

Appendix G – Preservation Plan and Design Standards

PART 1 – INTRODUCTION

PURPOSE

The Castle Hill Historic District (“district”) Design Standards (“standards”) provide a guide for decision-making regarding alterations to the exterior appearance of buildings and sites in the district. The goals of the Castle Hill Historic District Design Standards are to:

1. Preserve district’s historic heritage.
2. Encourage the rehabilitation, maintenance and retention of historic structures.
3. Ensure that alterations to existing buildings are compatible with the character of the structure and the district.
4. Discourage demolition of contributing buildings and buildings easily restored to contributing character.
5. Assist property owners and designers in developing plans for historic properties.
6. Ensure that new construction is compatible with the historic character of the district.

This document is a tool for:

- Property owners, tenants, contractors, design professionals, realtors or anyone else planning a change to the exterior or site of a building or new construction within the district; and
- The Historic Landmark Commission in their evaluation of whether to grant a Certificate of Appropriateness for any project covered by these Standards.

The Standards set out the requirements for:

1. Rehabilitation, restoration, and alteration of existing buildings and sites,
2. Construction of new buildings, and
3. Construction of additions to existing buildings within the boundaries of the district.

WHAT DESIGNATION ACCOMPLISHES FOR THE HISTORIC DISTRICT

Local historic district designation is intended to protect and enhance existing historic resources. By establishing historic district overlay rezoning, the City of Austin provides a mechanism to ensure that changes within the district are compatible with the historic character of the district. All buildings within the district may not have the individual significance to be designated as a City Historic Landmark; but the significance of the district emanates from the significance of the *collection* of historic buildings within its boundaries rather than each building individually.

Historic district designation does not prevent change, but does provide appropriate parameters for change as it relates to the special character of the district. Conversely, designation of the historic district does not require property owners to make changes to their properties.

The Historic Landmark Commission’s review within the district is limited to construction that affects the exterior of the building and its site – interior remodeling does not require review and approval by the Commission. Design standards for rehabilitation and restoration of historic

structures protect property owners' investments and encourage better design. These standards will protect and maintain the historic appeal of the district.

PART 2 - LOCAL GOVERNANCE OF THE DISTRICT

DISTRICT BOUNDARIES

The Castle Hill Historic District boundaries include:

- All lots fronting Blanco Street, including the properties located at 1200 Windsor Road, 1206 West 12th Street and 1208 West 12th Street;
- All lots on the west side of Baylor Street, and east lots between West 9th Street and an the alley that runs adjacent to 607 & 608 Baylor Street; and
- All properties running along interior streets West 7th, 9th, 10th, and 11th Streets, as well as 1101 through 1111 West 12th Street. (A detailed boundary description may be found in the Local Historic District nomination form).

EXCLUSIONS

These Design Standards do not apply to:

1. Construction that is not visible from public streets (alleys are not considered "public streets" for purposes of this document);
2. Exterior paint colors;
3. The interior of a building.

REQUIREMENT OF A CERTIFICATE OF APPROPRIATENESS

Any new construction or redevelopment activities which affect the exterior of a building or a site within the district must adhere to the principles of these standards and must be approved by the Historic Landmark Commission with a Certificate of Appropriateness before a building permit will be issued by the City.

A Certificate of Appropriateness is NOT required for:

- Remodeling the interior of the building.
- Routine maintenance projects, including painting, staining, repointing of masonry, foundation repair, etc.

A Certificate of Appropriateness IS required for:

- Replacement of siding, porches, doors, windows, or roofing materials.
- Exterior alterations to existing buildings and sites including, but not limited to, the construction of additions, decks, pools, or the installation of new windows, doors or roofs.
- Demolition of existing buildings.

Although the majority of the structures located in the proposed district are residential, a few public buildings emerged at the beginning of 20th century in order to serve a growing neighborhood. Fire Station No. 4, originally known as the West Austin Hose Station, was erected along the Silliman Subdivision, at the corner of West Tenth and Blanco. Built in 1908, it continues to serve as the neighborhood's fire station.

Architectural Styles and Influences

The proposed Castle Hill Historic District features a number of architectural styles and influences and is home to 15 stand-alone historic landmarks. Despite its close proximity to the changing landscape of downtown Austin, the majority of the area is characterized by single family residences from the historic period that largely have remained intact and exhibit cohesiveness in both the design of the homes and the districts streetscape. The homes feature architectural styles and influences that include Italianate, Queen Anne, Folk Victorian Late-19th/Early 20th Century Revival Styles, and Craftsman bungalow. Structures were designed with several common layouts, including L-shaped plans, and center-passage homes.

The Castle, or former Texas Military Institute (TMI), was influenced by the architecture found at the U.S. Military Academy at West Point, and was designed to replicate the structures of the Virginia Military Institute.⁴ In 1869, \$10,000 in gold was raised to lure Texas Military Institute from Bastrop to Austin, where there was no significant institution of higher learning. The TMI building is a "castle-style," brick structure accented by a three-story tower. The buildings original plan called for a square building with a tower at each corner. Yet only one of the two completed towers remains. One building from the Military Institute that still stands is a one-story stone mess hall, now used as an office, located at 1105 West Twelfth Street near the main T.M.I building. By 1879, TMI had closed its doors and the school's students and faculty relocated the fledgling Agriculture and Manufacturing school at Bryan, now Texas A&M University. Subsequently, the property was purchased by Jacob Bickler who sought to establish a German-English School. Bickler's institution lasted in the location for about a decade. By the turn of the century, the Castle had been reduced in size and transformed into a single-family residence, while much of its tract was subdivided as the 'Castle Hill' neighborhood. Few buildings from TMI remain, but one structure, located at 1114 West Eleventh Street, is the former headmaster residence, now the John Garland James House.

Many of the earliest homes in the district were built in the Queen Anne style and later Classical Revival. Several homes, including the Ziller-Wallace House (1110 Blanco), the Cruchon-Martin-Cabaniss House (1200 Windsor) and the William Green Hill House (910 Blanco) provide excellent examples of early Queen Anne architecture in the district. The Ziller home was designed in the common, L-shaped form that became prominent within the Silliman subdivision. Other common housing plans included center-passage and front-gabled structures, with modest Victorian detailing. The house at 1108 West Eleventh Street provides an example of center passage Folk-Victorian design. District homes also employed irregular housing plan and hybrid architectural styles, reflecting the changes in building and development around the beginning of the 20th century. The Mary Taylor House (608 Baylor Street), for example, relied on a modified

⁴McBee, Sue Brandt; Erikson, *Virginia, Austin: The Past Still Present*, (Heritage Society of Austin, Austin, Texas) 1975.

PART 3 – DISTRICT CHARACTER

The Castle Hill Historic District comprises approximately six blocks in a residential section of Old West Austin, extending from West 6th Street to West 12th Street; and from Blanco Street to Baylor Street. It contains 123 lots and roughly 175 buildings and structures. More than 100 of these structures contribute to the historic character of the district. There are 16 City of Austin landmarks located in the District as well as several state and National Historic Register properties. The district derives its name and history from land originally associated with the former Texas Military Institute, an iconic building located at 1111 West 11th Street.

The Castle Hill Historic District has demonstrated historical significance - a number of the contributing properties to the district date from the 19th century, and were among the first recognized by the city to have historical significance through designation as historic landmarks, including: the Ziller-Wallace House (1877), at 1110 Blanco Street; the Culver-Guinn House (1900), at 1102 Blanco Street; the Brass-Goddard House (1898), at 1108 West 9th Street; the Finks-Coffey House (1898), at 908 Blanco Street; the Hearn House (1893); the Cruchon—Cabaniss-Spiller House (1877), located at 1200 Windsor Road; the John Garland James House (1870), at 1114 West 11th Street; the Nicholds House (1898), at 1106 West 10th Street; the McBride-Knudsen House (1896), at 1109 West 10th Street; and the William Green Hill House (1890), at 910 Blanco Street. Fire Station No. 4, located at 1000 Blanco, was constructed in 1905 in the Romanesque Revival style. It is the oldest fire station in use in Austin, and is a designated Austin Historic Landmark.

Most contributing properties that are located within the district but are not designated Austin Landmarks retain a high level of historic integrity and contribute to the West Line National Historic Register District.

The lot at 614 Blanco Street was the site of the Armstrong Odom House, lost after two destructive fires, the last occurring in 1995. Built in 1888 by noted architect A.O. Watson for William E. Armstrong, director of the American National Bank, the property retains its City of Austin Historic Landmark designation; its distinctive stone wall and four of its five wrought iron gates survive.

ARCHITECTURAL COMPOSITION and CHARACTERISTICS OF CONTRIBUTING BUILDINGS WITHIN THE DISTRICT

Building Forms, Types, and Architectural Style

Most of the contributing buildings in the district were built as and are still used as single-family residences, although some have been converted to duplex or multi-family use, or have garage apartments on the site. There are roughly a half dozen apartment or condominium buildings located throughout the district.

The architecture of the District reveals its periods of development. The oldest structure in the district is the Castle, the former Texas Military Institute built between 1869 and 1870. The earliest residences on 11th and 10th Streets are limestone cottages. Many of these residences

manager of the Texas Loan & Trust, occupied a Nick Dawson home at 1106 West Eleventh Street. Many of these property owners held professional occupations or enjoyed family resources that enabled them to establish affluent homes.⁶

However, after the turn of the century, the streets of Castle Hill also provided new opportunities for more middle-class Austinites to establish homesteads in the neighborhood. Beginning in the 1910s, many of the large estates initially acquired from James Raymond were slowly sold off and subdivided for smaller lots and homes. This trend enabled more families to partake of the districts' amenities and proximity to the 'West Line' street car, which ran east and west along Sixth Street. The McBride-Knudsen at 1109 West Tenth Street, for example, became home to Douglas McBride, a messenger for Wells Fargo and Company and later by Rasmus Knudsen, a painter and paper-hanger. Indeed, early advertisements for homes and lots in the areas tout the affordability for working class families.

One notable feature of the area is the degree to which residents of the varying homes came from the same family. Rebecca Brownlow grew up in the red brick Italianate home at 1102 West Ninth Street, and later lived at 703 Baylor Street after her father purchased the home. Following the death of her mother, Mary Thrasher, Brownlow returned to 1102 West Ninth Street, and continues to live there today. Finally, two children of Judge Julius Schutze – Edward and Meta – settled on Blanco and Baylor Streets, respectively. Edward built the home at 901 Blanco Street in 1915, while Meta Schutze Schmedes and her husband, Kurt, built the landmark home at 804 Baylor Street.⁷

As long time resident Ed Jordan noted during an oral history interview, most of the residents of the area knew one another. Even to present day, Jordan stated that on West 7th Street, "we have original families" occupying the homes. Harry L. Haynes, who was first elected as an Alderman for the city of Austin – its initial form of city council government – built his home at 1110 West 7th Street. Haynes served on Austin's city council for more than 20 years. Subsequently, Haynes' grandchildren were raised in the home and the building is now being occupied by only the second owner.⁸ Jordan also indicated that many of the residents of the south end of the proposed district -- Baylor, Blanco and West 7th Streets – collectively referred to the area as "the Hill." "The greatest thing about 'The Hill' is that at eight o'clock every night – where the video shop is, near Waterloo (Records), there was a bakery and they made doughnuts – and every night everyone descended the hill to buy doughnuts."⁹

During the 20th century, the district changed rapidly, as some of the early residents and their families began turning over their properties. New developments emerged in the 1950s and 1960s, as certain homes fell into disrepair. Cleo Perella, a resident who lived at 1115 West 9th Street, sold antiques from her house for many years. Her home was demolished ca. 1975, and a two-story wood and limestone apartment structure was erected on the lot. (The structure is now used as by the Austin Travis County Mental Health-Mental Retardation Center.) Neighbors regarded the demise as tragic. Over time, similar events occurred on Blanco, Baylor and West

⁶ West Line National Register Historic District Application.

⁷ Oral History interview with Carl Schutze, Old West Austin Neighborhood Association, 1998.

⁸ Oral history interview with Carolyn Fitzgerald Chapman, Old West Austin Neighborhood Association, 1998.

⁹ Oral history interview with Ed Jordan, Old West Austin Neighborhood Association, 1998.

Exterior Materials

The most prevalent siding materials in the district are wood, brick, and limestone; nearly all of the contributing houses retain their original exterior wall materials. A few homes have replaced wood siding with vinyl or aluminum, but this has caused the house to be determined non-contributing to the district.

Residential additions generally have the same siding materials as the original part of the building; in some cases, fiber-cement siding has been used in place of wood on additions or rear buildings. Foundations usually are pier-and-beam and generally hidden by skirting, which matches the siding material of the house or has a concrete, or stucco finish. Older buildings retain their original foundations, which consist of limestone walls built upon bedrock. Some of these buildings have been altered to create the effect of a basement. The homes at 1114 West 9th Street and 608 Baylor Street exemplify this type of development.

Windows and Fenestration Patterns

Many of the contributing properties have large, operable windows designed to facilitate air circulation. The prevailing window type is a one-over-one, wood frame, wood sash unit in single, paired, and triple configurations.

Some houses also display a more ornate window type, ranging from a diamond-paned window as a primary or dormer window, or a window with multi-paned top sash and single pane bottom sash.

Nearly all the contributing homes in the district retain their original windows on the street-facing facade. A number of houses contain more than one type of window, with a more decorative or ornate windows found on the front of the house than on the side or rear. Fenestration patterns vary on the houses in the district, but all contributing primary houses exhibit a pattern that is typical for their date of construction and architectural style. The transitional cottages and bungalows feature single and paired windows, which are clearly an important decorative architectural feature on the facades of these houses.

Doors

The vast majority of the contributing houses in the Castle Hill district retain their original entry doors. A common door type is a single, solid wood door with either one large centrally placed glass panel or three smaller glass panels in its upper half. Most houses have single-leaf entry doors. Doors, like the windows, illustrate some degree of architectural embellishment – older houses also have transoms and sidelights.

There are examples of stained glass edging of glass panels in doors, as seen at 1108 Blanco Street.

Chimneys

Chimneys, where present, are constructed of brick or limestone and are rectangular in profile. Most, but not all, have been left in their original unpainted state.

Tenth Streets. Most notably, a series of Nick Dawson-built stone cottages were demolished on West Tenth in 1970 to make way for apartment complexes.

Yet despite a period of decline, Castle Hill remains one of the most historically significant areas of Austin for more than a century. As local Austin architectural historian Peter Flagg Maxson noted, the neighborhood that developed along the Raymond Plateau, the former Texas Military Institute and subsequent subdivisions represent the original "smart growth neighborhood."¹⁰ Maxson asserted that the "architectural diversity and scale, mature vegetation, urban amenities and convenience to downtown" make it popular with both longtime residents and newcomers.

The remarkable cohesion and integrity of the buildings within the district demonstrate a unique role that the community has played in preserving the fabric of this area. The district's streetscapes and residential character have persevered under years of development pressures, and the boom-bust-cycles of the Austin real estate market. For an area so close to downtown Austin, it retains many of the original buildings and the character-defining features from its inception in 1870. Additionally, many Castle Hill homes have received sympathetic restorations and alterations throughout the last decade, which have solidified its place as one of the most historic areas of the city. Although losses of key structures have occurred in the district -- most notably the Armstrong-Odem property at 614 Blanco Street, and the masonry residences built by Nick Dawson on West Tenth Street -- the majority of the district housing stock remains intact. These attributes establish Castle Hill as the ideal candidate for Austin's second local historic district.

Porches

Most of the contributing buildings in the district have prominent, character-defining front porches that were designed to catch prevailing breezes and contribute to the historic streetscape. These front porches extend across at least half of the front façade, if not all the way across the façade, or in a wraparound configuration, as seen in several of the late Victorian homes. Most porches on contributing buildings retain their original posts, including single, paired, and triple-square posts as well as round, spindle or fluted columns. The craftsman style houses have squared columns and flat wood railings, whereas other houses have turned wood balusters. Solid wall-type railings incorporated from the porch foundation skirt are also seen.

Architectural Details

Architectural ornamentation, such as double posts, columns, decorative railings, or gingerbread follow the architectural style of the house. Doors facing porches also have a degree of ornamentation, consisting of transoms, sidelights or stained glass, reflecting the style and period of the house's construction. Several homes feature decorative details along porch eaves, reflecting a Victorian influence. Other homes, such as 1108 West 9th, feature stone detailing in the porch columns.

Windows are often ornamented, with a decorative sash, such as a diamond-paned upper- or fixed-sash. In addition, several Victorian-era houses have ornate stone headers above the windows.

Cornice ornamentation consists of carved eave brackets, an ornamental cornice frieze or shaped rafter ends. Many gable ends are ornamented with patterned shingles and/or windows.

BUILDING ORIENTATION and LANDSCAPE CHARACTERISTICS OF CONTRIBUTING BUILDINGSTopography

The district is located along a hillside rising north above West 6th Street and along the bluff that overlooks Shoal Creek, west of Lamar Boulevard. The area is characterized by steep slopes on the east and gentle hills that slope down grade from north to south. Generally, the houses built within the district reflect their position on the top or slope of the hill, with more monumental houses reflecting their settings at the top of the rise, and smaller houses on the slopes of the hill. Many houses also feature retaining walls, reflecting a desire for a flatter building lot on the slope of the hill.

Trees and other Landscape Features

Large mature deciduous trees, lawns, and concrete walkways leading from the curb to the entry of the houses characterize the district. A concrete sidewalk runs along the west side of Baylor and Blanco Streets; parts of the east side of Baylor and Blanco Street; a portion of the south side of West 7th and 10th Streets; and along West 12th, 9th and 6th Streets.

Building Placement and Setbacks

The terrain of the district dictates the setback of the houses in the district. On the west side of Blanco Street, the houses with uphill-sloping lots are set near the mid-point of the long side of the lot, creating wide front lawns, which characterize this side of the street. On the east side of the street, the houses are set close to the street due to the steep gradient of the lots from the front to back. The same is true of Baylor Street. There are a few exceptions where lots are unusually large, allowing for more generous yards and setbacks. This is true for the Cruchon—Cabaniss-Spiller House and the John Garland James House.

Driveways and Garages

Properties within the district generally have narrow driveways at the edge of the lot leading to a garage or carport in the rear. The prevailing material for driveways is concrete. Lots along down slopes (east side of Baylor and Blanco Street) generally lack driveways due to the layout of the lots. Some houses have a concrete parking pad near the front of the lot. Though front yard parking pads have become a recent means of providing for off-street parking, these pads do not contribute to the historic character of the district and should not be considered a prototype for future redevelopment and new construction. On the intersecting West 7th, 9th and 10th Streets access is provided from driveways, garages or carports located along public alleys behind the properties. Some homes along Blanco and Baylor also have side alley access to rear drives or outbuildings. Garages and carports are generally detached structures – integral garages are a rarity in the district.

Outbuildings

Several of the houses in the district have outbuildings generally located behind the primary building on the property, and not visible from the street. The outbuildings are typically one-story, constructed of wood, and serve as detached garages. These homes, such as the house at 1112 West 7th Street have historic outbuildings and features that may include a wash house, outhouse, horse stall, chicken yard, and small two-room cottage. Many homes have auxiliary outbuildings that serve as garages or garage apartments with access from public alleys.

Fences and Walls

Few homes in the district have fences that face the primary street. Most perimeter treatments are short, decorative, iron fences or stone walls. The house located at 602 Blanco has a wood picket fence around the front yard. At 614 Blanco Street is a historic limestone wall that rises to a height of 7 to 8 feet and retains its original wrought iron gates. Most properties do have privacy fences around their rear yard, which are generally composed of wood, and are 6 to 8 feet high. Many properties within the district have low stone or concrete retaining walls adjacent to sidewalks or driveways.

Streets and Curbing

Most streets in the district have simple concrete curbing that appears to date from the 1930s and has no ornamentation. A few properties, such as the Castle and 908 Blanco, have limestone curbs.

Street Lights and Street Furniture

There is only one historic street lamp – the Moonlight Tower at the intersection of West 12th Street and Blanco Street.

PART 4. – THE PRESERVATION PLAN AND DESIGN STANDARDS

I. GENERAL APPLICABILITY

All construction activity requiring a Certificate of Appropriateness within the district will follow the Design Standards defined in this document. The Standards are based upon the Secretary of the Interior's Standards for Rehabilitation, and are applicable to all properties within the district, as well as the unique characteristics of the contributing buildings within the district. For properties designated as individual historic landmarks (H), the Secretary of the Interior's Standards shall govern to the extent of conflict with these Design Standards.

A. THE SECRETARY OF INTERIOR'S STANDARDS

1. Make every reasonable effort to use a property in a way that requires minimal alterations to the building, structure, or site and its environment.
2. Do not destroy the distinguishing original qualities or character of a building, structure or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
3. Recognize the building as a product of its time. Do not make alterations that have no historical basis or which seek to create an earlier appearance.
4. Respect changes that have taken place in the course of time as evidence of the history and development of the building.
5. Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship that characterize a building.
6. Repair rather than replace deteriorated architectural features whenever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjecture.
7. Undertake the surface cleaning of a building with the gentlest means possible. Do not sandblast or use other cleaning methods that damage the materials of the building.
8. Contemporary design for alterations and additions to existing properties is acceptable when the alterations and additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property or neighborhood.

Castle Hill Local Historic District DRAFT Preservation Plan and Design Standards

9. New additions or alterations to structures shall be done in such a manner that if the addition or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

B. REFERENCE TO CITY ORDINANCES

The following Standards identify requirements for construction within the district that are in addition to all existing city ordinances. Applicable portions of existing city codes include but are not limited to:

1. Chapter 25-1 – for applicable administrative and procedural requirements related to the Historic District (HD) overlay.
2. Chapter 25-2-171 for the definition of the purpose of a local historic district (HD) zoning overlay.
3. Chapter 25-11 - Building Demolition and Relocation Permits, Article 4 for special requirements for contributing/historic structures
4. Chapter 25-2 - Notwithstanding the provisions of § 25-2-1052 (A)(2), Article 10 Compatibility Standards, shall apply to the Castle Hill Historic District.
5. Subchapter F: Residential Design and Compatibility Standards apply to all properties within the district. Where requirements conflict, these historic district standards supercede.
6. City of Austin Heritage Tree Ordinance, Chapter 25-8, Subchapter B, Article 1.

C. EXCLUSIONS

These Design Standards do not apply to:

1. Construction that is not visible from adjacent public streets (alleys are not considered “public streets” for the purposes of this document);
2. Exterior paint color; or
3. The interior of a building.

II. DESIGN STANDARDS FOR THE CASTLE HILL LOCAL HISTORIC DISTRICT

A. GENERAL DISTRICT STANDARDS

The following standards reflect over-arching principles of design and architectural detail, and apply to all properties within the district. Unless stated, the standards are required.

1. Requirements

- (a) Repair, rather than replace, original materials. Replace only materials that are deteriorated beyond repair or that detract from and are not original to the building. Replacement materials shall match the original materials when feasible.

(b) Do not make changes to the public view of an existing contributing or non-contributing building that have no historic basis and/or that creates the appearance of an architectural style that is not original to the existing building.

(c) Use best efforts to utilize photographic or physical evidence when reconstructing original historic details.

(d) The allowable height for additions and new construction is the average height of the adjacent properties on either side of the subject property or 32', whichever is greater.

2. Recommendations/Advisory Standards

(a) Locate new buildings and site features in a manner that complements the historic character of the district.

(b) *For buildings which are non-contributing due to alterations*, seek to restore historic appearance of the building where feasible and appropriate. A tax abatement is available for these projects meeting certain other criteria. Check with the Historic Preservation Office or on this website, www.ci.austin.tx.us/historic, for applicability.

B. SITE IMPROVEMENTS

1. Required Standards

(a) Fences

(1) Repair, rather than replace existing historic fences, walls, retaining walls, and steps as character defining features of the district.

(2) New front yard fences must be four (4) feet or less in height, open, and must avoid obscuring the front of the building. Acceptable materials include iron, wire mesh, painted wood pickets.

(3) Privacy, chain link, and wire mesh fences in the back or side yards of buildings are permitted up to the front 1/3 of the existing house.

(4) Chain link fences are prohibited in the front yard.

(b) Masonry retaining walls (exposed on one side, earth-retaining on the other) are permitted as per city code.

(c) Masonry site walls (exposed on both sides of the wall) may not exceed 2' in height unless pre-existing.

(d) Preserve existing mature trees greater than 60" in circumference or 19" in diameter.

(e) Driveways

(1) Repair, rather than replace existing concrete ribbon or lattice driveways.

(2) Do not replace concrete drives with asphalt.

- (3) Driveway entrances shall be consistent with the pattern on contributing buildings on the same primary street.

(f) Mechanical Equipment

- (1) Locate all new mechanical or energy conservation equipment in a manner that does not obscure or damage historical architectural features of contributing buildings, and to the rear or side of the building.
- (2) Rainwater collection systems that are visible from the public street must use traditional materials such as metal and wood; use of PVC containers or piping is not permitted within the public view.
- (3) Photovoltaic and solar thermal installations on existing contributing buildings must be designed to be in scale with the existing structure's roofline, and must not damage historical architectural features or materials. These roof systems must be on the same plane as the roof. The color of the panels must be compatible with surrounding roof materials.
- (4) Wind power systems shall be located to the rear of the site or to new (rear) building additions. The color of the turbine and tower must be muted and free from graphics.

2. Recommendations/Advisory standards

- (a) Photovoltaic and solar thermal systems should be considered only after energy-efficiency and weatherization strategies have been implemented in the structure to reduce energy consumption.
- (b) Locate photovoltaic, solar thermal, wind power, and satellite dishes on ancillary/secondary structures or new additions to the maximum extent feasible.
- (c) Locate photovoltaic, solar thermal, and satellite dishes on the back of the roof *whenever possible* so that they are not visible from the street.
- (d) Consider the installation of new ribbon or lattice driveways for single family homes.
- (e) Use natural vegetation as a fence or buffer to screen new construction from public view where appropriate.

C. REHABILITATION OR ALTERATION OF CONTRIBUTING BUILDINGS

1. Required Standards.

- (a) Maintain the historic style and retain character-defining features. Character-defining features generally include exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.

- (b) Do not install new materials that obscure or endanger original materials, including but not limited to painting of original masonry or installation of vinyl or aluminum siding over original wood siding.
 - (c) Repair existing original windows unless determined infeasible due to excessive deterioration that is adequately documented in the application for a certificate of appropriateness. Utilize recommended repair practices listed below where feasible.
 - (d) Replacement windows, where permitted, must match the *original*, size, profile, muntin shape, configuration, and details. Do not use vinyl-clad windows. Do not use false muntins attached to or inserted between insulated glass panels.
 - (e) When replacing a roof, maintain the original roof form and other character defining features of the roof including overhangs, barge boards, rafter tails, and cresting, where existing.
 - (f) When repointing existing masonry, new mortar shall match the original mortar in color, composition, texture, and tooling.
 - (g) Do not enclose original front porches to create interior space.
2. Reconstruct missing original architectural features or finishes as determined through physical evidence, historic photographs, or original drawings.
 3. Recommendations/Advisory Standards
 - (a) **Materials, general.** When replacement materials are required, consider sustainably-harvested or reclaimed materials where appropriate.
 - (b) **Wood.** Repair original wood wherever possible using epoxy repair techniques.
 - (c) **Windows.** To maximize energy efficiency of existing windows, consider
 - (1) installation of clear heat-rejecting window film
 - (2) replacement of deteriorated weatherstripping and glazing compound
 - (3) restoration of historic functioning shutters
 - (4) installation of sun control awnings;
 - (5) solar screens that are compatible with the historic screens in the district. Solar screens, if used, must be wood framed.
 - (6) installation of interior insulating curtains and blinds
 - (d) **Roofs.**
 - (1) Acceptable roof materials include but may not be limited to composition shingle, metal roofs of all types except corrugated metal, fiberglass shingles, and metal shingles, as determined appropriate to the subject property.
 - (2) Unacceptable roof materials are those that are not used elsewhere in the district, are not appropriate for the subject property, or have otherwise been determined incompatible with the district or the subject property.

- (3) When appropriate, consider Energy Star qualified roof products, which lower roof surface temperature and can reduce peak cooling demand by 10-15 percent.
- (4) Consider adding a radiant barrier in the attic or underneath the roof deck to reduce summer heat gain and reduce air-conditioning loads.

D. ADDITIONS TO EXISTING BUILDINGS

This section applies to all additions with specific standards that apply to contributing and non-contributing buildings as noted.

1. Required Standards

- (a) Design a new addition so that it does not visually overpower the existing building, compromise its historic character, or destroy any unique character defining features.
- (b) Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.
- (c) *For contributing houses*, two-story additions to one-story houses must be set back a minimum of 1/3 the depth of the house measured from the front wall of the house (excluding the porch), or 15 feet measured from the front wall of the house (excluding the porch), whichever number is greater.
- (d) Materials of the addition (walls, roofing materials, and windows) shall be compatible with the original building, and may include use of modern materials such as fiber-cement siding, where determined appropriate.
- (e) New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.
- (f) Windows shall be compatible in form and materials with the existing building.
- (g) Requirements for garage additions and parking are addressed in "New Construction."

2. Recommendations/Advisory Standards

- (a) Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side roof that is set back from the front of the building at least 15' or 1/3 the building depth.
- (b) Design a one-story addition to a one-story building if allowed under impervious cover regulations. Use existing attic space for additional living area if possible.
- (c) When constructing a two-story rear addition, consider the use of vegetative screening at the back and side property lines to respect the privacy of your property and that of your neighbors.

(d) Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway, as long as they comply with other sections of these Standards and applicable codes.

(e) In addition to requirements listed above, windows on new additions can be used to define contemporary design when determined appropriate for the particular application.

E. NEW CONSTRUCTION

The historic context of the district defines the massing, scale, materials, and site design of new construction. New architecture should reflect the era of its construction. This creates a timeline of architectural style that represents the evolution of architecture and construction methods.

1. Required Standards

(a) Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.

(1) Front yard setbacks shall be consistent with historic setbacks by taking the average of the existing setbacks of contributing properties within the same blockface.

(b) Form and Architectural Style

(1) Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form.

(2) Design new buildings so that they are compatible with but discernible from historic buildings in the district. Do not replicate a historic style in new construction.

(3) New construction should have window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those seen on contributing buildings throughout the district.

(c) Materials

(1) Select materials for new construction to be compatible with those existing in the district. Examples include but are not limited to wood siding, limestone, brick, fiber-cement siding, and stucco.

(2) In windows, do not use false muntins attached to or inserted between insulated glass panels.

(3) Chimneys shall be constructed of brick or stone, like others in the district. Boxed wood chimneys are not permitted.

(4) Materials proposed for use but not referenced in this section will be evaluated on a case by case basis to determine appropriateness in the

context of existing adjacent buildings. Applicant must provide justification for suitability of proposed alternative material(s) for use.

(d) For new and existing single-family houses and duplexes, a garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.

(e) For multi-family and commercial buildings, new and replacement parking shall meet the following requirements.

(1) All parking lots shall be located to the side or rear of the building and out of view of the principal street and must be screened from adjacent properties zoned or used SF-5 or more restrictive by a 12 foot landscaped area.

(2) Garages shall be located at the side, rear or underneath structures. Whenever possible, a garage door or doors shall not face the principal street. A garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.

(f) Protect large trees and other significant site features from damage during construction and from delayed damage due to construction activities such as root loss or compaction of the soil by equipment.

2. Recommendations/Advisory Standards:

(a) Design the proportion of the proposed new building's front façade to be compatible with the front façade proportion of surrounding contributing buildings.

(b) Consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be compatible with existing adjacent buildings.

(c) Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with surrounding contributing buildings.

(d) On all property types, avoid street-facing garage doors wherever site conditions allow a more concealed location.

(e) Entry porches are encouraged for new construction, if complementary to the overall design and scale of the building.

(f) Consider Energy Star qualified roof products, which lower roof surface temperature and can reduce peak cooling demand by 10-15 percent. Consider adding a radiant barrier in the attic or underneath the roof deck to reduce summer heat gain and reduce air-conditioning loads.

(g) Passive energy savings measures such as usable shutters and awnings are highly encouraged.

Castle Hill Local Historic District DRAFT Preservation Plan and Design Standards

STAKEHOLDER MEETINGS AND COMMENTS

Kirby, Susan

From: Laura Kelso [laura@lkelso.com]
Sent: Friday, April 16, 2010 4:06 PM
To: Rusthoven, Jerry; Kirby, Susan; Sadowsky, Steve
Cc: Jamie O'Neill; Tere O'Connell; Laura Kelso
Subject: CHHD Draft Design Standards
Importance: High
Attachments: 4-16 CHHD design standards .doc

Dear Jerry, Susan and Steve,

Attached, please find a revised Design Standard for the Castle Hill Historic District (CHHD). We welcome your feedback and insights. We'd appreciate you letting us know if you want to make revisions before the Design Standard city-sponsored meeting notices are sent to owners in the proposed district. We'd like to ensure that we're working from a common document.

A little background: we've had a LOT of conversations with owners/preservation folks over the last month. The attached draft represents their input. We have also vetted the standards with various owners in the proposed district, and are continuing that process now. We still have some more meetings scheduled, so we'll continue to collect input.

Here is a short summary of our work to date:

Neighborhood group meetings: 4

One-on-One meetings: 6

Phone calls: 8-10

Email exchanges: 10

Summary of Changes to Design Standards

We worked with Tere O'Connell (who has graciously volunteered tens of hours of her time) on changes to the standards to fill some holes. Based on feedback from owners within the proposed CHHD, and on recommendations from historic preservation professionals, the attached design standards have been modified in the following ways:

- 1) We changed the verbiage to ensure that the Standards only apply to changes to homes that are visible from "public streets," as opposed to the initial wording which said "public rights of way." That language could have included alleys, which gave pause to some owners.
- 2) We re-formatted the first section of the standards on "rehabilitation to existing contributing buildings" and organized that section a little differently according to activity, rather than building feature.
- 3) We combined "Additions to Contributing Buildings" to "Non-Contributing" buildings so that the Standards were flexible and fair to owners. There are specific provisions that only address additions to contributing buildings and vice versa.
- 4) We developed two sections for new construction: one to address houses and one to address buildings that could be developed on properties that are zoned SF-6 or less restrictive zoning. The purpose of this change is to assure compatibility between neighboring properties that differ in density. Much of the new construction provisions address height, massing, scale, set-backs, materials and site development. We strived to provide flexibility for modern design, so long as it comports with the streetscape of Castle Hill.
- 5) One thing in particular to notice in new construction section is the height limits – we sought to adopt the same limits for the district that currently exist in code under the compatibility standards.

5/20/2010

CHHD Draft Design Standards

Page 2 of 2

If you have any questions, please don't hesitate to contact me. Otherwise, we look forward to hearing your feedback at your earliest convenience. As soon as we hear back from you, we plan to send the new draft Design Standards to the master list we've compiled of residents within the proposed CHHD, along with a short survey we've created. The survey not only helps further our outreach efforts, but also encourages those owners who have not attended a "CHHD Street Meeting" or met one-on-one with us, to read the Design Standards and reply to us with their feedback and/or questions.

In advance, thanks for your thoughts and help on this.

Best Regards,
Laura

--

laura kelso
new media editor & writer
e. laura@lkelso.com
p. 512.297.3455
<http://twitter.com/laurakelso>

5/20/2010

CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
Process		HLC backup will be posted on COA website Thursday, May 20, 2010	City Staff
Process		Owner would like the analysis that made his buildings contributing	District Owner - City Standards Meeting – 5/13/10
Process		How does contributing building raise bar?	District Owner - City Standards Meeting – 5/13/10
Process		Who can amend Standards? What is process?	City Standards Meeting – 5/13/10
Process		Rezoning in LHD – process? Does overlay change process?	City Standards Meeting – 5/13/10
Process		What is the appeals process for a COA?	District Owner - City Standards Meeting – 5/13/10
Process		Modular homes – impact from LHD? Add language?	District Owner - City Standards Meeting – 5/13/10
1	General	Remove suggestions, etc from Standards – create appendix with suggested best practices, recommendations, etc. “Mandatory” vs. “should”.	District Owner - City Standards Meeting – 5/13/10
1	General	Include definition of contributing and non-contributing	District Owners - Sat morning coffee 4/24/10
	General	Include explanation of available tax benefits:	District Owners - City Standards Meeting – 5/03/10
1		“Tax freezes will apply to rehabilitation of contributing houses within the district (and to non-contributing if the rehabilitation will restore the house to contributing status) and may include additions, so long as they are constructed in accordance with the design standards. New construction will not qualify for a tax benefit.”	
		What is the process to make sure the value of remodel goes into the value of house, not land? County issue? How do District Owners protect the value of the tax incentive?	
2	General	Does not agree that new construction require a certificate of appropriateness.	District Owner - 5/13/10
3	General	Include more detail on process re: demolition of existing contributing and non-contributing properties; cite and quote from Code where appropriate	District Owners - Sat. morning coffee 4/24/10
8	Driveways and garages	Reconcile off-street parking requirements with anti- parking pads language.	District Owners - Sat morning coffee 4/24/10
10	General	Need to explain language in standards; define difference between “shall” and “should”, clarify what it means to say “to the extent possible” and “consider.” Review and edit standards accordingly.	Tere O’Connell, 4/23/10
10	I.A.9 Standards	“New additions or alterations to structures shall be done....” comment: “Difficult to Access”	District Owner - 5/13/10
10	I.B Exclusions	Need to address corner lots – Standards apply to primary street view only – not side street view?	District Owner - City Standards Meeting – 5/03/10
10	II.A.2 False historicism	Confusion re “modern” vs “contemporary construction	District Owner - City Standards Meeting – 5/03/10

CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
	II.A.2. False historicism	Need to clarify term. Use examples. Should be able to build a new house and use the building forms that already exist in the District.	District Owners, others - City Standards Meeting – 5/03/10
10		The standards prohibit false historicism, specifically the introduction of faux historic details to an existing or new house. There was a great deal of discussion on this issue with many of the audience members feeling that bungalow-type houses should be allowed within the district. Staff will address this issue – perhaps to greater clarify that false historic elements should not be introduced onto a contributing house, but to allow new houses within the district to follow traditional building types. Audience members also requested that “replication” be more clearly defined.	
10	II.A.2.a Elements in New construction	Need to clarify – does not make sense	District Owner – written comments on 04/21/10 draft
	B.1.b Front yard fence	Need to define “low in height.” Does height depend on grade of yard? DC: “There are high fence in the district already” Design standards need to be clarified – what is meant by a “low” wall in the front of the house – this is not clear enough – there needs to be a specific height set out in the design standards for the height of front walls or fences. There was discussion about the prohibition against chain link fences – chain link fences should be prohibited on all sides of the yard, not just the front. An audience member asked whether a cinder-block wall could be stuccoed and still be permitted within the district. The general feeling is that the prohibition is against naked or painted cinderblock walls – a stucco finish would be acceptable. There needs to be a clearer definition of what constitutes a side yard for purposes of determining the appropriate type of fence or wall. There needs to be greater clarification regarding a privacy fence which is visible from the street.	City Standards Meeting – 5/03/10, District Owner
	B.1.c Privacy fence	Privacy fence and gate parallel to main street view that ties into the side of the house should be allowed.	District Owners, Others - City Standards Meeting – 5/03/10

CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
11			
11	B.1.c Privacy fence	Delete" and must comply with City fence height codes." – already covered by code. [reference in fyj section?]	District Owner – written comments on 04/21/10 draft
11	B.1.c and d fence	Conflicting – clarify that (d) applies only to contributing buildings	District Owner – written comments on 04/21/10 draft
11	B.1.d Fence	Prohibited unless preexisting.	District Owner - City Standards Meeting – 5/13/10
11	B.1.d Fence	Stone walls exist in District, "low stone walls" should be allowed	District Owner – written comments on 4.21 draft, City Standards Meeting – 5/13/10
11	B.1.d Fence	Delete "wire mesh" fence language.	City Standards Meeting – 5/13/10
	B.2 Landscape	Be less restrictive on landscape issues. Suggestion to define by height relative to total house.	District Owners –written comments on 04/21/10 draft, Sat morning coffee 4/24/10, City Standards Meeting 5/03/10
		"tough to enforce"	
11		There needs to be a clearer definition of what constitutes "obscuring the front o the house with vegetation." There was some discussion about taking out the provisions relating to trees. There was support for allowing xeriscaping rather than insisting on front lawns in the district.	
		Will rainwater harvesting equipment be considered "mechanical equipment"? Yes – while green measures are encouraged for greater energy efficiency, all equipment, whether solar panels or rainwater harvesting equipment should be sited in a place which does not obscure the architectural features of the house or compete with the historic character of the house.	
11	B.2.a	Delete "use grass..." – outside the scope of the Standards	District Owner – written comments on 04/21/10 draft
11	B.2.b	Delete – already covered by code.	District Owner – written comments on 04/21/10 draft
11	B.2.d	There are examples that violate this section already.	District Owner – written comments on 04/21/10 draft
11	B.2.e	PVC ok if painted green? Disagreement.	District Owners - City Standards Meeting – 5/13/10
11	B.3. Driveways	Focus on the historic element of a driveway – narrow entry. Why are asphalt drives not compatible?	District Owners, others - City Standards Meeting – 5/03/10
		Provide a better definition of what constitutes an asphalt driveway.	
11	B.3. Driveways	Recommend delete driveway requirements	District Owners, others - City Standards Meeting – 5/03/10
11	B.3.a and b - Driveways	Delete – outside of historical scope / goal	District Owner – written comments on 04/21/10, City Standards Meeting 5/13/10

CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
		surrounding historic neighborhood, including views. Locations with the least impact on historic property, natural and urban viewsheds, and major community entryways should be considered first. When possible, locate systems on the ground or on a non-contributing ancillary structure. Consider minimum intervention and reversibility when selecting systems and their placement on site. Minimize impact on the visual character of the surrounding historic neighborhood. Both vertical and horizontal axis turbines and their tower must be a neutral color, free from graphics, and of a non-reflective finish."	
12	C.1.b.1 Preserve materials	A question arose concerning the situation of wood siding that has been covered with lead-based paint – could that siding be removed and replaced with hard-plank siding? The staff recommended encasing the lead-based paint on the historic siding if the historic siding was in good condition. The main consideration is the preservation of historic fabric on the house.	District Owner - City Standards Meeting – 5/03/10
12	C.1.b.2 Restore	Intro statement – add "if feasible" at end – after "materials". Should this be "best efforts"?	District Owner – written comments on 4.21 draft, City Standards Meeting 05/13/10
12	C.1.b.2.ii Windows	Should allow solar screens. Solar screens should match existing wood framed insect screens. Should be removable. Define what is historic awning – material used.	District Owners - Sat morning coffee 4/17/10
13	C.1.b.3. Replace materials	Add "reasonable" between "beyond [reasonable] repair	District Owner – written comments on 4.21 draft
13	C.1.b.3. Replace materials	Recommend add list of unacceptable materials for CHHD. Tile roofing, what else?	District Owner - City Standards Meeting – 5/13/10
13	C.1.b.3.i Reclaimed materials	Delete – outside the scope/goal	District Owner – written comments on 4.21 draft
13	C.3.iii Roofs	Add metal as type of roofing material. Metal roofing material should be non-reflective, in a finish or color which does not draw attention from the historical form of the house. A question arose as to why metal roofs would be prohibited. Staff responded that the standards to not prohibit metal roofs, so the question then became what types of metal roofs would be allowed? Traditional styles of metal roofs should be acceptable, and the roofs should be galvalume or painted to minimize their appearance to the greatest extent	District Owners Sat morning coffee 4/17/10, City Standards Meeting – 5/03/10, City Standards Meeting – 5/13/10

CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
		possible.	
13	C.3.iii Roofs	Delete "when appropriate, consider Energy Star ..." Outside historical scope/goal.	District Owner – written comments on 4.21 draft, 05/13/10 City Standards meeting
13	C.3.iii Roofs	Confusion on complicated roof forms, simple roof forms? Where appropriate?	District Owner - 05/13/10 City Standards meeting
13	C.3.iv Front porch	Why not enclose an exiting front porch?	District Owner – written comments on 04.21.10 Draft 05.13.10
13	C.4. Reconstruct features	Add "Use best efforts to" Reconstruct missing...	District Owner – written comments on 4.21 draft, City Standards Meeting 05/13/10
	D.2 Story	Clarify that a second story addition is allowed. Should encourage low-profile (dormered) design	Sat morning coffee 4/24/10, City Standards Meeting – 5/03/10, City Standards Meeting – 5/13/10
14		Audience members expressed concern that the design standards encourage one-story additions to one-story houses, even when the construction of a one-story addition will increase the impervious cover on the site and asked the proponents to re-think that provision.	
14	D.2 Story	Delete – forces owner to use up impervious cover and reduce yard	District Owner – written comments on 4.21 draft
14	D.5 Screening	How do you enforce this?	District Owner – written comments on 4.21 draft
14	D.5 Screening	Delete – outside scope and goals.	District Owner – written comments on 4.21 draft
14	D.6 Height	Audience members felt the 32-foot building height requirement should be removed from the design standards because the height of buildings in the district is already covered by the McMansion Ordinance. Staff felt that the building height requirement should be kept in the standards in case the McMansion Ordinance is changed. The building height should be set for the district whether or not the McMansion Ordinance remains in effect.	City Standards Meeting – 5/03/10
14	D.6 Height	Suggested by [mostly] non-district attendees to lower 32' to McMansion	City Standards Meeting – 5/13/10
14	D.6 Height	Delete – stay with city code	District Owner – written comments on 4.21 draft
14	D.7 Height of 2 nd Story	Confusing – need clearer definition/example	District Owner – written comments 05.13.10
14	D.7 Height of 2 nd Story	Confusing – need clearer definition/example – came up in city meeting again.	City Standards Meeting – 5/13/10

05.15.10

CHHD Compiled Comments on 04.21.10 Standards - 05.20.10 final.docx

p. 6 of 9

CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
14	D.9 Additions	Ask city if a trade off can be provided: set second floor additions back from front of house, but allow redux of impervious cover requirements	District Owners - Sat morning coffee 4/17/10
14	D.10 Define addition	Need definition/examples of how to define addition from original	City Standards Meeting – 5/03/10
14	D.10 Define addition	Why draw attention to addition?	District Owner – written comments on 4.21 draft
14	D.11 Corner lot	Should have exemption for back yard view from side street for corner lots.	District Owners - City Standards Meeting – 5/03/10
14		Audience members asked for consideration of the visibility of back porches and decks as well as the provision for entry porches on new construction.	
14	D.11 Corner lot	Delete whole paragraph - if it has little impact then it should be allowed.	District Owner – written comments 05.13.10
13	C.1.b.3.iii Roofs	Verify that metal shingles are appropriate for contributing buildings (TO)	Richard Morgan, Austin Energy, 3/22/10
15	E. General	An District Owner asked the proponents to develop a design exception for properties between 10th and 12th Streets on Baylor, since these lots were located a block west of Lamar and overlooked the back of commercial buildings on Lamar. These lots are more valuable for their views out over downtown, so a design exception should be developed to allow greater height and more walls of glass facing downtown than would otherwise be allowed within the district	District Owner - City Standards Meeting – 5/03/10
15	E.1.a Setback	Side setback includes any public right of way.	District Owner – written comments on 4.21 draft
15	E.1.c Trees	Delete – covered by city code	District Owner – written comments on 4.21 draft
15	E.1.e	Delete – not in goal or scope for historical. “neighbor to neighbor” – not in scope	District Owner – written comments on 4.21 draft
15	E.1.f.1 Style	“(1) Contemporary design is appropriate” conflicts with LHD goal, e.1(a), e.1.(f)(i), among others	District Owner – written comments on 4.21 draft
15	E.1.f.1.2,3 Style	Why have this section? Confusing.	District Owner – written comments on 4.21 draft
15	E.1.g.1 Materials	“What if those materials are not appropriate?” Wants to be able to use other materials, such as “poured concrete” or “metal siding” as siding on new construction. Concerned that this provision was very limiting and that it would not allow for exceptions for new, modern construction, single-family homes.	District Owner – written comments on 4.21 draft
15	E.1.g.1 Materials	Other types of stone already in the district – not just limestone.	District Owner – written comments on 4.21 draft
15	E.1.g.1	Include list of prohibited materials. River stone?	City Standards Meeting – 5/13/10

05.15.10

CHHD Compiled Comments on 04.21.10 Standards - 05.20.10 final.docx

p. 7 of 9

CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
	Materials		
15	E.1.g.2. Roofs	Clarify: What does "where appropriate" mean? Are flat roofs, shed dormers, etc. allowed or not?	District Owner – written comments 05.13.10
15	E.1.g.2. Roofs	"Consider energy star ... Delete this clause – not in scope of historic goals.	District Owner – written comments on 4.21 draft
16	E.1.g.3. Windows	Window form should be more flexible for new construction – triangle, half circle, etc should be allowed.	District Owner – written comments on 4.21 draft
16	E.1.g.3.iii Windows	Wall/window ratio suggested be less restrictive for Baylor from 10 th to 12 th , nor not applicable.	05/13/10 City Standards meeting - Jan K.
16	E.1.g.3.iii Windows	Delete – outside of goal and scope defined.	District Owner – written comments on 4.21 draft
16	E.1.g.3. Windows	Window form should be more flexible for new construction – triangle, half circle, etc should be allowed.	District Owner – written comments 05.13.10
16	E.1.g.4 Front Door	Delete "Provision localized exterior lighting that the main entry" – covered by City code already.	District Owner – written comments on 4.21 draft
16	E.1.g.5 Porches	Audience members asked for consideration of the provision for entry porches on new construction.	City Standards Meeting – 5/03/10
16	E.1.g.5 Porches	Audience member recommended language: new construction porches be "complimentary in scale and design"	City Standards Meeting – 5/13/10
16	E.1.g.7 Chimneys	Change to "masonry product" instead of stone or brick	District Owner – written comments 05.13.10
16	E.2 Single Farm Construction	Coordinate with subchapter F for front yard setbacks Clarify requirements for side yard setbacks – concerned that "equal to or greater than" is potentially disruptive to the historic pattern Lost language from earlier draft re: historic patterns of building setbacks	Judith Morrow Sanders, 4/21/10
17	E.3.a.2 Dumpster	Delete clause – already covered in city code.	District Owner – written comments on 4.21 draft
17	E.3.a.4 Recreational use	Delete clause – outside historic goal and scope.	District Owner – written comments on 4.21 draft
17	E.3.a.3	Disagree with provision on "reflective glass" would prohibit glass wall in condo.	District Owner – written comments on 4.21 draft
17	E.3.b.1	Punitive – leave owner with a 20 foot wide structure – 50 ft minus 2x 15ft side setback	District Owner – written comments on 4.21 draft

CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
17	E.3.b.1-3	Delete three sections – reference/use McMansion code	District Owner – written comments on 4.21 draft
18	E.3.b.3.i – iv	Delete four sections – use COA compatibility standards	District Owner – written comments on 4.21 draft
18	E.3.c.1 not in historic goals.	– not in historic goals.	District Owner – written comments on 4.21 draft
18	E.3.c.2.i – iv	Delete four sections – use COA compatibility standards	District Owner – written comments on 4.21 draft
19	E.3.e-f	Delete – outside historic scope and goals. (f) delete unless city code.	District Owner – written comments on 4.21 draft
ju	E.	Confirm all sections that to not match COA compatibility language – correct? COA legal reviewing?	City Standards Meeting – 5/13/10

Castle Hill Historic District Update

Page 1 of 3

Kirby, Susan

From: Laura Kelso [laura@lkelso.com]
Sent: Tuesday, April 27, 2010 5:19 PM
To: Laura Kelso
Subject: Castle Hill Historic District Update
Attachments: 4-27-10 CHHD Draft Design Standards .pdf

Dear Neighbors,

This e-mail is to update you on the status of the Castle Hill Historic District (CHHD) application, and provide you with the latest draft copy of the Design Standards for the District.

As most of you know, the application for the CHHD was filed in February 2010. The application must now make its way through 3 "official" city meetings before being approved or rejected. These city meetings include:

- 1) Landmark Commission
- 2) Planning Commission
- 3) City Council

The first of those 3 meetings, Austin's Landmark Commission, is scheduled for **May 24, at 7pm in City Hall.** The following 2 meetings have not been scheduled yet.

As many of you know, we've gathered a lot of feedback about the proposed Design Standards from owners by way of various "neighborhood coffee meetings," "district block meetings," as well as via phone calls and emails.

Neighbor Tere O'Connell, Architect & Principal at Volz & Associates, Inc. generously offered her time and expertise to help us revise the Standards, based on feedback from many of you, as well as feedback from city of Austin staff. **I have attached the most recent version of the draft Design Standards to this email.**

To those of you who have participated so far, thank you so much for your input. For those of you who have not been able to attend a coffee meeting, Street meeting, or send your Design Standard feedback/questions to us via email, it's not too late!

The next step in the application is that the city will host 2 meetings in May:

- **May 3rd, at 7pm at 505 Barton Springs Road, 3rd Floor Training Room**
- **May 13, at 7pm at 505 Barton Springs Road, 3rd Floor Training Room**

The purpose of these meetings is to discuss the draft Design Standards in detail and gather any additional feedback from owners before the Standards - and the full application - will be considered by the Landmark Commission.

5/20/2010

All of these meetings are open to the public, though clearly, comments and feedback from owners within the proposed district carry significantly more weight than feedback from folks who do not own property within the proposed district.

As always, please let me know if you have any questions or feedback about the CHHD process, or you can also reach the city staff: Susan Kirby at 924-3524 or susan.kirby@ci.austin.tx.us

Kind Regards,
Laura Kelso

P.S. Below, for your convenience, please find a brief Castle Hill Historic District Refresher.

What is a Local Historic District?

- A Local Historic District is a type of zoning overlay that is designated for a geographically or thematically defined area that contains a significant concentration of buildings, structures, or objects united by their history and/or architecture.
- Local Historic Districts are intended to retain the special character of a specific area or neighborhood by keeping the structures and other attributes as cohesive as possible. There are more than 2,000 such areas across the country, and every major city in Texas has several local historic districts.
- The main feature of a LHD is the establishment of design standards that are created to ensure that exterior alterations to existing buildings or to newly constructed buildings remain compatible with the overall character of the district.
- These design standards are required to be complimentary to the national Secretary of Interior's Standards for Rehabilitation, and provide clarification and specific guidance for several common building and site-related issues.

What the Castle Hill Historic District Design Standards Do:

- Provide neighborhood stability through the regulation of existing building preservation and new design
- Regulate the design of alterations that are visible from the street, specifically:
 - the rehabilitation and repair of existing historic (or "contributing"*) buildings to preserve their historic character
 - building additions
 - new construction
 - some site features such as driveways and fences

What these Design Standards do NOT do:

- Regulate parts of the building that are not visible from the street, as long as they are in accord with base and neighborhood plan zoning requirements.

5/20/2010

Castle Hill Historic District Update

Page 3 of 3

- Regulate interiors
- Regulate paint colors

Buildings located in LHDs can be demolished (although demolition of sound contributing buildings is discouraged), but nothing can be torn down until the replacement building has received approval from the city of Austin's Historic Landmark Commission.

*A contributing building is "a structure that contributes to the historic character of a historic area (HD) combining district, was built during the period of significance for the district, and which retains its appearance from that time."