

## PART 1 – INTRODUCTION

### PURPOSE

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

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

This document is a tool for:

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

The Standards set out the requirements for:

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

### WHAT DESIGNATION ACCOMPLISHES FOR THE HISTORIC DISTRICT

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

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

The Historic Landmark Commission’s review within the district is limited to construction that affects the exterior of the building and its site – interior remodeling does not require review

and approval by the Commission. Design standards for rehabilitation and restoration of historic structures protect property owners' investments and encourage better design. These standards will protect and maintain the historic appeal of the district.

## **PART 2 - LOCAL GOVERNANCE OF THE DISTRICT**

### **DISTRICT BOUNDARIES**

The Castle Hill Historic District boundaries include:

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

### **REQUIREMENT OF A CERTIFICATE OF APPROPRIATENESS**

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

A Certificate of Appropriateness is NOT required for:

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

A Certificate of Appropriateness IS required for:

- Replacement of siding, porches, doors, windows, or roofing materials.
- Exterior alterations to existing buildings and sites including, but not limited to, the construction of additions, decks, pools, or the installation of new windows, doors or roofs.
- Demolition of existing buildings.
- New construction.
- Relocation of existing buildings into or out of the district.
- Landscape changes requiring a City permit.
- Any other project reviewed by the City Historic Preservation Office that is not covered by the exclusions to the Standards below.

**THE DESIGN REVIEW PROCESS**

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

Applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office at least 21 days before a scheduled Historic Landmark Commission meeting. The City Historic Preservation Office conducts a preliminary review of the application for a Certificate of Appropriateness and may contact an applicant for additional information or to suggest changes prior to presenting the case to the Historic Landmark Commission. The Historic Landmark Commission may grant the Certificate of Appropriateness if the application conforms to the Standards set out below, or may require modifications to the plans. Appeal of a denial of a Certificate of Appropriateness may be made to the appropriate land use commission and, if denied, to the City Council. For properties within the Castle Hill Historic District, appeals will be made to the Planning Commission.

**ADMINISTRATIVE AUTHORITY OF THE CITY HISTORIC PRESERVATION OFFICE**

The City Historic Preservation Office has authority to approve minor projects without requiring a full review by the Historic Landmark Commission. Applicants may contact the City Historic Preservation Office to determine whether a project is eligible for administrative approval.

Property owners may contact City staff in the early planning stages of a project for assistance in interpreting the Standards, suggesting solutions to problems, and explaining the review process and requirements. The Historic Preservation Office staff can also provide on-site consultations and other technical assistance.

**SPECIAL REQUIREMENT FOR APPLICATIONS FOR DEMOLITION**

The Commission will not release an application for the demolition of an existing primary building within the district until it has granted a Certificate of Appropriateness for the replacement building. NOTE: Demolition applications for garages, sheds, carports, or other outbuildings may be approved by the City Historic Preservation Office.

**PENALTIES FOR VIOLATIONS**

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

## **PART 3 – DISTRICT CHARACTER**

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

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

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

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

### **ARCHITECTURAL COMPOSITION and CHARACTERISTICS OF CONTRIBUTING BUILDINGS WITHIN THE DISTRICT**

#### **Building Forms, Types, and Architectural Style**

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

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

display variations of the wing-and-gable configuration prevalent in late Victorian residential design, and some are attributed noted builder Nick Dawson.

The buildings along West 9<sup>th</sup> Street demonstrate a variety of styles and materials and massing. The Brass-Goddard House at 1108 West 9th Street is a large, three-story limestone residential structure designed by the architect Jacob Larmour. It features a Mansard roof and a wide, wrap-around porch. Its neighbor to the west, 1112 West 9<sup>th</sup>, is a two-story Queen Anne style residence with classical influences.

Residential construction in the 1910s and 1920s reflects the transition from traditional cottages to bungalows; these houses show more of a rectangular plan than the earlier wing-and-gable types, and represent the shift from Victorian vernacular architecture to the standard bungalow type. The vast majority of the earliest houses in the district are one- or one-and-a-half story buildings. Bungalows, the most common type of middle-class residential architecture of the 1920s, are found throughout the district, with a concentration in the Maddox Heights and Silliman subdivisions. All of these early building types generally featured wood siding, symmetrical window patterns, and prominent front porches.

#### Building Height and Massing

Buildings within the district were constructed with reference to the varied topography of the area. The district primarily contains one- and two-story buildings, with a few on the west side of the 600-900 block of Baylor that are up to three stories tall. Many of the buildings were either built on top of the hill, or built into the slope of the hill, so that the second story of the house may actually be the primary living space, and the first story serves more as a basement level for the house.

The Castle is the most prominent building in the district, built on the top of Castle Hill. Several of the earliest residential structures also used the height of the area to their advantage, and retain their prominent settings, as befit the style of the Victorian Era. Later buildings, such as the transitional cottages and bungalows, tended to be more organic in their surroundings, and have a lower profile, or are built into the slope of the hill.

#### Roof Forms and Roofing Materials

Most contributing houses in the district have hipped roofs or gabled roofs, although the earlier houses within the district have more complex roof styles, including the Mansard roof at the Brass-Goddard House at 1108 West 9<sup>th</sup> Street. Transitional cottages built in the first two decades of the 20<sup>th</sup> century generally have a hipped roof, many also have dormers in the roof. The vernacular Victorian houses of the late 19<sup>th</sup> century and the bungalows of the 1910s and 1920s generally feature gabled roofs, with either a side- or front-gabled configuration.

The prevailing material for roofs within the district is composition shingle, which likely replaced wood shingles. Some historic houses also have acquired standing seam metal roofs. A small number of homes have tile or slate roofs, while some contemporary multi-family structures have flat, gravel roofs.

### Exterior Materials

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

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

### Windows and Fenestration Patterns

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

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

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

### Doors

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

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

### Chimneys

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

### Porches

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

### Architectural Details

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

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

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

## **BUILDING ORIENTATION and LANDSCAPE CHARACTERISTICS OF CONTRIBUTING BUILDINGS**

### Topography

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

### Trees and other Landscape Features

The district is characterized by large mature deciduous trees, lawns, and concrete walkways leading from the curb to the entry of the houses. A concrete sidewalk runs along the west side of Baylor and Blanco Streets; parts of the east side of Baylor and Blanco Street; a portion of the south side of West 7<sup>th</sup> and 10<sup>th</sup> Streets; and along West 12<sup>th</sup>, 9<sup>th</sup> and 6<sup>th</sup> Streets.

### Building Placement and Setbacks

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

### Driveways and Garages

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

### Outbuildings

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

### Fences and Walls

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

### Streets and Curbing

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

### Street Lights and Street Furniture

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

## **PART 4. – THE PRESERVATION PLAN AND DESIGN STANDARDS**

### **I. GENERAL APPLICABILITY**

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

#### **A. THE SECRETARY OF INTERIOR'S STANDARDS**

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

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

**B. REFERENCE TO CITY ORDINANCES**

The following Standards identify requirements for construction within the district that are in addition to all existing city ordinances, as modified by this document. Front yard setback requirements for new construction and maximum height for single family construction are modified as noted herein.

1. Notwithstanding the provisions of § 25-2-1052 (A)(2), Article 10 Compatibility Standards, shall apply to the Castle Hill Historic District.

**C. EXCLUSIONS**

These Design Standards do not apply to:

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

**II. DESIGN STANDARDS FOR THE CASTLE HILL LOCAL HISTORIC DISTRICT**

**A. GENERAL DISTRICT STANDARDS**

The following standards reflect over-arching principles of design and architectural detail, and apply to all properties within the district. Unless stated, the standards are required. Recommendations/Advisory Standards are not mandatory, but will be considered in the Certificate of Appropriateness process particularly when tax benefits are associated with the proposed work.

1. Requirements
  - (a) Repair, rather than replace, original materials. Replace only materials that are deteriorated beyond repair or that detract from and are not original to the building. Replacement materials shall match the original materials when feasible.
  - (b) Do not make changes to the public view of an existing contributing or non-contributing building that have no historic basis and/or that seek to create the appearance of an architectural style that is not original to the existing building.
  - (c) Use best efforts to utilize photographic or physical evidence when reconstructing original historic details.

- (d) Single Family or Single Family Use: The allowable height for additions and new construction is the average height of the adjacent properties on either side of the subject property or 32', whichever is greater.
- (e) All other development: Height requirements in the City of Austin Compatibility Standards apply.

## 2. Recommendations/Advisory Standards

- (a) Locate new buildings and site features in a manner that complements the historic character of the district.
- (b) *For buildings which are non-contributing due to alterations*, seek to restore historic appearance of building where feasible and appropriate. A tax abatement is available for these projects meeting certain other criteria. Check with the Historic Preservation Office or on this website, [www.ci.austin.tx.us/historic](http://www.ci.austin.tx.us/historic), for applicability.

## B. SITE IMPROVEMENTS

### 1. Required Standards

- (a) Fences
  - (1) Repair, rather than replace existing historic fences, walls, retaining walls, and steps as character defining features of the district.
  - (2) New front yard fences must be four (4) feet or less in height, open, and must avoid obscuring the front of the building. Acceptable materials include iron, wire mesh, painted wood pickets.
  - (3) Privacy, chain link, and wire mesh fences shall not be located in the front yard, or less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.
  - (4) Chain link fences are prohibited in the front yard.
- (b) Masonry retaining walls (exposed on one side, earth-retaining on the other) are permitted as per city code.
- (c) Masonry site walls (exposed on both sides of the wall) may not exceed 2' in height unless pre-existing.
- (d) Preserve existing mature trees greater than 60" in circumference or 19" in diameter.
- (e) Driveways
  - (1) Repair, rather than replace existing concrete ribbon or lattice driveways.
  - (2) Do not replace concrete drives with asphalt.

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

## 2. Recommendations/Advisory standards

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

## C. REHABILITATION OR ALTERATION OF CONTRIBUTING BUILDINGS

### 1. Required Standards.

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

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

- (1) Acceptable roof materials include but may not be limited to composition shingle, metal roofs of all types except corrugated metal, fiberglass shingles, metal shingles, as determined appropriate.
- (2) When appropriate, consider Energy Star qualified roof products, which lower roof surface temperature and can reduce peak cooling demand by 10-15 percent.
- (3) Consider adding a radiant barrier in the attic or underneath the roof deck to reduce summer heat gain and reduce air-conditioning loads.

#### D. ADDITIONS TO EXISTING BUILDINGS

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

##### 1. Required Standards

- (a) For contributing buildings, a new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character defining features. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway, as long as they comply with other sections of these Standards and applicable codes.
- (b) For contributing buildings, two-story additions to one-story buildings must be set back a minimum of 1/3 the depth of the building measured from the front wall of the house (excluding the porch), or 15 feet measured from the front wall of the house (excluding the porch), whichever number is greater.
- (c) Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.
- (d) Materials of the addition (walls, roofing materials, and windows) shall be compatible with the original building, and may include use of modern materials such as fiber-cement siding, as appropriate.
- (e) New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.
- (f) Windows shall be compatible in form and materials with the existing building, and can be used to define contemporary design when determined appropriate for the particular application.

##### 2. Recommendations/Advisory Standards

- (a) Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side roof that is set back from the front of the building at least 15' or 1/3 the building depth.

- (b) Design a one-story addition to a one-story building if allowed under impervious cover regulations. Use existing attic space for additional living area if possible.
- (c) When constructing a two-story rear addition, consider the use of vegetative screening at the back and side property lines to respect the privacy of your property and that of your neighbors.

#### E. NEW CONSTRUCTION

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

##### 1. Required Standards

- (a) Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.
  - (1) Front yard setbacks shall be consistent with historic setbacks by taking the average of the existing setbacks of contributing properties within the same blockface.
- (b) Form and Architectural Style
  - (1) Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form.
  - (2) Design new buildings so that they are compatible with but discernible from historic buildings in the district. Do not replicate a historic style in new construction.
  - (3) New construction should have window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those seen on contributing buildings throughout the district.
- (c) Materials
  - (1) Select materials for new construction to be compatible with those existing in the district. Examples include but are not limited to wood siding, limestone, brick, fiber-cement siding, and stucco.
  - (2) In windows, do not use false muntins attached to or inserted between insulated glass panels.
  - (3) Boxed wood chimneys are not permitted.

- (4) Materials proposed for use but not referenced in this section will be evaluated on a case by case basis to determine appropriateness in the context of existing adjacent buildings. Applicant must provide justification for suitability of proposed material for use.
  - (d) For new single-family houses, a garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.
  - (e) For multi-family and commercial buildings, new and replacement parking shall meet the following requirements.
    - (1) All parking lots shall be located to the side or rear of the building and out of view of the principal street and must be screened from adjacent properties zoned or used SF-5 or more restrictive by a 12 foot landscaped area.
    - (2) Garages shall be located at the side, rear or underneath structures. Whenever possible, a garage door or doors shall not face the principal street. A garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.
2. Recommendations/Advisory Standards:
- (a) Design the proportion of the proposed new building's front façade to be compatible with the front façade proportion of surrounding contributing buildings.
  - (b) Consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be compatible with existing adjacent buildings.
  - (c) Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with surrounding contributing buildings.
  - (d) Entry porches are encouraged for new construction, if complementary to the overall design and scale of the building.
  - (e) Protect large trees and other significant site features from damage during construction and from delayed damage due to construction activities such as root loss or compaction of the soil by equipment.
  - (f) Consider Energy Star qualified roof products, which lower roof surface temperature and can reduce peak cooling demand by 10-15 percent. Consider adding a radiant barrier in the attic or underneath the roof deck to reduce summer heat gain and reduce air-conditioning loads.
  - (g) Passive energy savings measures such as usable shutters and awnings are highly encouraged.