

ORDINANCE NO. 20080306-067

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ESTABLISH THE HARTHAN STREET LOCAL HISTORIC DISTRICT FOR THE PROPERTY LOCALLY KNOWN AS 600-610 HARTHAN STREET AND 1206 WEST 6TH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a historic area (HD) combining district to each base zoning district within the property (the "Property") described in Zoning Case No. C14H-2007-0015, on file at the Neighborhood Planning and Zoning Department, as follows:

600 Harthan Street and 1206 West 6th Street: From general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-historic area-neighborhood plan (CS-MU-CO-HD-NP) combining district.

Lots 3 and 4, Outlot 3, Division Z, Taylor and Smith Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 210B, of the Plat Records of Travis County, Texas; and

Lot 4, Outlot 3, Division Z, Brooks and Shelley Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 197, Pages 525-527, Deed Records of Travis County, Texas.

602 Harthan Street: From multifamily residence moderate high density-historic landmark-neighborhood plan (MF-4-H-NP) combining district to multifamily residence moderate high density-historic landmark-historic area-neighborhood plan (MF-4-H-HD-NP) combining district.

Lots 5 and 6, Outlot 3, Division Z, Taylor and Smith Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 210B, of the Plat Records of Travis County, Texas.

604 Harthan Street: From family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district to family residence-historic landmark-historic area-neighborhood plan (SF-3-H-HD-NP) combining district.

Lot 7 and the south 3.5 feet of Lot 8, Outlot 3, Division Z, Taylor and Smith Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 210B, of the Plat Records of Travis County, Texas.

605 Harthan Street: From multifamily residence-moderate high density-neighborhood plan (MF-4-NP) combining district to multifamily residence-moderate high density-historic area-neighborhood plan (MF-4-HD-NP) combining district.

The south 31.5 feet of the west 100 feet of Lot 5, Outlot 3, Division Z, Brooks and Shelley Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 197, Pages 525-527, Deed Records of Travis County, Texas.

606, 607, 608, 609, and 610 Harthan Street: From family residence-neighborhood plan (SF-3-NP) combining district to family residence-historic area-neighborhood plan (SF-3-HD-NP) combining district.

606 Harthan: Lot 9 and the north 46.5 feet of Lot 8, Outlot 3, Division Z, Taylor and Smith Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 210B, of the Plat Records of Travis County, Texas; and

607 Harthan: The north 31 feet of the west 100 feet of Lot 5, and an area 9 feet by 100 feet on the west side of Lot 5, Outlot 3, Division Z, Brooks and Shelley Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 197, Pages 525-527, Deed Records of Travis County, Texas; and

608 Harthan: Lot 10, Outlot 3, Division Z, Taylor and Smith Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 210B, of the Plat Records of Travis County, Texas; and

609 Harthan: An area 63 feet by 100 feet out of Lot 1, Outlot 3, Division Z, Brooks and Shelley Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 197, Pages 525-527, Deed Records of Travis County, Texas; and

610 Harthan: Lot 11, Outlot 3, Division Z, Taylor and Smith Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 210B, of the Plat Records of Travis County, Texas,

locally known as the area from West 6th Street northward along Harthan Street to its terminus, consisting of those properties described in this ordinance, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property identified as the Harthan Street Historic District must comply with the Preservation Plan and Design Standards as set forth in Exhibit "B" attached and incorporated to this ordinance.

PART 3. The Property is subject to Ordinance No. 020926-29 that established the Old West Austin neighborhood plan combining district.

PART 4. This ordinance takes effect on March 17, 2008.

PASSED AND APPROVED

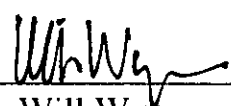
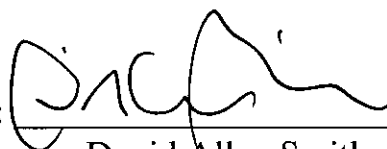
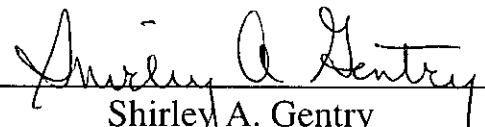
_____	§	_____
March 6	§	
, 2008	§	Will Wynn
		Mayor
APPROVED: 	ATTEST: 	
David Allan Smith	Shirley A. Gentry	
City Attorney	City Clerk	

Exhibit "B"
Harthan Street Local Historic District Character, Preservation Plan and Design
Standards

I. INTRODUCTION

A. PURPOSE

The Harthan Street Local Historic District Design Standards (Standards) provide a guide for decision-making regarding changes in the exterior appearance of buildings and sites within the Harthan Street Local Historic District (District).

The goals of the Harthan Street Historic District Design Standards are to:

1. Preserve Harthan Street'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 the demolition of contributing buildings and buildings easily restored to contributing character.
5. Assist property owners and designers in developing plans for historic properties and to encourage the compatibility of new structures in the historic 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 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. The 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.

B. WHAT DESIGNATION ACCOMPLISHES FOR THE HISTORIC DISTRICT

Historic District designation is intended to protect and enhance existing historic resources. By establishing historic district overlay zoning, the City of Austin provides a mechanism to ensure that architectural changes within the District are compatible with the historic character of the district. 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 COLLECTION of buildings* within its boundaries and the overall significance of the group of buildings rather than each building individually

Historic district designation does not prevent change, but does provide the parameters for change to conform to the special character of the District. Conversely, designation of the historic district does not require property owners to make changes to their properties, such as returning buildings to their historic appearance. The Historic Landmark Commission's review of construction projects within the District is limited to those which affect the exterior of the building and its site – interior remodeling projects do not require review and approval by the Commission.

Design standards for the Harthan Street Historic District protect property owners' investments in setting forth the standards for the rehabilitation and restoration of historic structures and to encourage better design within the historic district. These design standards will retain the historic appeal of Harthan Street.

II. HARTHAN STREET LOCAL HISTORIC DISTRICT

A. DISTRICT BOUNDARIES

The Harthan Street Local Historic District boundaries include all lots fronting Harthan Street as well as Lot 3 of the Taylor-Smith Subdivision, which fronts West 6th Street, but is associated with the complex of buildings at 600 Harthan Street.

B. REQUIREMENT OF A CERTIFICATE OF APPROPRIATENESS

Any construction activities which affect the exterior or site of a building 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:

1. Remodeling the interior of the building
2. Routine maintenance projects, including painting, staining, masonry re-pointing, etc.

The City Historic Preservation Office will review applications for projects which involve the replacement of doors, windows, or roofing materials to determine if a Certificate of Appropriateness is necessary.

C. THE DESIGN REVIEW PROCESS

Applying the following Standards, the Historic Landmark Commission will review all applications for.

1. Exterior changes 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
2. New construction
3. Demolition of existing buildings
4. Relocation of existing buildings into or out of the District
5. Landscape changes requiring a City permit.

Applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office at least 21 days before the scheduled Historic Landmark Commission meeting. The Historic Landmark Commission generally meets on the fourth Monday of each month, but schedules may vary. You may contact the City Historic Preservation Office for information about meeting dates and times. The City Historic Preservation Office conducts a preliminary review of the application for a Certificate of Appropriateness and may contact the 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 to gain approval. Appeal of a denial of a Certificate of Appropriateness may be made to the appropriate land use commission, and if denied, then to the City Council.

D. SPECIAL REQUIREMENT FOR APPLICATIONS FOR DEMOLITION

The Commission will not hear an application for the demolition of an existing building within the District until it has granted a Certificate of Appropriateness for the replacement building.

E. 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. You may contact the City Historic Preservation Office to determine whether a project may receive an 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 make on-site consultations and provide technical assistance.

F. PENALTIES FOR VIOLATIONS

Any person or corporation who violates the provisions of the historic district regulations is subject to the same criminal misdemeanor and/or civil penalties as apply in any other violation of the City Code.

III. DISTRICT CHARACTER

A. General Character

The Harthan Street Local Historic District is a residential street one block long, extending north from West 6th Street up a slight hill to a dead-end. The District is composed of ten (10) houses, of which nine (9) contribute to the historic character of the District. The earliest of the contributing properties is a designated City Historic Landmark, dating from 1875. Seven (7) of the contributing buildings were built between 1906 and 1920; the Spanish Colonial Revival house at 600 Harthan Street is the newest construction in the District, dating from 1930. The contributing houses in the District display a very high level of integrity.

B. Architectural Composition of the District

Seven of the contributing buildings in the district are single-family residences. There is one apartment building at the south end of the District, and one house which has been converted to office use at 1206 W. 6th Street. The architecture of the District reveals its periods of development with unusual clarity – the oldest house in the District is a ca. 1875 two-story Italianate villa; the ca. 1906 house at 1206 W. 6th Street exhibits prominent Neo-Classical detailing on a late Victorian vernacular cottage. Neo-Classical detailing appears on several of the houses built between 1910 and 1925, including modest transitional cottages. The 1910s and 1920s houses also reflect the change from transitional cottages towards bungalows. The last house built on the street is a Spanish Colonial Revival house, reflecting the popularity of period styles in the late 1920s and early 1930s. The vast majority of the contributing houses on the street retain their original siding materials, windows, doors, and porch railings.

1. Building Height and Massing

The District contains both one- and two-story houses, generally built on pier-and-beam foundations. The west side of Harthan Street contains three one-story houses and three two-story houses, all built on rises above the level of the street. The three houses on the east side of Harthan Street all have one-story street facades, but also a full or half under-story to the rear below, built into the slope of the hill. The house at 1206 W. 6th Street is a one-story house on a level lot. The houses are generally rectangular in plan and massing; some have additions, generally placed to the rear of the original part of the house.

2. Roof Forms

Four of the contributing houses on Harthan Street have hipped roofs; four have gabled roofs. The house at 1206 W. 6th Street has a typically vernacular wing-and-gable configuration with a steeply pitched hipped roof and a projecting front gable. With this exception, hipped roofs in the District have relatively shallow pitches. Both front- and side-gabled roofs appear on District houses. Two hipped-roof transitional cottages also feature a central hipped-roof dormer; a front-gabled bungalow has a trio of windows in the prominent front tympanum. The apartment house has a gabled roof over its main building mass, but a turret with a conical roof in one corner.

3. Roofing Materials

Seven of the nine contributing houses have composition shingle roofs, which likely replaced wood-shingles. Two houses have non-historic standing-seam metal roofs; the Spanish Colonial Revival house at 600 Harthan Street has a tile roof.

4. Siding Materials

Five of the nine contributing houses have their original wood siding. The Spanish Colonial Revival house and its associated buildings at 600 Harthan Street are all stucco, in accordance with the architectural style. The two oldest houses (602 Harthan and 1206 W. 6th Street) are brick. The original wood siding at one house has been covered by aluminum siding, but during the historic period. Additions generally have the same siding materials as the original part of the house; in some cases, hardi-plank has been used in place of wood on additions.

Foundations are generally hidden by skirting which matches the siding material of the house, or has a concrete or stucco finish.

5. Windows and Fenestration Patterns

The prevailing primary window type is a wood 1:1 double-hung window, with period- and style-appropriate windows appearing in every house from the ca 1875 Italianate villa to the transitional cottages and bungalows. Many of the houses also have a more ornate window type, ranging from a diamond-paned window as a primary or dormer window, or a multi-pane top sash and a single-pane bottom sash. All of the contributing houses within the District retain their original windows – there are no instances of aluminum, vinyl, or other non-historic window types in the contributing houses. One of the key reasons the house at 607 Harthan Street is considered non-contributing is that a large fixed-pane picture window has been installed into its front façade.

Several of the houses contain more than one type of window, with either a decorative window type on the front of the house, or more ornate windows on the front of the house than on the sides or rear.

Fenestration patterns vary on the houses within the District, but all exhibit typical fenestration patterns for their date of construction and architectural style. The transitional cottages and bungalows feature single and paired windows, and windows are clearly an important and decorated architectural feature on house fronts.

6. Doors

The majority of the houses on Harthan Street retain their original entry doors. A common door type is a single solid wood door with either one large centrally-placed window or three smaller windows in its upper half. In cases where the windows are placed high on the door, the lower portion of the door is paneled. With the exception of Las Ventanas, all of the houses have single-leaf entry doors. The doors, like the windows, contain some degree of architectural embellishment – several have transoms above. Again, with the exception of Las Ventanas, all doors face directly onto the street with a prominent entryway.

7. Chimneys

Chimneys are not a general feature of the District. Those that are found are constructed of brick, are rectangular in profile, and have not been painted. The two oldest houses in the district (602 Harthan and 1206 W. 6th Street) have corbelled caps.

8. Porches

Porches are an integral part of the character of the District. Of the nine contributing houses, seven have front porches. Four of these are full-width inset porches, three are wraparound, and one is a partial-width gabled porch. One porch has been enclosed. All of the porches on the contributing houses retain their original posts, including single and paired square posts and round columns. All have simple capitals.

Five of the contributing houses contain porch railings. Two houses have solid wall-type railings, incorporated from the porch foundation skirt. The other houses with porch railings have either square or turned wood balusters. The railings at 609 Harthan Street are not original.

9. Architectural Details

Houses in the District are generally plain in their composition and siding materials – the majority of the decorative architectural elements on houses in the District consist of porch, cornice, and window ornamentation. The exception is the Spanish Colonial Revival house at 600 Harthan Street which displays rich ornamentation typical of the style.

Porches are the most prominent architectural feature in the street-scape of the District, and generally reflect their prominence at the front of the house with architectural details such as double posts, columns, or decorative railings. The doors facing the porches also have a degree of ornamentation, consisting of transoms or sidelights.

Windows are generally ornamented with a decorative sash, such as a diamond-paned upper or fixed sash. Only the two oldest houses have more ornate ornamentation typical of their date of construction and style, such as stone headers, sills, or art glass.

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

C. Building Locations and Landscape Features

1. Topography

Harthan Street is located on a hillside rising north of W. 6th Street. Lots at the corner of Harthan and 6th are flat. The lots on the west side of Harthan Street slope uphill from the curb while the lots on the east side of Harthan Street are level at the curb, but then slope downhill sharply, resulting in the construction of under-stories on the houses on the east side to accommodate construction in the side of the hill.

2. Trees and other Landscape Features

Harthan Street is characterized by large mature deciduous trees, lawns, concrete walkways leading from the curb to the entry of the house, and a concrete sidewalk along the west side of the street. Houses on the west side of the street have more expansive front lawns due to their uphill-sloping lots

3. Setback/Siting

The terrain of Harthan Street dictates the siting and setback of the houses in the District. On the west side of the street, the houses with uphill-sloping lots are set near the mid-point of the depth of the lot, creating the 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 to the rear of the houses.

4. Driveways and garages

Houses on the west side of the street 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. Houses on the east side of the street generally do not have driveways or garages due to the downhill slope of the lots. Some houses have a concrete parking pad near the front of the lot.

Garages and carports are generally detached structures – integral garages are a rarity in the District

5. Outbuildings

Several of the houses in the District have outbuildings, but they are generally behind the primary building on the property and not visible from the street. The outbuildings are generally one-story, constructed of wood, and served as a detached garage. The house at 610 Harthan Street has a ca. 1935 board-and-batten structure that once served as a secondary dwelling. Besides the apartment units at 600 Harthan Street, there are no garage apartments in the District.

6. Fences and Walls

None of the houses facing Harthan Street have fences at the street, or otherwise in their front yards. The house at 1206 W. 6th Street has a brick and wrought-iron fence facing Sixth Street, but nothing along the Harthan Street façade. Several houses have privacy fences in their side or back yards – these are typically 6-foot wood fences.

With the exception of the house at 600 Harthan Street, none of the houses have walls which serve as barriers to the property. The houses along the west side of the street have low concrete retaining walls near the sidewalk, generally with a set of concrete stairs built into the front slope of the lawn leading to the walkway to the front door. The walls and steps appear to be contemporaneous with the construction of the concrete sidewalk – some time in the 1930s. Las Ventanas has a non-historic rock retaining wall along the driveway.

7. Street and Curbing

Both sides of the street have simple concrete curbing which appears to date from the 1930s and has no ornamentation.

8. Street Lights and Street Furniture

There are no historic streetlights or street furniture within the District.

IV. PRESERVATION PLAN / DESIGN STANDARDS

The following Design Standards apply to buildings contributing to the historic character of the district; buildings that would be deemed contributing with modifications and to new construction in the District. The standards incorporate the philosophy of the Secretary of the Interior's Standards for Rehabilitation as well as the unique conditions of the buildings within the Harthan Street District. These Design Standards do not apply to construction not visible from public rights of way on Harthan Street. For properties individually designated as historic, the Secretary of the Interior's Standards shall govern in the event of any conflicts with the Design Standards. All references to distances, measurements and proportions within these standards refer to the buildings as they existed on the date this ordinance is adopted

A. General Guidelines Applicable to all Work

In 1976, the United States Department of the Interior developed national standards for the preservation of historic buildings and provides the guiding philosophy for historic preservation projects.

Secretary of the Interior's Standards for Rehabilitation

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 which 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 which 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.

Design all new construction within the District to be compatible with the historic, cultural, and architectural character of the area. Compatible designs are those which promote the existing spatial and visual qualities of the historic district, including height and scale of buildings, their orientation, set-backs, spacing, site coverage and exterior features. Relate the height and number of stories of a new building to those around it. Avoid a new building that will tower over adjacent buildings. Do not remove healthy, mature trees that create the overall neighborhood canopy.

DESIGN STANDARDS FOR THE HARTHAN STREET HISTORIC DISTRICT

I. REHABILITATION OF EXISTING BUILDINGS

A. THE FACADE

1. Retain the original façade of the house. Do not change the character, appearance, configuration, or materials of the façade, except to restore buildings to their original appearance.
2. Do not add architectural features to a house which it never had - do not add a front porch to a house which never had one – do not attempt to create an appearance for a house it never had

B. EXTERIOR WALL MATERIALS

1. Repair damaged exterior wall materials to the greatest extent possible. Replace only those sections which are deteriorated beyond repair. Replace deteriorated wall materials in kind to match existing wall materials. Do not replace wood siding with cementitious fiber board.
2. Do not apply aluminum, vinyl or other synthetic siding as a replacement for a primary building material. Artificial sidings have been documented to cause serious, costly and often irreparable damage to underlying materials and structural members.
3. Do not paint masonry.

C. PORCHES

1. Do not remove any porch or enclose a front porch.
2. Do not add a new porch or deck to the main façade where one never existed.
3. Repair damaged porch elements in kind whenever possible. If replacement is necessary, replace only those elements beyond repair and reproduce the historic elements in the new material. Do not add railings to a porch which never had them. Do not use raw wood or lattice-work as a railing material.

D. ROOFING

1. Use roofing materials which duplicate the original or existing materials whenever possible. Do not replace a composition shingle roof with a metal roof, but explore the possibility of fiberglass shingles with a profile similar to a wood-shake or composition shingle for greater energy efficiency.
2. Maintain the general shape and slope of the existing roof as seen from the street.
3. Maintain existing chimneys.

E. WINDOWS AND DOORS

1. Retain and restore original wood windows whenever possible. Original wood windows may be retro-fitted with new energy-efficient glass.
2. Replacement windows must maintain the same size, profile, configuration and details as the original windows.
3. New and replacement windows shall be wood or aluminum-clad wood. Windows with a vinyl or metal frame are prohibited.
4. Avoid false mullions attached to or inserted between the glass in windows. Pane dividers should match existing windows, or have a minimum profile of ½" deep.
5. Use wooden rather than metal window screens.
6. Retain original doors to the greatest extent possible. If a replacement door is necessary, use a door appropriate to the style and period of the house. Steel and hollow-wood doors are prohibited for main entries.
7. Do not enlarge or move windows or doors except for restoration of original windows and doors.
8. Retain sidelights and transoms.

F. MECHANICAL EQUIPMENT

1. Locate all new mechanical equipment to the rear or side of the house.
2. Locate solar panels and satellite dishes on the back of the roof whenever possible so that they are not visible from the street.

II. ADDITIONS TO EXISTING BUILDINGS

A. LOCATION AND HEIGHT

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

1. Design the addition to complement the scale, massing, materials, and fenestration patterns of the original part of the house
2. Design one-story additions to one-story houses whenever possible.
3. Construct all additions toward the rear of the house. Do not locate an addition on the front of the house.
4. Design side additions to minimize visual impact and avoid disruption of the compact building patterns in the District. The building's overall shape as viewed from the street should appear relatively unaltered whenever possible.
5. Two-story additions to one-story houses must be constructed at the rear of the house to preserve the original one-story character.
6. Two-story additions must be set back a minimum of 1/3 the depth of the house measured from the front wall of the house (excluding the porch), or 15 feet measured from the front wall of the house (excluding the porch), whichever number is greater, and should be unobtrusive. Do not transform a one-story house into a two-story house by locating the addition too close to the front. The outside walls of a second-story addition shall not exceed the height of the outside walls of the existing first floor of the house.
7. Retain as much of the historic building as possible in the construction of the addition.

B. MATERIALS

1. The materials of an addition shall match or be compatible with those on the existing house. The materials used on additions should also respect the collective character of the district.
2. Use wood or cementitious fiberboard siding for an addition to a wood-sided house. Brick, stucco, stone, and metal may be used as accents but not as the primary material unless they are a primary material in the existing structure.
3. Differentiate the addition from the existing house by means of trim boards or other means of separating the addition from the original architecture.

C. DESIGN AND STYLE

1. A contemporary design for an addition is appropriate when the addition does not overwhelm or obliterate the historic building or its architectural features and is compatible with the house.
2. Additions should have window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those on the existing house.
3. Avoid blank walls.
4. Creation of usable upstairs space by constructing upstairs dormers on a side or back roof is preferable to constructing an addition when such design is compatible with the house and unobtrusive.

D. ROOFS

1. Use a simple roof style and slope which complements the roof on the existing house.
2. Use materials for the roof which match whenever possible or are compatible with the roof on the existing house.
3. Locate solar panels on the back of the roof whenever possible so that they are not visible from the street.

E. WINDOWS AND DOORS

1. Use windows which complement those on the existing house in terms of size, shape, materials, pane configurations, and patterns or groupings. Replication of the windows on the existing house is not necessary.
2. Do not use fixed-sash (plate glass) windows in place of double-hung windows on the front of a second story addition.
3. Avoid the use of angular or trapezoidal windows.
4. New windows shall be wood or aluminum-clad wood.
5. Avoid false mullions attached to or inserted between the glass in windows.
6. Metal screens may be appropriate for windows in additions. Use anodized or coated metal screens to minimize their visual presence.

F. CHIMNEYS

1. All new chimneys shall be made of brick or stone and shall be of a style and proportion compatible with the building. Do not use boxed chimneys.

G. BACK PORCHES AND DECKS

1. Back porches and decks should not be visible from the street.

III. NEW CONSTRUCTION

New construction within the District shall reflect the prevailing architectural character of Harthan Street. In general, new houses should have simple forms, gabled or hipped roofs, and a front porch.

A. ORIENTATION, SET-BACKS and HEIGHT

1. New or moved structures shall be positioned on their lot to maintain the existing patterns of the street.
2. Front doors shall face the street.
3. Front and side-yard setbacks shall equal those of the contributing houses on the same side of the street.

B. EXTERIOR MATERIALS

1. Exterior materials used in new construction must be compatible with the collective character of the district in scale, type, size, finish, texture, and color. Wood is the predominant exterior wall material in the District. Use wood or cementitious fiberboard as the primary exterior wall material on new construction. Brick, stucco, stone and metal may be used as accents but not as the primary materials.

C. ROOFS

1. Roofs shall be simple in form, either gabled or hipped, reflecting the character of the roofs on contributing houses within the District. Use composition or fiberglass shingles on the principal roof; metal may be used on accent roofs. Avoid shiny metal as a roofing material. Metal roofs may be appropriate for new garages, sheds, or other secondary buildings.

D. DESIGN AND STYLE

1. New construction in the historic district should respect traditional scale, massing, materials and details as exhibited in the architecture of the district. A new house should not be the focal point of the historic district, but should instead blend in with the historical and architectural character of the district.
2. Consider using compatible architectural features from existing houses on the street, such as porch columns or transoms, but avoid architectural features which do not appear on contributing houses in the District, whenever possible.

E. WINDOWS AND DOORS

1. Windows in new construction should reflect the configuration and patterns of windows in historic buildings within the District. Single- or multi-paned windows with wood or clad mullions are appropriate. Avoid false mullions attached to or inserted between the glass in windows. Windows should have a profile of no less than ½". Groupings of two or three vertically-oriented double-hung windows are appropriate for the district. Avoid blank walls
2. Do not use metal-framed or vinyl windows in new construction.
3. Do not use fixed-sash (plate glass) windows.
4. Front doors shall be visible from the street. Match the style of the door to the house.
5. Do not locate sliding glass doors on the front of a new house.
6. Anodized or color-coated metal screens are appropriate.
7. Use a wood or wood and glazing front door. Avoid steel or hollow-core doors as the principal entry to the house.
8. Provide localized exterior lighting at the main entry. Do not use gas lights at the entry.

F. CHIMNEYS

1. All new chimneys shall be made of brick or stone and shall be of a style and proportion compatible with the building. Do not use boxed chimneys.

G. PORCHES

1. New construction is encouraged to have a front porch if complementary to the overall design of the building. The porch should occupy at least one-third of the front of the building and be at least 7 feet deep. Porches should have simple railings and posts.
2. Do not add false historical architectural elements, such as brackets or gingerbread to a new porch.
3. Front porches shall not be enclosed.

H. INTEGRAL GARAGES

1. Locate garages at the side or rear of residential structures. A garage shall not be located less than 15 feet from the front wall of the house (excluding the porch) or 1/3 of the depth of the house from the front wall of the house (excluding the porch), whichever is greater.

IV. INDEPENDENT FENCES AND WALLS

1. Retain historic concrete retaining walls and steps
2. Avoid front yard fences. Historically, houses on Harthan Street did not have front-yard fences, and the open front yard contributes to the historic character of the district. If a front-yard fence is necessary, use a simple fence design with an open panel design to keep it as visually unobtrusive as possible.
3. Fences and walls may not obscure the front elevation of the primary structure on the property.
4. Chain link and wire mesh fences, and concrete block walls are prohibited around the front yard of the property (or around the visible sides of the property)
5. Privacy fences in the back or side yards of houses in the District are acceptable and must comply with City fence height codes.

V. LANDSCAPING

1. Use natural vegetation as a fence or buffer whenever possible.
2. Do not obscure the front or primary façade of the house with vegetation.
3. Keep landscaping in character with the neighborhood.
4. Driveways should be constructed with the most environmentally-friendly materials and configurations as possible.
5. Consider ribbon drives or concrete lattice drives which have a lower impervious cover and improve percolation of rainwater, reduce run-off, and minimize the visual impact of the driveway and parking spaces.
6. 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.
7. Preserve existing trees to the greatest extent possible.

VI. ACCESSORY BUILDINGS

1. Locate a new garage, carport or accessory building to the side or rear of the property whenever possible. Accessory buildings shall not be located less than 15 feet from the front wall of the house (excluding the porch) or 1/3 of the depth of the house from the front wall of the house (excluding the porch), whichever is greater. The design, materials, and details of an accessory building should complement the architecture of the main structure.
2. Design an accessory building to be compatible in scale for the property and to have an appropriate site relation to the main structure as well as surrounding structures.
3. Windows in the accessory building should be compatible with those on the primary building and should not invade the privacy of neighboring properties.

VII. NON-CONTRIBUTING BUILDINGS

1. Design changes to a building which is non-contributing to the District because of its age should be compatible with the architectural style of the building as well as the District.
2. Changes to a non-contributing older building should attempt to return the building to its historic appearance.