

PENICK PLACE LOCAL HISTORIC DISTRICT PRESERVATION PLAN AND DESIGN STANDARDS

I. INTRODUCTION

- A. **PURPOSE**-The Penick Place Local Historic District Design Standards (“Standards”) provide a guide for decision-making regarding the compatibility of new construction and renovations within the District.

The goals of the Standards are to:

1. Preserve the historic fabric and value of Penick Place.
2. Ensure reflective development of new buildings and the thoughtful rehabilitation, maintenance and retention of existing buildings to preserve the character and uniqueness of the Penick Place historic subdivision and structures.
3. Ensure that alterations to existing buildings are compatible with the architectural character of the District’s original structures and of the collective neighborhood/District.
4. Provide property owners and designers standards in developing plans for historic properties and to ensure that the compatibility of new structures reflect the architectural and historic character of the Penick Place Historic District.

This document is a tool for:

Current and future property owners, tenants, contractors, design professionals, realtors or anyone else planning a change or addition to the exterior or site of a contributing building or a 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. The preservation, 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 and new construction within the District are compatible with the historic character of the District. Buildings within the District might not have the individual significance to be designated 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 Penick Place 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 value of Penick Place.

II. PENICK PLACE LOCAL HISTORIC DISTRICT

A. DISTRICT BOUNDARIES. Per the original plat, the Penick Place Local Historic District is a residential area consisting of the north side of the 5600 and 5700 blocks of East Riverside Drive and the 5600 and 5700 blocks of Penick Drive. The District is currently composed of seven (7) houses, all of which contribute to the historic character of the District.

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; or
2. Routine maintenance projects, including painting, staining, masonry repair, etc.

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; and
3. Demolition of existing buildings

** Some projects may qualify for administrative approval by the City Historic Preservation Office without a formal hearing by the Historic Landmark Commission. Projects which qualify for administrative approval are those which are relatively minor in scope, conform to these Design Standards, and do not affect the historic character of the building or district.

III. DISTRICT CHARACTER

A. GENERAL CHARACTER. Six of the existing houses date from the early 1950's and one home was rebuilt in the late 1970's and are in either Ranch style or Mid-Century Modern style.

B. ARCHITECTURAL COMPOSITION OF THE DISTRICT. All of the contributing buildings in the District (6 of the 7) are single-family residences. There is an additional single-family residence built in 2013 on Lot 4 of Penick Drive that reflects the historical character of Penick Place. The 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, four built on slab foundations and three on pier and beam foundations. Two of the one-story houses have a two-story section that was part of the original design of the house. The contributing houses in the District have generous front yards, with sites ranging between 20 and 40 feet back from the street. The front

yard setbacks give Penick Place a semi-rural feel.

2. Roof Forms — All of the house in the proposed District have gabled roofs with the exception of one flat-roofed house.
3. Roofing Materials — Composition shingle roofs are the norm in Penick Place. There is one house with a standing seam metal roof, and the flat-roofed house has a built-up roof of tar and gravel.
4. Siding Materials — The predominant siding materials in Penick Place are stone or brick veneer, wood, or cementitious fiber.
5. Windows and Fenestration Patterns — The contributing houses within the District have more than one type of window, including picture windows, double- and single-hung, and sliding windows. The predominant material for the windows in Penick Place is vinyl or wood. Most of the windows on the contributing houses are original.
6. Doors — All of the houses have single-leaf entry doors, generally a solid wood door, some with glazing.
7. Chimneys — Chimneys are a general feature of the District and are constructed of brick or stone, are rectangular in profile, and have not been painted.

C. BUILDING LOCATIONS AND LANDSCAPE FEATURES

1. Topography — Penick Place is generally flat.
2. Trees and other landscape features — Penick Place is characterized by large mature deciduous trees, lawns, and extensive landscaping.
3. Setback/Siting — The houses along Penick Drive all have large front yards, which figure significantly into the architectural character of the District.
4. Driveways and Garages — All of the houses have concrete or gravel driveways leading to a garage or carport in the front or side of the home. Several of the houses feature circle drives.
5. Storage buildings — Storage buildings, when present, are generally located behind the primary building and generally not visible from the street. Storage buildings are one-story, and constructed of wood or corrugated metal.
6. Fences and Walls — There is no common denominator for the materials of fences and walls within the District; all fences are on the side or rear of the houses.

IV. PRESERVATION PLAN / DESIGN STANDARDS

The following Design Standards apply to buildings contributing to the historic character of the District and to new construction in the District. The standards incorporate the unique conditions of the buildings within the Penick Place District. These Design Standards do not apply to construction not visible from the street.

A. GENERAL PRINCIPLES

1. Make every reasonable effort to use a property in a way that requires minimal alterations to the building, structure, or site.
2. Do not destroy the distinguishing original qualities or character of a building, structure or site and its environment.
3. Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building.
4. Repairs should match the material being replaced in composition, design, color, texture, and other visual qualities when possible.
5. Contemporary design for alterations and additions to existing properties is acceptable when the alterations and additions do not destroy significant historical, architectural character and are compatible with the size, scale, color, material and character of the property or neighborhood. For instance it would be acceptable to allow an Industrial Modern addition as long as it did not overtake the original style and design of the existing home.
6. Design all new construction within the District to be compatible with the historic, cultural, and architectural character of the District. Compatible designs are those which promote the existing spatial and visual qualities of the historic district, including height and scale of buildings, their orientation on the lot, setbacks, spacing, site coverage and exterior features. Relate the height and number of stories of a new building to those around it. New construction within the district cannot exceed 35 feet in height – but this may be antithetical to a two-story addition and impervious cover limitations. Do not remove healthy, mature trees that create the overall neighborhood canopy.
7. Drainage needs for new construction must be designed to blend with the neighborhood and with topography. Any extensive changes require that a drainage engineer ensure protection for homes, trees, road health and watershed.
8. Retain single mailboxes that reflect the character of individual homes and avoid clustering them together in a central location.

B. DESIGN STANDARDS FOR THE PENICK PLACE HISTORIC DISTRICT

1. Rehabilitation of Existing Buildings

- a. The Façade - Retain the original facade of the house whenever possible.
- b. Exterior wall materials
 - 1) Replace or repair deteriorated wall materials in kind to match existing wall materials to the greatest extent possible.
 - 2) Do not apply aluminum or vinyl siding as a replacement for a primary building material. Do not replace historic siding with another material, unless it has the same or similar appearance in terms of scale, configuration, pattern, and profile, such as cementitious fiber board for wood siding. When possible replace original materials in-kind.
 - 3) Do not paint masonry.
 - 4) Stucco is not congruent with current designs and therefore is not an acceptable material for rehabilitation of an existing house within the district.
- c. Porches
 - 1) Do not remove or enclose any front porch.
 - 2) Do not add a new porch or deck to the front facade 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.
- d. Roofing
 - 1) Replace roofing materials in-kind or with materials that are consistent with the design of the district.
 - 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 historic wood windows to the greatest extent possible. Consider upgrading existing windows by installing new energy efficient glass. If windows must be replaced, use a product that matches or appears very similar to the historic window in terms of materials, configuration, and profile.
 - 2) Retain original doors to the greatest extent possible. If a replacement door is necessary, use a door consistent with the District.
- 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.

g. Energy Efficiency

- 1) Alterations of existing structures shall be done in such a way as to meet or exceed the intent and requirements of current energy codes except in cases where compliance with the codes would adversely impact the historic character of the property of the District.
- 2) In no case, however, shall compliance with energy or building codes be used as a reason to demolish a historic contributing or potentially contributing structure, or to change a structure in such a way that its historic features are modified or removed. The City of Austin recognizes that protection of our cultural heritage contributes to sustainable communities and preserves the value of embodied energy used in the construction of the building.

2. Additions to existing buildings

a. Location and Height

- 1) Design a new addition so that it does not visually overpower the existing building, as to compromise its historic character, or destroy any significant features and materials. An addition should complement the existing house. Large additions may be constructed as separate buildings and may be connected to the existing building with a linking element such as a breezeway.
- 2) Design the addition to complement the scale, massing, materials, and fenestration patterns of the original part of the house.
- 3) Design one-story additions to one-story houses whenever possible.
- 4) Design side additions to minimize visual impact and avoid disruption of the 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) Do not transform a one-story house into a two-story house by locating the addition too close to the front.
- 7) Retain as much of the historic building as possible in the construction of the addition.

b. Materials

Use materials for an addition that are compatible with the materials on the existing house, and which are already used on contributing houses within the District. Consider sustainable alternate materials when possible and compatible. The material of an addition does not need to match that on the existing house; siding can be used to differentiate the addition from the existing house.

c. Design and Style

- 1) Consider the prevailing Ranch or Mid-Century Modern styles as the inspiration for the design of any addition within the District.
- 2) Avoid blank front-facing walls by adding windows that complement the original house.
- 3) Use a simple roof style and slope which matches or is compatible with the roof on the existing house.
- 4) Use materials for the roof which match or are compatible with the roof on the existing house. Metal roofs may be appropriate for additions.
- 5) Locate solar panels on the back of the roof whenever possible so that they are not visible from the street.
- 6) Locate skylights in an area that is not visible from the street whenever possible.

d. Windows and Doors

- 1) Use windows which complement those on the existing house in terms of size, shape, materials, pane configurations, profile, and patterns or groupings. Replication of the windows on the existing house is not necessary.
- 2) If window screens are proposed for the addition, use anodized or coated metal screens to minimize their visual presence.

e. Chimneys - New chimneys should be brick or stone. Use a style of chimney that is compatible with the overall style of the building. Do not use boxed chimneys.

f. Back Porches and Decks - Back porches and decks should not be

visible from Penick Drive.

3. New Single-Family Or Duplex Construction

New construction within the District shall reflect the prevailing architectural character of Penick Place. In general, design new houses with simple forms, gabled roofs, and using the Ranch or Mid-Century Modern styles as inspiration for the scale, massing, profile, and materials of new construction.

a. Orientation, Setbacks and Height

1) Site new construction on the lot should maintain the existing patterns of the street. The width of new single-family dwellings should be greater than the depth.

2) Undeveloped lots on the south side of Penick Drive must maintain a size of at least 15,000 square feet to reflect the pattern of development in the District.

3) Front doors shall face the street.

4) Front and side-yard setbacks should reflect those of the existing houses of the District.

b. Exterior Materials- Use siding materials that are compatible with those found on contributing houses within the District. Appropriate materials include wood, cementitious fiber, brick, or stone. Avoid stucco, vinyl, or aluminum as these are not historically accurate siding materials for the District.

c. Roofs- Use simple roof forms with either a gabled or flat configuration. Use composition or fiberglass shingles on the principal roof. Appropriate roofing materials are composition shingles, fiberglass shingles, or standing seam metal.

d. Design and Style

1) New construction in the historic District should respect and reflect 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) Design a new house to have features compatible with the architectural features of contributing houses in the District. Use the architectural features of the contributing houses as a guide in

the design of new construction.

e. Windows and Doors

- 1) Windows in new construction should reflect the configuration and patterns of windows in historic buildings within the District.
- 2) Front doors shall be visible from the street. Match the style of the door to the style of the house.
- 3) Do not locate sliding glass doors on the front of a new house.
- 4) Provide localized exterior lighting at the main entry. Do not use gas light lanterns at the entry.

f. Chimneys-

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

g. Integral Garages

- 1) Locate garages at the front or side of residential structures.
- 2) Garages shall not make up more than 1/3rd of the facade.
- 3) Secondary garages should be located in the back of the residence.

h. Independent Fences

- 1) Chain link and wire mesh fences are prohibited on new construction.
- 2) Privacy fences are acceptable in the front yard but must be made of high-end materials such as wood, wrought iron or stone and should be congruent to the design of the neighborhood and reflective of the individual houses.
- 3) Privacy fences in the back or side yards of houses in the District are acceptable and must comply with City fence height codes and should be reflective of the home and neighborhood design standards. Fences in the backyard should be made of made of wood, wrought iron, stone, and designed in a way that is consistent with the District.

i. Landscaping

- 1) Use natural vegetation as a fence or buffer whenever possible.
- 2) Keep landscaping in character with the neighborhood.
- 3) Construct new driveways with environmentally-friendly materials whenever possible.
- 4) 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.
- 5) Preserve existing trees to the greatest extent possible.

4. Accessory Buildings and Garage Apartments

- a. Locate all additional garages, carports or accessory buildings to the side or rear of the property.
- b. Design accessory buildings to be compatible in scale for the property and/or District and to have an appropriate site in relation to the main structure as well as surrounding structures.
- c. Windows in the accessory building should be compatible with those on the primary building and should not invade the privacy of neighboring properties.

V. COMMERCIAL AND MULTI-FAMILY DEVELOPMENT

There are two commercially zoned lots included in the district: one large lot comprising the southernmost border of Penick Place running adjacent to Riverside Drive (5600 & 5700 E. Riverside Drive) and the second is on the west corner of Riverside Drive and Penick Drive. These commercially zoned lots were in the original Penick Place Plat (circa early 1950's) and were originally zoned for single-family homes. Over the years they have undergone several zoning changes. The commercial lots' historical inclusion in the Penick Place neighborhood, their direct proximity and potential future development directly affect the historical value of the District. Any new development on these lots should conform to the Penick Place Design Standards.

A. COMMERCIAL DESIGN STANDARDS

1. In order to preserve the historical value and character of the District all commercial buildings must be more horizontal in nature than vertical. They may not exceed 35 feet in height (exceptions may be allowed at the discretion of the Landmark Commission).
2. All easements must protect and preserve the character of the District.
3. Buffer adjacent single-family residential lots (south Penick Drive) from new commercial development with an easement of at least 20 feet with a 10-foot stone wall with an additional tree buffer of medium to large trees planted every 15 to 20 feet evenly spaced

along the lot lines. There should also be other complementing shrubs for sound and sight buffering along the tree buffer.

4. Setbacks for buildings that share a lot line with the southernmost SF-1 lots (after the 20ft buffer) should not exceed 25ft in building height for 20ft then 35ft for the remainder of the structure.
5. Rooftop decks or public rooftop access is not compatible with the character of the District.
6. Use the design principles of Mid-Century Modern architecture as the inspiration for the design of commercial buildings within the District, with reference to appropriate materials, fenestration patterns, scale, massing, and horizontality.
7. Access for future commercial buildings should be from Riverside Drive only.
8. No gas stations, convenience stores or high traffic establishments such as Starbucks' drive-through are allowed on the commercial lots.
9. Any necessary parking structures should be concealed in the overall design of the main structure and should be covered with a green screen of vegetation from any externally visible side.
10. Any commercial development must have thoughtfully maintained and reflective landscape design including medium trees, shrubs and flowers.
11. Unless city fire code requires – there should be no external stairways that are visible from street view.

VI. CONCLUSION

The Penick Place neighborhood is a valuable historical asset not only for current and future residents but also for the City of Austin and for the World of Golf. The above Standards are designed to preserve and protect that asset, while allowing improvement and development within the District.