

Design Standards

CERTIFICATE OF APPROPRIATENESS

PURPOSE OF THE CERTIFICATE OF APPROPRIATENESS

The Certificate of Appropriateness review process ensures that proposed changes to a property in the historic district comply with these Design Standards. A Certificate of Appropriateness must be granted before a building permit will be issued by the City.

ACTIVITIES THAT REQUIRE A CERTIFICATE OF APPROPRIATENESS

The design review process does not require property owners to proactively make changes to their properties, such as restoring buildings to their historic appearance. The design review process only comes into play once a property owner initiates a construction project that is substantial enough to require a Certificate of Appropriateness.

According to the City of Austin Land Development Code, a person must obtain a Certificate of Appropriateness to change, restore, remove, or demolish an exterior architectural or site feature of a structure that is contributing to the historic district. A Certificate of Appropriateness is not necessary for work proposed to a non-contributing building within the District, and these Design Standards do not apply to non-contributing buildings.

A Certificate of Appropriateness is NOT required for:

- Remodeling the interior of the building;

- Routine maintenance projects, provided that work follows the treatment guidelines set forth in Appendix C to ensure that the work does not affect the historic character of the resource. This can include painting, repointing of masonry, foundation repair, etc., or

- Remodeling of non-contributing buildings.

A Certificate of Appropriateness IS required for the following:

- Replacing 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 or parts of buildings;

- New construction;

- Relocation of existing buildings into or out of the district; or

- Landscape changes requiring a City permit.

The City Historic Preservation Office will review applications to determine if a Certificate of Appropriateness is necessary.

PROCESS FOR OBTAINING A CERTIFICATE OF APPROPRIATENESS

Applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office in accordance with the submission schedule provided by the City Historic Preservation Office. The application form can be obtained from the City Historic Preservation Office or the City of Austin website. Property owners can contact City staff in the early planning stages of a project for assistance in interpreting the Standards, for suggested solutions to problems, and for explanation of the review process and requirements. The Historic Preservation Office staff can also provide on-site consultations and other technical assistance.

The City Historic Preservation Office conducts a preliminary review of the application for a Certificate of Appropriateness and might contact the applicant to get additional information or to suggest changes to the application.

Depending on the scale of the project, the application for a Certificate of Appropriateness will be evaluated by either the City Historic Preservation Officer or the City of Austin Historic Landmark Commission, in accordance with the criteria below.

The City Historic Preservation Officer may administratively approve applications for Certificates of Appropriateness for the following:

- Accurate restoration or reconstruction of a documented missing historic architectural element of the structure or site;

- Changes that do not affect the appearance of the structure or site from an adjacent public street, limited to:

- Demolition of garages, sheds, carports, or other outbuildings that are non-contributing;

- Construction of a ground-floor, one-story addition or outbuilding with less than 600 square feet of gross floor area;

- Two-story additions to the rear of two-story houses; or

A pool, deck, fence, back porch enclosure, or other minor feature.

Administrative approvals:

The Historic Landmark Commission must hear all other Certificates of Appropriateness.

The Historic Preservation Office or Historic Landmark Commission may grant the Certificate of Appropriateness if the application conforms to these Design Standards. If the Certificate of Appropriateness is not granted, the Historic Landmark Commission may require the applicant to modify the proposed work and revise the application accordingly. Appeal of a denial of a Certificate of Appropriateness can be made to the appropriate land use commission and, if denied, to the City Council in accordance with City Code.

Each property is unique and its lot size and shape can vary. Therefore, the Historic Landmark Commission reviews each case individually and allows exceptions to the Design Standards if it determines that the proposed design will maintain the relevant character-defining features of the property and the District. Demonstrating financial hardship is a separate and distinct process, set forth in City of Austin Code, Ordinance No. 20090806-068.

RESPONSIBILITIES OF THE APPLICANT

The responsibility for demonstrating that the proposed project meets these Design Standards lies with the applicant. The applicant shall submit sufficient photographs or physical documentation to demonstrate that the proposed project meets these standards. The Historic Preservation Office or Historic Landmark Commission can require additional documentation as necessary.

The historic property can also be designated a Recorded Texas Historic Landmark (RTHL) or a State Antiquities Landmark (SAL), which requires review by the Texas Historical Commission (THC). In this case, the applicant is responsible for submitting the proposed work to the THC for review independent of the Local Historic District review process.

PENALTIES FOR VIOLATIONS

Any person or corporation who violates provisions of the Standards is subject to the same criminal misdemeanor and civil penalties that apply to any other violation of the City Code.

PERIODIC REVIEW

These Design Standards are not intended to be static. They are subject to periodic review, revision, and amendment. The process for revising or amending the Design Standards shall follow the process set forth for Neighborhood Plans, as described in City of Austin Code, which states:

The director shall conduct a general review of a neighborhood plan not earlier than five years after the adoption of the plan and may recommend amendments of a plan to the Planning Commission and council. The director shall include neighborhood stakeholder input in the review process

GENERAL

All work requiring a Certificate of Appropriateness within the District will follow the Design Standards set forth below. The Design Standards are based upon the Secretary of Interior's Standards for Preservation, Rehabilitation, Restoration, or Reconstruction, as appropriate. These Standards can be found in the Appendix and on the National Park Service website at <http://www.nps.gov/hps/tps/standguide/>. The following Design Standards clarify the interpretation of the Secretary of Interior's Standards for application within the District.

The Design Standards apply to all contributing properties and new construction within the Local Historic District. For a list of contributing properties, see Appendix B. The Design Standards apply only to the exterior elements of buildings that are visible from the street (disregarding vegetation, fences, or other barriers). All contributing properties within the District will be reviewed with primary reference to the front street appearance of the house. Houses located on corner lots will be treated the same as houses on interior lots for the purposes of these Standards.

The term "in-kind replacement" means the replacement of a current element (whether a single material or a whole feature) with a new element whose material has the same profile (e.g. thickness), dimension (e.g. width and height), and texture (e.g. grain, smoothness) as the material of the current or historic element. Color is not regulated. This new material might or might not be the same material as the current or historic material. Materials can replicate profile, dimensions, and texture and still not be appropriate because their use could be damaging to surrounding materials due to different vapor transmission rates or expansion and contraction properties. If the historic element does not exist, replication of that material must be based on historical documentation of the building; if no documentation exists, it must be based on the historic elements typically found on buildings of a similar age, type, and style in the District. Refer to the Architectural Character section of these Design Standards for information about building styles and features found in the District.

RETENTION OF HISTORIC STYLE

Respect the historic style of contributing buildings and retain their historic features, including character-defining elements and building scale and massing, as described in the Architectural Character section of

these Design Standards. Avoid replacing and altering historic-age elements of contributing buildings unless they are deteriorated beyond repair, except for specific cases mentioned in the following sections. For historic-age elements deteriorated beyond repair, only replace them “in-kind”, except for specific cases mentioned in the sections below. For non-historic elements, either perform an in-kind replacement or remove the element.

AVOIDANCE OF FALSE HISTORICISM

Do not add stylistic elements that were not originally present, as evidenced by historic documentation. Avoid alterations that have no historic basis and that seek to create the appearance of a different architectural period or a false sense of history. For example, do not add Victorian trim to a Craftsman bungalow or Craftsman details to a 1950s ranch-style house or cottage.

SEQUENCE OF APPROPRIATE TREATMENT OPTIONS

Treatment for historic materials within the District shall follow the sequence of priorities set forth in the Secretary’s Standards: preservation first, then rehabilitation, then restoration of missing elements if necessary, and, finally, new construction. In order to gain a Certificate of Appropriateness, the applicant shall objectively demonstrate that the proposed project has selected the least intrusive treatment option that is feasible because of the condition of the existing historic materials.

For additional guidance, the National Park Service publishes the *Interpreting the Standards Bulletins* and *Preservation Briefs*, available online at the following sites:

<http://www.nps.gov/tps/standards/applying-rehabilitation.htm>

<http://www.nps.gov/tps/how-to-preserve.htm>

WHEN TO PRESERVE

Repair rather than replace deteriorated historic features and architectural elements whenever possible. Many times, materials that initially appear beyond repair can be preserved successfully. Guidelines for the conservation of historic materials are set forth in the Appendix to these Design Standards and are available in National Park Service *Preservation Briefs*.

WHEN TO REHABILITATE

If an original architectural feature has deteriorated beyond repair, the replacement shall match the historic feature in size, scale, profile, and finish. The substitution of recycled historic materials is acceptable, provided that the replacement material is compatible with the historic style and character of the resource. In order to be appropriate, synthetic or composite replacement materials shall match the original in size, scale, profile, and finish. Additional recommendations for the rehabilitation of historic materials are provided in the Appendix to these Design Standards.

WHEN TO RESTORE

Missing architectural features can be restored using photographs, historic architectural drawings, or physical evidence as a guide. Physical evidence can include other matching elements that remain extant on the building or a “ghost” showing where the missing element was attached. The restored element shall match the original in size, scale, profile, and finish. Typically, reconstruction of an entire missing building is not appropriate.

WHEN TO CONSTRUCT NEW

New construction within the district is appropriate only if it will not demolish or significantly alter an extant contributing resource. For example, new construction might be appropriate on an empty lot or to the rear of a contributing resource.

ARCHITECTURAL BARRIERS AND ACCESSIBILITY

When needed or required, accessibility to historic properties can be achieved with careful and creative design solutions. Ramps, lifts, and accessible entrances be designed in compliance with applicable standards to avoid damage to character-defining features of a historic building. Contributing buildings might qualify for variances from the Texas Accessibility Standards. Contact the THC Division of Architecture or the Texas Department of Licensing and Regulation (TDLR) for inquiries regarding the Texas Accessibility Standards.

ENERGY EFFICIENCY

Construction of any new structures or alterations of existing structures shall be done in such a way as to meet or exceed the intent and requirements of current energy codes except in cases where compliance with the codes would adversely impact the historic character of the property or district.

In no case, however, shall compliance with energy or building codes be used as a reason to demolish a historic, contributing, or potentially contributing structure, or to change a structure in such a way that its

historic features are modified or removed. The City of Austin recognizes that protection of our cultural heritage contributes to sustainable communities and preserves the value of embodied energy used in the construction of the building.

REPAIR AND REHABILITATION OF CONTRIBUTING BUILDINGS

FAÇADE

Retain the original elevations of the building that are visible from the public right-of-way. Do not change the character, appearance, configuration, or materials of the façade, except to restore buildings to their original appearance.

Do not add architectural features to a building that it never had (e.g., do not add a front porch to a house that never had one).

EXTERIOR WALLS

Repair damaged exterior wall materials, details, and ornamentation to the greatest extent possible. Replace only those sections that are deteriorated beyond repair. Replace deteriorated wall materials, details, and ornamentation in kind, to match existing wall materials.

Do not apply aluminum or vinyl as a replacement for a primary building material. These artificial siding materials can cause irreparable damage to underlying materials and structural members. Fiber cement siding and other board siding that matches wood siding in profile, dimension, and texture may be used as an in-kind replacement material for siding deteriorated beyond repair.

Do not paint masonry that has not already been painted. Moisture can become trapped between the paint and masonry, causing deterioration of the underlying materials and structural members. Painting of exterior walls is not otherwise regulated.

PORCHES

Do not remove any element of an original front porch, except non character-defining porch floors, which may be replaced with a concrete slab on grade if desired, as long as all other elements are retained.

Do not enclose a front porch. To screen a front porch, install the screen in a way that is reversible, does not damage any historic fabric, and is compatible with the historic design.

Repair damaged porch elements whenever possible. If replacement is necessary, replace in kind only those elements deteriorated beyond repair. The replacement material shall not promote the deterioration of adjacent materials (refer to treatment guidelines in Appendix C.) Do not add porch elements that were not historically present.

If original porch elements are missing, they may be restored to their historic appearance if sufficient documentation exists to ensure accuracy.

ROOFS

Maintain and repair character-defining roof materials whenever possible. If the roof material is not a character-defining feature of the building (e.g. asphalt shingles) or if it has been replaced, it may be replaced with the original material, with an in-kind material, or with a metal roof if desired. Refer to the Architectural Character section of these Design Standards for information about character-defining roof materials found in the District.

Maintain the shape and slope of the original roof as seen from the street.

Maintain original decorative roof elements, such as exposed rafter ends, bargeboards, or cornices. Do not add decorative roof elements that were not historically present.

Maintain original dormers. Refer to treatment recommendations and repair methods for historic materials included in the Appendix to these Design Standards.

New dormers must match existing dormers in design and scale or match dormers on similar houses in the District. New dormers must be located on the side- or rear-facing slopes of the roof of the building. Refer to the Architectural Character section of these Design Standards for information about dormers found in the District.

WINDOWS AND SCREENS

The Secretary of Interior Standards specify that original windows and doors are significant features of historic structures. Therefore, whenever possible, retain the original windows and doors of contributing

structures. When not possible, install new windows that match the historic or original windows in terms of size, type, configuration, material, form, appearance, and detail. The replacement of windows is not a best practice for either historic preservation or sustainable design.

Do not enlarge, move, or enclose original window openings visible from the street. Do not add new window openings except for small supplementary windows on the sides of buildings, such as high windows installed for new bathrooms. If possible, restore original window openings that have been enclosed.

Retain and restore original windows, window surrounds, shutters, and screens unless deteriorated beyond repair. If original windows, shutters, or screens are deteriorated beyond repair, replace them in-kind. The relationship between the replacement windows, the window surrounds, the shutters, and the screens (if present) shall match the original relationship. Refer to treatment recommendations for windows included in the Appendix to these Design Standards.

If the original windows, shutters, or screens are no longer extant, replace them in-kind. The relationship between the new windows, the window surrounds, and the screens (if present) shall be comparable to original examples of houses of a similar style and era of construction within the District. Refer to the Architectural Character section of these Design Standards.

Muntins are the parts of the window that divide panes of glass and can affect the historic appearance of a house significantly. Homeowners shall use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use false muntins inserted inside the glass. Matching the profile of the original window requires the use of either true divided lites or dimensional muntins placed on the outside of the glass matched with spacers that are an appropriate color, material, and thickness on the inside of the glass, so that the window appears to have true divided lites even when viewed from an oblique angle.

Although some substitute materials, such as extruded aluminum, may be used for replacement windows, the appearance of the window from the public right-of-way shall closely resemble the original in size, configuration, profile, and finish. Vinyl is not an appropriate substitute material.

Storm windows and window inserts can provide increased energy efficiency and soundproofing without damaging historic windows. Interior storm windows and inserts can be used to maintain the historic exterior appearance of the window. Storm windows and inserts shall be installed in such a way that they do not damage historic fabric.

DOORS

Do not enlarge, move, or enclose original door openings visible from the public right-of-way. If possible, restore original doors openings that have been enclosed.

Retain original doors, door surrounds, sidelights, and transoms, whenever possible. Refer to treatment recommendations for historic materials included in the Appendix to these Design Standards.

If a replacement door surround, sidelight, or transom is necessary, replace it in-kind. If a replacement door is necessary, replace with an in-kind door or select a new style of door that is historically appropriate for the style of house. Refer to the Architectural Character section of these Design Standards. Steel and hollow-wood doors are not appropriate for main entries within the District.

CHIMNEYS

Maintain original chimneys. Refer to treatment recommendations and repair methods for historic materials included in the Appendix to these Design Standards.

New chimneys must match existing chimneys in design and scale, or they must match chimneys on similar houses in the District. Refer to the Architectural Character section of these Design Standards for information about chimneys found in the District.

MECHANICAL EQUIPMENT

Locate all new mechanical or energy conservation equipment in a location that does not obscure the primary view of the building.

When mechanical equipment must be attached to the exterior wall of the house, do not damage the original exterior wall material. On masonry walls, all attachments shall anchor into the mortar rather than the masonry unit.

PHOTOVOLTAIC AND SOLAR THERMAL INSTALLATIONS

Photovoltaic and solar thermal installations 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.

Locate solar collectors on the side or rear roof pitch of the primary historic structure to the maximum extent possible. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited. However, if these options are impossible due to limited solar access, solar collectors may be located on a front roof pitch. Avoid or minimize the impact of new construction on solar access for adjoining properties.

On sloped roofs, mount solar collectors flush with the surface and select collectors that are similar in color to the roof surface to reduce visibility. On flat roofs, mount solar collectors flush with the surface if possible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof whenever possible.

OTHER EQUIPMENT

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.

Wind power systems shall be located to the rear of the site or on new (rear) building additions. The color of the turbine must be muted and it must be free from graphics.

ADDITIONS TO CONTRIBUTING BUILDINGS

LOCATION AND HEIGHT

Design new additions so that they do not visually overpower the existing building, compromise its historic character, or destroy any significant historic features or materials. Additions shall appear subordinate to the existing house. Locate additions as inconspicuously as possible. Consider the effect that the addition will have on the existing and neighboring buildings. Large additions may be constructed as separate buildings and connected to the existing building with a linking element such as a breezeway.

All character-defining features on historic-age exterior façades that are visible from the public right-of-way shall remain intact.

Retain as much of the historic building fabric as possible in the construction of the addition.

Design the addition to complement the scale and massing of the original historic building.

Minimize the appearance of the addition from the public right-of-way facing the front façade parallel to the front lot line. The historic building's overall shape as viewed from the front lot line shall appear relatively unaltered. Whenever possible, additions shall be located behind the building, and shall be neither taller nor wider than, the historic building. Whenever possible, an addition including any upstairs addition, shall be set back so it does not overwhelm the original house from the front street-view.

Do not locate an addition flush with the original front façade or projecting beyond width of the original front façade. If the historic building has a side-gabled, hipped, or pyramidal roof form, the addition shall be set back behind the ridgeline of the original roof. If the original historic building has a front-gabled or flat roof form, the addition should be set no closer to the front facade than half the width of the facade. For example, if the front façade is thirty feet (30') wide, then the addition shall be set back from the front façade by at least fifteen feet (15').

DESIGN AND STYLE

Additions shall be inconspicuous, subordinate, and compatible with the historic building, but also differentiated so as not to give a false sense of history.

Additions need not mirror or replicate the historic architecture of the existing house, and may reflect contemporary interpretations of traditional designs and details. For example, homeowner may choose different siding, vertical board, connectors, or other means of differentiating the addition from the original structure.

If an addition will be visible from the street (either from the front or from the side), design the addition to be inconspicuous and subordinate to the historic building and to complement the overall proportions and fenestration patterns of the historic parts of the original building. For instance, additions that are visible from the street shall have window-to-wall area ratios, floor-to-floor heights, window patterns, and bay divisions similar to those on the existing house.

Creation of usable upstairs space by constructing upstairs dormers is appropriate provided that they match existing dormers in design and scale or that they match dormers on similar houses in the District. Do not place dormers on a front façade, and minimize the size and scale of dormers on side façades.

When constructing a two-story new building or rear addition, consider the use of landscape screening at the back and side property lines to diminish the visibility of the new construction in order to respect the privacy of the project property and that of the adjacent property owners.

EXTERIOR WALLS

If an addition will be visible from the street (either from the front or from the side), design the addition to complement the exterior wall materials of the original part of the house and the collective character of the district.

Differentiate the exterior wall materials of the addition from the existing house by means of a hyphen or joint using a different material, varying trim boards, a slightly varying dimension of materials, varying orientation of materials, or other means.

PORCHES

New front porches cannot be added to buildings that did not historically have a front porch.

Back porches, side balconies, and decks shall not be visible from the street when the house is viewed from the public right-of-way.

ROOFS

Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the house is viewed from the street.

If it is visible from the street, an addition shall use a simple roof style and slope that complements the roof on the existing house.

Use materials for the roof that match or are compatible with the roof on the existing house.

Locate solar panels on the back of the roof whenever possible so that they are not visible from the street.

WINDOWS AND SCREENS

If an addition will be visible from the street (either from the front or from the side), use windows that complement those on the existing house with regard to fenestration pattern, size, configuration, profile, and finish.

For windows on additions, avoid false muntins attached to the windows or inserted between the glass in the windows.

Metal screens might be appropriate for windows in additions. Use anodized or coated metal screens to minimize their visual presence.

DOORS

If an addition will be visible from the street (either from the front or from the side), use doors that complement those on the existing house but are of a simpler design, so that they do not detract from the original main entrance.

CHIMNEYS

If an addition will be visible from the street (either from the front or from the side), new chimneys shall be made of a material compatible with the original house and shall be in a style and proportion compatible with the building.

NON-CONTRIBUTING BUILDINGS

A building that is non-contributing to the district, because of its age or because it has received unsympathetic remodeling, can be renovated in a manner compatible both with the architectural style of the building and the overall character of the District. The standards provided below for new construction can also serve as a guide for alterations to non-contributing buildings.

Alterations to a historic non-contributing building can be removed to return the building to its historic appearance, based upon physical or photographic evidence.

NEW CONSTRUCTION

New construction within the District shall reflect building forms, materials, massing, proportions, roof forms, fenestration patterns, and architectural styles historically present within the District. All current City of Austin codes and ordinances regulating compatibility of new construction shall be followed.

ORIENTATION, SET-BACKS, AND HEIGHT

New or moved structures shall be positioned on their lots to maintain the existing patterns of the street.

Front and side yard setbacks shall match the prevalent setback of the contributing houses on the same side of the street. When the historic street pattern is irregular, new construction shall match an adjacent contributing property.

The height of new construction shall be compatible with the streetscape and the dimensions of the lot. The height of new construction shall not exceed the height of the tallest contributing building on a similarly sized lot on the block.

DESIGN AND STYLE

Quality of construction and materials shall always be more important than applied stylistic detailing.

Design new buildings so that they are compatible with the historic character of the District but are discernible from historic buildings in the District.

The building forms and architectural styles that historically were present within the District can serve as a model for new construction. Refer to the inventory of historic properties and the Architectural Character section of these Design Standards to determine which building types and styles were present historically within the district. Discourage using historical styles that were not present during the District's period of significance as a basis for new construction, to avoid false historicism.

It might be appropriate to incorporate compatible architectural features from existing houses on the street, such as porch columns or transoms, but avoid historical architectural features that do not appear on contributing houses in the District.

New construction need not mirror or replicate the historic architecture of existing houses and can reflect contemporary interpretations of traditional designs and details. However, it must be compatible in scale and massing with surrounding historic buildings.

EXTERIOR WALLS

Exterior wall materials used in new construction shall be generally compatible with the character of wall materials in the district in scale, type, size, finish, color, and texture.

Exterior materials shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the Architectural Character section of these Design Standards.

PORCHES

A new building is encouraged to have a front porch. If all of the contributing buildings immediately surrounding the new building include porches, then the new building shall include a porch.

Porch posts or columns, railings, and detailing shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the Architectural Character section of these Design Standards for further details.

In general, do not add false historical architectural elements, such as brackets or gingerbread detailing on a new porch. The Historic Landmark Commission can approve exceptions to this standard if the overall design of the new building accurately interprets the appearance of a historical style present within the District.

Locate new decks, balconies, and porches to the rear of new residential structures within the District.

ROOFS

Roofs shall be simple in form, reflecting the character of the roofs on contributing houses within the district

Roof forms shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the Architectural Character section for further details.

Roof features and details such as dormers, eave detailing, and bargeboards shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the Architectural Character section for further details.

Roof materials shall reflect the character of the roofs on contributing houses within the district, as well as the historic character of houses with a similar building form and architectural style.

WINDOWS AND SCREENS

Windows and screens in new construction shall reflect the proportions, configuration, and patterns of windows and doors in historic buildings within the District. The relationship between the new windows, the window surrounds, and the screens (if present) shall respond to historic buildings within the District.

Windows and doors in new construction shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the Architectural Character section of these Design Standards for further details.

Avoid false muntins attached to or inserted between the glass in windows.

DOORS

Front doors shall be visible from the street.

Match the style, proportions, materials, and finish of the door to the overall style and design of the house.

CHIMNEYS

Chimneys in new construction shall reflect the configuration and patterns of chimneys in historic buildings within the District.

Chimneys in new construction shall correspond to the building form and architectural style of the new building in a way that responds to historical trends. Refer to the Architectural Character section of these Design Standards for further details.

GARAGES AND ACCESSORY BUILDINGS

Locate detached garages and accessory buildings at the side or rear of new residential structures within the District.

Design garages and accessory buildings to be compatible in scale for the property and to have an appropriate site relationship to both the main structure and to surrounding structures.

The materials and finishes used for new garages and outbuildings, including garage doors, shall correspond both to the overall character of the district and to the building type and style of the new house.

INDEPENDENT FENCES AND WALLS

Avoid constructing new front yard fences where they were not historically present on the lot.

Fences and walls shall not obscure the front elevation of the primary structure on the property. Fences along the street shall not exceed four feet in height.

Fence materials, scale, and finish shall reflect historic trends visible on other contributing houses within the district.

TOPOGRAPHY

Maintain and repair the grade of the site as much as possible to preserve the historic grade. Do not otherwise alter the current grade of the site except to restore it back to its historic state. The current grade of the site shall not be artificially raised to gain additional building height.

LANDSCAPING

Preserve existing trees in accordance with the City of Austin Tree and Natural Area Preservation Ordinance.

Driveway configurations shall maintain the streetscape pattern historically appropriate to the District.

Consider ribbon drives or concrete lattice drives that have a lower impervious cover and improve percolation of rainwater, reduce run-off, and minimize the visual impact of the driveway and parking spaces.

When constructing a two-story new building or rear addition, consider the use of landscape screening at the back and side property lines to diminish the visibility of the new construction and to respect the privacy of the project property and that of the adjacent property owners.

MECHANICAL EQUIPMENT

Locate all new mechanical or energy conservation equipment in a manner that does not obscure the primary view of the building.

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.

Wind power systems shall be located to the rear of the site or on new (rear) building additions. The color of the turbine must be muted and the turbine must be free from graphics.