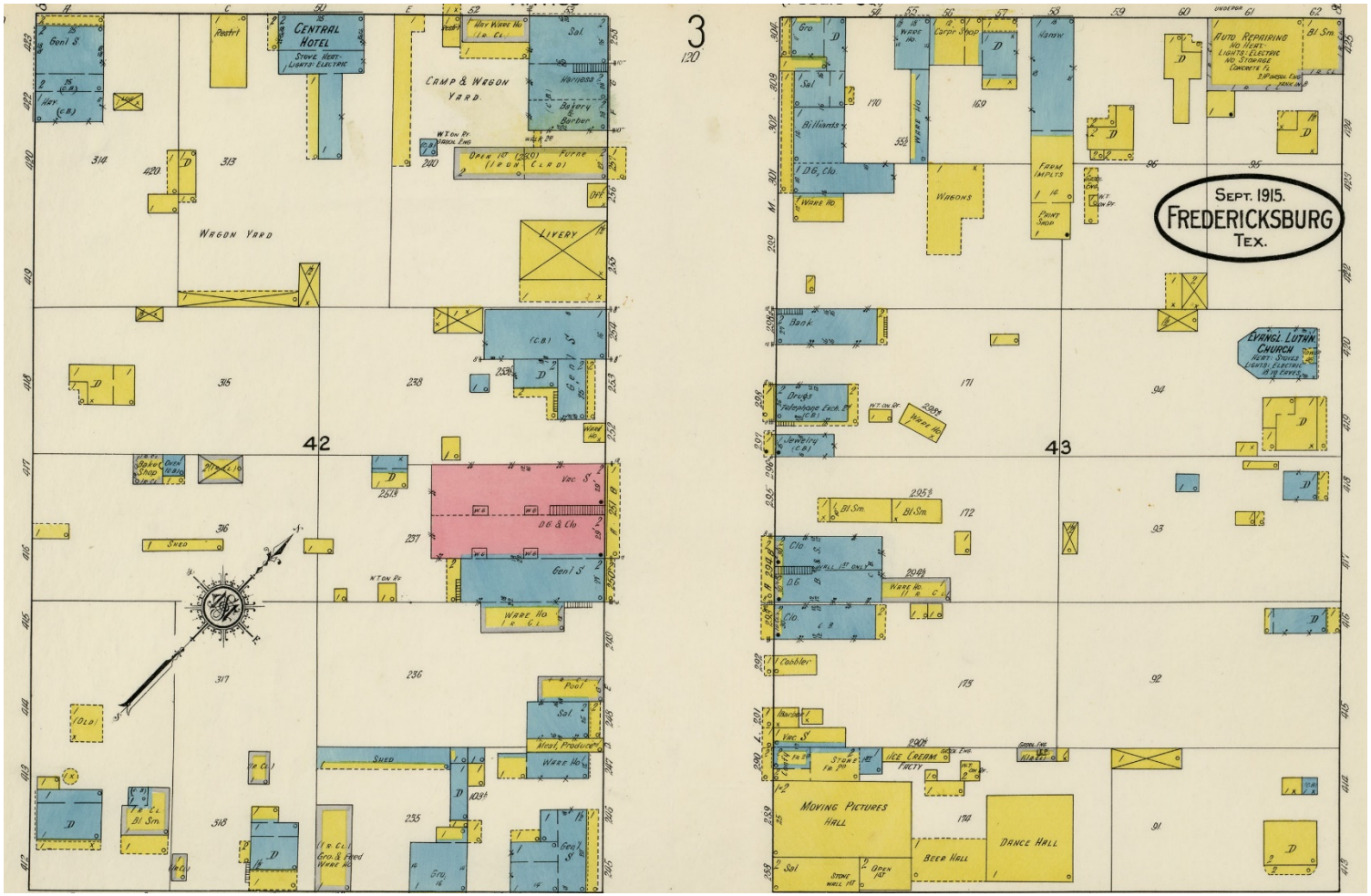


Figure 2-86. Detail of a Sanborn Fire Insurance Map from 1915 showing masonry commercial buildings (shaded red and blue) abutting the front and side lot lines, with small wood-frame accessory buildings (shaded yellow) clustered behind. Source: University of Texas Libraries, http://legacy.lib.utexas.edu/maps/sanborn/d-f/txu-sanborn-fredricksburg-1915-2.jpg.