City of Austin
Historic Design Standards
DRAFT

Hello, and thank you for your interest in reviewing the draft design standards! If adopted by City Council, the design standards would apply to all historic landmarks and future historic districts at the local level. They would be advisory (not required) in National Register historic districts.

This draft includes text developed by a 23-person working group, as well as draft graphics to illustrate key concepts.

Please send any comments in writing to cara.bertron@austintexas.gov by **Sunday, July 28**. The Historic Landmark Commission also will discuss the draft standards at its June 24, 2019 meeting. The topic will not be a public hearing, but citizens are welcome to listen to the discussion.

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Introduction

Historic structures and neighborhoods contribute to Austin's identity, economy, livability, and sense of place rooted in a rich and complex heritage. These design standards support property owners who are reinvesting in their historic structures through maintenance, repair, rehabilitation, and restoration. They also provide guidance for new construction to ensure it is compatible with existing historic character.

The design standards seek to accomplish the following goals:

- Provide easy-to-use standards for residents, property owners, and design professionals to plan projects.
- Provide clear direction for preserving historic properties and districts.
- Ensure that additions and new construction enhance historic character in a creative and compatible way.
- Improve the energy efficiency and performance of historic structures.
- Increase predictability in the historic review process.

A Good Practices Toolkit for Sustainable Neighborhoods

Historic landmarks and historic districts are interwoven with the stories of individuals and entire communities, as part of both our collective heritage and our future. These design standards are not written to prevent change to any neighborhood. Rather, the standards seek to help historic neighborhoods evolve while contributing to the sustainability of both those neighborhoods and the city as a whole.

The design standards are best thought of as a good practices toolkit that works hand in hand with other important and evolving tools and frameworks—zoning, transportation, sustainability, health care, and education, to name a few—to shape a better future for every citizen. Building a more equitable and sustainable city that is grounded in rich heritage requires working together as neighbors, City staff, Historic Landmark Commission members, and citizens.

Did You Know?

- Historic landmarks are individually significant structures that are designated by City Council and have "H" added to their base zoning.
- Historic districts are intact older neighborhoods designated by City Council and have "HD" added to their base zoning.
- National Register historic districts are designated by the National Park Service and have no zoning added.

Changes to historic landmarks and in historic districts designated after *[insert date of City Council adoption of standards]* must comply with these standards. Historic districts designated before this date may elect to adopt these standards. In National Register historic districts, compliance with the standards is recommended but not required for changes to contributing properties and new construction.

Who Should Use These Standards

The design standards are a tool for property owners, tenants, contractors, design professionals, realtors and anyone else planning a project that will:

- Alter the exterior or site of a historic structure.
- Construct an addition to a historic structure.
- Construct a new standalone structure on a historic landmark property or within a historic district.

The standards also are an important resource for the Historic Landmark Commission and City staff in evaluating projects. They ensure that the people planning the project and the people evaluating the project are following the same clear standards.

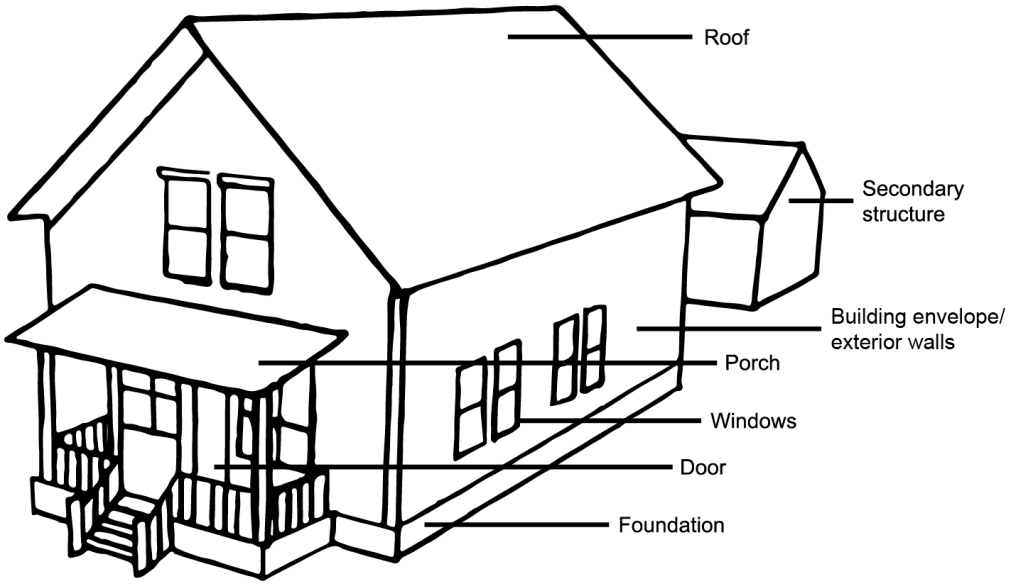
When the Standards Apply

The design standards apply to all historic landmarks, as well as properties in historic districts designated after *[insert date of City Council adoption of standards]*. They are advisory for properties in National Register historic districts. Because historic landmarks have individual significance to the City of Austin, some sections of the design standards include additional provisions for them.

An individual historic district can create a district-specific addendum to the design standards if the residents desire more specific standards relating to, for example, building height, porch depth, construction materials, or landscaping elements. An addendum must not contradict, conflict with, or reduce the requirements of the design standards.

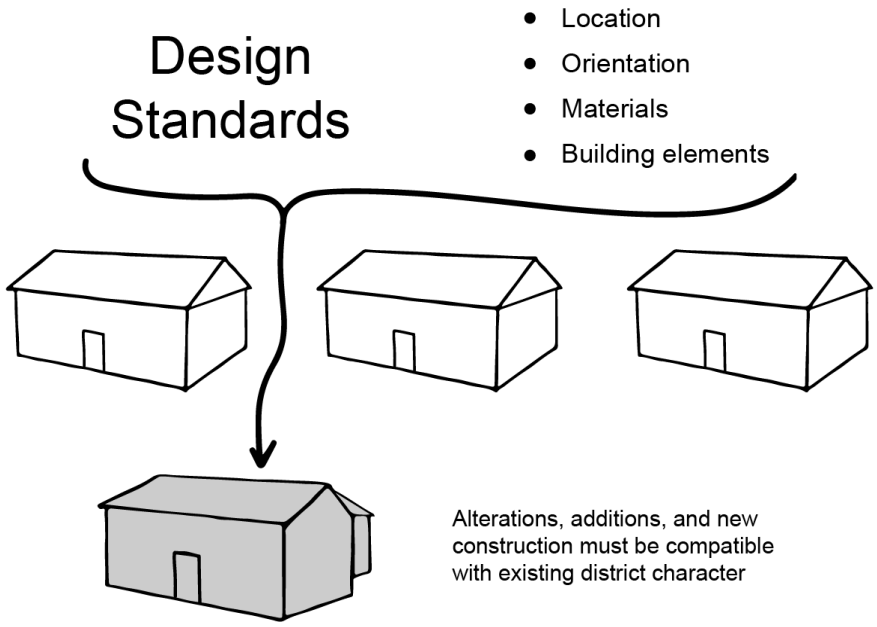
Character-defining Features

Character-defining features are the architectural and site features that make a property or district distinctive. They are the physical elements that help the structure or area to convey its story. The design standards are a practical tool to ensure that character-defining features remain as properties and districts are maintained, repaired, rehabilitated, and added to. The standards prioritize the retention of character-defining features as seen from the public realm (the street) for historic districts and on all exterior sides for historic landmarks.



Character-defining features may include basic parts of a structure, as well as distinctive ornamentation and historic-age permanent site features. In a historic district, character-defining features may include parts of the public realm.

Historic district applications describe character-defining features in detail and should be used as close companions to the design standards. It is strongly recommended that owners of historic landmarks work with City staff to determine character-defining features of their properties *in advance of* planning projects.



Design Standards and Other Regulations

For historic landmarks and historic districts, the Land Development Code allows the design standards to modify regulations relating to building setbacks, building height, compatibility, landscaping, parking, and signs. In case of a conflict with the Land Development Code, the design standards shall control. This does not apply to National Register historic districts.

The design standards take priority over City of Austin code requirements for minimum R-values. See **Modern Codes and Energy Efficiency** for additional information on code compliance and energy efficiency improvements.

Preservation Principles

Historic preservation is grounded in standards established by the U.S. Secretary of the Interior. There are four sets of standards:

- Preservation, for when no major changes to a property are proposed.
- Rehabilitation, for when alterations, additions, or both are proposed.
- Restoration, for when returning a property to its state during a specific time period is proposed.
- Reconstruction, for when reconstructing a missing element or rebuilding a demolished structure is proposed.

Because alterations and additions are an accepted way to adapt historic structures to changing needs, the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties form the foundation for these design standards. If any aspect of a proposed project is not covered by the design standards, the Secretary's Standards for Rehabilitation shall be used for evaluation.

Secretary's Standards for Rehabilitation	*General Meaning*
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	If a new use is necessary, prioritize a use that will preserve a property's character-defining features, particularly its appearance from the street.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Do not remove or change character-defining features such as building scale, massing, materials, and the manner in which features relate to each other.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Avoid false historicism with alterations and additions.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	Preserve historic-age elements if they are compatible with the structure, even if they are not original to the property.

Secretary's Standards for Rehabilitation	*General Meaning*
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Preserve character-defining architectural elements, materials, and finishes.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Repair first. Do not replace or alter historic-age elements unless they are deteriorated beyond repair, and then replace them in-kind to the greatest extent possible. Avoid conjecture when replacing a missing element.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Don't treat a structure with materials and techniques that might damage historic materials.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	If site or foundation work is occurring, be mindful of archeological resources that might be present.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	Ensure that alterations and additions do not damage or destroy character-defining features. Design new construction so that it is compatible with but differentiated from the historic-age property.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Design new construction to minimally impact historic fabric. If possible, construct additions so that they can be reversed without major damage to the historic structure.

When to Use the Design Standards

When an owner initiates a construction project that will alter the exterior appearance of a historic property or remove any historic exterior material, the historic review process—and the design standards—must be followed. The design standards do not require property owners to make changes to their historic properties.

What Projects Require Historic Review

Historic review and approval are required for exterior or site changes to all historic properties, whether they are historic landmarks or contributing structures in a historic district. Historic review and approval are also required for standalone new construction on properties that include historic landmark (zoned "H") and on any property in a historic district (zoned "HD"). Properties in National Register historic districts must go through the historic review process, but the resulting comments are advisory recommendations, not requirements.

Historic review is required to:

- Replace any elements on the exterior of a historic structure, including but not limited to siding, porches, doors, windows, or roof materials (except for replacing roof materials in-kind).
- Alter permanent site features of a historic property, including but not limited to the construction of decks, pools, and fences.
- Construct an addition to a historic structure.
- Construct a standalone new structure or relocating a new structure on a historic landmark property or in a historic district.
- Demolish or relocate a historic structure or parts of a historic structure.
- Paint a historic landmark.
- Install a commercial awning or a sign.

Historic review is *not* required to:

- Remodel the interior of a historic structure, if the work does not affect the exterior.
- Complete routine maintenance and repair projects such as painting (except for historic landmarks), replacing a roof with the same material, patching wood siding with the same material, repointing masonry, and repairing the foundation.
- Alter or add to noncontributing structures.

Though routine maintenance and repair projects do not require formal review and approval, regular maintenance is an important part of owning a historic property. The design standards provide maintenance guidance in the **Alterations** section. Property owners are encouraged to notify the Historic Preservation Office before beginning routine maintenance and repair projects.

If a historic property is also designated a Recorded Texas Historic Landmark or a State Archeological Landmark, any proposed change requires additional review by the Texas Historical Commission. The applicant is responsible for submitting the proposed work to the Texas Historical Commission for review independent of the City of Austin historic review process.

Different Types of Properties in Historic Districts

Historic districts have two types of properties: contributing (or historic) and noncontributing. This classification is assigned when the district is designated. Contributing properties tell the story of how the district developed. They were built during the district's period of significance—typically, when most construction happened—and retain sufficient integrity to convey their history. This means that they have not been altered in ways that obscure or remove the character-defining features linking them to the past. These design standards typically refer to contributing properties as "historic."

Noncontributing properties were either constructed outside the period of significance of the district or have been altered too extensively to convey an accurate sense of history. A property owner can choose to return a noncontributing property constructed during the district's period of significance to historic contributing status through careful rehabilitation or restoration work.

Proposed work	*Applicable section in design standards*	*Administrative review*	*Historic Landmark Commission review*
Alterations			
Restore or reconstruct a documented missing historic architectural element	Maintenance and Alterations – various subsections	x	
Replace a window on a secondary (non-front) walls that are not substantially visible from the street[1]	Maintenance and Alterations – Windows, Doors, and Screens	x	
Replace a window on the front wall	Maintenance and Alterations – Windows, Doors, and Screens		x
Replace multiple windows on secondary or front walls	Maintenance and Alterations – Windows, Doors, and Screens		x
Change window openings on secondary (non-front) walls that are not substantially visible from the street[1]	Maintenance and Alterations – Windows, Doors, and Screens	X	
Change window openings on front walls	Maintenance and Alterations – Windows, Doors, and Screens		x
Change front door opening	Maintenance and Alterations – Windows, Doors, and Screens		x
Change door openings on secondary (non-front) walls that are not substantially visible from the street[1]	Maintenance and Alterations – Windows, Doors, and Screens	x	
Add window screens or a screen door	Maintenance and Alterations – Windows, Doors, and Screens	x	
Replace roofing with a different material	Maintenance and Alterations – Roofs		x

[1] The project may be administratively approved if it does not visually impact the property's historic character from the street (historic district) or overall (historic landmark). If it does impact the property's historic character, it must be reviewed by the Historic Landmark Commission.

Proposed work	*Applicable section in design standards*	*Administrative review*	*Historic Landmark Commission review*
Alterations (con't)			
Install solar panels on a rear-facing roof plane	Maintenance and Alterations – Roofs; Site Features – Mechanical Equipment and Site Appurtenances	x	
Install solar panels on a front-facing roof plane	Maintenance and Alterations – Roofs; Site Features – Mechanical Equipment and Site Appurtenances		X
Install a rainwater catchment system[2]	Site Features – Mechanical Equipment and Site Appurtenances	x	
Additions			
Construct a one-story addition (enclosed or porch) with an area less than 600 square feet[2]	Additions	x	
Construct a second-story rear addition to a two-story structure[2]	Additions	x	
Construct a multi-story addition to a one-story structure	Additions		x
Construct a highly visible addition	Additions		x
New standalone construction			
Construct a new primary structure	New Construction – Primary Structures		x
Construct an accessory dwelling unit (ADU)	New Construction – Secondary Structures - Residential		x
Construct a one-story outbuilding with an area less than 600 square feet	New Construction – Secondary Structures – Non-residential	x	

[2] The project may be administratively approved if it does not visually impact the property's historic character from the street (historic district) or overall (historic landmark). If it does impact the property's historic character, it must be reviewed by the Historic Landmark Commission.

Proposed work	*Applicable section in design standards*	*Administrative review*	*Historic Landmark Commission review*
Site work and signage			
Construct a ramp for accessibility (reversible work)	Site Features	x	
Construct a ramp for accessibility (non-reversible work)	Site Features		x
Construct a pool	Site Features	x	
Construct a deck	Site Features	X	
Construct a fence or site wall	Site Features	x	
Construct a new sidewalk	Site Features	x	
Install a sign	Sign Standards *(separate document)*	x	
Demolition and relocation			
Demolish or relocate a non-historic structure[3]	Demolition and Relocation	x	
Demolish or relocate a historic structure	Demolition and Relocation		x
Demolish or relocate a secondary structure in a historic district or a National Register historic district	Demolition and Relocation	x	

Timing of Historic Review

Applicants must complete the historic review process before work begins. If another City permit is required, applicants can initiate the historic review process before or at the same time as the permit application is submitted. Historic review must be completed before the City issues a building, demolition, or relocation permit.

Applicants are strongly encouraged to do the following:

- Contact the Historic Preservation Office early in project planning to determine if the project requires historic review and see if review by the Certificate of Appropriateness Review Committee could be helpful.
- Ensure that proposed changes or new construction complies with the design standards prior to the historic review process.

[3] If the structure appears to meet the criteria for designation as a historic landmark, staff will refer it to the Historic Landmark Commission for review.

- Consult with your neighborhood association or historic district design review committee before and during the historic review process. Neighborhood groups can help review the project against the design standards and provide advisory comments to the Historic Preservation Office and Historic Landmark Commission.

How the Historic Review Process Works

Submit a historic review application to preservation@austintexas.gov. The Historic Preservation Office can administratively approve changes to historic properties that comply with these design standards and any existing district addendum *and* do not visually affect the historic character of the structure or site from any public right-of-way. All other projects are referred to the Historic Landmark Commission for review.

The Historic Landmark Commission is appointed by the Mayor and City Council. The Land Development Code recommends that Commission members have knowledge of and experience in architecture, archaeology, local history, and historic preservation. The Commission uses these design standards, any historic district addenda, historic district standards for districts created prior to *[insert date of City Council adoption of standards]*, and the Secretary of the Interior's Standards to guide its decisions.

The Historic Landmark Commission can approve or deny a Certificate of Appropriateness (CoA) for work on a historic landmark, alterations or additions to a contributing historic property in a historic district, new construction in a historic district, and demolition of a historic landmark or contributing historic property.[4] In National Register historic districts, the Commission provides advisory comments on work on a historic property or standalone new construction.

If the project requires changes after approval, contact the Historic Preservation Office as soon as possible. If the changes substantially modify what was approved, another review by the Historic Landmark Commission might be required.

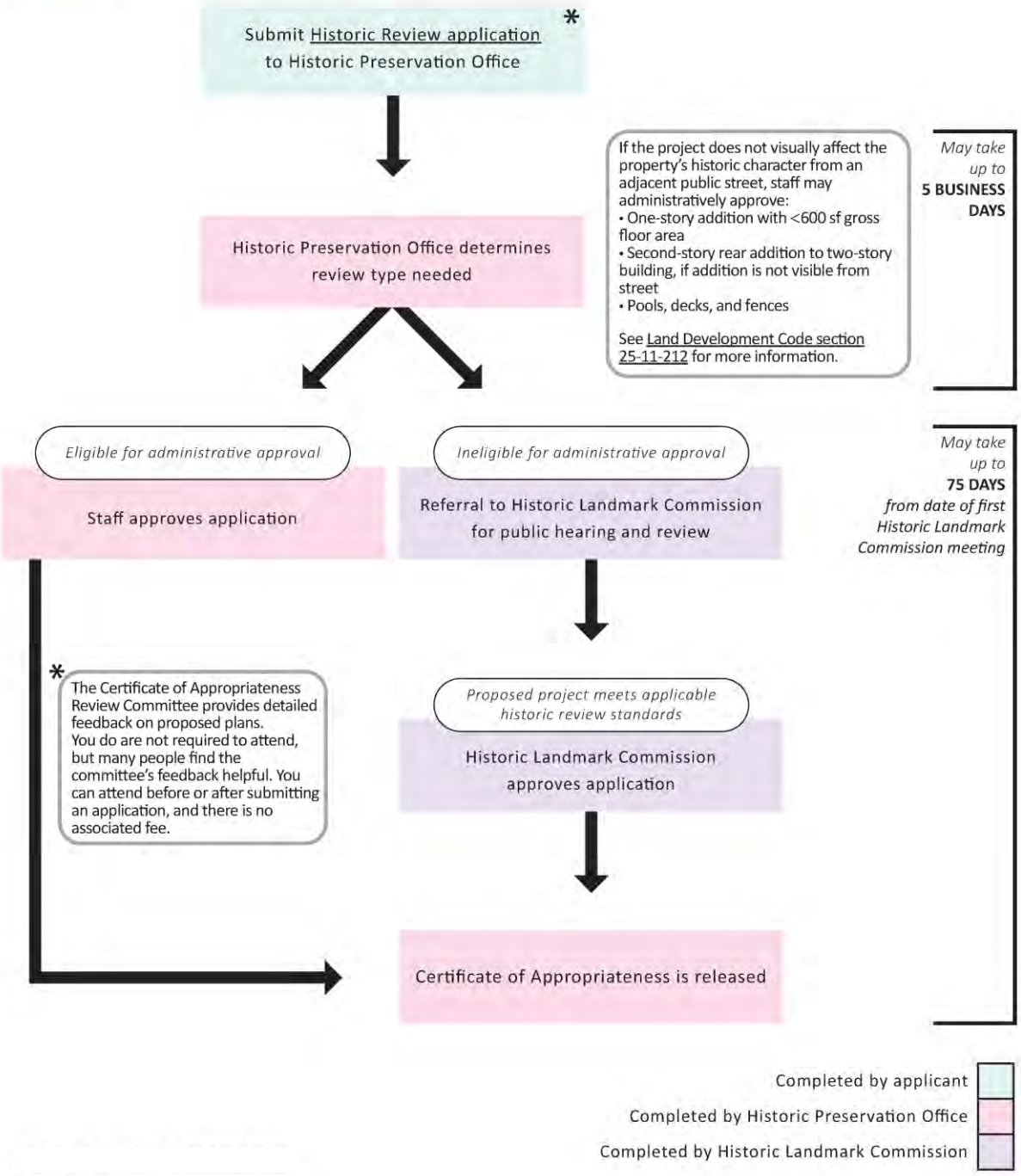
Monthly Certificate of Appropriateness Review Committee meetings provide applicants with an opportunity to receive feedback from three commissioners in advance of the full Historic Landmark Commission meeting. The meeting is optional, but many applicants find the committee's feedback helpful in refining their proposals and streamlining the historic review process.

[4] See the Demolition and Relocation section for information on that review process.

HISTORIC REVIEW PROCESS

Applications for Certificates of Appropriateness

Required for Historic Landmarks and Contributing Properties and New Construction in Historic Districts (Local)



Exceptions

The Historic Landmark Commission has the authority to grant exceptions to the design standards if it determines that proposed alterations or new construction will maintain the character-defining features of the historic property or district.

Appeals and Penalties

Appeal of a denial of a Certificate of Appropriateness may be made to the land use commission and, if denied, to the City Council, following the process set forth in City code. The party filing the appeal must establish that the Historic Landmark Commission's decision is contrary to applicable law or regulation. Comments on projects in National Register historic districts are advisory and may not be appealed.

Any person or corporation who violates provisions of the design standards for a historic landmark or local historic district is subject to the same criminal misdemeanor and civil penalties that apply to any other violation of City code. This does not apply in National Register historic districts, though property owners must still participate in the historic review process.

Responsibilities of the Applicant

These standards provide general guidance and standards. Professional guidance from an architect or experienced contractor might be necessary to address a structure's unique materials and conditions. The Historic Preservation Office and Historic Landmark Commission's Certificate of Appropriateness Review Committee are also available to provide technical assistance.

The applicant is responsible for demonstrating that the proposed project meets these design standards. The applicant must submit sufficient photographic 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.

For More Information

Visit the Historic Preservation Office website or contact staff at preservation@austintexas.gov.

Historic Structures, Modern Codes, and Energy Efficiency

A goal of these standards is to help property owners to steward our built heritage, including retaining as much historic material as possible. Three situations typically drive requests to replace historic materials: meeting modern code, improving energy efficiency, and damage. This section addresses the first two topics.

Maintenance and Alterations

This section covers the standards for repair and replacement related to the existing building envelope of a historic structure. Some issues are not discovered until historic-age material has been damaged or destroyed beyond repair. Sometimes a problem is inherited from a previous owner. These situations can require repair or replacement of elements. The goal of these standards is the retention of the historic-age appearance of a property and the retention of as much historic material as possible, taking into consideration the economic and technical feasibility of each project.

Regular maintenance will prevent deterioration of your historic property. The primary enemies of a historic structure are UV radiation, wood-destroying insects, and moisture from rain, poor drainage, or leaks. Like maintenance of any structure, preservation requires proactively addressing those issues before they become more severe.

Any project that involves changes or additions to the shape of a structure is covered in the

Additions

section (for example, adding dormers to a roof to make an attic habitable).

General Standards

1. Do not remove any intact historic-age material from your structure.
2. Always attempt repair first. Replacement should only be undertaken when absolutely necessary, and for the smallest area possible.
3. When historic material must be replaced due to damage, replacement materials should look the same, perform reliably within the existing construction, and, in most cases, be made of the same material. This includes using old-growth wood for patching historic wood and using matching stone or brick with softer lime or historic mortars for masonry.
   Note: Repairing a historic element with inappropriate materials can cause more damage than the work was intended to repair. Historic materials are designed to last decades, are more durable, and are typically more cost-effective in the long run than cheaper materials available today. Modern materials that have been established not to harm historic material can be considered if those materials are in the best interest of the project in terms of cost-effectiveness and long-term durability. Cheaper repairs can cause more damage to the structure over time.
4. Do not attempt to re-create a previously existing architectural detail without specific documentation of its historic-age presence on the structure.
5. When demolishing additions or features that were built after the structure's period of significance, minimize damage to the historic structure.
   a) Stabilize and repair historic building walls that are exposed when non-historic additions or features are removed.
   b) Avoid demolition actions that remove historic structural systems or compromise the structural integrity of a historic structure.

deals with repair and replacement of damaged materials.

Modern Building Codes

When rehabilitating or adding to a historic structure, the existing structure is subject to code review, sometimes requiring alterations to meet current code. As a general rule, the following statements apply when the design standards conflict with modern code:

- The City will not require replacement of windows to meet current R-value requirements or replacement of exterior cladding to meet exterior wall R-value requirements.
- The City might require roof replacement to achieve modern R-value requirements, but it will not require the alteration of the form, pitch, or detail of the roof to achieve these goals.
- The City might require alterations to address safety issues: for example, adding or altering windows in sleeping rooms to meet modern egress requirements.
- The City might require alterations to a property to meet visitability standards. These standards can often be met without impacting the primary façade. For example, ramps can be located on secondary facades or integrated with the surrounding landscape to minimize their visual impact.

These design standards overrule code compliance requirements, with the exception of life safety issues such as emergency egress and visitability. The design standards do not overrule code compliance requirements in National Register historic districts.

These ramps provide access to historic structures while preserving historic character. Source: NYC Landmarks Preservation Commission.

Energy Efficiency

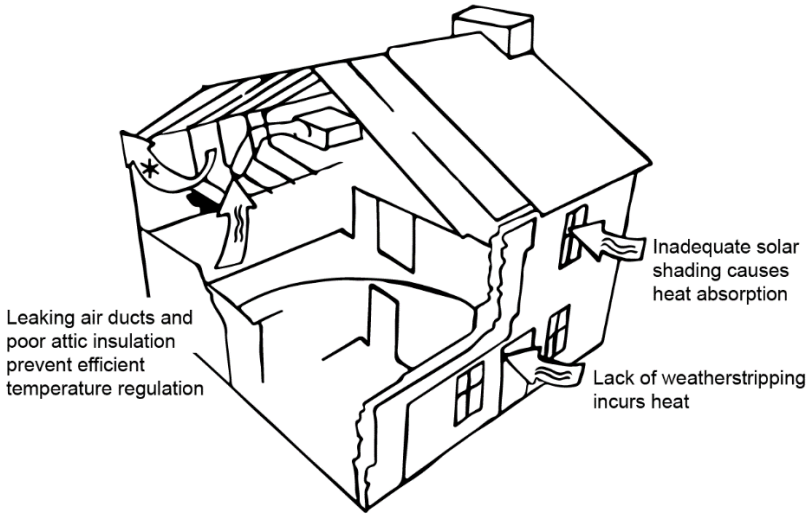
The City of Austin strongly encourages efforts to improve the energy efficiency of homes and businesses. In many ways, historic structures naturally support energy efficiency and sustainability:

- Historic materials, particularly wood, are generally of higher quality and have longer life spans than modern materials. A historic-age wood-sash window can be maintained and repaired in perpetuity, while a modern window may only last 20 years before needing to be replaced.
- Retaining historic material saves embodied energy and keeps unnecessary waste out of landfills. Replacing materials to improve energy efficiency can ultimately "cost" more energy than retaining the existing materials. It can also cost more money: the payout period for a new window, for example, is 15 to 20 years—right when that window could need to be replaced.

Many energy efficiency changes can be made to historic structures without removing or replacing historic-age exterior material, including:

- Roofs and attics
    - Insulate the attic.
    - Apply a radiant barrier to the underside of the roof.
    - Ensure the attic has sufficient ventilation to allow trapped heat to escape.
    - Install airtight, insulated covers for pull-down attic stairs.
- Exterior walls
    - Seal gaps and cracks in the structural envelope from the interior.
    - Keep exterior joints caulked.
    - *Note:* Adding wall insulation risks trapping moisture inside the walls and is not recommended.
- HVAC systems
    - Insulate and sealing HVAC ducts to prevent leakage.
    - Install high-efficiency central heating, ventilation, and air conditioning systems with modern controls.
    - Install ceiling fans to improve increase comfort.

Major Sources of Energy Loss



Draft illustration closely based on graphic from Austin Energy. Not final.

- Windows
    - Install weather-stripping around existing windows and doors to prevent air and moisture infiltration.
    - Add UV- and radiant energy-blocking film to existing windows.
    - Add removable interior window inserts to attain the efficiency and soundproofing qualities of double-paned windows without impacting the historic-age windows.

Making these strategic changes will significantly improve a building's energy efficiency with a faster payback than window replacement.

Maintenance and Alterations

This section covers the standards for repair and replacement related to the existing building envelope of a historic structure. Some issues are not discovered until historic-age material has been damaged or destroyed beyond repair. Sometimes a problem is inherited from a previous owner. These situations can require repair or replacement of elements. The goal of these standards is the retention of the historic-age appearance of a property and the retention of as much historic material as possible, taking into consideration the economic and technical feasibility of each project.

Regular maintenance will prevent deterioration of your historic property. The primary enemies of a historic structure are UV radiation, wood-destroying insects, and moisture from rain, poor drainage, or leaks. Like maintenance of any structure, preservation requires proactively addressing those issues before they become more severe.

Any project that involves changes or additions to the shape of a structure is covered in the

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section (for example, adding dormers to a roof to make an attic habitable).

General Standards

6. Do not remove any intact historic-age material from your structure.
7. Always attempt repair first. Replacement should only be undertaken when absolutely necessary, and for the smallest area possible.
8. When historic material must be replaced due to damage, replacement materials should look the same, perform reliably within the existing construction, and, in most cases, be made of the same material. This includes using old-growth wood for patching historic wood and using matching stone or brick with softer lime or historic mortars for masonry.
   Note: Repairing a historic element with inappropriate materials can cause more damage than the work was intended to repair. Historic materials are designed to last decades, are more durable, and are typically more cost-effective in the long run than cheaper materials available today. Modern materials that have been established not to harm historic material can be considered if those materials are in the best interest of the project in terms of cost-effectiveness and long-term durability. Cheaper repairs can cause more damage to the structure over time.
9. Do not attempt to re-create a previously existing architectural detail without specific documentation of its historic-age presence on the structure.
10. When demolishing additions or features that were built after the structure's period of significance, minimize damage to the historic structure.
    a) Stabilize and repair historic building walls that are exposed when non-historic additions or features are removed.
    b) Avoid demolition actions that remove historic structural systems or compromise the structural integrity of a historic structure.

Myth vs. Reality

Myth: Historic buildings require more maintenance than new buildings.

Reality: While historic buildings do present unique maintenance issues, every building requires maintenance. All property owners know (or quickly come to realize) that regular maintenance is necessary to protect their financial assets. Many older buildings are purchased in a state of deterioration because a previous owner was unable or unwilling to maintain the property. Once issues are properly addressed, and with periodic upkeep, a historic building presents no more issues than a new building year after year.

Myth: Older buildings are more expensive to update.

Reality: Older buildings might have mechanical, electrical, or plumbing systems old enough to require replacement, but every building will need such work over time. Replacement of systems as required is preferable to the complete demolition of an existing building to replace it with a new one, and generally contributes more to sustainability goals than demolition.

Myth: Older buildings are more costly due to lead paint and asbestos issues.

Reality: Economic and health concerns involving lead paint and asbestos are amplified during demolition. Professional removal of hazardous materials is required for either rehabilitation or demolition. Such concerns should not encourage demolition of a historic building.

Foundations

A solid foundation stabilizes the structure above. A structure's foundation system creates a key relationship between the structure and its site that helps define its historic character.

In Austin, historic structures are often built on a pier-and-beam foundation. This means their first floor is a framed structure resting on a series of columns (piers). Piers raise these structures above the ground to protect them from moisture, provide ventilation, and facilitate maintenance. In older structures, piers were often made of rot-resistant cedar posts, which were driven into the ground with sledgehammers. While remarkably resilient, these piers ultimately have a limited lifespan. Over time, most structures have had their cedar piers replaced with concrete piers. Many parts of Austin have expansive clay soil that moves as moisture levels vary over time, requiring piers to be driven to a depth of consistent moisture (usually between 4 and 6 feet). Many historic structures were built with interior wood shiplap siding covered with cloth and wallpaper, to accommodate some structural movement. Installation of drywall in pier-and-beam structures often leads to stress cracks, commonly at the corners of door frames. Stress cracks should not be used as justification for demolition of a property.

Depending on soil conditions, load-bearing masonry structures often continued the masonry walls underground to form continuous masonry foundations. Depending on the conditions of the soil, these might require underpinning with reinforced concrete foundations.

Later structures were typically constructed on concrete slabs reinforced with steel bars. These slab-on-grade foundations rest directly on the soil below. Parts of Austin have clay soils that move based on varying moisture conditions, and early slabs were not always properly reinforced. As a result, many historic slab-on-grade foundations have cracks as a result of settling.

Demolition of a structure with a failing foundation is never the only option. There are foundation repair methods available to address issues with any foundation type.

[Insert graphics: types of piers; types of foundations]

Maintenance

Foundation repair should be part of the maintenance plan for any historic structure in Austin. Develop a program with a foundation professional to improve your foundation to rock-solid (bearing on bedrock) or an acceptable level of movement. Build interior shear walls to improve the rigidity of the home, which will minimize cracking of drywall.

Positive drainage is paramount to the longevity and stability of any foundation system, and should be considered when planning improvements.

Standards for Repair and Replacement

1. Maintain the structure's historic-age relationship with the site. Do not visibly raise, lower, or rotate the historic structure when rehabilitating the foundation.
    a. Any elevation changes to minimize flood risk will be addressed on a case-by-case basis.
2. Retain portions of the foundation system visible from the exterior.

a. Retain and repair masonry building skirts.
b. Retain and repair historic wood or metal building skirts, where possible. Like roofs, these protective elements may require replacement over time. Replicate historic building skirts when necessary to replace them.

Recommendation

- Because building skirts are in constant contact with the ground, cementitious board is a good choice for a replacement material.

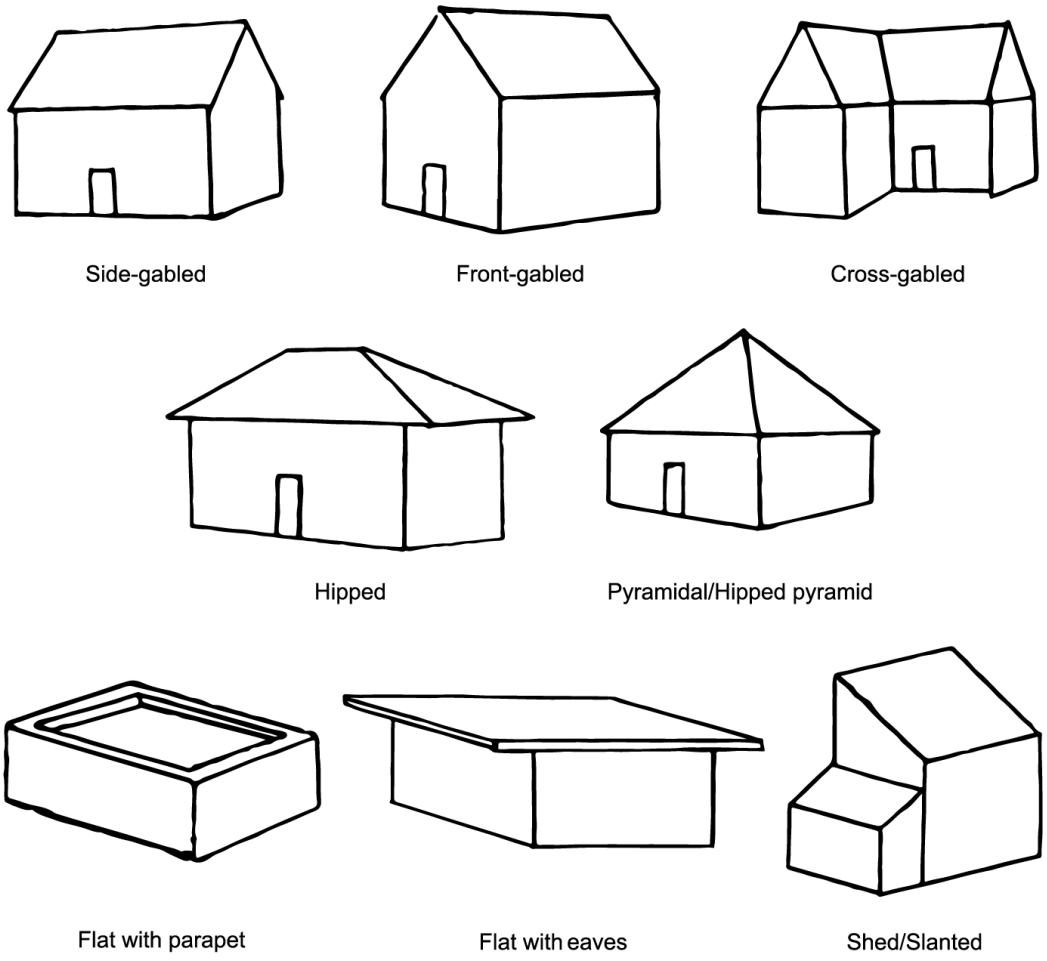
Roofs

Roofing materials will need to be periodically replaced, but a structure's historic roof form should remain the same. Roofs are a key character-defining element that contributes to a structure's style.

Changing the roof framing system to provide more space in an attic or to create dormers on roofs is discussed in the

Additions

sections of these standards.



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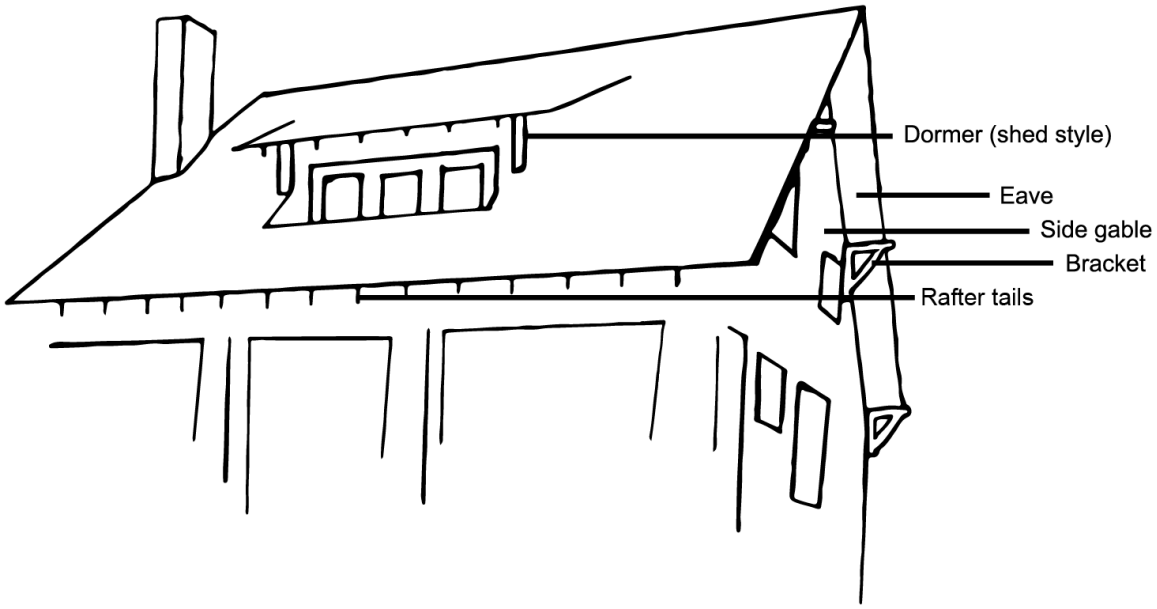

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Maintenance

Regularly monitor and maintain your roof system, before leaks impact historic material in the structure below. Plan financially for roof replacement on a schedule determined by the longevity of your roof material.

Standards for Repair and Replacement

1. When replacing roof material, use a material that is appropriate to the structure's history and character.
2. When replacing roof material, retain the configuration; pitch; soffit detailing; details of other character-defining features of the base roof such as chimney, gutters, and ventilation systems; and design, configuration, and detailing of eaves.
3. Retain and repair historic-age decorative roof elements such as exposed rafter ends, bargeboards, brackets, and cornices. If elements are damaged beyond repair, replace them in-kind.
4. Do not add decorative roof elements that were not historically present.

Recommendations

- Where possible and practicable, locate solar panels on a rear-facing roof slope so that they are not visible from the street.

Additional standards for historic landmarks

5. Owners of landmark properties must replace roofs with material that approximates the appearance of the historic-age or existing roof material.
   a) When planning a roof replacement, research the history of the structure and solicit input from the Historic Preservation Office to determine the most appropriate roof material.
   b) Consider using the historic-age roof material, if feasible.

c) Fiberglass roof systems are acceptable, if they approximate the historic-age roof material in appearance.

d) Some historic landmark owners might prefer the longevity of a metal roof. Standing seam metal roofs, despite their historic look, are generally not appropriate for urban historic structures and are not acceptable for landmark properties unless the owner can document that the structure originally had a standing seam roof. Metal roof systems that replicate the historic-age roof material and have a historic appearance are acceptable.

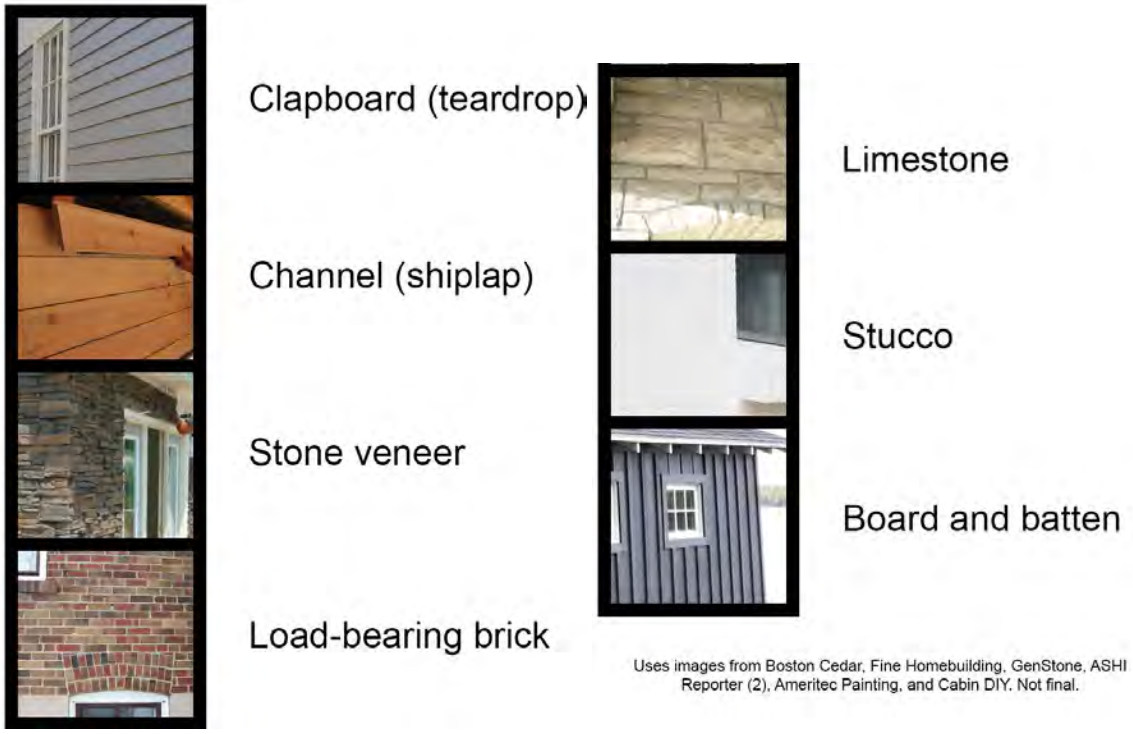
Exterior Walls and Trim

Exterior siding is another prominent character-defining feature. The materials selected for a structure document the priorities and sometimes the skills of the structure's owner and builder, as well as the evolution of materials over time. Trim conceals transitions between construction materials and helps to visually define the main features of a structure's design.

In Austin, wood siding is the most common cladding type. Wood was easily milled into different shapes, with profiles that changed along with architectural styles. (See the

Repair and Replacement of Building Materials section for information about the treatment of exterior wood.) Brick and limestone were local materials common in prominent homes and commercial buildings. Stonemasons also clad their own, more modest, structures. Stucco was often used as a character-defining element of some revival styles in the early 20th century.

Elaborate trim is an important feature on many of Austin's Victorian structures from the 19th century and helped to define the different architectural styles during the revival era of the early 20th century. Trim on Mid-century and Ranch-style structures is typically more spare, but still important in defining each structure's style.



[Insert graphic: types of trim—corner, window and door surrounds, porch headers, other]

Maintenance

Proper maintenance of exterior walls and trim is key. Most importantly, an exterior coat of paint is the first line of defense and preservation for wood siding and trim. Painting masonry is discouraged: it changes the appearance of a historic structure and prevents the wall from drying properly, causing masonry units to deteriorate from the inside.

Whether wood, masonry, or stucco, walls should be protected from moisture. Where possible, install gutters to prevent rain from falling around a structure's perimeter and splashing back against the bottom of the wall. Use diverters to prevent overflow in problem areas that generate heavy runoff from the roof. In some cases, gutters might not be historically appropriate; stone landscape perimeters can help minimize backsplash and keep the lower walls clean.

While these standards do not proscribe landscape elements, owners are advised to plant shrubs and vines away from a structure. This will give room for the walls to breathe and stay dry, preventing secondary biogrowth such as mildew or mold that can damage historic building materials.

Elements of care such as pest control and mortar joint maintenance are further discussed under the Wood, Masonry, and Stucco sections of the

Repair and Replacement of Building Materials section.

Standards for Repair and Replacement

1. Repair, rather than replace, historic-age material, unless it is deteriorated beyond the point of stabilization or restoration. Replace only those sections of an exterior wall or trim that are deteriorated beyond repair, leaving the rest of the wall or trim intact.
2. When replacement or patching is required, use a compatible material that has a matching profile and texture, and that will not damage the historic-age material. Rot-resistant materials of similar density may be considered.
3. Minimize changes to side walls that are visible from public streets (not including alleys).
4. Removal and replacement of exterior cladding and trim for additional insulation is discouraged but allowed in historic districts. The reinstalled cladding and trim should reflect the historic-age dimensions and location to the greatest degree possible.

Recommendations

- Treat deteriorating wood with consolidating materials using preservation industry standards.
- When replacement or patching is required, use an exact matching material such as old-growth wood or matching masonry.
- When it is necessary to remove historic-age material for work, remove it carefully, number it, and replace it in its original location.

Additional standards for historic landmarks

5. Obtain historic approval before changing exterior paint colors.
6. Do not remove or replace exterior cladding and trim for additional insulation.

Windows, Doors, and Screens

The design of windows, doors, and screens are as varied as the historic architecture of Austin. They range from utilitarian to ornamental, and each tells the story of a historic structure. Because each element added both function and design, windows, screens, and doors are essential character-defining features.

Uses images from Pella Corporation. Not final.

In Austin, early windows are typically double-hung wood-sash windows with upper and lower sash units that operate independently. The lower sash raises to provide ventilation. Historically, the upper sash also lowered, allowing hot interior air to escape. Other local window materials include metal frames, which became popular after the end of the Second World War. The window type and number of lites, or panes of glass, in a window speak to a structure's construction period and architectural style.

Historic doors are often the focal point of a building's design. In Austin, multiple doors in a structure were often used to provide added ventilation or flexible use.

Window screens and screen doors also can be important historic elements. Sometimes window screens added ornamentation to a house by suggesting that windows contained more lites.

Maintenance

Historic windows and doors were designed to be adjustable and easily repairable. A property owner with basic carpentry skills can install and rehabilitate hung wood sashes, glass installed with glazing compound, and metal fin weather-stripping. Finding a contractor familiar with historic windows is important for larger or more complex projects. For both do-it-yourself owners and professionals, window parts are readily available to replace failing elements.

A Note on Energy Conservation

Windows are often replaced out of concern for energy efficiency. However, equivalent energy can be saved—often with a better return on investment—by weather-stripping, sealing joints and cracks, installing more efficient heating and cooling equipment, and insulating the roof. The design standards recommend making these high-impact, high-return improvements before replacing historic windows. See **Error! Reference source not found.** for more information.

Standards for Repair and Replacement

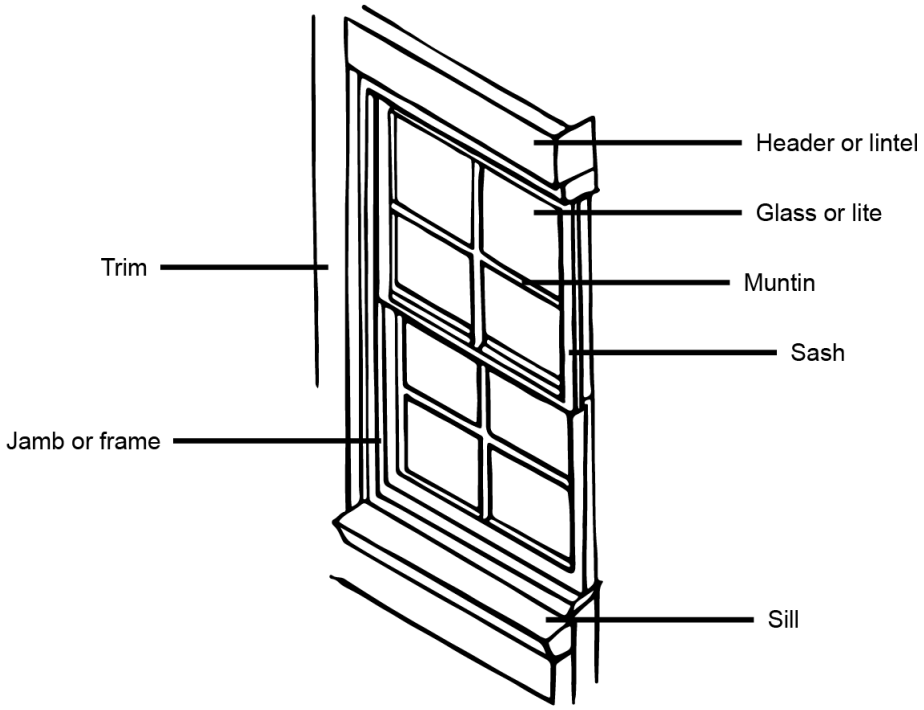
1. Repair, rather than replace, historic-age windows, doors, and screens; and their trim, surrounds, sidelights, transoms, and shutters, unless they are deteriorated beyond the point of stabilization or restoration. Retain windows if 50% or more of the wood (or metal) sash members are intact.
    a. Using modern material in repairs and patches is a possibility if the material has proven appropriate and stable in similar uses.
2. Historic-age windows on non-street-facing walls may be replaced for energy efficiency if other high-impact energy efficiency upgrades have been completed or are included in the same project. All following standards for replacement windows apply.
3. If historic-age windows must be replaced, match the size and details of the existing window, including size, configuration, profile, and finish, and take into account all elements such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, and shutters.
    a. If a window has divided lites, replacement windows must have true divided lites or dimensional muntins placed on the outside of the glass and corresponding spacers of 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.
    b. Never use a replacement window with false muntins inserted inside the glass.
    c. Vinyl is not an appropriate replacement material for windows.
4. If historic-age windows visible from a front or side street must be replaced, relocate historic-age windows from a non-street-facing wall, if sizes allow.
5. Do not enlarge, move, or enclose historic-age window or door openings visible from a front or side street. It might be appropriate to restore historic-age door openings that have been enclosed.
6. If adding windows or doors is necessary for a new use, create new openings on a wall not visible from the street.
7. If you are replacing a non-original door, conduct research to identify the historic-age style of the door or use nearby similar properties to guide your choice.
8. Do not install hollow-wood doors in a main entryway.
9. If a historic-age window or door is missing, replace it with a new unit based on accurate documentation of the historic-age door or window, if you have documentation, or use a new design compatible with the historic-age opening and the historic character of the structure.
10. If adding window screens to a structure that did not have them during its period of significance, select a thin-profile frame with transparent screen material that does not obscure the view of the window beyond.
11. If adding a screen door, use a period-appropriate screen door or a screen door frame with a clean, minimal profile and light screen that does not obscure the door behind.
12. Do not add shutters if there is no evidence that they existed during the structure's period of significance. If adding shutters, size them to close over the window on which they are mounted or scale them appropriately to the size of the window.
13. If installing exterior security bars on historic structures where they did not exist historically, install them in a way that does not impact the historic design of a property. Where possible, select a type of bars that minimizes visual impact on the structure.

Recommendations

- When doors and windows are partially deteriorated, consolidate or reinforce deteriorated elements.
- When doors and windows are extremely deteriorated, replace or patch deteriorated elements with an exact matching material such as old-growth wood or steel.
- If adding screens and the detailing around your window suggests it had wood screens, build reproduction screens. Use neighboring historic properties and historic photos as guidelines for the design.
- Most historic hardware is metal and can be refurbished and reused. Even if the door or window is new, use hardware that reflects the era, style, and finish of the structure.
- Provide security at the perimeter of a property or through monitoring and alarm systems, or install security bars on the interior of a window or door, so they are not visible from the exterior.

Additional standard for historic landmarks

14. Do not enlarge, move, or enclose any historic-age window or door openings unless required by an addition. If an opening is being used to connect to an addition, retain the size and configuration of the opening to the greatest extent possible.



Closely based on graphics from the District of Columbia. Not final.

Porches

Porches provided a cool living space before modern air conditioning systems—especially important in Austin due to climate. For single-family homes, front porches also provide the first opportunity to make an impression on visitors. They are usually an important character-defining feature.

[Insert graphic: typical porches and porticos in Austin]

Maintenance

Regularly inspect historic porches and address issues immediately, before any deterioration worsens. Proper drainage and a well-maintained coat of paint is the first line of defense against deterioration of wooden elements, but be prepared to replace boards as necessary.

Standards for Repair and Replacement

1. Repair, rather than replace, historic-age material, unless it is deteriorated beyond the point of stabilization or restoration.
    a) Using modern material in repairs and patches is possible if the material has proven appropriate and stable in the required application.
2. If you must replace historic-age elements, use compatible material with matching dimensions. Compatible materials include wood, rot-resistant material, or matching masonry or concrete.
3. Maintain the open nature of front porches.
    a) You may enclose a porch with screening, using reversible attachment methods.
    b) Do not enclose a front porch with solid materials such as wood or glass.
4. Preserve the historic railing style. Do not replace an open railing with a solid wall unless one historically existed on the porch.
5. If a railing must be made higher for life safety purposes, retain the historic-age railing and add a visually light element at the required height that minimizes its appearance.

Recommendations

- When porch elements are partially deteriorated, consolidate or reinforce them.
- When porch elements are extremely deteriorated, replace or patch their elements with an exact matching material such as old-growth wood.
- If replacing porch flooring, replicate the dimensions of the historic-age deck.

Chimneys

[Background to be added]

Standards for Repair and Replacement

1. Whenever possible, repair, rather than replace, historic-age chimneys.
2. If the chimney is a character-defining feature of a structure, it must be repaired or replaced with a matching design and materials. If the chimney is not a character-defining feature, it may be removed and not replaced.

Attached Garages and Carports

1. Retain historic-age attached garages and carports and their character-defining features, such as principal materials, roof materials, roof form, windows, window and door openings, and any architectural details.
2. If replacement of character-defining features is necessary due to severe deterioration or damage, select replacements that match the original as closely as possible in material, texture, size, and finish.
3. Conversion of historic-age attached carports into enclosed garages or living space, or historic-age garages into living space, is allowed.
    a. Recess the infill of the carport's front wall six inches at minimum.
    b. When infilling a carport, use exterior siding and window sizes and materials that are similar to and compatible with the historic structure. Include at least one window on the front wall.

Light Fixtures

Light fixtures are typically representative of a given owner or builder, as well as a specific time and place. In neighborhoods and on commercial streets, light fixtures defined the character of the place more broadly and helped to attract patrons to businesses.

Maintenance

Light fixtures are typically made of metal. If a structure has a historic-age light fixture, maintain and restore it.

Standards for Repair and Replacement:

1. Retain and repair historic-age light fixtures.
2. If historic-age light fixtures must be replaced, use a fixture that matches the historic-age fixture as closely as possible or a modern light fixture that does not distract from the streetscape or structure's historic character.

Recommendation

- If adding a light fixture where none exists, use a fixture that reflects the structure or neighborhood's style and period of construction.

Secondary Structures

Evolving automobile design, changes to families, and urban homesteading created a variety of outbuilding designs throughout Austin. Board-and-batten is an efficient construction method often used for these structures.

Standards for Repair and Replacement

Based on their importance to a particular historic district, secondary structures can be addressed in an addendum to the design standards. They are evaluated on a case-by-case basis for their importance to a landmark structure.

1. Whenever possible, retain and repair existing historic-age secondary structures.

[Insert standards for garage apartments]

Commercial Storefronts

[Insert background and standards for commercial storefronts]
[Insert graphics: parts of a commercial storefront; compatible and incompatible alterations to storefronts]

Canopies and Awnings

These delicate elements rarely survive. If historic-age canopies and awnings still exist, they are unique and valued.

Standards for Repair and Replacement

1. Repair rather than replace these historic-age elements.
2. If you are reconstructing one of these elements to recreate a structure's appearance from an earlier period, confirm its configuration during the property's period of significance through research before beginning work.
3. Design new canopies and awnings to be compatible with the scale, style, and materials of the structure.
    a. Ensure that new canopies and awnings do not obscure architectural features of historic structures.

Repair and Replacement of Building Materials

Wood

As an affordable, workable, light material that could be easily shipped, wood was historically very popular as a building material in Austin. In the 19th and early 20th centuries, wood was typically milled from old-growth forests. The grain pattern of this wood is very tight because the trees grew slowly, adding relatively little thickness from year to year. That denser grain means that old-growth wood is more durable than today's wood, which is typically harvested from trees selected for their rapid growth. New wood has wide growth rings and results in a softer, more porous material.

Well-maintained paint can extend the lifetime of quality of-growth wood. Proper drainage off a roof and around the perimeter of a structure will keep the wood dry.

Luckily, wood is easily workable, and replacement pieces can easily be fabricated to replace deteriorated portions. These patches are known colloquially as Dutchmen. Using old-growth wood harvested from older structures ensures that the patch will age as well as the surrounding historic-age material. Rot-resistant species such as cypress or mahogany can also be used for small repairs. Treated materials should be chosen carefully.

Recommendation

This recommendation supplements the standards and recommendations for specific building elements.

- When historic-age material rots and requires replacement, replace whole members or cut back to solid wood and patch parts of members with compatible material with a similar density, grain, and texture. An exact matching material like old-growth wood is preferable, but other rot-resistant materials of similar density can be considered. Exceptions will be addressed on a case-by-case basis based on conditions.

Masonry

Masonry can serve as either load-bearing construction (the wall itself) or as veneer construction, where it is the exterior face of a wood-frame structural wall. Whether load-bearing or veneer, masonry is connected by mortar between each masonry unit. The mortar must be softer than the stone. Masonry walls are designed to move, either with minor foundation shifting or with the expansion and contraction of the masonry in extreme hot or cold weather. Because it is softer and meant to absorb movement, mortar is considered a sacrificial element. The exterior of a mortar joint will degrade over time with exposure to sun, wind, rain, and movement.

Owners of masonry structures should plan to replace the mortar occasionally through a process known as "repointing." Mortar is removed to a given depth between the stone units, leaving enough material to support the wall. Replacement mortar is then inserted. Choose an experienced stonemason and consult with a preservation professional before undertaking this important activity.

All masonry will absorb some moisture from the atmosphere and the ground and is designed to release the moisture as conditions dry. For this reason, exterior masonry should not be painted—this will hold in the moisture and might prevent the wall from drying. If replacing paint on a masonry wall that was historically

painted, strip the existing coats of paint before adding new coats and select paint carefully. Masonry materials typically leach alkalinity and require coating systems specifically designed for the application.

Recommendations

These recommendations supplement the standards and recommendations for specific building elements.

- Repair broken masonry units before replacing them.
- When replacement is required due to erosion or deterioration, either replace whole members or cut back to solid stone and patch parts of members with compatible material of a similar density and hardness.

Stucco

Stucco is a form of exterior plastering that can be laid over either a wood-frame or stone backing wall. It is less common in Austin, which makes it all the more important as a historic element when it does exist here. Like masonry, stucco moves with the heat and cold of the day and throughout the year and must be carefully detailed to survive this movement while staying attached to its substrate. If you own a historic property with a stucco wall in good condition, you can trust that it was properly designed, detailed, and installed. Repair, rather than replace, an intact stucco wall. If full replacement is required, carefully consider the historic-age installation and the unique conditions of your structure and plan change carefully. Stucco walls typically require control joints to manage their expansion and contraction.

Recommendations

These recommendations supplement the standards and recommendations for specific building elements.

- Repair, rather than replace, historic-age material. This includes both patching cracks and, for patches of damage, removing loose or deteriorated stucco while retaining sound material and patching the damaged area only.
- When replacement is required due to complete failure, replace it with compatible material with a similar texture.

Metal

Metals can be found in many historic structures, as far back as the 19th century. Cast iron was often used for detailing in the Victorian era, and wrought iron was often used structurally and decoratively for fences and railings. Metal is also commonly found in post-World War II structures, when mining and manufacturing facilities designed to contribute to the war effort were left idle. Metal window systems are typical for mid-20th century structures. Mid-century modern design often used metal frames for the expansive windows characteristic of that style.

Metal treatment can vary widely based on the materials. Cast and wrought iron will rust quickly if not properly coated. Aluminum does not rust, but it does oxidize. It is not easily painted, and it typically required specially formulated chemical painting systems. Patinas on exterior bronze as well as aluminum form a protective coating and can be beneficial. Owners should consider carefully before refinishing metals.

Recommendations

These recommendations supplement the standards and recommendations for specific building elements.

- When replacement is required due to complete failure, replace it with compatible material with a similar composition.

Paint

Owners of wood structures should repaint their exteriors on a regular basis. It is typically not advised to paint masonry, though it might be necessary to maintain the historic appearance. Painting metal requires proper preparation of the substrate.

Qualified painters should be prepared to work with lead-based paint, which was used extensively prior to the 1970s. Use a qualified contractor who is committed to minimizing dust, protecting workers, and protecting the surrounding environment in accordance with local, state, and federal regulations. The preferred method is to remove and properly dispose of lead paint with a liquid or sheet stripper, allowing modern paint systems to adhere to the base material without sanding.

Recommendations

This recommendation supplements the standards and recommendations for specific building elements.

- Select a durable paint product appropriate for the material being painted.

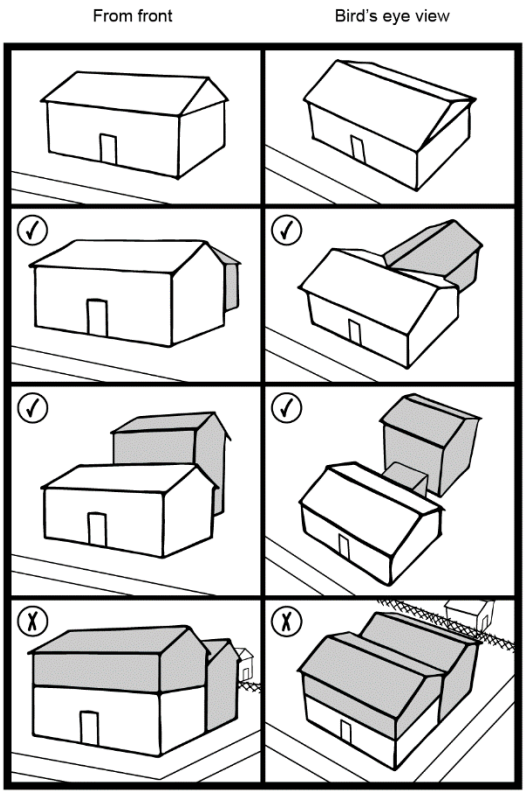
Additions

New additions should preserve the historic structure and site as much as possible. This can be done directly, through retention of historic features and materials; or indirectly, through the addition's location, scale and size, design, and materials. An addition's impact on the historic structure can be reduced by locating it to the rear or side and designing it to be visually subordinate.

Location

Locate additions so that they do not visually overpower the existing structure, compromise its historic character, or destroy significant features or materials. Avoid locations that would require removing or damaging significant architectural elements or site features such as protected trees.

1. Locate additions to the rear and sides of historic structures to minimize visual impact.
    a. Step back side additions from the front wall a distance that preserves the shape of the historic structure from the primary street.
2. If an addition adds a story to the historic structure, set it back from the front wall to minimize visual impact.
    a. If the historic structure has a side-gabled, cross-gabled, hipped, or pyramidal roof form, set the addition behind the existing roof's ridgeline or peak.
    b. If the historic structure has a front-gabled, flat, or shed roof form, set the addition back from the front wall one-half of the width of the front wall. For example, if the front wall is thirty feet (30') wide, set the addition back by at least fifteen feet (15').
3. For corner properties, set back the addition to align with or behind the front setback of the adjacent building fronting on that street. If the addition's side wall faces a street without an adjacent building fronting on it, this standard does not apply.
4. Minimize the loss of historic fabric by connecting additions to the existing structure through the most minimally invasive location and means possible.



One-story historic home

Appropriate: Addition to home (green) is attached to the rear of home, preserves the form of the original structure

Appropriate: Addition to home (red) is attached to the rear of home and obscures the form of the original structure; should be set back from the original house

Inappropriate: Addition to home on corner (red) changes overall scale and form of house with second-story and rear addition without setback, and rear addition not aligned with homes facing the secondary street

Draft illustration closely based on graphic from San Antonio, TX. Not final.

Recommendations

- Locate additions behind the rear wall of the historic structure.
- Design one-story additions to one-story structures.
- Minimize the roof height of additions.
- Construct a large addition as a separate structure and connect it to the historic structure with a linking element such as a breezeway or a hyphen.

Scale, Massing, and Height

1. Design an addition to complement the scale and massing of the historic structure, including height. The addition must appear subordinate to the historic structure.
2. Minimize the appearance of the addition from the street faced by the historic structure's front wall.
   a. If the addition connects to the historic structure's rear wall, step in the addition's side walls at least one foot (1') from the side walls of the historic structure.
   b. The historic structure's overall shape as viewed from the street must appear relatively unaltered.

Recommendations

- Design one-story additions to one-story structures.
- Minimize the roof height of multi-story additions.

One-story rear addition to two-story house. Source: designtrait.

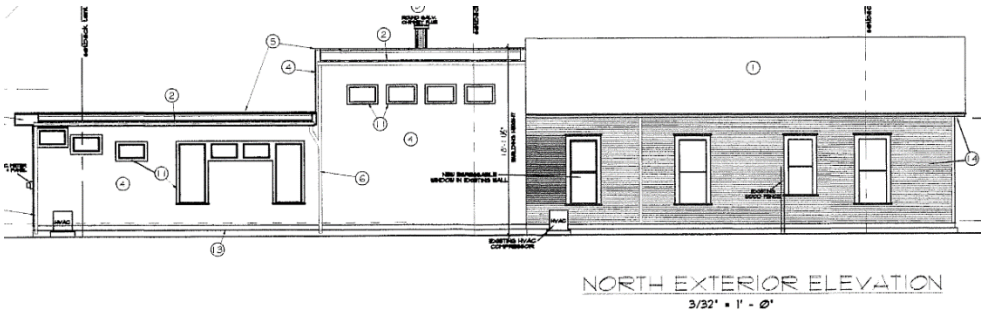
Design and Style

To preserve a property's historic character, a new addition must be visually distinguishable from the historic structure. This does not mean that the addition and the historic structure must be glaringly different in terms of design, materials, and other visual qualities. It simply means that the addition should take its design cues from the historic structure. For example, an addition can be differentiated from the historic structure through a break in roofline, cornice height, wall plane, materials, siding profile, or window type. Additions should not be replicative and create a false sense of history, and do not need to mimic the historic structure's architectural style.

1. Design additions to be compatible with and differentiated from the historic structure, if they are visible from the street.
   a. Design proportions and patterns such as window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions to increase compatibility.
   b. Do not replicate the design or details of the existing structure to a degree that the addition might be mistaken as historic.
2. No particular architectural style is required for addition design. Designs in both traditional and contemporary styles can successfully achieve compatibility and differentiation with historic structures.
3. If adding dormers to the roof of a historic structure, do not locate them on front-facing slopes. Minimize their location, size, and scale on side-facing slopes.
   a. Use roof forms and window types and materials that are compatible with the roof and window of the historic structure.

Recommendation

- Create usable upstairs space by constructing upstairs dormers on a rear or side-facing roof slope.



One-story contemporary rear addition (left) to one-story house. Source: David V. Shrum, Architect.

Two-story rear addition to a one-story house. Source: Shillington Architecture.

Roofs

1. If an addition is visible from the street, design its roof form and slope to complement the roof on the historic structure.
2. Use roof materials that match or are compatible with the roof on the historic structure.

Recommendation

- Where possible and practicable, locate solar panels on a rear-facing roof slope so that they are not visible from the street.

Exterior Walls

1. If an addition will be visible from a street on the front or side, use exterior wall materials that are compatible with those on the historic structure, as well as with the character of the district, in scale, type, material, size, finish, and texture.
2. Differentiate the exterior wall materials of the addition from those of the historic structure. This could be accomplished with varying trim boards; varying type, dimension, or orientation of materials; or by other means.

3. Avoid windowless walls facing a public street, unless such walls are a character-defining feature of the historic structure.

Windows, Screens, and Doors

1. If an addition will be visible from the street on the front or the side, use windows that are compatible with those on the existing structure in terms of fenestration pattern, size, configuration, and profile.
2. Do not use windows with false muntins inserted inside the glass.
3. Metal screens might be appropriate for addition windows. Use anodized or coated metal screens to minimize their visual presence.
4. If an addition's entrance will be visible from the street on the front or the side, use doors that are compatible with those on the existing structure.

Recommendation

- Choose doors that are of a simple design so that they do not detract from the historic structure's main entrance.

Porches

1. Do not add porches to the front of a historic structure, unless physical, photographic, or plan evidence exists that a porch was historically present.
2. If new back porches and decks will be visible from the street, design them to be compatible with both the historic structure and the addition in terms of size, style, materials, and proportions.

Chimneys

1. If any chimney on an addition will be visible from the street, design it to be compatible with both the historic structure and the addition in terms of size, style, materials, and proportions.
2. Do not enclose a chimney with wood or wood-like siding.

Attached Garages and Carports

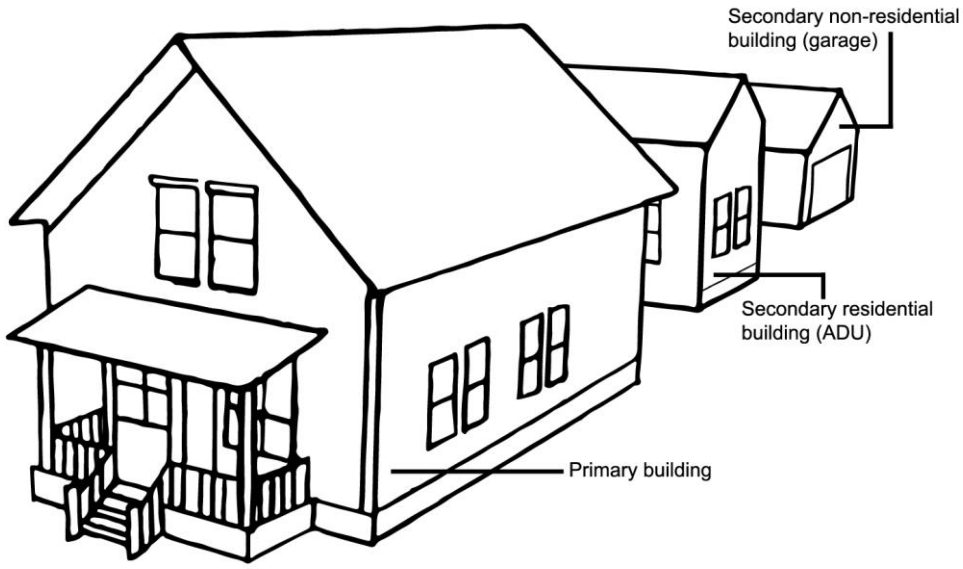
1. Construct a new attached garage only if attached garages historically were appropriate to the historic structure's form and style *and* the character of the historic district.
2. Set attached garages and carports back from the front wall of the structure to minimize their visual prominence.
3. Design a new attached garage or carport to be compatible with the historic structure in terms of size, massing, proportions, style, and materials. The new garage or carport should not be designed to appear as though it was constructed simultaneously with the historic structure.
4. Do not expand an attached one-car garage to a two-car garage. A carport may be added if it is compatible with the form, massing, proportions, and style of the historic structure.

New Construction

The design standards do not require a particular architectural style for new structures in historic districts or on historic landmark properties. The scale, massing, and size of a structure are more important to maintaining a property or historic district's distinctive character than style or decorative details. However, well-designed stylistic and decorative elements and compatible building materials can help new construction to blend in, while creating a distinctive character. The character of the street and the surrounding properties should be considered in the design for any new structure, particularly in historic districts. Carefully study both the property and the block when designing a new infill structure.

The standards apply to all sides of the building, but there is more flexibility for walls that are not visible from the street.

This section is divided into three parts: primary structures and secondary structures.



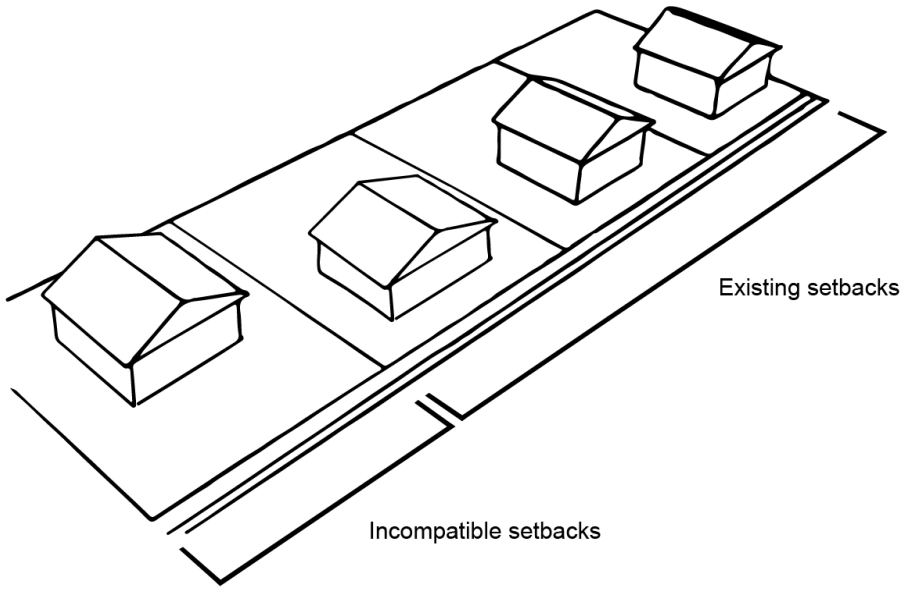
Closely based on graphics from Denver, CO. Not final.

Primary Structures

Location

New structures should be located so that they do not visually overpower existing historic structures or compromise the historic character of the district.

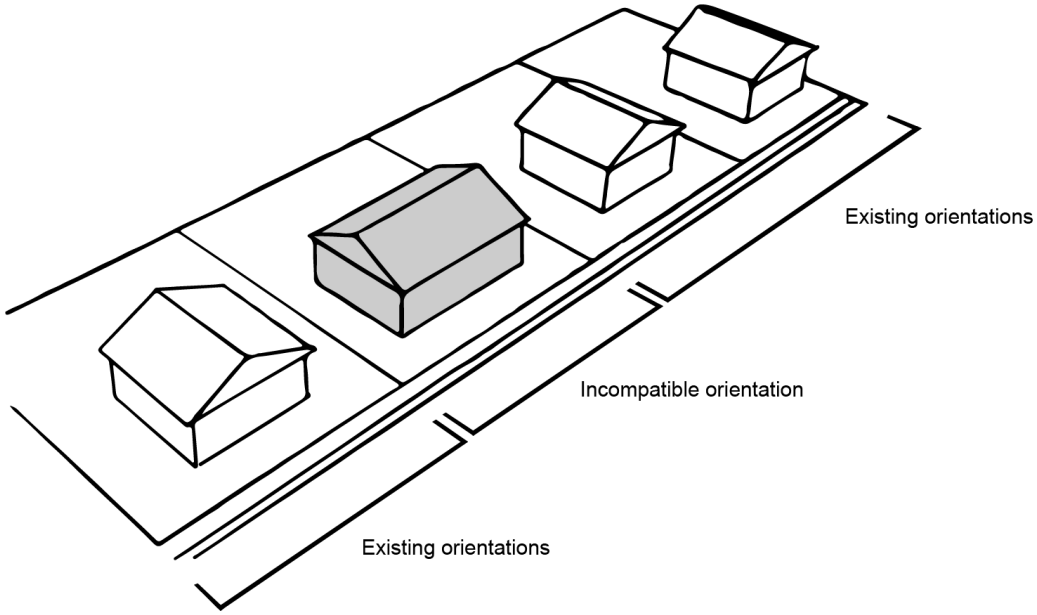
1. Set back a new structure from the street in line with nearby historic structures. An appropriate setback may be calculated with the following:
   a. The setback of one adjacent contributing historic structure; or
   b. The median of contributing historic structures on the same block. This method must be used if contributing structures on the block have a variety of setbacks.
2. Standard front setbacks can be modified to maintain the cohesiveness of a historic district.



Closely based on graphics from San Antonio, TX. Not final.

Orientation

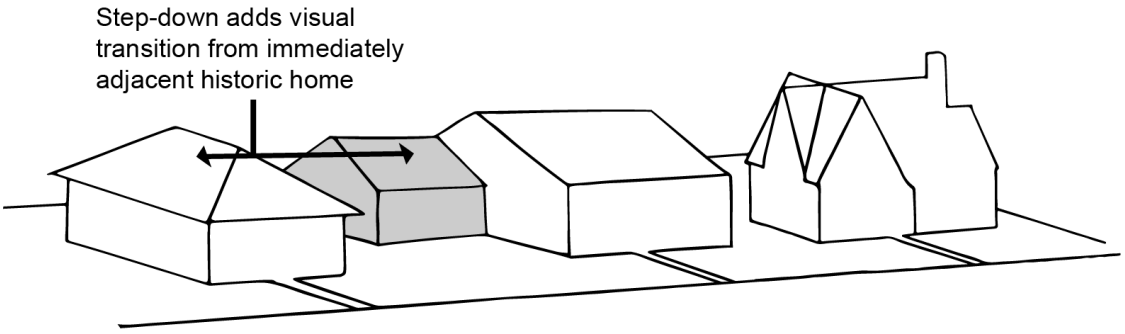
1. Orient a new structure to be consistent with the predominant orientation of contributing historic structures on the same block.
2. Orient a new structure towards the primary street.
   a. On corner lots, orient a new structure towards the primary street.



Closely based on graphics from San Antonio, TX. Not final.

Scale, Massing, and Height

1. Design the height of new structures to respond to the streetscape and the dimensions of the lot.
2. When possible, use step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic structures by more than one-half story.
3. When possible, use vertical and horizontal articulation design techniques such as shifts in wall planes and differentiating materials on first and second floors, consistent with those on adjacent historic structures, to reduce the apparent scale and massing of a larger building.
4. When constructing a duplex or multi-family structure, divide the building into modules that reflect typical widths of historic single-family dwellings on adjacent properties or the same block.



Closely based on graphics from Charlotte, NC, and Santa Ana, CA. Not final.

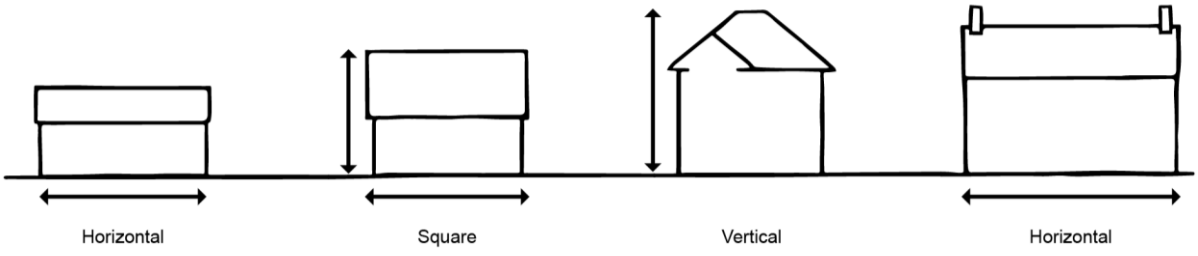
Recommendation

- Do not exceed the height of the tallest contributing historic structure on the block.

Proportions

If the majority of the historic structures are relatively square, the new structure should have similar proportions. Similarly, if most historic structures have horizontal or vertical proportions, reflect that in new construction.

1. Design the proportions of new structures to be compatible with those of historic structures on the same block.
2. If the proportions of historic structures on a block vary, the design of new structure may select from those options.



Closely based on graphics from Charlotte, NC. Not final.

Design and Style

To preserve a district's historic character, a new structure must be compatible with and visually distinguishable from historic structures. This does not mean that the new and historic structures must be identical or glaringly different. It simply means that the new structure should take its design cues from the historic structures. New structures do not need to mimic the architectural styles in the historic district, but they should not be so dissimilar as to distract from or diminish the historic character of the district.

1. Design new structures to be compatible with the character of the historic district or historic landmark in terms of scale, massing, proportions, patterns, materials, and/or architectural features.
2. Design new structures to be differentiated from historic structures. This can be subtle or less subtle. Do not use a replica style to create a false sense of history.
3. No particular architectural style is required. Designs in both traditional and contemporary styles can successfully achieve compatibility and differentiation with historic structures.
4. If designing a structure in a contemporary style, use corresponding modern architectural details.
5. Do not eclectically combine character-defining features from different architectural styles unless such eclectic structures were prevalent in the historic district.

[Insert graphic: compatible new construction in historic districts and on historic landmark properties]

Roofs

1. Design simple roof forms that reflect the character of the roofs on historic structures in the district.
2. Any roof details such as dormers, eave detailing, and bargeboards must correspond to the form and architectural style of the new structure.
3. Select roof materials that match or are compatible with the roofs on historic structures within the district, particularly structures with a similar form and architectural style to the new structure.
    a. Metal roofs in a historic district can be appropriate. Metal roof design will need to be reviewed and approved for type.
    b. If metal roofs historically were present in the district, construct new metal roofs with similar forms and materials.

Recommendation

- Where possible and practicable, locate solar panels on a rear-facing roof slope so that they are not visible from the street.

Exterior Walls

1. Use exterior wall materials that are compatible with the character of the historic district in scale, type, material, size, finish, and texture. In recent years, the building industry has developed various substitute materials that have a similar appearance to historic-age materials. For various reasons including cost, maintenance, and availability, substitute materials may be used for compatible new construction.
2. Do not use vinyl, aluminum, or other metal siding.
3. Make the use, pattern, and arrangement of secondary materials compatible with the character of the district.

4. Avoid windowless walls visible from the public street, unless such walls are a character-defining feature of the historic district.

Windows and Doors

1. Use windows that are compatible with those in nearby historic structures in terms of fenestration pattern, size, configuration, and profile.
2. Do not use vinyl-sash windows.
3. Do not use windows with false muntins attached to or inserted between the glass.
4. Front doors must be visible from the street, unless another entrance location is a character-defining feature of the historic district.
5. Match the style, proportions, and materials of the door to the structure's style and design.

Porches

1. Include a porch in the design of new residential construction when the majority of historic structures on the same block have porches.
2. Design new porches that reflect and continue the size, proportions, placement, depth, and rhythm of porches on historic structures within the district.

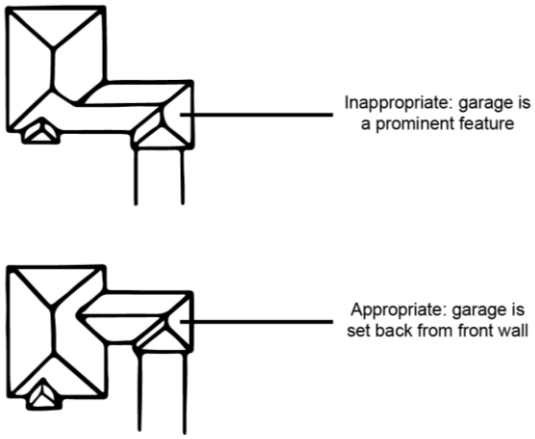
Chimneys

1. Chimneys are not required.
2. Do not construct a boxed chimney.

Attached Garages and Carports

See Secondary Structures for standards for new detached garages and other secondary structures.

5. Design a structure to include an attached garage only if attached garages historically were appropriate to the new structure's form and style *and* the character of the historic district.
6. Set attached garages and carports back from the front wall of the structure to minimize their visual prominence.



Closely based on graphics from Santa Ana, CA. Not final.

Secondary Structures

Secondary residential structures—often called garage apartments, granny flats, or accessory dwelling units (ADUs)—can create smaller, more affordable rental units and provide workforce housing close to jobs. Detached garages and accessory structures also can add utility to a property while maintaining the development patterns of a historic district.

These standards apply if a secondary structure will be visible from the front or side street (excluding vegetation). The standards apply to all sides of the building, but there is more flexibility for walls that are not visible from the street.

For existing secondary structures, see the relevant standards under Maintenance and Alterations.

Location

1. Locate secondary structures to be subordinate on the lot to the primary structure.
2. Locate secondary structures in a way that follows the historic location and setback patterns of similar structures on the block or in the district. Garage apartments, detached garages, and accessory structures are typically located at the rear of the lot, behind the primary structure.

Recommendation

- Minimize the appearance of the secondary structure from the street that faces the structure's front wall.

Orientation

1. For detached garages, match the predominant garage orientation found on the block's historic properties. Do not use front-loaded garages on blocks where rear or alley-loaded garages historically were present.

95. On a corner lot, set back a new garage or secondary structure from the side street to minimize impacts on the historic streetscape.

96. Design a new garage or secondary structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.

Scale, Massing, and Height

1. Design secondary structures to be subordinate to the primary structure in terms of scale and massing.

Recommendation

- Design one-story secondary structures if the primary structure on the lot is one story.

Design and Style

1. Design a secondary structure to be compatible with the primary structure in terms of massing, proportions, patterns, materials, and architectural details.
2. If the primary structure is historic, differentiate the secondary structure from it. This can be subtle or less subtle. Do not use a replica style to create a false sense of history.
3. No particular architectural style is required. Designs in both traditional and contemporary styles can successfully achieve compatibility and differentiation with primary structures.
4. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed if they are visible from the street that the property faces.

[Insert graphic: compatible secondary structures]

Roofs

1. Design simple roof forms that reflect the character of the roofs on historic structures in the district.
2. Design roof forms and details that are compatible with the form and architectural style of the structure.
2. Select roof materials that match or are compatible with the roofs on the primary structure.

Exterior Walls

1. Use exterior wall materials that are compatible with those on the primary structure. In recent years, the building industry has developed various substitute materials that have a similar appearance to historic-age materials. Substitute materials may be used for compatible new construction.
2. Do not use vinyl, aluminum, and other metal siding.

Windows and Doors

1. Match the style, proportions, and materials of the windows and door to the structure's style and design.
2. If garage doors are visible from the street, select doors that have proportions and materials similar to those found on historic properties.

Recommendation

- Do not locate windows so as to infringe on the privacy of neighboring properties.

Porches

1. Front porches are not required.
2. If designing a porch, ensure that it is compatible with the style, proportions, and materials of the secondary structure.

Chimneys

1. Chimneys are not required.
2. Do not construct a boxed chimney.

Site Features

Site features such as walls, walkways, and driveways help to define the character of a historic landmark and, on a larger scale, a historic district. Though secondary to historic structures, site features speak to the development patterns and societal values of the period when those structures were built. Their retention and preservation will help keep the historic character of the historic property intact.

Refer to the Significant Features section of the historic district application to determine which site features are character-defining.


Site features like site walls, open spaces, and historic public infrastructure contribute to the character of historic districts. Sources: HHM, Inc. (left); Aldridge Place application team (right).

Walls and Fences

1. Retain historic-age fences and site walls on the street side or sides of the property, including gates and hardware.
2. Repair street-side fences and site walls with matching design and materials.
3. If damage or deterioration requires replacement of a street-side fence or site wall, replace it in-kind, matching the design and materials.
4. Construct a new street-side fence or site wall so that the materials, style, and scale are compatible with and differentiated from the architectural style and period of the structure and are in keeping with historic-age fence styles and heights in the historic district.
    a. New front fences must be no more than 4’ high.

Recommendations

- If a street-side fence or site wall was not historically present and is not part of the historic development pattern of the district, do not construct one.
- If no historic-age street-side fence exists and you have documentation (such as a historic photo), construct a new fence based on that documentation.
- When repairing character-defining fences and site walls, use material from a less prominent location to repair a prominent location.

Additional standard for historic landmarks

1. Do not paint historic-age masonry site walls.

Vegetation, Topography, and Landscaping

1. Do not grade, fill, or excavate unless it is to solve a problem such as drainage.
2. Retain permanent landscape features that define the character of the site and the district. Protect them when you construct new structures or additions.

Recommendations

- Select vegetation that allows the front of the historic structure to be seen from the street.
- Use landscaping that complements the style and period of the structure and the district.
- Use landscaping to screen a new structure, rear addition, or deck at the back and side property lines.
- Avoid planting trees or shrubs too close to a structure in order to avoid maintenance issues.

Additional standard for historic landmarks

1. If the property would have had a grassy, open front lawn when constructed, do not replace the lawn with paving or gravel.

Mechanical Equipment and Site Appurtenances

1. Locate mechanical and energy conservation equipment where it will not obscure the primary view of the structure.
2. Attach mechanical equipment to the exterior wall using methods that do not damage the historic-age wall material.
   a. If the walls are masonry, anchor attachments into the mortar, not the masonry unit.
3. Ensure that solar power and solar thermal systems on contributing structures are in scale with the existing roofline of the structure and on the same plane as the roof. Do not damage historic-age architectural features or materials during installation.
4. Locate wind power systems at the rear of the property.

Recommendations

- As much as possible, locate solar power and solar thermal systems, antennae, and satellite dishes on secondary structures, new additions, and primary structure rooftops not visible from the public right-of-way.
- For rainwater collection systems visible from the public street, use materials such as metal and wood rather than plastic.
- For wind turbines, choose a muted color without graphics.
- As much as possible, locate site appurtenances like wires, utility poles and meters, and trash containers in inconspicuous areas to the rear or side of the structure, not in the front yard. Screen them with plantings.

Accessibility

1. A void significant alterations to the design and materials of structures while complying with accessibility requirements. Do not modify historic doors or entrances on the front wall of a structure unless no reasonable alternative is available.
2. Design ramps to be unobtrusive and to complement the historic character of the structure through design and materials.

Recommendations

- Incorporate minor changes in grade to modify sidewalk or walkway elevations to provide ADA-compliant entries.
- Locate ramps at the side or rear of commercial or institutional structures.

Sidewalks, Driveways, and Parking

These standards apply to sidewalks, driveways, and off-street parking areas on properties.

1. Repair historic-age sidewalks, driveways, and parking areas with a matching design and materials.
2. Construct new sidewalks and driveways that are compatible with the character of the historic district in location, size, width, pattern, and material.
3. Do not locate a parking area in front of a primary structure unless one historically was present.
4. Parking requirements may be waived or reduced if new curb cuts and driveways are not compatible with the historic development patterns of the property or district.

Recommendations

- Retain historic-age sidewalks, driveways, and parking areas.
- If damage or deterioration requires replacement of walkways, driveways, or parking areas, replace a section rather than the entire feature. If full replacement is necessary, use a design and materials that match the historic-age feature.
- If a historic-age walkway or driveway is missing, replace it based on documentation of the historic-age feature.
- Construct driveways and parking areas with environmentally friendly materials and configurations allowing lower impervious color while maintaining the historical streetscape pattern of the property or the historic district.

Infrastructure and Public Amenities

These standards apply to streets, sidewalks, and alleys in the public right-of-way and should be followed by the appropriate City departments.

1. Retain character-defining public infrastructure (streets, sidewalks, and alleys) and infrastructure features (trees, lights, sidewalk paving patterns, curbs, and gutters).
2. Construct new streets, sidewalks, ADA ramps, and alleys to be compatible with the style, scale, and materials of the historic district.
3. Install new street lighting that is compatible with the design, materials, and scale of the historic district. If historic-age light fixtures exist, design new lighting to match their design, materials, and scale.
4. Do not introduce new materials or features to create a false sense of history.
5. Constructing new sidewalks is acceptable and encouraged, even if they were not historically present.

[Insert standards for street furniture, bridges, creek channels, mosaic tile block markers, gateway entrances]

Recommendations

- Retain as much historic-age material as possible when repairing streets, sidewalks, and alleys.

- If replacement of streets, sidewalks, and alleys is necessary, use materials that match or are compatible with the historic-age materials.
- Add plantings in the public right-of-way that are compatible with the character of the district in species, mature height, and density.

Demolition and Relocation

Historic structures are irreplaceable community assets. Once they are gone, they are gone forever. The loss of even one structure creates a noticeable gap and erodes the character of a historic district. Therefore, the demolition or relocation of any historic structure is strongly discouraged. The Historic Landmark Commission may consider relocation within the same district as an exception, as it may retain a structure's historic context.

Demolition by Neglect

Demolition by neglect is inaction that results in the destruction or irredeemable deterioration of a structure.

The owner of a historic property is required by the Land Development Code to preserve the property against decay and deterioration. If the stability of the historic resource is compromised due to the owner's neglect, the owner may be subject to fines and other penalties.

Standards for Demolition and Relocation

1. Do not demolish or relocate a historic structure.
2. If demolition or relocation is necessary, ensure the safety of any adjacent properties and historic structures before, during, and after demolition or relocation.

Recommendations

- Work with the Historic Preservation Office and Historic Landmark Commission to pursue all alternatives to demolition or relocation.
- If demolition is approved, work with the Historic Preservation Office and other interested parties to salvage usable architectural materials and features.
- If demolition is approved, review the City of Austin's Construction and Demolition Recycling program to learn about how to divert waste from the landfill.

[NOTE: This section will be completed for the next version of the design standards.]

Glossary

The following glossary provides definitions for common preservation and architectural terms used in Austin Design Standards. If you cannot locate a term in the glossary or need additional information, consult the following resources:

- *Illustrated Dictionary of Historic Architecture,* edited by Cyril M. Harris
- *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture,* by Virginia Savage McAlester
- *Old House Dictionary*, by Steven J. Phillips

General Terms

Addition

Alteration

Architectural Fabric

Architectural Style

Certificate of Appropriateness: Documentation provided by the Historic Landmark Commission after review of proposed changes to a contributing structure in a historic district; certifies that the proposed change is in conformance with these Design Standards. The process for obtaining a Certificate of Appropriateness is discussed in the Design Review Process section of these Design Standards.

Character-defining Feature

Contributing Property: A building, structure, or object that contributes to the historic character of the historic district. The district nomination includes an inventory and maps listing all contributing properties.

Compatible

Demolition

Historic Building

Integrity

Noncontributing Property: A building, structure, or object that does not contribute to the historic character of the historic district. The district nomination includes an inventory and maps listing all non-contributing resources.

Outbuilding

Period of Significance: The span of time during which a resource or district was associated with the events that give it significance; for a residential historic district, this period can extend from the initial date of development to the date when houses have been constructed on the majority of lots or to the date when housing construction slowed.

Primary Building

Preservation: Defined by the National Park Service as treatment that "places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made." (http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm, accessed February 10, 2011).

Reconstruction: Treatment that "establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials." 1

Rehabilitation: Treatment defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."2

Restoration: Treatment that focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods. (http://www.nps.gov/history/local-law/arch_stnds_10.htm, accessed July 14, 2011).

Architectural Terms

Aluminum Siding

Apron: A plain or decorated piece of trim found directly below the sill of a window.

Arch: A curved and sometimes pointed structural member used to span an opening.

Areaway: A sunken area around a basement window or doorway or a mechanical air intake.

Asbestos siding (or asbestos shingles)

Attic: The room or space in the roof of a building.

Awning

Awning Window: A window that is hinged at the top and swings outward.

Balcony: A railed projecting platform found above ground level on a building.

Baluster: One of a series of short pillars or other uprights that support a handrail or coping.

Band, Band Course, Bandmold, Belt

Balustrade: A series of balusters connected on top by a coping or a handrail and sometimes on the bottom by a bottom rail; used on staircases, balconies, and porches.

Bargeboard: A board, sometimes decorative, that adorns the gable-end of a gabled roof.

Base: The lowest part of a column.

Basement: The story below the main floor; might be partially or totally below ground level.

Battered Foundation: A foundation that is inclined so that it appears to slope as it rises upward.

Bay: A space protruding from the exterior wall that contains a bay window.

Bay Window: A projecting window with an angular plan.

Bead Board: Wood paneling with grooves.

Block

Block Face

Board and Batten: Wood siding with wide boards, placed vertically, and narrow strips of wood (battens) covering the seams between the boards.

Bond

Boxed Eaves: Eaves that are enclosed with a fascia and panels under the soffit.

Bracket: A projecting support used under cornices, eaves, balconies, or windows to provide structural or visual support.

Brick: A (usually rectangular) building or paving unit made of fired clay.

Bulkhead

Canopy: A projection over a niche or doorway, often decorative or decorated.

Capital: The uppermost part, or head, of a column or pilaster.

Casement: A hinged window that opens horizontally like a door.

Casing: The finished visible framework around a door or window.

Cast Iron

Caulking

Cement Mortar: A mixture of cement, lime, sand, or other aggregates with water; used in plastering and bricklaying.

Clapboard: A thin board, thinner at one edge than the other, laid horizontally and with edges overlapping on a wooden-framed building.

Clerestory

Column: A round, vertical support. In classical architecture the column has three parts, base, shaft, and capital.

Concrete: A mixture of cement or mortar with water and various aggregates such as sand, gravel, or pebbles.

Concrete Block: A hollow or solid rectangular block made of Portland cement, aggregates, and water; used in the construction of walls, foundations, and piers; also called a concrete masonry unit.

Concrete Masonry Unit: Concrete block.

Contemporary

Coping: The protective uppermost course of a wall or parapet.

Corbelling: Pattern in a masonry wall formed by projecting or overhanging masonry units.

Corner Boards: Boards placed at the corners of exterior walls to finish corners and to protect the ends of the wood siding.

Cornice: In classical architecture the upper, projecting section of an entablature; also the projecting ornamental molding along the top of a building or a wall.

Course: A horizontal row of stones, bricks, or other masonry units.

Crenellation: A parapet with alternating solid and void spaces, originally used for defense; also known as battlement.

Cupola

Curtain Wall

Deck

Dentil: A small rectangular block used in a series to form a molding below the cornice.

Dormer: A vertically set window on a sloping roof; also the roofed structure housing such a window.

Double-Hung Window: A window of two (or more) sash, or glazed frames, set in vertically grooved frames and capable of being raised or lowered independently of each other.

Downspout: A pipe that carries water from the gutters to the ground or sewer connection.

Eaves: The lower edge of a roof that projects beyond the building wall.

EIFS: Exterior insulation and finish system that resembles stucco, popular in the 1980s-2000s.

Elevation: An exterior wall of a building; a drawing of a building as seen from a horizontal position.

Ell: An extension that is at right angles to the length of the building.

Engaged Column: A column that is partially attached to a wall.

Entablature: The horizontal beam-like member supported by columns containing three parts: the lower architrave, the middle frieze, and the upper cornice.

Eyebrow Dormer: A low dormer with a wavy line over the lintel, resembling the curve of an eyebrow.

Efflorescence: A growth of salt crystals on a surface caused by the evaporation of water. It typically occurs when water is present on concrete, brick, or natural stone.

Escutcheon

Etched Glass

Façade: An exterior wall of a building.

Fachwerk: Method of heavy timber framing combined with rubble masonry between the timbers, typically finished with stucco; typically associated with German settlers in Central Texas.

Fanlight: An arched window with muntins that radiate like a fan; typically used as a transom.

Fascia: The flat area or board covering the ends of roof rafters, or other flat areas.

Fenestration: The arrangement of windows, doors, and other exterior openings on a building.

Fixed Sash: A window, or part of a window, that does not open.

Flashing: Pieces of metal used around wall and roof junctions and angles as a means of preventing water infiltration.

Flat Roof: A roof that has only enough pitch so that water can drain.

Foundation

Gable: The triangular upper part of a wall under the end of a ridged roof, or a wall rising above the end of a ridged roof.

Gable Roof: A sloping (ridged) roof that terminates at one or both ends in a gable; a roof formed by two pitched roof surfaces.

Gambrel Roof: A roof having a double slope on two sides of a building. The most common example is a barn roof.

Gazebo: An outdoor pavilion or summerhouse popular for lawns and gardens of rural houses in the Victorian era.

Gothic Arch: An arch that comes to a point at its apex, such as a lancet arch.

Gutter: A channel of wood or metal running along the eaves of the house, used for catching and carrying water.

Half-Timbered: Heavy timber framing with the spaces filled in with plaster or masonry; descriptive of 16th and 17th century houses. This style of building was imitated in the 19th and early 20th centuries in the Tudor Revival style.

Header

Hipped Roof: A roof formed by four pitched roof surfaces.

Hood: A protective and sometimes decorative cover over doors or windows.

Hopper Window: A window that is hinged on the bottom and swings inward.

Jalousie Window: A window composed of angled, overlapping slats of glass, arranged horizontally like a shutter in order to tilt open for ventilation.

Jamb

Keystone: The central stone of an arch.

Lattice: Open work produced by interlacing of laths or other thin strips, often used as screening, especially in the base of the porch.

Leaded Glass Window: A window composed of pieces of glass that are held in place with lead strips; the glass can be clear, colored, or stained.

Lime Mortar: A mortar made of lime (calcium oxide) and sand, typically used prior to the 1930s, that is more flexible than mortars made of Portland cement.

Lintel: The piece of timber, stone, or metal that spans an opening and supports the weight of the wall above it.

Light or Lites: Window panes.

Mansard Roof: A roof having two slopes on all four sides; the lower slope is much steeper than the upper.

Massing

Molding: Decorative strip of wood used for ornamentation or finishing.

Mortar

Mullion: A large vertical member separating two casements or coupled windows or doors.

Muntin: One of the thin strips of wood used to separate panes of glass within a window.

Newel Post: The post supporting the handrail at the top and bottom of a stairway.

Paneled Door: A door constructed with recessed rectangular panels surrounded by raised moldings.

Pantile

Parapet: A low wall or protective railing, usually used around the edge of a roof or around a balcony.

Patio: A usually paved and shaded area adjoining or enclosed by the walls of a house.

Pediment: A triangular section framed by a horizontal molding on its base and two sloping moldings on each side.

Pilaster: A rectangular column or shallow pier attached to a wall.

Plaster

Porch: A covered entrance or semi-enclosed space projecting from the façade of a building. Can be open sided, screened, or glass enclosed.

Porte Cochere: A roofed structure attached to a building and extending over a driveway, allowing vehicles to pass through. Typically one story high, but some porte cocheres can have sleeping porches above them.

Portland Cement: A hydraulic cement binder for concrete and mortar; typically not used in construction prior to the 1930s.

Pier and Beam Foundation: Foundation consisting of vertical piers, set below grade, that support horizontal beams.

Pyramidal Roof: A pyramid-shaped roof with four sides of equal slope and shape.

Quoins: Large or rusticated stone blocks at the corners of a masonry building.

Rafters: The sloping members of a roof upon which the roof covering is placed.

Rail: A horizontal bar or beam that creates a barrier at the outer edge of a space such as a porch.

Rake

Retaining Wall: A braced or freestanding wall that bears against an earthen backing.

Repointing

Rhythm

Roof Projections

Rusticated Stone

Sandblasting

Sash

Scale

Shingle

Shutters

Side Light: A vertical window flanking a door.

Sill: Horizontal member at the bottom of a window or door opening.

Shed Roof: A roof containing only one sloping plane.

Soffit: The underside of an overhanging element, such as the eaves of a roof.

Spalling: Small fragments or chips of stone, brick, or stucco that might fall off in layers.

Stretcher

Storm Window: A secondary window installed to protect or reinforce the main window.

Stucco: Exterior finish material composed of either Portland cement or lime and sand mixed with water.

Substitute Materials

Surround

Terra-Cotta

Tongue and Groove

Transom: A horizontal window over a door.

Trim

Turret

Vigas: A heavy wood rafter, especially a rough-hewn log, used to support the roof in Spanish Colonial or Mission Style architecture.

Vinyl Siding

Waney-Edge Siding: Siding with an irregularly rippled edge, formed by removing the bark but retaining the profile of the wood.

Water Table: A projecting ledge or moulding near the base of the exterior wall designed to shed rainwater.

Wing Wall: A portion of the front façade extending past the side façade, often sloping down from the eaves to the ground at an angle.

Wrought Iron

Design Standards Working Group

The Historic Landmark Commission created the Design Standards Working Group on September 24, 2018 to recommend common design standards to the Commission, with the goal of providing clear, user-friendly standards and guidelines for all historic property owners and to simplify the historic district application process. This draft is the product of the working group's efforts since January 2019.

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