

City of Fredericksburg Historic Resources Survey: Phase I

FINAL REPORT



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Cover images: CMEC 2018

1. EXECUTIVE SUMMARY

This document presents the findings of Phase I of a comprehensive historic resources survey of the City of Fredericksburg. The City of Fredericksburg retained Cox|McLain Environmental Consulting, Inc. (CMEC) in February 2018 to conduct the survey. The purpose of the survey was to document all buildings, sites, structures, objects, and districts (defined as “resources”) within the boundaries of the Phase I survey area—focusing on resources built before 1969 (defined as “historic-age”) and excluding previously surveyed properties—and identify individual resources or districts eligible for local listing or listing in the National Register of Historic Places (NRHP). See **Figure 1 in Appendix A** for a map of the survey area.

CMEC historians conducted the survey between April 30 and May 2, 2018. In total, 398 historic-age resources were documented and evaluated for NRHP eligibility based on their potential historic significance and integrity. The survey area was also evaluated for potential new historic districts and for a potential expansion of the existing City of Fredericksburg Historic District.

A draft report was submitted to the City in November 2018 for review by the Historic Preservation Officer, Historic Review Board, and the public. This final report incorporates additional information and feedback provided from these parties. As a result of the survey, CMEC recommends 28 resources eligible as local landmarks, one resource eligible for the NRHP, and a historic district expansion.

This report begins with an introduction to the project and project objectives, followed by an overview of the survey methodology. Next is a brief overview of the NRHP, Fredericksburg’s local landmark program, and the City’s preservation priorities system. The historic context used by the survey team to evaluate properties is provided. The results of the survey are then presented along with a discussion of eligibility. A summary and bibliography follow. Included in the appendices are GIS-based maps of the survey results, an inventory table of survey results, and survey forms for the historic-age resources documented as part of this project.

2. INTRODUCTION

The City of Fredericksburg's Department of Development Services sponsored this survey to provide documentation of historic-age resources in areas of the city not previously documented in prior surveys. To accomplish this city-wide task in accordance with available funding, CMEC proposed to divide the project into four phases. After being retained by the City of Fredericksburg in February 2018 to complete Phase I of the survey, CMEC collaborated with the City to establish a Phase I survey area, which includes properties just outside the existing City of Fredericksburg Historic District.

This project builds upon previous surveys conducted by the City of Fredericksburg. The city's historic downtown, its surrounds, and other select resources were documented in a 1983 survey by preservation consultant David Moore and a 2002 survey by Hardy Heck Moore, Inc. (HHM & Associates 2003; Moore 1983). These surveys focused on reassessing contributing and non-contributing resources within the boundary of the Fredericksburg Historic District (listed in the NRHP in 1970 and locally listed in 1987) and reevaluating the district's boundaries. A high, medium, or low preservation priority was assigned to resources surveyed in the 2002 historic resources survey.

The current survey's scope of work consisted of the following tasks:

- Conducting research to understand Fredericksburg's history as it relates to settlement patterns, as well as building types and construction methods, and developing a historic context.
- Surveying historic-age resources (constructed in 1968 or earlier) within the red survey boundary shown in **Figure 1 in Appendix A** (excluding previously surveyed resources and existing local landmarks).
- Assigning a preservation priority to each surveyed historic-age resource.
- Evaluating each property for potential designation as a local landmark.
- Assessing the survey area for potential new historic districts and areas in which the current historic district may be expanded.
- Assessing surveyed properties for individual NRHP eligibility under Criterion C: Architecture and making general recommendations for potential NRHP eligibility under Criteria A or B.

As part of this effort, CMEC participated in a public kick-off meeting to help inform the public about the project and incorporate information obtained from members of the public about surveyed resources. CMEC will also participate in a results presentation to the public.

Final deliverables include the following:

- Survey report—to include a brief historic context, survey results, recommendations, and bibliographic references
- Complete survey forms for each historic-age resource
- A map set showing the location of each surveyed resource and preservation priorities
- GIS shapefiles/geodatabase of survey points linked to the data collected in the survey
- FileMakerPro database containing the records for the current survey as well as records for properties documented in previous surveys

This project was conducted in accordance with standards and guidelines for historic resources surveys and reports set by the National Park Service (NPS), the agency that administers the NRHP, and the Texas Historical Commission (THC), which is the State Historic Preservation Office in Texas. Historic-age resources were evaluated based on criteria set by the NPS and the City of Fredericksburg (outlined in **Section 4**).

CMEC project personnel are professionals who meet or exceed the Secretary of the Interior’s Professional Qualification Standards for Architectural History and have extensive experience with similar projects. Emily Reed, CMEC Preservation Program Manager, served as the Project Manager and oversaw all aspects of the survey and deliverables. Ms. Reed and Architectural Historians Sandy Shannon and Izabella Dennis conducted the fieldwork for the survey. Ms. Reed, Ms. Shannon, and Senior Historian Ann Keen authored this report.

2.1. REPORT TERMINOLOGY

Terminology in this report is based on standards set by the NPS and can be further referenced in “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation” (NPS 2002a). Some resources are described in this report with a “Survey ID #.” This is a unique identification number assigned by CMEC to each surveyed historic-age resource. See the table in **Appendix B** and inventory forms in **Appendix C** for detailed information about each resource labeled with a Survey ID #.

The term “parcel” is used to refer to a legally defined piece of real estate. Typically, a piece of property (also known as a lot) that a business or individual owns and pays property taxes on is a single parcel. In some cases, more than one large historic-age resource was located on a single parcel; these historic-age resources were surveyed with separate inventory forms.

3. METHODOLOGY

CMEC developed a methodology for this project based on standards set by the NPS and guidelines for historic resources surveys recommended by the THC. Approaches to research, survey, and evaluation were determined at the outset of the project and were adhered to throughout. The following section describes the methodology used for the survey component of this project, which involved four main tasks: (1) research and context development, (2) fieldwork preparation, (3) on-the-ground fieldwork activities, and (4) post-field data processing and evaluation.

3.1. RESEARCH AND CONTEXT DEVELOPMENT

The NPS recommends that a historic context be developed for historic resources surveys to understand major trends and building types. This chronological context assists with evaluating the historic significance of a property in relation to surrounding properties. At the beginning of the project, CMEC conducted a literature review to understand Fredericksburg history, focusing on the late-nineteenth century to mid-twentieth century as these eras relate to settlement patterns, buildings types, and construction methods. Consequently, a draft context was developed (see **Section 5**) to help the survey team identify and evaluate the historic-age resources within the project area for NHRP and local landmark eligibility.

To prepare the draft context, CMEC obtained and reviewed Sanborn maps and historic aerial images from the U.S. Geological Survey (USGS) to understand general development trends of Fredericksburg and the survey area. Though earlier Sanborn maps are available of the historic core of Fredericksburg, Sanborn maps covering portions of the survey area date to 1924 and 1938; available historic aerials are from 1938, 1948, 1963, 1966, 1976, and 1981 (Sanborn Map Company 1924, 1938 USGS 1938, 1948, 1963, 1966, 1976, 1981). Gillespie County Central Appraisal District data was used to create a chronological map of development showing the earliest improvement date for each parcel in the survey area (Gillespie Central Appraisal District 2018).

CMEC also reviewed Handbook of Texas Online articles, publications from the Gillespie County Historical Society, and books about the history of Fredericksburg and Gillespie County to support the development of the historic context. The previous survey reports and the Fredericksburg Historic District NRHP nomination were reviewed for their historical information. Additionally, CMEC reviewed online repositories, including The Portal to Texas History, for photographs, articles, or other material of relevance. A full list of sources is included in **Section 7**.

3.2. FIELDWORK PREPARATION

To prepare for fieldwork, CMEC reviewed the THC Historic Sites Atlas to confirm that none of the properties to be surveyed were previously listed in the NRHP or previously surveyed. A high-resolution aerial image from 1966 was georeferenced with current aerials, and CMEC used the historic aerial, coupled with CAD data, to preliminarily identify non-historic-age resources and vacant lots in the survey area and note the presence or absence of large additions to historic-age buildings. CMEC historians assigned a CMEC identification number (referred to as the “Survey ID #”) to each resource in the survey area, and a set of field maps was created with historic-age, non-historic-age, and vacant properties demarcated.

Using FilemakerPro software, CMEC created a custom tablet-based data collection form that incorporates the previous survey data and an inventory form for each property in the current survey. CMEC worked with the City to develop the form and received approval on the form before conducting fieldwork. This form was loaded onto iPads for field data collection and was pre-populated with basic property information (address, parcel number, earliest improvement date from CAD, etc.), aerial review status, and any identified historical information.

3.3. FIELD SURVEY

From April 30 through May 2, 2018, a team of three professional historians (Emily Reed, Izabella Dennis, and Sandy Shannon) conducted the field survey. Except for existing local landmarks, which were not surveyed, all parcels in the survey area, regardless of their preliminary aerial review status of historic-age, non-historic-age, or vacant lot were reviewed by the historians to confirm or correct the original aerial review assessment. Updated statuses were noted on field maps.

Properties with at least one historic-age resource visible from the public right-of-way were photo-documented from the right-of-way, and information about each resource’s characteristics was entered into the tablet form. At least two photographs were taken of each resource, including an elevation photo and an oblique. Each surveyor noted the photograph numbers for each resource on the tablet form. CMEC collected a wide array of information for each historic-age resource while in Fredericksburg. This data included current address, general description (type, style, form, function, and year-built date), visible alterations, and general notes (presented in **Appendix C**).

Historic-age ancillary buildings were recorded separately on an inventory form only if they were notable in terms of size, style, or age. A commonplace detached garage or shed was photographed when visible from the right-of-way, and the photo was included in the record of

the primary resource on the parcel. Non-historic-age resources on the same parcel as a historic-age resource were likewise documented with a photograph and noted in the primary record for the property. When a parcel included more than one resource documented with an individual inventory form or included a historic-age resource plus a sizeable non-historic-age resource, an alphabetical character was appended to the Survey ID. For example, the main house and freestanding carriage house at 123 Main Street would be designated as 104A and 104B, respectively.

Notes were made in the tablet forms regarding information obtained from neighbors and members of the public encountered during the survey, including construction dates for buildings and building history.

In addition to documenting the historic-age properties within the survey area, CMEC's historians drove through the survey area assessing it for any new historic districts and/or potential expansion opportunities for the current historic district.

3.4. POST-FIELD PROCESSING AND EVALUATION

Following the completion of fieldwork, photographs were loaded into the Filemaker Pro database; a minimum of two photographs per record were included. The data that had been entered in the tablets during fieldwork was reviewed for accuracy and completeness by the historians. To confirm the existence of alterations, historians primarily relied on professional judgment, as well as Sanborn maps, Google StreetView, historical real estate listings, and aerial imagery. For year-built dates, several sources were used to supplement professional judgment: aerial imagery, Sanborn maps, newspaper articles, and, if available, property websites. Records were further updated to reflect any new historical information uncovered during post-field processing.

After categorizing the surveyed properties by use, type, form, and style, and documenting materials, alterations, and current designations, CMEC historians assigned preservation priorities and evaluated the resources for local landmark and NRHP eligibility.

4. NATIONAL REGISTER OF HISTORIC PLACES, LOCAL DESIGNATION, AND PRESERVATION PRIORITY OVERVIEW

Resources documented in this survey were evaluated for potential NRHP eligibility and for potential local landmark status. The survey area was also assessed for new historic districts, and the boundaries of the current City of Fredericksburg district were reevaluated. Additionally, resources documented in this survey were assigned a preservation priority based on the City's three-tier rating system. For context, a brief overview of the NRHP program and associated terminology is presented below, followed by a brief overview of Fredericksburg's local landmark program and preservation priority rating system.

4.1. NRHP

The NRHP is a federal list of historic properties deemed worthy of preservation for their historical significance. The list is administered by the NPS, and inclusion in the list is an honorary designation bestowed upon properties that meet registration criteria (for more information see www.nps.gov/nr). In general, for a property to be deemed eligible for inclusion in the NRHP, it must be at least 50 years old and must possess historic significance and integrity (NPS 2002a). Both individual properties and districts can be listed in the NRHP.

4.1.1. NRHP SIGNIFICANCE

The NPS has established four criteria under which a property may be significant; a resource must possess significance under at least one criterion to be listed in the NRHP. The four criteria are listed below.

- Criterion A. Properties associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B. Properties associated with the lives of persons significant in our past.
- Criterion C. Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D. Properties that have yielded, or may be likely to yield, information important in prehistory or history. (NPS 2002a)

Since Criterion D generally applies to archeological resources, buildings evaluated as part of this survey were not evaluated for significance under Criterion D.

4.1.2. NRHP INTEGRITY

For a historic resource to be determined eligible for the NRHP, it must retain enough of its historic integrity to convey its significance (NPS 2002a). For the NRHP, there are seven aspects of integrity:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

All seven aspects of integrity do not need to be present for a property to be eligible for the NRHP as long as the overall sense of a past time and place is evident. The level of integrity required for NRHP eligibility is also different for each of the four NRHP Criteria of Significance (NPS 2002a). For example, a property eligible under Criterion C should retain the aspects of integrity linked to its physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its historical associations (Criterion A or B). However, a property that is eligible for its historical associations (Criterion A or B) should still possess sufficient physical integrity to be recognizably associated with the time or era in which it attained significance. Exterior alterations visible from the right-of-way affect the integrity of a resource. Design, materials, and workmanship are the aspects of integrity that are most commonly diminished as a result of alterations like additions, porch enclosures, and replacement siding, windows, or doors.

4.1.3. NRHP PERIOD OF SIGNIFICANCE

NRHP evaluations should establish a “period of significance” (POS). According to the NPS, a POS is “the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing” (NPS 1997). For individual properties significant under Criterion C for Architecture, the POS is typically the date of construction. For districts or properties that are eligible under other criteria where the significance may span a period of time, the POS may be a date range. NPS allows that 50 years ago may be “used as the closing date for periods of significance where activities begun historically

continued to have importance and no more specific date can be defined to end the historic period” (NPS 1997).

4.1.4. NRHP DISTRICTS

An NRHP historic district is a set of resources that share a historic context. To be listed in the NRHP, a district must have enough properties within it that can convey the historic significance of the district. Therefore, each resource within a district is classified as “contributing” or “noncontributing.” To be classified as a contributing resource, it must have been built within the POS and retain integrity (as discussed above). Noncontributing buildings may have been (1) built within the POS of the district but do not retain their historic character due to alterations, or (2) built after the POS of the district. Although there is no set requirement, successful NRHP district nominations typically encompass areas that are at least one block face in length with at least 50 percent of the resources within the boundary classified as contributing.

4.2. CITY OF FREDERICKSBURG LOCAL DESIGNATION

The City of Fredericksburg has a local landmark program which includes individual buildings, structures, or objects designated by the City Council, or resources within a locally designated historic district.

4.2.1. INDIVIDUAL LOCAL LANDMARKS

The City of Fredericksburg updated its historic preservation ordinance in 2017, with Ordinance Number 27-007. The ordinance outlined a set of criteria that would be taken into consideration during the review of a potential local landmark (City of Fredericksburg 2017). In determining if a landmark designation should be made, the elements listed below should be considered, one or more of which may be found sufficient for designation.

- A. Character, interest, or value as part of the development, heritage, or cultural characteristics of the City
- B. Location as the site of a significant historical event
- C. Embodiment of distinctive characteristics of an architectural type or specimen
- D. Relationship to other distinctive buildings, sites, districts, or structures that are historically significant
- E. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the City
- F. Value as an aspect of community sentiment or public pride

- G. Identification with a person or persons who significantly contributed to the development or culture of the City, the state, or the nation
- H. Value as protective of a historical resource

4.2.2. LOCAL HISTORIC DISTRICTS

Per Fredericksburg City code, local historic districts are evaluated according to the same criteria presented above for individual local landmarks.

4.3. PRESERVATION PRIORITY RATINGS

In the 2002 historic resources survey of Fredericksburg, surveyed resources were assigned a preservation priority of high, medium, or low based on architectural value and integrity, and, if known, historical and cultural value (HHM & Associates 2003). In accordance with the Request for Proposals issued by the City of Fredericksburg for the current project and the agreed-upon scope, CMEC also utilized the same priority definitions for the 2018 survey, which are defined in the City of Fredericksburg Historic Preservation Ordinance (No. 27-007: Sec. 23-55-Definitions) as follows:

- **High rating.** The most significant resources identified in the 2002 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.
- **Medium rating.** Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree.
- **Low rating.** Resources that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50 year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than 50 years of age, but which

nevertheless may have relative value within the historic district, meriting preservation.
(Sec. 23-55. – Definitions.)

These definitions include language related to the 2002 survey and the historic district; however, broader language is assumed for the purposes of this project. That is, in the definition of high rating, “historic resources surveys” may replace the words “the 2002 Fredericksburg Historic Resource Survey.” Also, where the words “historic district” or “district” are used, CMEC assumes the words “survey area” as replacement language for this project.

5. HISTORIC CONTEXT

In keeping with the objectives of this historic resources survey, the following historic context focuses on Fredericksburg in the early to mid-twentieth century, in an effort to highlight developments key to the city's history beyond its well-documented founding and early growth. The context is intended to provide information that enables clear and consistent evaluation of resources encountered during the survey, rather than a comprehensive history of Fredericksburg. During this discussion of historic context, "Survey ID" numbers are referenced occasionally. These refer to the unique survey identification number assigned to each resource by CMEC during the 2018 historic resources survey. See **Appendix C** for individual inventory forms.

5.1. SETTLEMENT AND EARLY GROWTH (1846–c. 1880)

Large-scale German settlement in Texas began with the 1842 organization of the Adelsverein, a group of German noblemen interested in providing economic relief for their country by encouraging immigration to Texas and, once there, to create export markets for German goods. The group, known in the United States as the Society for the Protection of German Immigrants, sent representatives to Texas in May 1842 to explore potential settlement sites. In June 1844, the group acquired rights to the Fisher-Miller land grant, located between the Llano and Colorado Rivers. However, the tract's distance from the arrival port near Carlshafen (now known as Indianola) was great enough that, with the number of immigrants arriving, immediate plans for settlements along the trek were necessary. The leader of the Adelsverein in Texas at that time, Prince Carl of Solm-Braufels, acquired approximately 9,000 acres of land at Comal Springs, northeast of San Antonio, to serve as the group's first colony. After the 1845 settlement of New Braunfels, Fredericksburg—originally Friedrichsburg—was established in 1846 as the group's second colony (Brister 2016).

Official Adelsverein surveyor Hermann Wilke laid out Fredericksburg's original town plan based on traditional Rhine River village plans: a single, wide main street with both residential and commercial properties, and a surrounding long and narrow grid of standard-width, primarily residential streets. A c. 1850 map of Fredericksburg illustrates both its traditional German town plan and the Adelsverein's allocation of one "townlot" and one rural, 10-acre "outlot" for farming to each settler (Kohout 2017, Kowert 1977) (**Image 1** below).

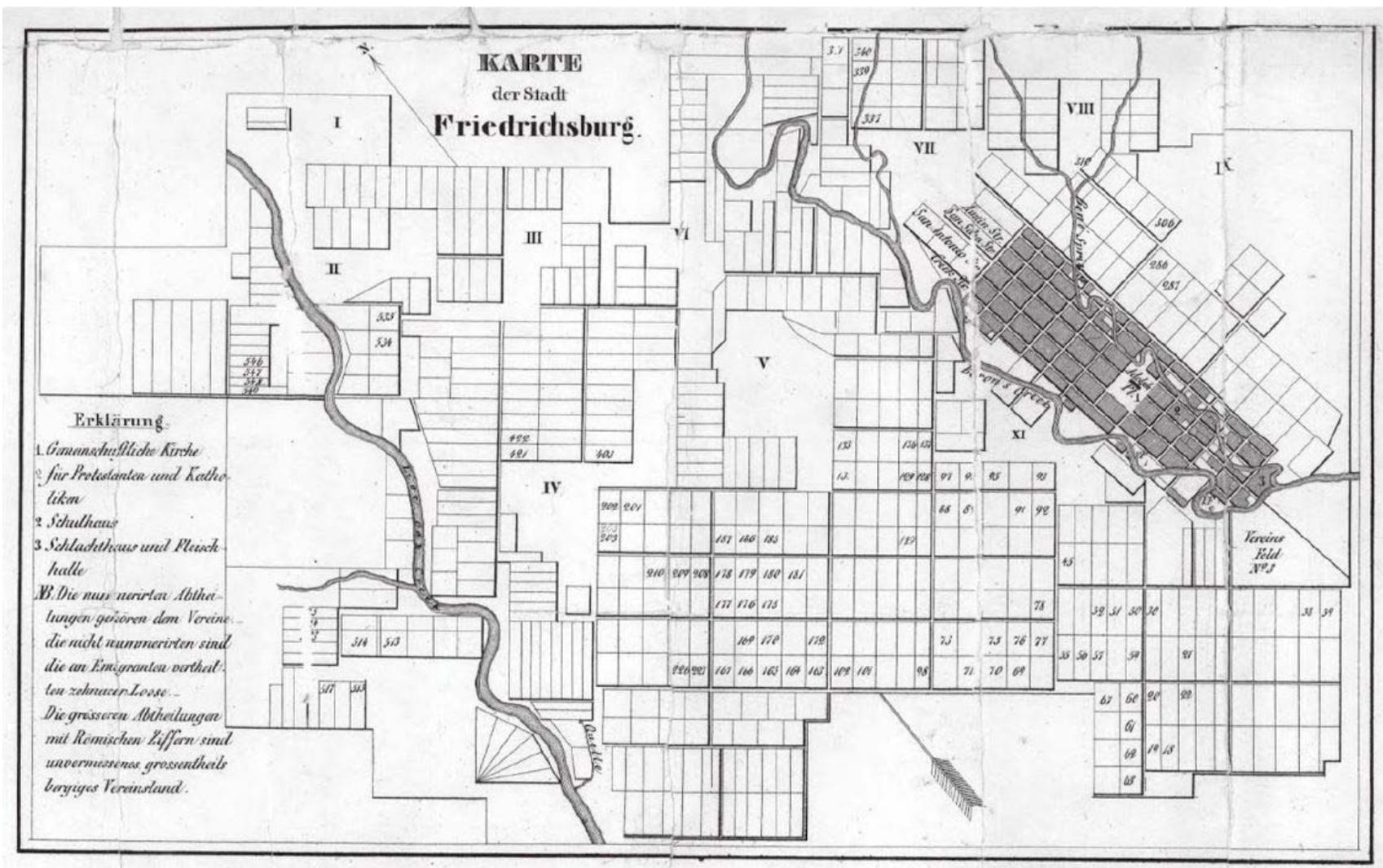


Image 1. Map of Fredericksburg area, c. 1850. "Townlots" are shaded in gray and agricultural "outlots" are depicted in white. (Source: Texas State Library and Archives Commission 1850.)

Nearly 1,000 people lived in Fredericksburg by 1848, most of whom were German immigrants from Prussia, Nassau, and Hannover (Kohout 2017; Hafertepe 2015). While most of the men were farmers, some boasted additional skills like carpentry and blacksmithing. The allocated land around Fredericksburg was better for ranching rather than farming, so some of the men instead found service- or supply-related employment as merchants, innkeepers, or cabinetmakers (Hafertepe 2015). Ranchers focused on raising goats, sheep, and cattle, as the local corn crops only had limited success (Breitkreutz 1996). With the steady growth of the economy, the increasing population, and the stability of their settlement, Fredericksburg-area residents petitioned the Texas legislature to create a new county, and in February 1848, Gillespie County was established with Fredericksburg as its county seat.

Fredericksburg's first public building was the Vereins-Kirche, built in 1847 in the center of town. The building was open to all denominations for worship. As each religious group grew in number, members built their own dedicated churches. Catholics worshipped at the Vereins-Kirche until 1848, Lutherans until 1853, and Methodists until 1855 (Kohout 2016). Despite the construction of faith-specific dedicated spaces within ten years of settlement, the Vereins-Kirche continued to be the center of community life, as it also served as a school, meeting hall, and fort.

Fredericksburg's local agricultural and commercial interests were advanced by the establishment of Fort Martin Scott in 1848. Located just east of the city with the goal of protecting settlers from Lipan Apaches and Comanches, the fort provided a stable market for Fredericksburg's goods and services. After the signing of the Meusebach-Comanche Treaty in 1847 and as the frontier line continued to move west, however, the fort became obsolete and closed in 1853.

The Treaty of Guadalupe Hidalgo in 1849 also contributed to Fredericksburg's economy. With the boundary between Mexico and the United States no longer violently disputed, travelers on the Emigrant or Upper El Paso Road passed through Fredericksburg as the final supply stop before they reached El Paso and continued on to California during and after the Gold Rush of 1849. Businesses on Main Street (then known as San Saba Street) like the Nimitz Hotel, built c. 1850, capitalized on this market.

Early Fredericksburg residents typically opted to build log housing, and it is estimated that they lived in these homes for up to ten years or more after they were constructed (Hafertepe 2016). The building technology had originally arrived in the United States with central European immigrants, including Germans, who then taught it to Anglo-American settlers. However, Fredericksburg's German immigrants had to learn the building process from their Anglo-American neighbors (potentially those stationed at Fort Martin Scott) since many parts of Germany had been vastly deforested many years earlier (Hafertepe 2016). The commanding officer of the fort lived in a four-room log building, and some of the officers and all of the enlisted soldiers resided in log buildings. Adjustments to the form specific to the Hill Country included

alternating logs with mortared rows of local limestone (Hafertepe 2015). Log houses were built in Fredericksburg until the end of the nineteenth century, and those early houses, which were supplanted by *fachwerk* and rock houses, often remained in use as various outbuildings (Hafertepe 2016).

As immigrants settled into life in Fredericksburg and started accumulating wealth, they began building homes using either *fachwerk*, which consists of a heavy timber frame usually infilled with stone, or stone construction, most often referred to as rock houses, with “rock” referring to the abundant local limestone. *Fachwerk* houses in Fredericksburg typically date to an early wave of construction from 1851 to 1856, or a second wave that occurred in the 1870s (Hafertepe 2016). The use of *fachwerk* in the early phase can be attributed to German immigrants using familiar building techniques from their home country; in the second phase, it may reflect a rise of German nationalism coinciding with the unification of Germany in 1871 (Hafertepe 2016). While more recent rehabilitation and renovation practice has been to reveal the infill system between timber framing members, *fachwerk* infill originally would have been covered by clapboard or stucco on the building’s exterior and by plaster on the interior (Hafertepe 2016; McAlester and McAlester 1998). The form of the building typically included a front porch, a central section with side wings, and a central passage (Hafertepe 2016).

Rock houses were built in the same timeframe as *fachwerk* houses in Fredericksburg, from the earliest settlement period to the end of the nineteenth century. The 1850 Gillespie County survey lists 12 stonemasons and one apprentice and, after the Civil War, a second generation of both German- and Texas-born stonemasons emerged (Hafertepe 2016). Both the limestone necessary for larger-scale constructions and the lime required for mortar were in abundance in the Hill Country. Early rock houses in Fredericksburg date to the 1850s and have either one or two rooms on a single story (Hafertepe 2016). Chimneys were more prevalent in early examples; rock houses built after the Civil War typically used cast-iron stoves (Hafertepe 2016). Post-Civil War rock houses were often one-and-a-half stories.

No matter the building technology used, most houses built in Fredericksburg prior to the Civil War used one of five floorplans: one front room and one back room, with the back room covered by a lean-to roof; two rooms side by side with one front door in both of the rooms; two rooms side by side with one front door in one of the rooms; a dogtrot or *durchgang*, signifying two rooms separated by a covered, open passageway; or an enclosed central passage, often two rooms by two rooms, each with an opening onto the central passage. The first three plans are associated with German building traditions, while the latter two are associated with Anglo-American practice (Hafertepe 2016). Two-room houses included one room for cooking (*kuche*) and one room for living and sleeping (*stube*). German tradition also influenced the use of an external staircase to access an upper-level sleeping loft, so as not to waste interior space. If a

third room was added, it usually was to provide a separate sleeping space (*kammer*) (Hafertepe 2015). As time passed, floor plans became more complex, often involving additions to existing, more basic plans or new-build, larger adaptations of earlier floor plans.

This first phase of construction in Fredericksburg came to a close with the increasing acceptance of outside influences beginning c. 1880, highlighted by the arrival of the railroad in neighboring Kerr County in 1887. From log construction to more complex *fachwerk* and rock houses, the architecture of Fredericksburg's settlement and early growth period reflects the German traditions immigrants brought with them and the Anglo-American influences from the city's immediate vicinity. With the railroad came construction materials, building technologies, and stylistic influences from further afield.

5.2. THE VICTORIAN ERA (c. 1880–1920s)

Fredericksburg remained heavily influenced by its German roots in the 1880s. Many residents still spoke only German, the city's German-language newspaper was founded in 1877, and San Saba Street was still commonly referred to as "Hauptstrasse" (Main Street) until the early 1900s (Kohout 2017). However, the city's long-term position as a travel crossroads began to impact its relatively undiluted adherence to German tradition. The Gillespie County Fair was held at Fort Martin Scott beginning in 1881 before moving to Fredericksburg in 1889. It is known as the oldest continuous county fair in the state, and even at its outset attracted large numbers of visitors to the city. Fredericksburg was becoming a tourist destination, and with that change, it was opening itself to influences from a broader spectrum of people, backgrounds, and interests. Fredericksburg's name was officially changed from Friedrichsburg in 1894.

One of the biggest influences on turn-of-the-century architecture trends in Fredericksburg was San Antonio architect Alfred Giles (1853–1920). English-born Giles designed the Gillespie County Courthouse in 1881–1882 (now the Pioneer Memorial Library at 115 West Main Street). He used the same local limestone as earlier rock houses but in a Victorian-era eclectic style with rusticated stone walls, quoins, arched windows, and portico. Giles's previous work in San Antonio in the 1870s led to his commission for the courthouse, which in turn led to his commissions for the Bierschwale House at 110 North Bowie Street (built 1888–1889) and the Bank of Fredericksburg at 120 East Main Street (built in 1898). All three buildings served as benchmarks of the changing design aesthetic taking hold in the city—from a distinct German influence to an Americanized, Anglo-centric expression (Hafertepe 2015).

In 1887, the San Antonio and Aransas Pass Railway arrived in Kerrville in neighboring Kerr County, southwest of Fredericksburg, greatly impacting the region's architecture, as well as its economy. The railroad brought mill-sawn lumber and prefabricated components including doors, windows,

and light fixtures to Fredericksburg via supply wagons making the 24-mile trip (Hafertepe 2016). Larger items such as windmills, plows, and wagons were also shipped via the rail. The railroad brought better tools for construction as well, so local materials could be accessed and used more efficiently. New tools aided in the quarrying of local limestone for rock buildings, additions, and monuments (Hafertepe 2015).

Perhaps the most visible result of changing attitudes in Fredericksburg was the demolition of the Vereins-Kirche in 1897. Once the physical center of town, it had fallen into disrepair and was torn down as an impediment to traffic on Main Street (Kohout 2016). Existing commercial buildings on Main Street incorporated industrially produced elements to update their style, including cast iron storefronts and pressed tin ceilings, all made available by railroad access (Hafertepe 2015).

New architectural forms were introduced to Fredericksburg in this time period: the Victorian mansion, the Sunday house, and the bungalow. Wealthier Fredericksburg residents had been exposed to grand homes in San Antonio's King William district, and they built new houses or extended existing ones to reflect current trends (Hafertepe 2016). The results were larger houses, considered mansions when compared to earlier homes, with more complex plans and a greater sense of grandeur. While not ostentatious by today's standards, examples like Giles's Bierschwale house and the Keidel house at 252 East Main Street (built 1888–1890) show Victorian-era embellishments including quoining, cornice returns, and jigsaw porch rails or turned balusters. Wood frame houses of this size and style were constructed in Fredericksburg starting in the 1890s (Hafertepe 2016).

Fredericksburg's Sunday houses were constructed c. 1880–1920, when roads in Gillespie County were still difficult to traverse in horse-drawn wagons. Families who lived on farms and ranches would come into Fredericksburg for market day on Saturday and then church on Sunday. The houses were small, typically one or two rooms, befitting their limited use (Hafertepe 2015) (**Image 2**). Sunday houses were typically built of wood, although there are rare stone examples, including the Gentemann Sunday house at 108 South Milam Street (built 1885–1886). Use of this type of house was extended for convenience (if an ill family member needed to be near a doctor) or for retirement (when a couple handed over farm management to their eldest son). In the latter case, the house was often enlarged to accommodate full-time residency (Hafertepe 2016). Traditional Sunday houses were made obsolete by the automobile, as daily trips to and from town were no longer arduous or as time-consuming.

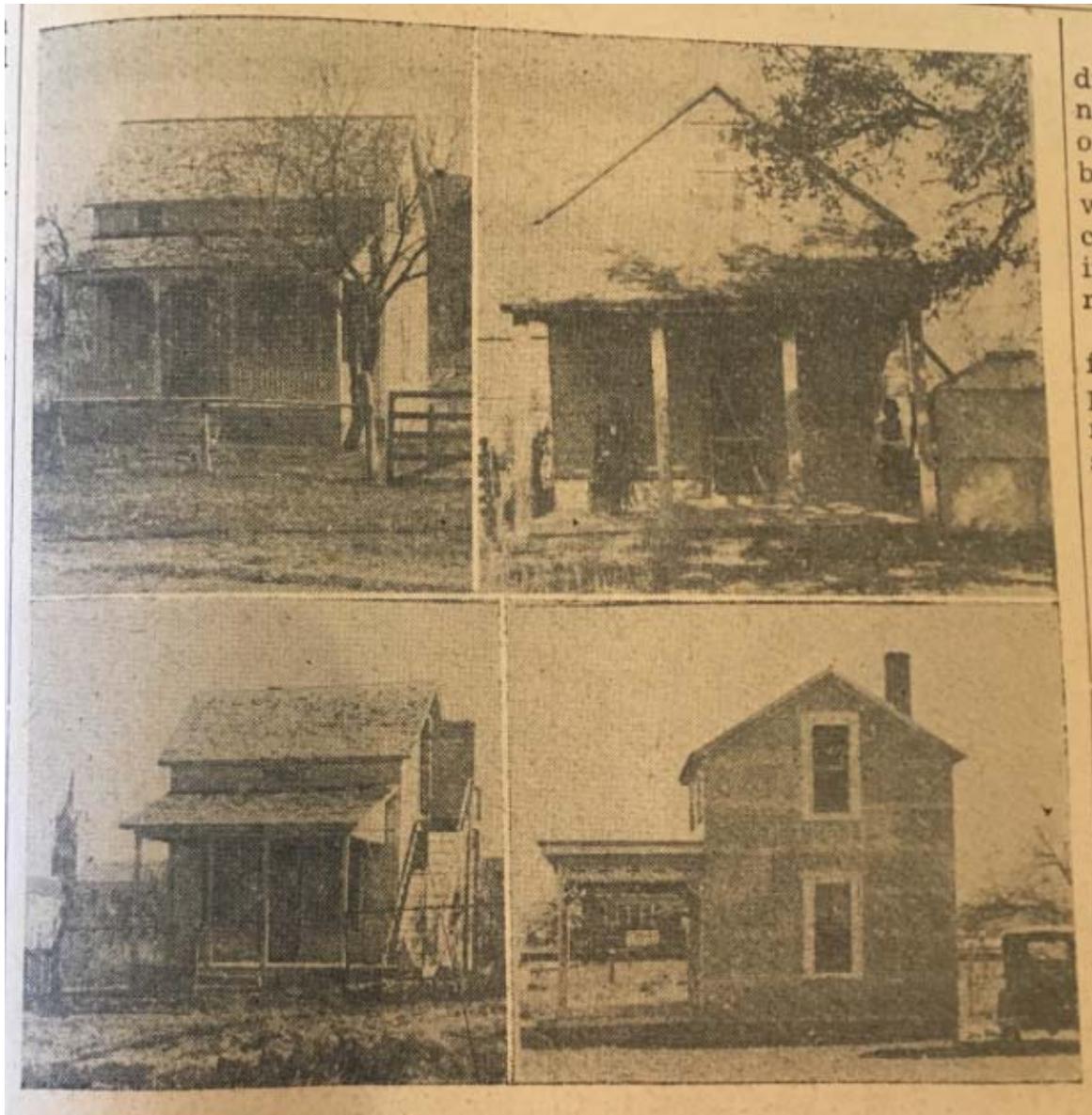


Image 2. Image of four houses described by the *Fredericksburg Standard* as “typical Fredericksburg Sunday Houses” (*Fredericksburg Standard*, May 8, 1946)

As exposure to national trends increased in the early twentieth century, some new homes in Fredericksburg were constructed as Queen Anne cottages or Craftsman bungalows, one story or one-and-a-half stories, brick or wood construction, often based on pattern books popularized in the early 1900s. Two houses designed by San Antonio architect Leo M. J. Dielmann for members of the Kreidel family at 614 and 616 South Washington Street (built in 1914) exemplify the Queen Anne style in Fredericksburg. The porte cochere at 304 East Orchard Street indicates the incorporation of the automobile into daily life (Hafertepe 2015) (Survey ID #406). The house at

712 West San Antonio Street (built in 1920) is an example of a one-story Craftsman-style, bungalow (Survey ID #115). Pattern books also provided plans for concrete-block construction, typically executed in the American foursquare form (Kohout 2016). Basse Brothers Cement Yard manufactured concrete blocks known as Basse blocks, and they were used locally for buildings, including the Holy Ghost Lutheran Parsonage at 117 East San Antonio Street (built in 1922).

In 1913, the San Antonio, Fredericksburg and Northern Railway was completed, near the end of Fredericksburg's Victorian era of development. Residents had direct access to San Antonio and beyond, further broadening the scope of influences on the city's development. The success of the rail was relatively short-lived, however, as highways reached Fredericksburg in the 1920s (Highway 9, now U.S. Highway 87) and the early 1930s (Highway 20, now U.S. 290) (*Fredericksburg Standard-Radio Post* 1996a). Both roads aligned with Main Street, bringing increased traffic and visitors downtown. Less than 30 years after it arrived, the railroad ceased operations in 1942. Automobiles had taken over as the preferred means of transportation in Fredericksburg, following the nationwide trend.

5.3. MODERN ERA (1920s–1960s)

In the wake of World War I, Fredericksburg reflected an even broader scope of influences than it did in the Victorian age. The United States joined the Allied Forces against Germany and the Central Powers in April 1917, creating local friction over the city's apparent close association with Germany. One of the two local newspapers was still being published in German at that time, the city's history of its first 50 years had been written in German, and local schools had only recently begun hiring strictly English-speaking teachers (Kohout 2016). This wariness, in combination with the effects of widespread access to automobiles, ushered in an era of a more open, less insulated Fredericksburg, which was reflected in its architecture. Local architects who had studied at schools as far away as the Armour Institute of Technology in Chicago executed new buildings in styles including Spanish Colonial, Colonial Revival, Tudor Revival, and Art Deco (Hafertepe 2015). New-found reliance on the automobile took its toll on some of Fredericksburg's historic houses, as they were replaced by filling stations at major crossroads in the 1920s and 1930s (Hafertepe 2015).

Fredericksburg was the largest unincorporated community in the United States until 1928, when voters agreed that a local governmental system was required due to growth and the need for public utilities (Howard 1984). By 1930 the city's population reached 2,416, and it continued to grow, reaching 5,326 in 1970 (Population.us 2016). Fredericksburg was home to a number of manufacturing interests by the 1930s, diversifying the local economy beyond agriculture and support services.

Perhaps the most important economic driver for the city in the early twentieth century was its burgeoning tourism industry. Newspaper advertisements touted Fredericksburg as an unsurpassed health resort and noted the area's fishing and hunting opportunities and free tourist camping site (*Fredericksburg Standard* 1923a). As early as 1925, residents promoted the preservation of Fredericksburg's unique architecture and heritage as a means of attracting tourists (Howard 1984). The Gillespie County Historical Society was founded in Fredericksburg in 1934, and it played a significant role in promoting the city by preserving its history. One of its first tasks was reconstructing the Vereins-Kirche, which was completed in 1936 with labor costs donated by the federal government's Civil Works Administration (*Fredericksburg Standard* 1971). Located in the MarktPlatz, the building is open to the public and operated by the Pioneer Museum. The Pioneer Museum also acquired several local properties for preservation and operates out of the Dambach-Besier house at 325 West Main Street (built 1893, relocated 2005). Additional preservation and rehabilitation projects like the Nimitz Hotel (now the National Museum of the Pacific War) and numerous bed and breakfast establishments also reflect the city's focus on tourism through preservation, which continues to the present day.

As Fredericksburg's population grew in the twentieth century, new residential construction expanded beyond the original city limits. The survey area, which is outside the original town limits, was largely farmland until the 1920s, when "outlots" began to be sold and divided for residential development (Kowert 1977; Sanborn Map Company 1915 and 1924). The neighborhoods in the survey area developed slowly over time, as evidenced by Sanborn maps and historic aerials. Many empty lots are visible on the first Sanborn map of the area in 1924 (Sanborn Map Company 1924). The next Sanborn, recorded in 1938, shows moderate building activity but still depicts many undeveloped areas. An aerial photograph from that year (**Image 3**), reveals that the survey area was at the edge of town, adjacent to farmland.

The effects of the Great Depression reached Fredericksburg in 1932, when both the city's banks closed; building activity likely stalled at this point until the economy recovered in the World War II years (*Fredericksburg Standard-Radio Post* 1996b). In the post-war years, new residences continued to be constructed in the survey area until the 1960s, at which point it was largely built out (USGS 1948, 1963, 1966) (**Image 4**). The houses built in Fredericksburg in the 1920 through the 1960s followed national trends. Craftsman style residences and bungalows were common into the early 1940s, after which they were replaced by Minimal Traditional and Ranch style residences, the styles then-preferred by the Federal Housing Authority.

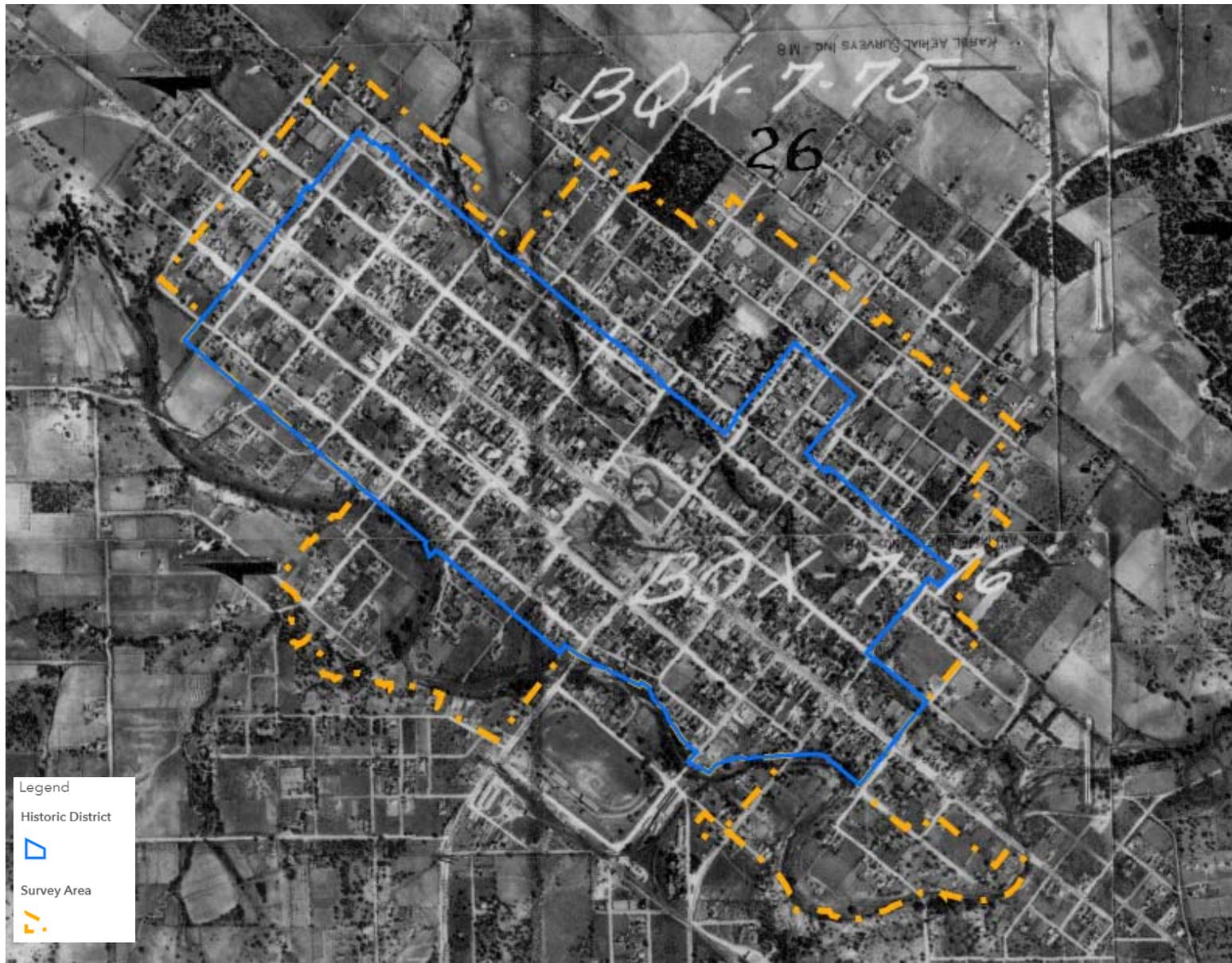


Image 3. 1938 aerial of Fredericksburg showing that land beyond the survey area was largely in agricultural use (USGS 1938).

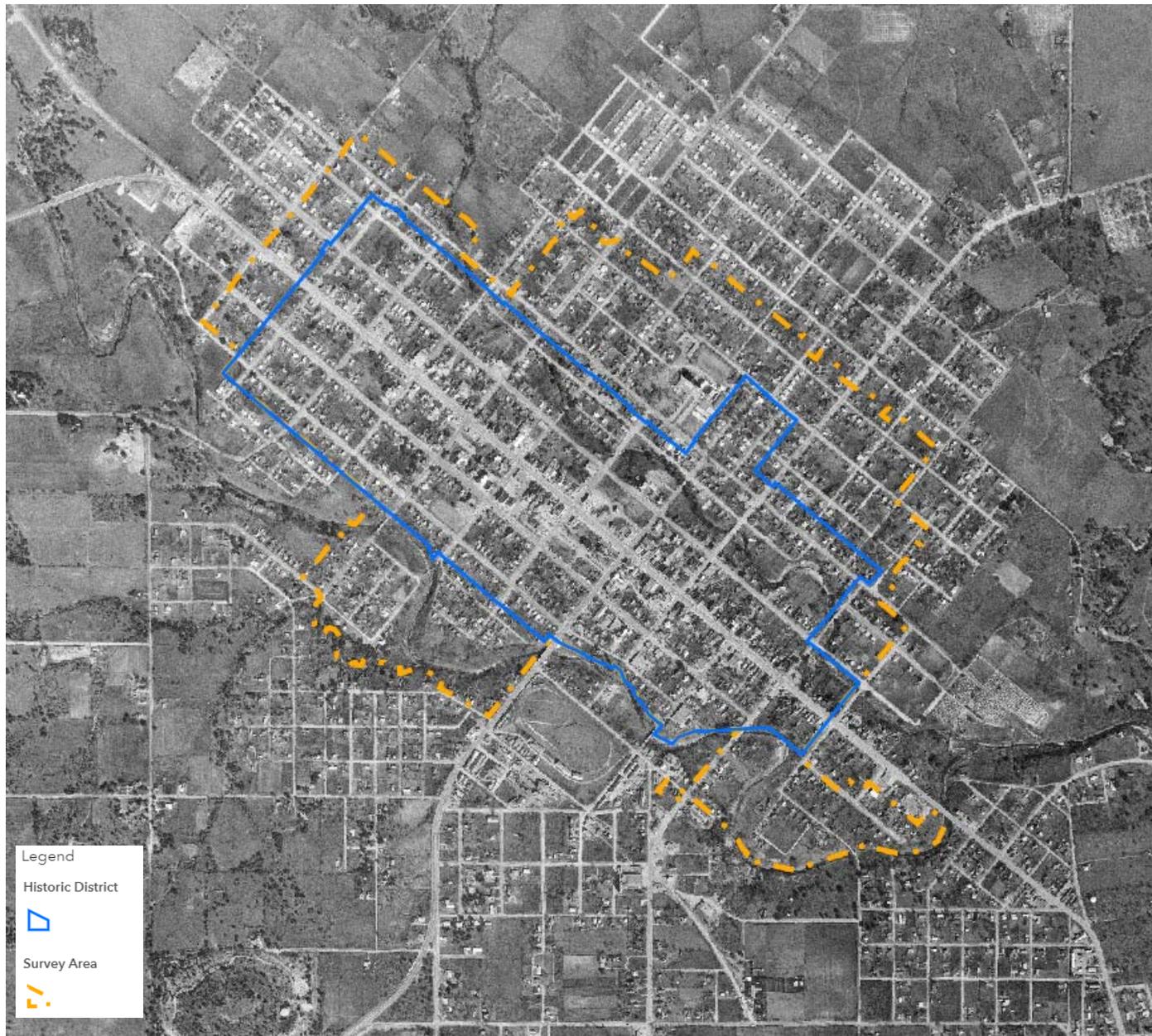


Image 4. 1966 aerial of Fredericksburg showing increased density in the survey area and new subdivision development beyond it (USGS 1966).

As Fredericksburg grew, so too did its schools. In 1922, a new two-story Beaux Arts style high school was added to the public school campus (Survey ID #295A). Designed by H. F. Kuehne, the founder of the University of Texas at Austin's School of Architecture, it is one of the few architect-designed buildings in the survey area (*Fredericksburg Standard* 1923b, Williamson 2010). Additional facilities were added to the campus in the 1940s and 1950s, including a building constructed by the National Youth Administration, a New Deal program to provide jobs to needy youth during the Great Depression (Survey ID #295B), and a 1951 primary school building built in the Post-war Modern style (Survey ID #294).

In 1963, when Gillespie County native Lyndon B. Johnson took office as president, the Hill Country became known nationwide, and Fredericksburg started to draw tourists, retirees, and investors from across the country (Howard 1984). Beginning in the 1970s, Fredericksburg's focus on tourism and its history had a significant impact on new construction. Many of these more recent buildings have adopted traditional forms and building materials in order to evoke the spirit of the earlier versions. They are most often identified by referencing Sanborn maps and historic aerials, or by their larger scale, more complex floor plans and modern windows. Historic-age buildings, including log cabins from various parts of Texas and other states, have been moved to the city (Breitkreutz 1996). Many of these new and relocated buildings were intended to enhance the historical atmosphere of the community for tourists; however, they distort the city's true history (Breitkreutz 1996).

From 1965 to 1980, Fredericksburg's population increased by 28 percent, from 5,010 to 6,412 (Howard 1984). New subdivisions were constructed outside city limits to house the increase in residents (**Image 5**). In the city center and survey area, any remaining vacant lots were filled in with new construction and some older buildings visible on Sanborn maps and historic aerials were replaced.

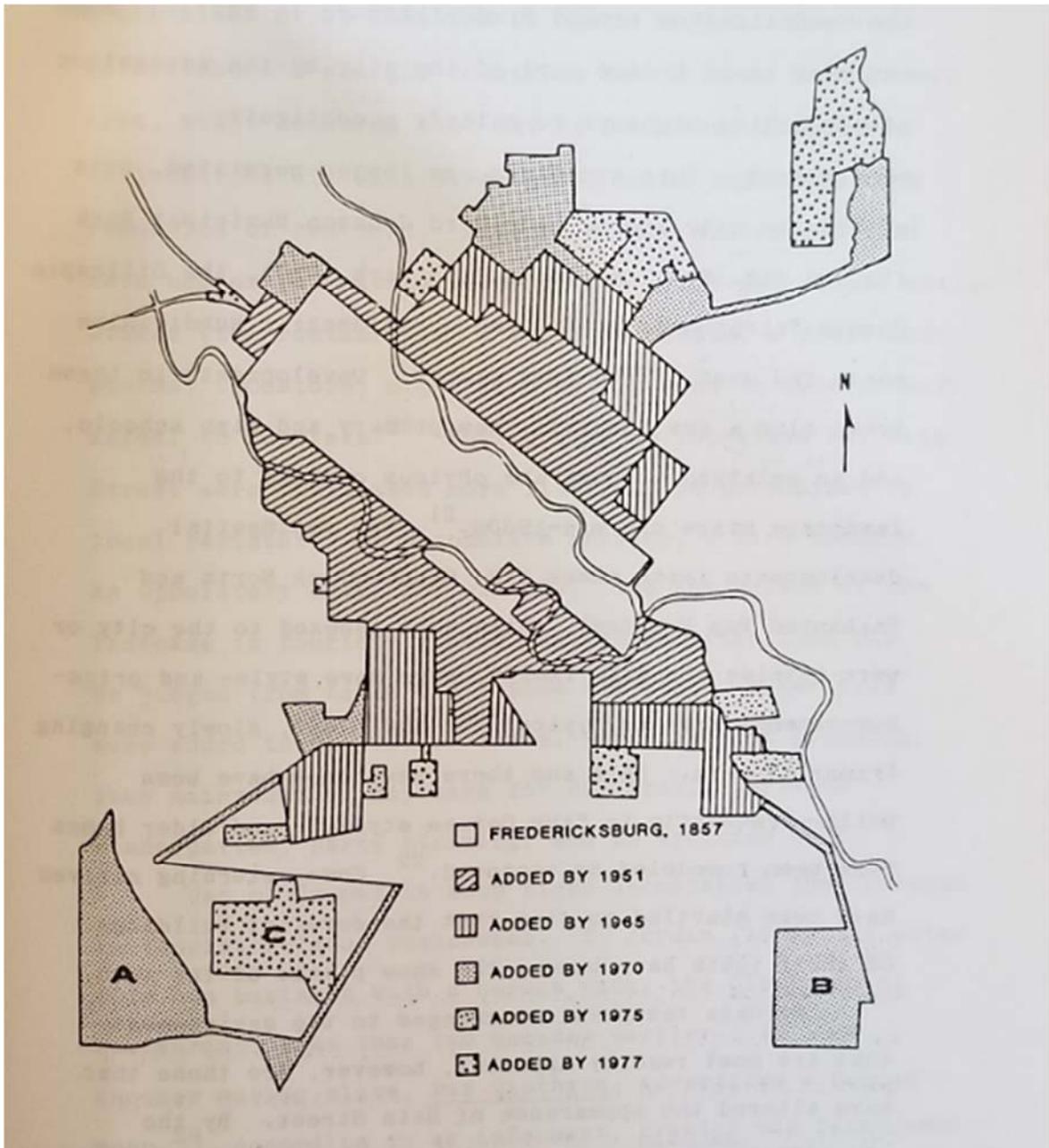


Image 5. 1977 map showing 18 new subdivisions added outside of Fredericksburg's original city limits between 1951 and 1977 (reproduced from Howard 1984).

6. SURVEY RESULTS

This section describes survey results and observations about the survey area and documented resources. A general results summary is provided first, followed by sections related to integrity observations and common architectural styles in the survey area. The section concludes with preservation priority, local landmark, and NRHP recommendations.

6.1. RESULTS SUMMARY

The survey area comprises 538 parcels, 378 of which have one or more historic-age resource on the property. Within the 2018 survey area, 111 parcels have no historic-age resources visible from the right-of-way and 49 parcels are vacant lots (**Table 1**).

	#	%
Historic-age parcel*	378	70
Non-historic-age parcel	111	21
Vacant parcel	49	9
TOTAL	538	100

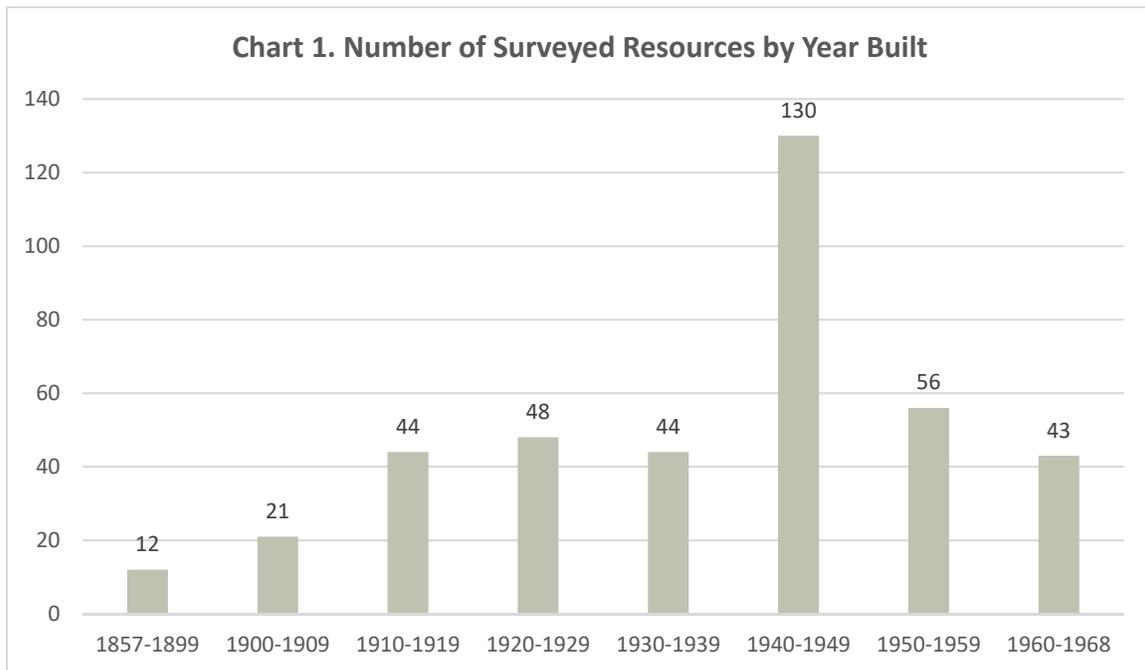
*Defined as parcels with one or more historic-age resources (built in 1968 or earlier) visible from the right-of-way

All resources documented with an inventory form are buildings. As outlined in **Table 2** below, most were historically in use as single-family residences. Other documented historic uses include multi-family residences, domestic secondary structures, businesses/stores, educational buildings, religious facilities, a manufacturing facility, and an animal facility.

	#
Agriculture/Animal facility	1
Commerce/Trade: Business	2
Commerce/Trade: Specialty store	3
Domestic: Multiple dwelling	4
Domestic: Secondary structure	15

	#
Domestic: Single dwelling	363
Education: School	6
Industry/Processing: Manufacturing facility	1
Religion: Religious facility	3
TOTAL	398

The construction date of surveyed buildings ranged from 1857 to c. 1968. As depicted in **Chart 1** below, the number of resources dating to each decade is relatively consistent after 1910, with the exception of the 1940s, when there was a period of increased development in the survey area.



6.2. CHARACTERISTICS OF THE SURVEY AREA AND INTEGRITY

The survey area forms a ring around the current historic district, and it primarily comprises single-family residences constructed from the late-nineteenth century through the mid-twentieth century in a variety of styles and forms. Residential design changed considerably over this period as new construction techniques, machine-made materials, standards for design, and the need for

automobile storage supplanted earlier housing trends. Due to the survey area's prolonged period of development, and because residences were constructed on an ad hoc basis rather than as part of a planned development, the area has a patchwork appearance. It is not uncommon to find a 1950s Ranch house adjacent a folk house from the 1910s, both of which were the first building constructed on their lot.

Ancillary buildings and structures from various eras were commonly observed, including sheds, garages, carports, windmills, and stone fences. Many properties also appeared to have historic-age or non-historic-age ancillary dwelling units.

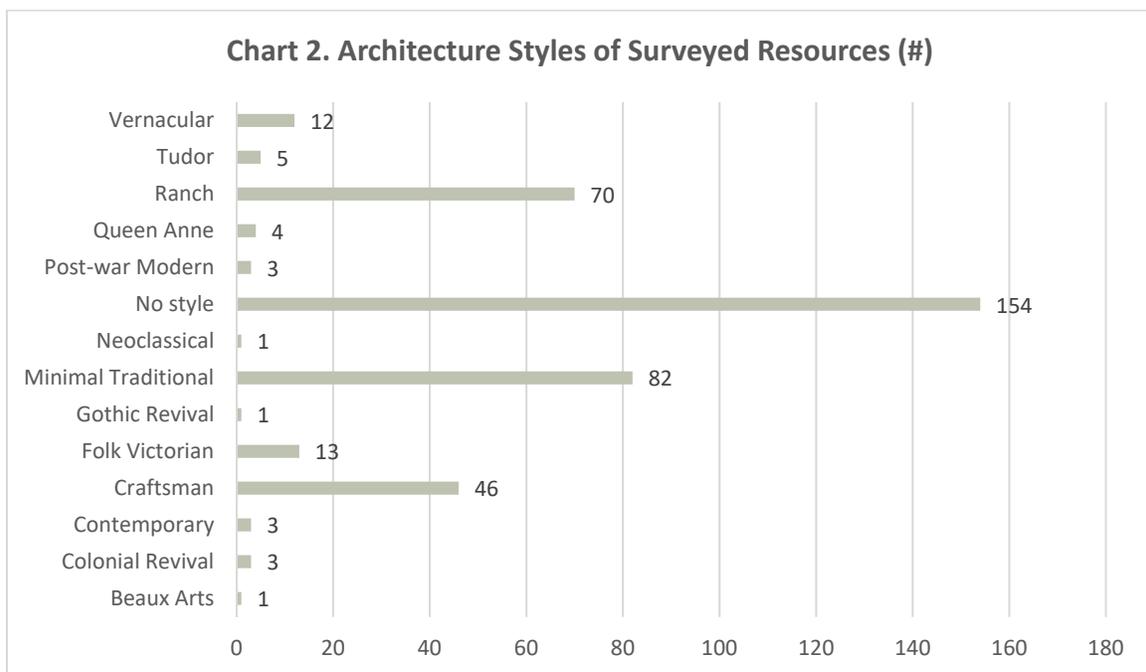
The streets in the survey area are gridded; however, the blocks are irregular in size, resulting in different sizes of rectilinear lots throughout the survey area. The exception is in the southwestern survey area, where parcels are irregular in shape and size due to their location next to Barons Creek. Some blocks in the northeastern part of the survey area have alleys. Historic-age streetscape elements, such as street trees, lamp posts, neighborhood entry signs, or decorative street signs, were not observed.

Most houses in the survey area have sustained one or more contemporary modification. Specific changes to each resource are noted on its inventory form. Common alterations include installation of replacement siding, windows, doors, roof material, and porch supports. In some instances, windows have been replaced with a different type, and window and door openings have been modified from their original size and configuration. Carport and garage enclosures were commonly observed in mid-twentieth-century resources, as were additions of garages and attached carports to houses that did not originally have them. CMEC also observed the application of non-original historicized decorative elements (e.g., jigsaw trim) to porches or gable ends. Some houses have sustained more severe alterations such as porch enclosures or replacements or major additions that have modified the roofline or are prominently visible from the right-of-way.

CMEC identified 18 historic-age resources that appear to have been moved to their current locations, including several log cabins relocated from out of state. CMEC additionally observed what appears to be contemporary buildings constructed in historicized styles or forms. CMEC used available resources and professional judgment to differentiate between historic-age buildings that were recently moved to their present location and newly constructed historicized buildings. Notes about these situations are included in the inventory forms in **Appendix C**. Further research beyond the reconnaissance survey level may be needed to conclusively assess these resources.

6.3. ARCHITECTURE

CMEC documented a variety of architectural styles and forms that represent the development of the City of Fredericksburg from the mid- to late-1800s through the late-1960s. Each historic-age building in the survey area was categorized based on form and style using the categories provided on the THC form and in Virginia Savage McAlester’s *A Field Guide to American Houses* (2015). **Form** refers to the shape of a building and is identified by characteristics such as plan, height, and massing. A building with a particular style was “built with at least some attempt at being fashionable” (McAlester 2015:5). **Style** is expressed through detailing, materials, shape, and other decorative elements. Some buildings may have both an identifiable form and style; however, it is more common to have an identifiable form, but no recognizable style. **Chart 2** presents the styles observed in the survey area and their frequency.



The most common forms and styles observed in the survey are

- Vernacular;
- Folk Victorian;
- Bungalow form;
- Craftsman;
- Minimal Traditional; and
- Ranch.

The next section provides a brief overview of common forms and styles, information about identifying features, and examples from the survey area. In describing the forms and styles below, the THC Historic Resources Survey Manual was utilized for reference, as well as the McAlester book (2015), and *American Vernacular Buildings and Interiors: 1870–1960* (Gottfried and Jennings 2009).

McAlester’s *A Field Guide to American Houses* is considered by historic preservation professionals and architectural historians practicing within the United States to be the standard guide for the identification of domestic buildings, and CMEC recommends the City use it as a reference for further information about forms, styles, and architectural features common to each.

6.3.1. VERNACULAR STYLE

One-and-a-half story residences dating from the mid-1800s to the early 1900s were observed throughout the survey area. Categorized as “vernacular,” these residences reflect pre-railroad era folk housing forms and local building traditions (**Image 6**). Most examples are side-gabled and two rooms wide with a steeply pitched roof, full-width attached porch, and a one-story shed-roof room at the rear. Two entry doors within the porch are common. Older examples have a window in the gable end, whereas those dating to the turn of the century are taller with room for two or three small windows on the façade above the porch. These residences share similar features with Sunday Houses identified during research; however, they are larger than the typical one-room Sunday House. They may be larger versions of the type or evolved from it.



Image 6. Vernacular residence at 212 W. Peach Street (Survey ID #553; Source: CMEC).

Identifying characteristics include the following:

- One-and-a-half stories
- Two rooms wide
- Side-gabled, steeply pitched roof
- Full-width porch
- One-story shed roof volume at rear
- No decoration or modest Victorian elements

6.3.2. FOLK VICTORIAN STYLE

Folk Victorian residences were constructed during the Victorian era of architecture in the U.S. from approximately 1870 to 1910 (McAlester 2015). During this period, new building methods and supplies were introduced across the country as a result of industrialization and the expansion of the railroad. Dimensional lumber and mass-produced components like doors, windows, roofing, siding, and decorative elements could be purchased via catalog and shipped on the railroad to remote locations at a relatively affordable cost. Whereas intricate decorations were once reserved for costly residences, more modest residences began to take on such elaborations (McAlester 2015).

The Folk Victorian style is defined by the presence of Victorian decorative detailing on a simple folk house form (**Image 7**). Decoration, which can include spindlework, jigsaw trim, brackets, etc., is most commonly applied to the porch and cornice line. Folk Victorian residences may be one or two stories with a cross-gabled, front-gabled, side-gabled, or pyramidal roof. Most two-story side-gabled examples are I-houses. The decorative elements on a Folk Victorian residence are generally inspired by the more complex Queen Anne style; however, Folk Victorian residences can be differentiated from a Queen Anne by a lack of varied wall treatments and a simplified form and roof.

Identifying characteristics of this style include the following:

- Simple folk house form
- One- or two-stories
- Spindlework or jigsaw trim on the porch
- Brackets under eaves



Image 7. Folk Victorian residence at 610 N. Adams Street (Survey ID #323; Source: CMEC).

6.3.3. BUNGALOW FORM

The term “bungalow” has been used to describe small, single-story or one-and-a-half-story dwellings with moderately irregular floorplans, overhanging eaves, and prominent porches. Bungalows may have front-gabled, side-gabled, cross-gabled, or hipped roofs and almost always have either full or partial-width porches. Bungalows represented a shift in emphasis from vertical forms of earlier houses to a horizontal expression (**Image 8**).

The bungalow was the dominant form for houses built in the U.S. from the end of World War I through the 1920s, and the form continued to be built into the early 1950s. Characteristic features of this form include the following:

- Low-pitched roof
- Widely overhanging eaves
- Exposed roof beams
- Windows at gabled ends
- Uninterrupted spans of wall on the front façade
- Recessed porch
- Asymmetry
- Carport or detached garage



Image 8. Bungalow at 108 W. College Street (Survey ID #315; Source: CMEC).

6.3.4. CRAFTSMAN STYLE

The Craftsman style is often applied to the bungalow form. Houses built in the Craftsman style date from approximately 1905 to 1930, and the homes feature a simplicity in design and materials that was a departure from the exuberance of Victorian-era houses. The Craftsman style is considered one of the first modern styles in America (McAlester 2015).

Most Craftsman residences have a front- or side-gabled roof, though some have cross-gabled or hipped roofs (**Image 9**).

Characteristic features of this style include the following:

- Decorative beams or braces under gables
- Exposed rafter tails
- Wide eaves
- Tapered columns and piers for porch supports
- Natural materials (wood, stone, brick, or concrete block)



Image 9. Craftsman style bungalow at 412 S. Milam Street (Survey ID #631; Source: CMEC).

- Grouped windows
- Broad low chimney

6.3.5. MINIMAL TRADITIONAL STYLE

The Minimal Traditional style was developed beginning in the mid-1930s as a response to changes in the housing market due to the Great Depression. By establishing a program for home loans financed by the federal government, the National Housing Act of 1934 was intended to stimulate building industry (NPS 2002b). The Federal Housing Administration (FHA) established guidelines for neighborhood plans as well as house designs, with a goal of providing uniform standards for construction of homes that were accessible to as many Americans as possible (NPS 2002b). The FHA designs in their 1936 publication, *Principles of Planning Small Houses*, promoted the basic principle of "providing a maximum accommodation within a minimum of means, and, consequently, cost" (NPS 2002b). The efficient designs also meant that these houses could be constructed rapidly to meet demand from returning World War II veterans (**Image 10**).

Minimal Traditional houses are characterized by the following:

- Compact form
- Low or moderately pitched roof
- One-story height
- Small entry porch or stoop
- Minimal architectural detailing
- Garages, if present, are generally detached



Image 10. Minimal Traditional residence at 104 W. Park Street (Survey ID #531; Source: CMEC).

6.3.6. POSTWAR MODERN STYLE

The Postwar Modern style (or “Midcentury Modern”) is a term used to generally describe mid-twentieth-century architecture built in the United States from approximately 1940 through 1960. The style was applied to buildings of all functions. It evolved out of the International and Bauhaus modernist movements in Europe and was influenced by American architect Frank Lloyd Wright’s forward-thinking designs, which emphasized simplified forms, clean lines, and horizontality. After

WWII, a boom in the construction industry and newly available materials allowed architects to experiment with designs and materials and further refine the modernist style of the pre-WWII era.

Identifying characteristics of this style include the following:

- Lack of ornamentation
- Box-like form
- Large planes or bands of glazing
- Flat or low-pitch roof



Image 11. A Postwar Modern school at 211 W. College Street. (Survey ID #294; Source: CMEC.)

6.3.7. CONTEMPORARY STYLE

Contemporary style architecture is seen in the United States from about 1945 through 1990, with a noticeable trend between 1945 and 1965 during the Postwar Modern era of architecture. It rejects decorative ornamentation on the building exterior and instead focuses on interior plans, integration of indoor and outdoor spaces, and view from the interior. Unlike Ranch houses, the Contemporary house is well suited for irregular terrain, including hillsides, as well as for two-story buildings.

Identifying characteristics of this style include the following:

- Low-pitched roof
- Widely overhanging eaves
- Exposed roof beams
- Windows at gabled ends
- Natural materials (wood, stone, brick, or concrete block)
- Uninterrupted spans of wall on the front façade
- Recessed entry door
- Broad low chimney
- Carport
- Asymmetry



Image 12. A Contemporary style residence at 110 E. Centre Street. (Survey ID #330; Source: CMEC.)

6.3.8. RANCH STYLE

Following World War II, the Ranch style became popular nationwide. The style was developed in Southern California in the mid-1930s and was one of the small house types favored by the Federal Housing Authority in the 1940s, which made it easier to finance a Ranch house than other types of houses (McAlester 2015). Promoted as modern on the inside and traditional on the outside, the Ranch house was considered a conservative approach to modernism. The Ranch style became the most common style of house built in the 1950s and 1960s, and such houses were typically developed together as part of an automobile-oriented neighborhood. The form of the Ranch house reflects the rise of automobile ownership in the U.S. Whereas houses used to be compact and located on narrow lots to facilitate walking, the automobile allowed the Ranch house to sprawl across wider lots (**Image 13**). Ranch houses generally date from c. 1935 to 1975.

Identifying characteristics of this form include the following:

- One-story plan
- Low-pitched roof with moderate-to-wide roof overhang
- Emphasis on horizontality
- Off-center, recessed front entry
- Attached garage at principal façade
- Asymmetrical façade
- Large picture window on principal façade

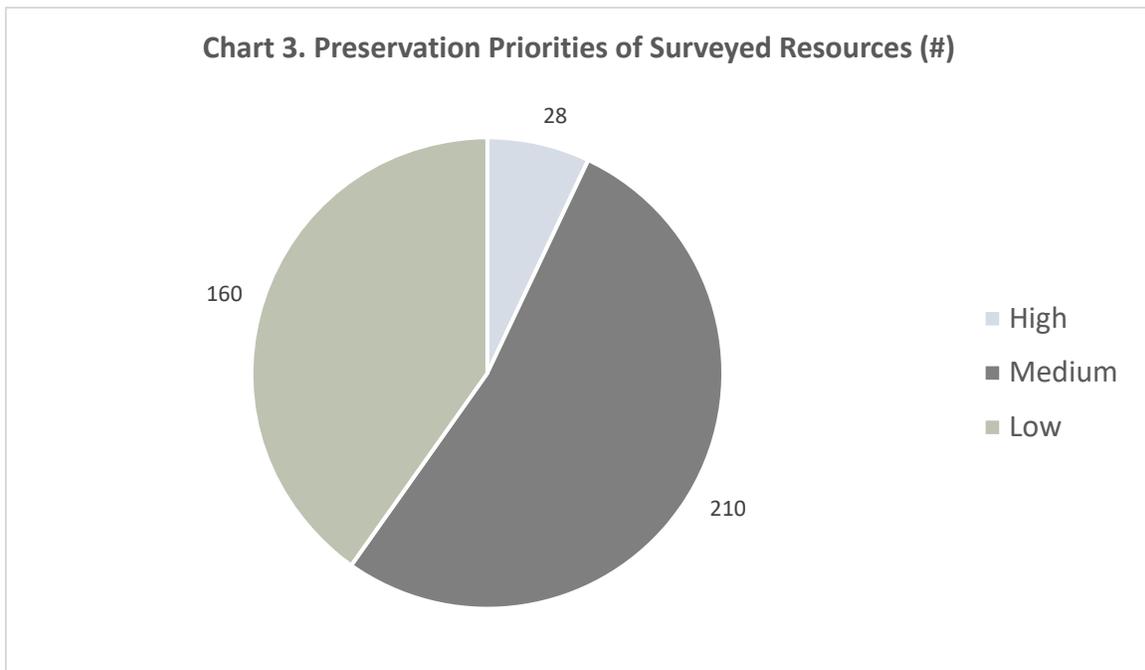


Image 13. Ranch residence at 413 S. Orange Street. (Survey ID #580; Source: CMEC).

6.4. PRESERVATION PRIORITIES

Documented historic-age resources were assigned a preservation priority based on the definitions provided in **Section 4.3**. Using these guidelines, 28 resources were assigned a high priority (7%), 210 were assigned a medium priority (53%), and 160 were assigned a low priority (40%) (**Table 3** and **Chart 3**).

Table 3. Preservation Priorities		
	#	%
High	28	7
Medium	210	53
Low	160	40
Total	398	100



Examples of high priority resources

Outstanding, unique, or good examples of architecture, engineering, or design or an association with an important trend or event in history; these resources retain strong integrity (Images 14 and 15).



Image 14. 610 N. Adams St. (Survey ID #323). A Folk Victorian residence constructed in 1910 that retains excellent integrity.



Image 15. 302 E. College St. (Survey ID #398A). Our Lady of Guadalupe Church constructed in the Gothic Revival style in 1917.

Examples of medium priority resources

Contributes to neighborhood character; typical examples of common architectural style or form; may be somewhat altered (Images 16 and 17).



Image 16. 415 S. Milam St. (Survey ID #611). A Tudor Revival style residence constructed in 1940.



Image 17. 206 N. Elk St. (Survey ID #467). A Ranch residence constructed c. 1950.

Examples of low priority resources

Do not contribute to the neighborhood's sense of time and place; may be significantly altered (Images 18 and 19).



Image 18. 410 S. Adams St. (Survey ID #528). c. 1940 bungalow.



Image 19. 307 S. Elk St. (Survey ID #505). Constructed in 1961.

6.5. LOCAL LANDMARK AND NRHP RECOMMENDATIONS

All resources assigned a high priority are recommended eligible as local landmarks based on the criteria outlined in **Section 4.2.1**. These resources range in age from 1868 to 1943. As shown in **Table 4** below, most are recommended eligible for their architectural significance as excellent intact examples of their style, including the Vernacular, Queen Anne, Folk Victorian, Colonial Revival, Neoclassical, Gothic Revival, and Minimal Traditional styles. Others are recommended eligible for their association with an important trend or event in history, such as Resource 295B, an educational building associated with President Roosevelt's Depression Era New Deal Program. A summary of these resources, including the Areas of Significance and Criteria for which they are recommended eligible are presented below in **Table 4** with additional information provided in their individual survey forms (**Appendix C**).

One resource recommended eligible as a local landmark meets the more stringent threshold for NRHP eligibility. Fredericksburg High School is an excellent example of a Beaux Arts style educational property constructed by noted architect, H. F. Kuehne. It is recommended eligible for the NRHP under Criterion C for Architecture with a Period of Significance of 1922, the year in which the building was built.

Table 4. Resources Recommended Eligible

Survey ID #	Address	Recommendation	Historic Function	Style	Year Built	Local Criteria	NRHP Criteria
105	716 W Creek St.	Local landmark	Domestic: Single dwelling	Folk Victorian	1915	A, C	N/A
109	711 W San Antonio St.	Local landmark	Domestic: Single dwelling	Folk Victorian	1913	A, C	N/A
115	712 W San Antonio St.	Local landmark	Domestic: Single dwelling	Craftsman	1920	A, C	N/A
119A	711 W Main St.	Local landmark	Domestic: Single dwelling	Craftsman	1928	A, C	N/A
144	706 W Schubert St.	Local landmark	Domestic: Single dwelling	No style	1920	A, C	N/A
146	710 W Schubert St.	Local landmark	Domestic: Single dwelling	Queen Anne	c. 1900	A, C	N/A
158	710 W Travis St.	Local landmark	Domestic: Single dwelling	Folk Victorian	c. 1910	A, C	N/A
167	602 W Travis St.	Local landmark	Domestic: Single dwelling	No style	1910	A, C	N/A
168	604 W Travis St.	Local landmark	Domestic: Single dwelling	Folk Victorian	c. 1900	A, C	N/A
207	409 N Milam St.	Local landmark	Domestic: Multiple dwelling	Craftsman	c. 1920	A, C	N/A
211A	310 W Travis St.	Local landmark	Domestic: Single dwelling	Craftsman	1931	A, C	N/A
231	313 W College St.	Local landmark	Domestic: Single dwelling	No style	c. 1910	A, C	N/A
266	604 N Crockett St.	Local landmark	Domestic: Single dwelling	Neoclassical	c. 1900	A, C	N/A
270	216 W College St.	Local landmark	Domestic: Single dwelling	Craftsman	1929	A, C	N/A
295A	110 W Travis St.	Local landmark and NRHP	Education: School	Beaux Arts	1922	A, C, E, D, F	A, C
299	211 W Orchard St.	Local landmark	Domestic: Single dwelling	Minimal Traditional	1933	A, C	N/A
314	106 W College St.	Local landmark	Domestic: Single dwelling	No style	1906	A, C	N/A
323	610 N Adams St.	Local landmark	Domestic: Single dwelling	Folk Victorian	1910	A, C	N/A
361	409 Spruce St.	Local landmark	Domestic: Single dwelling	Colonial Revival	1921	A, C	N/A

Table 4. Resources Recommended Eligible

Survey ID #	Address	Recommendation	Historic Function	Style	Year Built	Local Criteria	NRHP Criteria
364	214 E Orchard St.	Local landmark	Domestic: Single dwelling	Queen Anne	1911	A, C	N/A
398A	302 E College St.	Local landmark	Religion: Religious facility	Gothic Revival	1917	A, E, F	N/A
436	501 N Pine St.	Local landmark	Domestic: Single dwelling	Folk Victorian	c. 1900	A, C	N/A
469A	620 E San Antonio St.	Local landmark	Domestic: Single dwelling	No style	c. 1910	A, D	N/A
469B	620 E San Antonio St.	Local landmark	Domestic: Secondary structure	No style	c. 1890	A, D	N/A
469C	620 E San Antonio St.	Local landmark	Agriculture: Animal facility	No style	c. 1910	A, D	N/A
484	501 E San Antonio St.	Local landmark	Industry/Processing: Manufacturing facility	No style	1868	A, C	N/A
575A	217 W Ufer St.	Local landmark	Domestic: Single dwelling	Vernacular	1911	A, C	N/A
631	412 S Milam St.	Local landmark	Domestic: Single dwelling	Craftsman	1930	A, C	N/A

Examples of Resources Recommended Eligible (Images 20–23)



Image 20. 409 N. Milam St. (Survey ID #207).
Craftsman style multi-family residence constructed
c. 1920. Recommended local landmark.



Image 21. 211 W. Orchard St. (Survey ID #299).
1933 Minimal Traditional single-family residence
featuring a unique rock cladding. Recommended
local landmark.



Image 22. 110 W. Travis St. (Survey ID #295A). Former
Fredericksburg High School constructed in the Beaux
Arts style in 1922 by noted architect H. F. Kuehne.
Recommended local landmark and recommended
eligible for the NRHP.



Image 23. 214 E. Orchard St. (Survey ID #364).
Queen Anne single-family residence constructed in
1911. Recommended local landmark.

6.6. LOCAL DISTRICT RECOMMENDATIONS

The scope of this survey included making a recommendation regarding a potential boundary expansion for the local historic district. As part of this task, CMEC reviewed the character of the existing district, including areas and periods of significance.

The Fredericksburg Historic District was listed in the NRHP in 1970 under Criteria A and C, with Architecture and Ethnic (German) Heritage listed as the Areas of Significance (**Image 24**). The POS was “19th Century.”

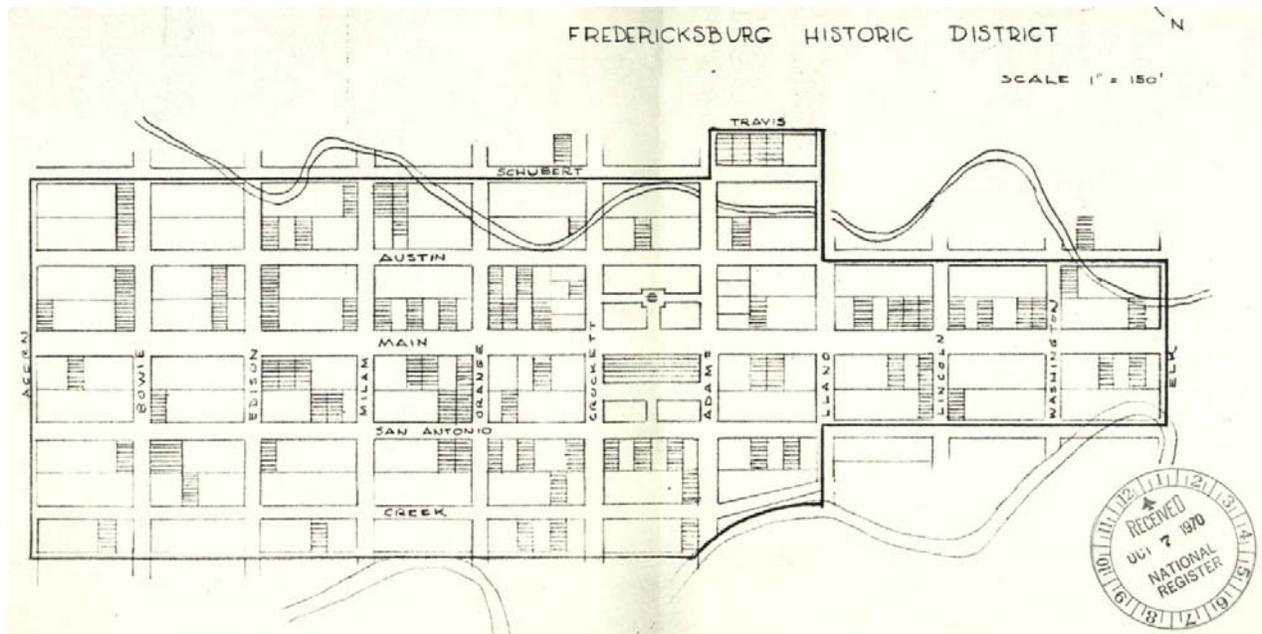


Image 24. Fredericksburg Historic District boundary in 1970. Reproduced from the 1970 NRHP nomination.

In 1985, the NRHP listing was updated to extend the POS to 1935 (50 years prior to 1985) and to add Art¹ and Exploration/Settlement (**Image 25**). Although a survey had been conducted in 1983 that identified areas for district expansion, it does not appear that the NRHP boundaries of the district were expanded at the time of the 1985 NRHP update.

¹ The NRHP form has “Agriculture” checked in Section 8; however, as a paragraph is included on Art as an area of significance, it is assumed that Art is the intended area of significance.

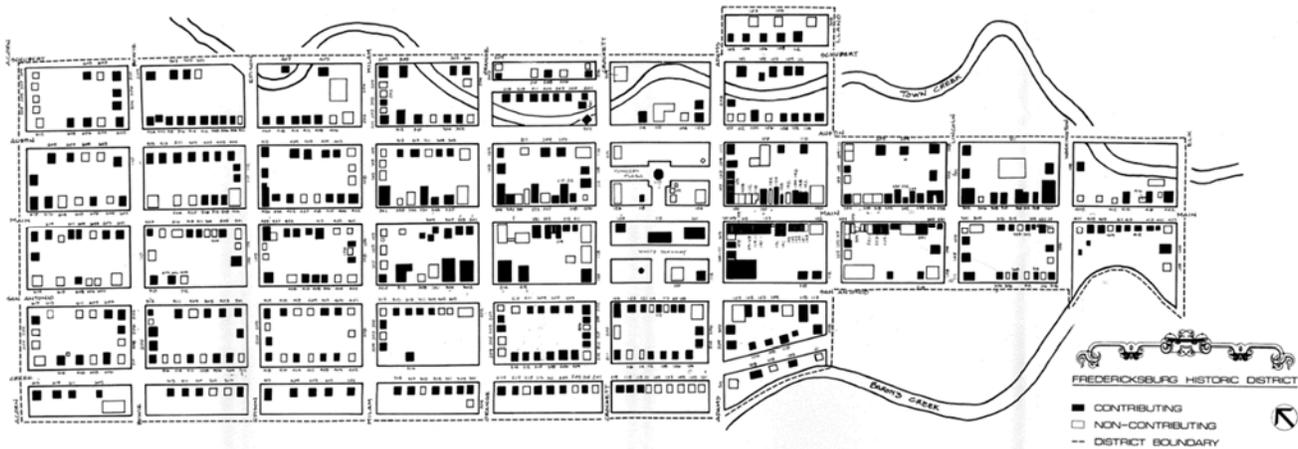


Image 25. Fredericksburg Historic District boundary in 1985. Reproduced from the 1985 NRHP nomination update.

It is not clear if a POS and Areas of Significance other than those identified in the NRHP documentation were defined when the district was listed locally in 1987. As noted above, in 2003, HHM conducted a survey to update previously documented resources and to examine areas adjacent to the existing district for potential expansion, including four areas (A, B, C, and D) that were identified as potential expansion areas in the 1983 survey (HHM & Associates 2003; Moore 1983). Areas of Significance for the district and a POS are not included in the 2003 report by HHM. Subsequent to the 2003 survey, the local historic district boundaries were increased to include all four areas (A–D) analyzed in the 2003 report.

Based on CMEC’s observations in the field, the previously established Areas of Significance (Architecture, Art, Ethnic Heritage, and Exploration/Settlement) appear to remain appropriate. In addition, the district appears to have significance in the area of Community Planning and Development. The resources within the district document the city’s preliminary platting and growth in the mid-nineteenth century, its evolution into an early twentieth-century hub for farmers in the surrounding countryside, and its later development as a growing post-war community supported by tourism. The recommended period of significance is c. 1868 to 1968. The start date represents the earliest intact extant property and ends at 50 years prior to the time of the 2018 survey. As noted in **Section 4.1.3**, the NPS allows that 50 years ago may be “used as the closing date for periods of significance where activities begun historically continued to have importance and no more specific date can be defined to end the historic period.” (NPS 1997) In the case of the Fredericksburg Historic District, which is considered significant not only for Architecture but for Community Planning and Development, buildings constructed in the Historic District between 1935 (POS end date for the NHRP nomination) and 1968 exemplify the continuing trend of development within the City’s historic core and continue to have importance.

To consider a potential boundary expansion for the district, CMEC evaluated the distribution of historic-age resources with sufficient integrity, current legal boundaries, and natural delineating features. The recommended boundary includes those portions of the survey area that contain a predominance of resources constructed prior to or during 1968 that are sufficiently intact to convey their significance. To help define the appropriate boundary, CMEC prepared a map of the surveyed properties, color coded by their preservation priority, with the current district boundary. This visual presentation allowed CMEC historians to analyze groupings of high- and medium-priority properties. Although the City's local district does not appear to evaluate resources in terms of "contributing" and "non-contributing," CMEC historians equated high- and medium-priority properties with contributing status and low-priority properties with noncontributing status for conceptual consideration. Using this information, as well as a map showing the earliest year-built date for each property (see **Figure 5** in **Appendix A**), the proposed new boundary was drawn with a goal of including areas with concentrations of high- and medium-priority resources built during the period of significance.

The existing district is characterized by an eclectic mix of properties, with widely varying eras of construction, even within the same block. The areas surveyed by CMEC in the 2018 survey also reflected a similar character. Therefore, the areas recommended for designation as a local district are recommended to be added to the existing district, rather than established as separate districts. The proposed boundary expansion areas are shown in **Figure 4** in **Appendix A**.

10. CONCLUSION

This project was Phase I of a citywide historic resources survey of Fredericksburg. A historic context was produced documenting the broad patterns of historical development in Fredericksburg, including development of the survey area and the associated building types. Historic-age resources within the survey area were documented with an inventory form and photographs and were assessed for historic significance using the themes identified in the context. In total, CMEC identified 378 historic-age parcels in the survey area, 111 non-historic-age parcels, and 49 vacant lots. In all, 398 historic-age resources were documented, of which 7 percent were assigned a high preservation priority, 53 percent were assigned a medium preservation priority, and 40 percent were assigned a low preservation priority. Furthermore, 28 historic-age resources are recommended as local landmarks, 1 of which is also recommended as individually eligible for the NRHP. No new local historic districts were identified. An expansion is recommended for the existing historic district.

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APPENDIX A: MAPS

APPENDIX B: TABULAR INVENTORY

APPENDIX C: SURVEY FORMS