

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ESTABLISH THE SMOOT/TERRACE PARK HISTORIC DISTRICT FOR THE PROPERTIES GENERALLY BOUNDED BY WEST 9TH STREET ON THE NORTH, WEST 6TH STREET ON THE SOUTH, HIGHLAND AVENUE ON THE WEST AND PRESSLER STREET ON THE EAST 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 for each individual property (the “Property”) described in Zoning Case No. C14H-2018-0013, on file at the Planning and Zoning Department, as follows:

1316 West 6th Street;

The north side of the 1400 block of West 6th Street;

1500 West 6th Street:

1412 West 6 1/2th Street;

Both sides of the 1400 block of West 9th Street;

Both sides of 1500-1510 West 9th Street:

Both sides of 600-800 blocks of Highland Avenue;

Both sides of 600-800 blocks of Oakland Avenue;

Both sides of 600-800 blocks of Pressler Street;

generally known as the Smoot/Terrace Park Historic District and identified in the map attached as **Exhibit “A”**.

1 **PART 2.** The properties within Smoot/Terrace Park Historic District are more particularly
2 described and identified by their contributing (C) and noncontributing (NC) status in the
3 chart attached as **Exhibit “B”**.
4

5 **PART 3.** Except as specifically provided in Part 4 and Part 5 of this ordinance, the
6 Property may be developed and used in accordance with the regulations established for the
7 respective base districts, and other applicable requirements of the City Code.
8

9 **PART 4.** The Property within the Smoot/Terrace Park Historic District must comply with
10 the Preservation Plan and Design Standards as set forth in **Exhibit “C”** attached and
11 incorporated into this ordinance.
12

13 **PART 5.** The Property is subject to Ordinance No. 000629-105 that established the Old
14 West Austin neighborhood plan area.
15

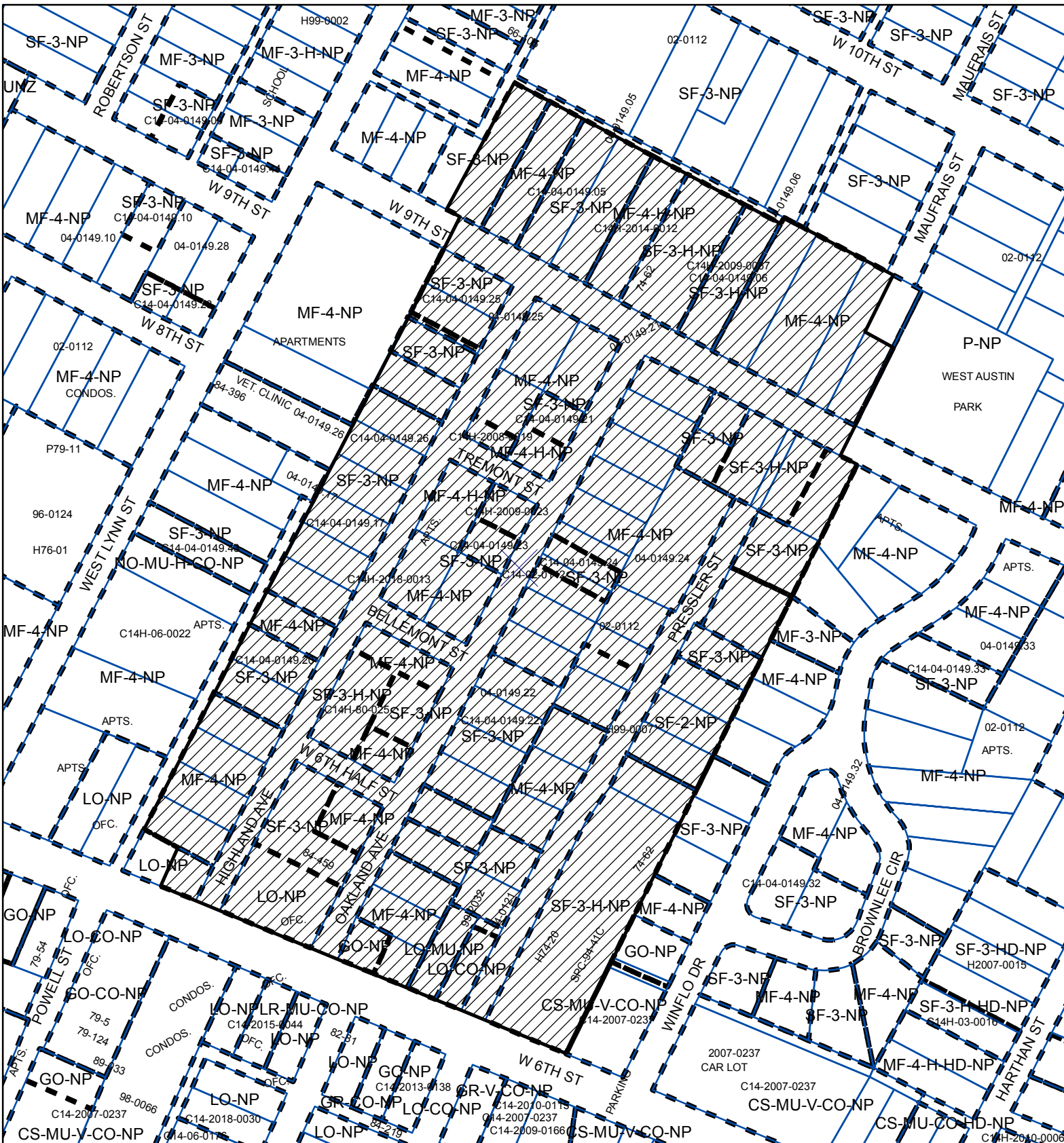
16 **PART 6.** This ordinance takes effect on _____, 2018.
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20 **PASSED AND APPROVED**

21
22 §
23 §
24 _____, 2018 § _____
25

26 Steve Adler
27 Mayor

28
29 **APPROVED:** _____ **ATTEST:** _____
30 Anne L. Morgan Jannette S. Goodall
31 City Attorney City Clerk
32



Zoning

Exhibit A

Zoning Case: C14H-2018-0013



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.







This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







1" = 200'







APPENDIX B







Inventory of Properties







Smoot/Terrace Park Local Historic District







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	1408 W 9TH ST	109268			Residential	Residential	1955	West Line NRHD	Back house	Massed plan	No stylistic influences visible	1	Side-gabled	Wood	None visible	None visible	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	1412 W 6 1/2 ST	106694			Residential	Residential	ca. 1900	Field estimate	Retaining wall	None visible	No stylistic influences visible	N/A	N/A	Stone	None visible	None visible	Resource not included in West Line NRHD	Recommended contributing to a local historic district	
	1412 W 6 1/2 ST	106694	Johnson House		Residential	Residential	1877	West Line NRHD	Single-family house	Massed plan	Italianate, Queen Anne	2	Hipped	Wood	None visible	Rear addition	Historic landmark, contributing to West Line NRHD	Recommended contributing to a local historic district	
	1316 W 6TH ST	455147			Residential	Residential	ca. 1900	Field estimate	Retaining wall	None visible	No stylistic influences visible	N/A	N/A	Stone	None visible	None visible	Resource not included in West Line NRHD	Recommended contributing to a local historic district	
	1316 W 6TH ST	455147			Residential	Residential	1920	West Line NRHD	Garage	One-room	No stylistic influences visible	1	Hipped	Brick	None visible	None visible	Contributing to West Line NRHD	Recommended contributing to a local historic district	
	1316 W 6TH ST	455147	Smoot House		Institutional - Museum	Residential	1877-1925	West Line NRHD	Single-family house	Massed plan	Italianate, Greek Revival	2	Hipped	Brick, Stucco, Wood, Stone	Second story porch enclosed	Rear addition	Individually listed on NRHP, Contributing to a NRHP district, Local landmark	Recommended contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	1400 W 6TH ST	106792			Commercial	Residential	1930	West Line NRHD	Single-family house	Hall-and-parlor	Classical Revival	1	Side-gabled	Wood	Skirting altered	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1402 W 6TH ST	106793			Commercial	Residential	1930-1955	West Line NRHD	Single-family house	Hall-and-parlor	Classical Revival	1	Side-gabled	Wood	None visible	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1404 W 6TH ST	106794			Commercial	Residential	1935	West Line NRHD	Single-family house	Bungalow	No stylistic influences visible	1	Hipped	Wood	None visible	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1406 W 6TH ST	106795			Commercial	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Side-gabled	Wood, Brick	Porch enclosed, Porch altered	Side addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1410 W 6TH ST	106691			Commercial	Residential	1925	West Line NRHD	Single-family house	Bungalow	Classical Revival	1	Hipped	Stucco, Wood	Porch enclosed	Rear addition	Non-contributing to a NRHP district	Recommended contributing to a local historic district	Previous non-contributing designation based on different integrity standards
	1412 W 6TH ST	106692			Commercial	Residential	1920	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Side-gabled	Stucco, Wood	Porch enclosed	Side addition	Contributing to a NRHP district	Recommended contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	1414 W 6TH ST	106693			Commercial	Residential	1925	West Line NRHD	Single-family house	Massed plan	Craftsman	1	Cross-gabled	Stucco, Wood	None visible	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1500 W 6TH ST	106628			Commercial	Residential	1925	West Line NRHD	Duplex house	Massed plan	Classical Revival	1	Front-gabled	Wood	None visible	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1401 W 9TH ST	106753		Listed as 1403B in West Line NRHD	Residential	Residential	1981	Building permit	Back house	Massed plan	No stylistic influences visible	2	Hipped	Wood	None visible	None visible	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	1403 W 9TH ST	106753	Ben Pillow House		Residential	Residential	1878	West Line NRHD	Single-family house	Massed plan	Italianate	2	Hipped	Wood	None visible	Rear addition	Contributing to a NRHP district, Local landmark	Recommended contributing to a local historic district	
	1404 W 9TH ST	109267			Residential	Residential	1925	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Front-gabled	Wood	Porch altered	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1406 W 9TH ST	109268			Residential	Residential	1958	Building permit	Single-family house	Hall-and-parlor	Minimal Traditional	1	Side-gabled	Wood	Doors replaced, Fenestration pattern altered	Rear addition	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	1407 W 9TH ST	106752			Residential	Residential	1974	West Line NRHD	Back house	Massed plan	No stylistic influences visible	2	Side-gabled	Wood	Exterior wall materials replaced, Doors replaced, Porch enclosed, Fenestration pattern altered	Front porch added, 2-story addition possibly constructed in 1975	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	1407 W 9TH ST	106752	William Pillow House		Residential	Residential	1877	West Line NRHD	Single-family house	Massed plan	Queen Anne	2	Hipped	Wood	None visible	Side addition, Rear addition	Contributing to a NRHP district, Local landmark	Recommended contributing to a local historic district	
	1408 W 9TH ST	109268	St Philips Anglican Church		Religious	Religious	1915	West Line NRHD	Church	Massed plan	Craftsman	1	Cross-gabled	Wood	Altered from single-family house to church	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1409 W 9TH ST	106751			Residential	Residential	1938	Building permit	Single-family house	Center passage	Classical Revival	2	Side-gabled	Wood	None visible	Side addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1410 W 9TH ST	109268			Residential	Residential	1948	TCAD	Back house	Bungalow	No stylistic influences visible	1	Front-gabled	Stone, Wood	Doors replaced, Windows replaced, Porch altered	Rear addition	Contributing to West Line National Register Historic District	Recommended non-contributing to a local historic district	Constructed after local period of significance; recommend maintaining NRHP contributing status
	1410 W 9TH ST	109268			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Front-gabled	Wood	Porch altered	Side addition	Contributing to a NRHP district	Recommended contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	1411 W 9TH ST	563666			Residential	Residential	ca. 1915	Field estimate	Retaining wall	Crenellated	No stylistic influences visible	N/A	N/A	Stone	None visible	None visible	Resource not included in West Line NRHD	Recommended contributing to a local historic district	
	1411 W 9TH ST	563666		Condo units, TCAD ID 563667 through 563669	Residential	Residential	1915	West Line NRHD	Single-family house	Massed plan	Prairie	1	Flat	Wood	None visible	Rear addition (ca. 1975 according to West Line NRHD)	Non-contributing to a NRHP district	Recommended contributing to a local historic district	Previous non-contributing designation based on different integrity standards
	1411A W 9TH ST	563670		Listed as 1411B in West Line NRHD	Residential	Residential	1920	West Line NRHD	Single-family house	Modified L-plan	National Folk	1	Hipped	Wood	None visible	Rear addition	Contributing to West Line NRHD	Recommended contributing to a local historic district	
	1412 W 9TH ST	109270			Residential	Residential	1920	West Line NRHD	Garage	One-room	No stylistic influences visible	1	Front-gabled	Wood	None visible	None visible	Contributing to West Line NRHD	Recommended contributing to a local historic district	
	1412 W 9TH ST	109270	Ernest and Irma Wilde House		Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Cross-gabled	Wood	None visible	Side addition	Local landmark, Contributing to a NRHP district	Recommended contributing to a local historic district	
	1500 W 9TH ST	109271			Residential	Residential	1925	West Line NRHD	Garage	One-room	No stylistic influences visible	1	Hipped	Wood	None visible	None visible	Non-contributing to West Line NRHD	Recommended contributing to a local historic district	Previous non-contributing designation likely based on different integrity standards







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	1500 W 9TH ST	109271	Hopkins Homestead		Residential	Residential	1882	West Line NRHD	Single-family house	Massed plan	Stick Style, Greek Revival	2	Side-gabled	Brick	None visible	None visible	Local landmark, Contributing to a NRHP district	Recommended contributing to a local historic district	
	1501 W 9TH ST	106709			Residential	Residential	1970	TCAD	Back house	One-room	No stylistic influences visible	1	Side-gabled	Wood	None visible	None visible	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	1501 W 9TH ST	106709			Residential	Residential	1910	West Line NRHD	Single-family house	Massed plan	Classical Revival	2	Front-gabled	Wood	Porch altered, Fenestration pattern altered, windows replaced, converted to apartments	Rear addition	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	1502 W 9TH ST	109272	Mary Nelson House		Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Front-gabled	Stucco	Exterior wall materials replaced, Porch altered	Rear addition	Local landmark, Contributing to a NRHP district	Recommended contributing to a local historic district	
	1503 W 9TH ST	759538		Condo units, TCAD ID 759539 through 759550	Residential	Residential	1966	Building permit	Low-rise apartment building	Massed plan	No stylistic influences visible	2	Hipped	Brick, Wood	Windows likely replaced	None visible	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	1504 W 9TH ST	109273			Residential	Residential	1920	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Front-gabled	Wood	None visible	Rear 1st and 2nd story additions (2000); rear 1st and 2nd story deck and balcony addition (2008)	Non-contributing to a NRHP district	Recommended contributing to a local historic district	Previous non-contributing designation based on different integrity standards







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	1506 W 9TH ST	109274			Residential	Residential	1920	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Front-gabled	Wood	Exterior wall materials replaced	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1508 W 9TH ST	109275			Residential	Residential	1915	West Line NRHD	Single-family house	Center passage	Greek Revival	2	Hipped	Wood	Porch altered	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	1510 W 9TH ST	109276			Residential	Residential	1920	West Line NRHD	Garage	One-room	Craftsman	1	Side-gabled	Wood	None visible	None visible	Non-contributing to West Line NRHD	Recommended contributing to a local historic district	
	1510 W 9TH ST	109276			Residential	Residential	1915	West Line NRHD	Single-family house	L-plan	Folk Victorian, Classical Revival	2	Hipped	Wood	None visible	Dormer added, rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	602 HIGHLAND AVE	106627			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Front-gabled	Wood	None visible	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	603 HIGHLAND AVE	106687			Residential	Residential	1925	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Cross-gabled	Wood, Brick	Porch partially enclosed, Porch altered	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	604 HIGHLAND AVE	106626			Residential	Residential	1925	West Line NRHD	Single-family house	Hall-and-parlor	Classical Revival	1	Side-gabled	Wood	Doors replaced	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	605 HIGHLAND AVE	106688			Residential	Residential	1920	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Cross-gabled	Wood, Brick	Porch altered	Side addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	606 HIGHLAND AVE	106625			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Front-gabled	Brick, Wood	Doors replaced	Rear addition, basement addition (2018)	Contributing to a NRHP district	Recommended contributing to a local historic district	
	608 HIGHLAND AVE	540888		Condo units TCAD ID 540889 and 540890	Residential	Residential	2000	Building permit	Duplex house	Massed plan	Craftsman	2	Front-gabled	Wood	None visible	None visible	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	610 HIGHLAND AVE	106623			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Front-gabled	Stucco, Wood	Fenestration pattern altered	Side dormer added	Contributing to a NRHP district	Recommended contributing to a local historic district	
	612 HIGHLAND AVE	106622			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Front-gabled	Wood	Porch altered	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	614 HIGHLAND AVE	106621			Residential	Residential	1960	West Line NRHD	Duplex house	Ranch	Ranch Style	1	Flat	Fiber cement siding (Asbestos)	None visible	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	616 HIGHLAND AVE	106620			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Front-gabled	Wood	None visible	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	617 HIGHLAND AVE	106695			Residential	Residential	1920	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Cross-gabled	Wood, Stucco	None visible	Front dormer likely added	Contributing to a NRHP district	Recommended contributing to a local historic district	
	700 HIGHLAND AVE	106619			Residential	Residential	1915	West Line NRHD	Single-family house	Center passage	Classical Revival	1	Side-gabled	Wood	Doors replaced	Side addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	701 HIGHLAND AVE	106700			Residential	Residential	1915	West Line NRHD	Single-family house	Massed plan	Prairie	2	Hipped	Brick, Wood	Fenestration pattern altered, windows replaced, converted to duplex	Rear addition	Contributing to West Line NRHD	Recommended contributing to a local historic district	
	702 HIGHLAND AVE	106618			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Hipped	Wood	None visible	Side addition	Contributing to a NRHP district	Recommended contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	704 HIGHLAND AVE	106617			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Front-gabled	Wood, Stucco	None visible	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	705 HIGHLAND AVE	106701			Residential	Residential	1912	TCAD	Single-family house	Massed plan	No stylistic influences visible	2	Front-gabled	Wood	None visible	2nd story added	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	706 HIGHLAND AVE	106616			Residential	Residential	ca. 1915	Field estimate	Retaining wall	None visible	No stylistic influences visible	N/A	N/A	Stone	None visible	None visible	Resource not included in West Line NRHD	Recommended contributing to a local historic district	
	706 HIGHLAND AVE	106616			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Front-gabled	Wood	Porch altered	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	707 HIGHLAND AVE	106702			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Cross-gabled	Wood	Fenestration pattern and doors altered to triplex, side porches added	None visible	Contributing to West Line NRHD	Recommended contributing to a local historic district	
	708 HIGHLAND AVE	106615			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Front-gabled	Stone, Wood	Porch altered, fenestration pattern altered	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	800 HIGHLAND AVE	106614			Residential	Residential	1938	Building permit, West Line NRHD	Single-family house	Bungalow	Craftsman	2	Side-gabled	Wood	None visible	Additional story added after 1961, rear addition	Contributing to a NRHP district	Recommended non-contributing to local historic district	
	800 HIGHLAND AVE	106614			Residential	Residential	1980	West Line NRHD	Garage	One-room	No stylistic influences visible	1	Side-gabled	Stucco	None visible	None visible	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	801 HIGHLAND AVE	106707	BLONDIE PHARR HOUSE (DETACHED GARAGE)		Residential	Residential	1925	West Line NRHD	Garage	One-room	No stylistic influences visible	1	Front-gabled	Wood			Historic landmark, non-contributing to West Line NRHD	Recommended contributing to a local historic district	Previous non-contributing designation likely based on different integrity standards
	801 HIGHLAND AVE	106707	BLONDIE PHARR HOUSE		Residential	Residential	1925	West Line NRHD	Single-family house	Massed plan	Craftsman	1	Side-gabled	Wood	Porch altered	Rear addition	Historic landmark, non-contributing to West Line NRHD	Recommended contributing to a local historic district	Previous non-contributing designation didn't have research on Blondie Pharr; also likely based on different integrity standards
	802 HIGHLAND AVE	106613			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Side-gabled	Wood	None visible	Side additions, 2nd floor dormer added	Contributing to a NRHP district	Recommended non-contributing to a local historic district	Recommended non-contributing based on dormer addition
	804 HIGHLAND AVE	106612			Residential	Residential	ca. 1915	Field estimate	Retaining wall	None visible	No stylistic influences visible	N/A	N/A	Stone	None visible	None visible	None known	Recommended contributing to a local historic district	







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	804 HIGHLAND AVE	106612			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Classical Revival	1	Hipped	Wood	None visible	Rear addition, 2nd floor addition (ca. 1977-78 or 1987)	Contributing to a NRHP district	Recommended non-contributing to local historic district	Recommended non-contributing based on dormer addition
	806 HIGHLAND AVE	106611			Residential	Residential	1920	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Front-gabled	Brick, Wood	None visible	Rear addition, Side addition	Contributing to West Line NRHD	Recommended contributing to a local historic district	
	603 OAKLAND AVE	106724			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Cross-gabled	Wood, Stucco	None visible	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	605 OAKLAND AVE	106725			Residential	Residential	1920	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Cross-gabled	Wood	None visible	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	606 OAKLAND AVE	106690			Residential	Residential	1920	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Front-gabled	Wood	Porch enclosed	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	607 OAKLAND AVE	106726			Residential	Residential	1925	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Cross-gabled	Brick	Exterior wall materials replaced, Porch altered	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	608 OAKLAND AVE	106689			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Cross-gabled	Wood	None visible	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	609 OAKLAND AVE	106727			Residential	Residential	1920	West Line NRHD	Back house	One-room	No stylistic influences visible	1	Side-gabled	Wood	None visible	None visible	Contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	609 OAKLAND AVE	106727			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	3	Side-gabled	Wood	None visible	Front dormer added during period of significance	Contributing to a NRHP district	Recommended contributing to a local historic district	
	610 OAKLAND AVE	106699			Residential	Residential	ca. 1940	Field estimate	Retaining walls and steps	None visible	No stylistic influences visible	N/A	N/A	Stone	None visible	None visible	Resource not included in West Line NRHD	Recommended contributing to a local historic district	
	610 OAKLAND AVE	106699			Residential	Residential	1940	Building permit, West Line NRHD	Single-family house	Bungalow	Craftsman	2	Cross-gabled	Wood	Windows replaced, Fenestration pattern altered	1st and 2nd story additions (2002 and 2009)	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	611 OAKLAND AVE	106729			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Classical Revival	2	Hipped	Wood	Some siding replaced	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	612 OAKLAND AVE	106698			Residential	Residential	ca. 1940	Field estimate	Retaining walls and steps	None visible	No stylistic influences visible	N/A	N/A	Stone	None visible	None visible	Resource not included in West Line NRHD	Recommended contributing to a local historic district	
	612 OAKLAND AVE	106698			Residential	Residential	1940	Building permit, West Line NRHD	Single-family house	L-plan	National Folk	2	Cross-gabled	Wood	None visible	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	613 OAKLAND AVE	106731			Residential	Residential	1947	Sewer connection permit application	Single-family house	Massed plan	No stylistic influences visible	1	Front-gabled	Wood	Doors replaced	Rear addition, carport added (1952)	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	Previous non-contributing designation likely based on high significance criteria
	614 OAKLAND AVE	106697			Residential	Residential	ca. 1940	Field estimate	Retaining walls and steps	None visible	No stylistic influences visible	N/A	N/A	Stone	None visible	None visible	Resource not included in West Line NRHD	Recommended contributing to a local historic district	
	614 OAKLAND AVE	106697		Limited visibility due to vegetation	Residential	Residential	1940	Building permit, West Line NRHD	Single-family house	L-plan	National Folk	2	Cross-gabled	Wood	None visible	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	615 OAKLAND AVE	106732			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	2	Cross-gabled	Brick, Wood	Porch enclosed	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	616 OAKLAND AVE	106696			Residential	Residential	1985	Building permit	Single-family house	Massed plan	Contemporary	3	Flat	Stucco, Wood	Roof deck (2016)	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	617 OAKLAND AVE	106734			Residential	Residential	1915	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Cross-gabled	Wood	Doors replaced, Windows replaced	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	700 OAKLAND AVE	106706			Residential	Residential	2012	Building permit	Single-family house	Massed plan	Contemporary	3	Front-gabled	Stucco, Metal	None visible	None visible	Contributing to a NRHP district	Recommended non-contributing to a local historic district	Previous contributing designation assigned to now-demolished structure
	701 OAKLAND AVE	106737			Residential	Residential	1935	West Line NRHD	Single-family house	I-house	No stylistic influences visible	2	Side-gabled	Wood	Porch enclosed, converted from duplex, windows and siding replaced (2018)	None visible	Non-contributing to West Line NRHD	Recommended non-contributing to local historic district	
	701 OAKLAND AVE	106737			Residential	Residential	ca. 2000	West Line NRHD	Back house	Massed plan	No stylistic influences visible	3	Front-gabled	Wood	None visible	None visible	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	702 OAKLAND AVE	106705			Residential	Residential	1990	West Line NRHD	Single-family house	Massed plan	No stylistic influences visible	2	Front-gabled	Wood, Stone	None visible	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	







	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	703 OAKLAND AVE	106739			Residential	Residential	1935	West Line NRHD	Duplex house	I-house	Craftsman	2	Side-gabled	Wood	None visible	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	704 OAKLAND AVE	106704			Residential	Residential	1915	West Line NRHD	Single-family house	Massed plan	Craftsman	2	Front-gabled	Wood, Stucco	Doors replaced, Windows replaced	Rear addition, additional story constructed	Contributing to a NRHP district	Recommended contributing to a local historic district	
	705 OAKLAND AVE	106741			Residential	Residential	1935	West Line NRHD	Single-family house	Massed plan	National Folk	2	Hipped	Wood	Doors replaced, door opening filled in, porch possibly added	Side addition, rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	706 OAKLAND AVE	106703	Webster House		Residential	Residential	1920	West Line NRHD	Single-family house	Massed plan	No stylistic influences visible	2	Cross-gabled	Wood	Doors replaced, Fenestration pattern altered, Porch altered	Rear addition	Non-contributing to a NRHP district, Local landmark	Recommended contributing to a local historic district	Previous non-contributing designation based on different integrity standards
	707 OAKLAND AVE	106743			Residential	Residential	1935	West Line NRHD	Single-family house	Center passage	National Folk	2	Hipped	Wood	Doors replaced, door opening filled in, porch added (1993)	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	709 OAKLAND AVE	106744			Residential	Residential	1935	West Line NRHD	Single-family house	L-plan, Split-level	National Folk	2	Cross-gabled	Wood	Garage door replaced	None visible	Non-contributing to a NRHP district	Recommended contributing to a local historic district	Previous non-contributing designation likely based on inaccurate integrity assessment



	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	713 OAKLAND AVE	106745			Residential	Residential	1935	West Line NRHD	Duplex house	Hall-and-parlor	Classical Revival	1	Side-gabled	Wood	None visible	Rear addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	800 OAKLAND AVE	106711			Residential	Residential	2010	Building permit	Single-family house	Massed plan	No stylistic influences visible	2	Cross-gabled	Stone, Wood	Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered	None visible	None (Structure postdates West Line NRHD)	Recommended non-contributing to a local historic district	Previous contributing designation assigned to now-demolished structure
	801 OAKLAND AVE	106746			Residential	Residential	1940	Building permit, West Line NRHD	Single-family house	L-plan	Folk Victorian	1	Cross-gabled	Wood	None visible	Side addition	Contributing to a NRHP district	Recommended contributing to a local historic district	
	802 OAKLAND AVE	106710			Residential	Residential	2000	West Line NRHD	Garage	One-room	No stylistic influences visible	1	Flat	Wood	None visible	None visible	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	802 OAKLAND AVE	106710			Residential	Residential	2000	West Line NRHD	Single-family house	Massed plan	No stylistic influences visible	2	Hipped	Wood, Stone	None visible	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	803 OAKLAND AVE	106747			Residential	Residential	1925	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Front-gabled	Wood	Windows replaced, Converted to duplex, Exterior wall materials replaced, Porch enclosed	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	

	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	604 PRESSLER ST	106791			Residential	Residential	1947	Building permit	Single-family house	Compound plan	No stylistic influences visible	2	Side-gabled	Wood	Porch altered	Side addition, Rear addition	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	604A PRESSLER ST	106791			Residential	Residential	1947	Building permit	Side house	Rectangular	No stylistic influences visible	2	Side-gabled	Wood	Exterior wall materials replaced, Windows replaced, Doors replaced	Additional story added	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	606 PRESSLER ST	106790			Residential	Residential	1946	Building permit	Single-family house	Center passage	No stylistic influences visible	2	Side-gabled	Wood, wider wood boards on second floor	Windows replaced	2nd story added (2006), rear addition	Contributing to a NRHP district	Recommended non-contributing to a local historic district	Previous contributing designation assigned prior to second story addition
	608 PRESSLER ST	106789			Residential	Residential	1946	Building permit	Single-family house	Hall-and-parlor	Minimal Traditional	1	Side-gabled	Wood	Doors replaced	None visible	Contributing to a NRHP district	Recommended non-contributing to a local historic district	
	610 PRESSLER ST	106788			Residential	Residential	2001	West Line NRHD	Single-family house	Massed plan	No stylistic influences visible	2	Cross-gabled	Wood	None visible	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	612 PRESSLER ST	106787			Residential	Residential	2001	West Line NRHD	Single-family house	Massed plan	No stylistic influences visible	2	Front-gabled	Wood	None visible	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	

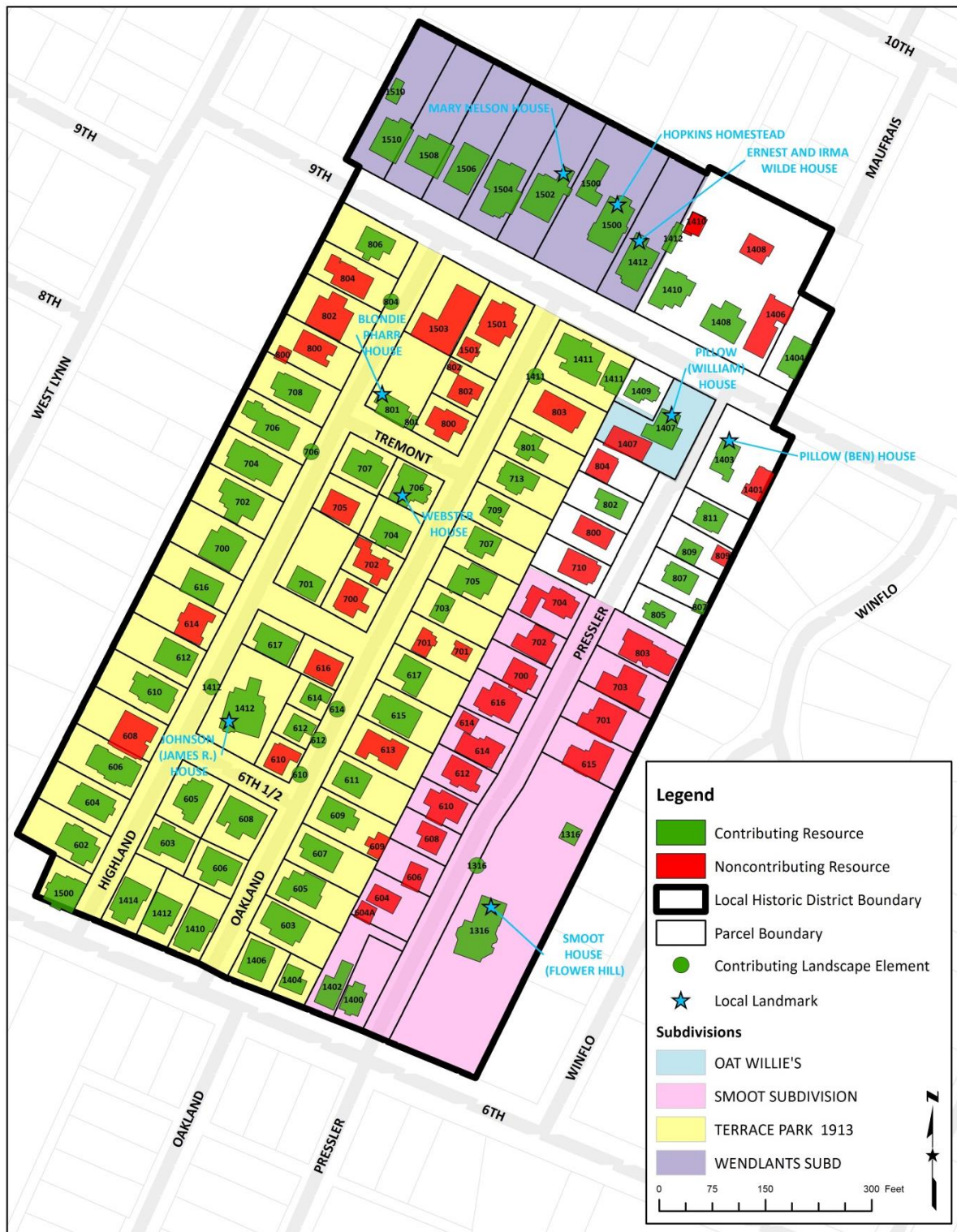
	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	614 PRESSLER ST	106786			Residential	Residential	2001	West Line NRHD	Garage	One-room	No stylistic influences visible	1	Hipped	Wood	None visible	None visible	None known	Recommended non-contributing to a local historic district	
	614 PRESSLER ST	106786			Residential	Residential	2001	West Line NRHD	Single-family house	Massed plan	No stylistic influences visible	2	Side-gabled	Wood	None visible	None visible	Non-contributing to West Line NRHD	Recommended non-contributing to a local historic district	
	615 PRESSLER ST	494918			Residential	Residential	2000	West Line NRHD	Single-family house	Massed plan	No stylistic influences visible	2	Hipped	Stucco, Stone	None visible	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	616 PRESSLER ST	106785			Residential	Residential	2008	Building permit	Single-family house	Massed plan	No stylistic influences visible	2	Hipped	Wood	None visible	None visible	None (Existing structure postdates West Line NRHD)	Recommended non-contributing to a local historic district	
	700 PRESSLER ST	106784			Residential	Residential	1946	Building permit	Single-family house	Hall-and-parlor	Minimal Traditional, Craftsman	2	Side-gabled	Wood	Porch added, windows replaced	2nd story added, rear addition	Contributing to a NRHP district	Recommended non-contributing to a local historic district	Previous contributing recommendation prior to alterations and addition
	701 PRESSLER ST	494917			Residential	Residential	2000	West Line NRHD	Single-family house	Massed plan	No stylistic influences visible	2	Cross-gabled	Stone, Stucco	None visible	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	

	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	702 PRESSLER ST	106783			Residential	Residential	1946	Building permit	Single-family house	Center passage	No stylistic influences visible	1	Side-gabled	Wood	Exterior wall materials replaced, porch screened in	Side addition	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	703 PRESSLER ST	106796			Residential	Residential	2000	West Line NRHD	Single-family house	Massed plan	No stylistic influences visible	2	Hipped	Stone, Wood	None visible	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	704 PRESSLER ST	106782			Residential	Residential	1925	West Line NRHD	Single-family house	Hall-and-parlor	Prairie, Craftsman	2	Front-gabled	Brick, Wood	Moved onto lot in 1970 per building permit.	Rear addition	Non-contributing to a NRHP district	Recommended non-contributing to local historic district	
	710 PRESSLER ST	106781			Residential	Residential	1925	West Line NRHD	Single-family house	Massed plan	Craftsman	2	Side-gabled	Wood	Windows replaced	2nd story added (1995), rear addition	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	800 PRESSLER ST	106780			Residential	Residential	1925	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Hipped	Wood, Stone	Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered	Rear addition	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	802 PRESSLER ST	106779			Residential	Residential	1925	West Line NRHD	Single-family house	Bungalow	Craftsman	1	Side-gabled	Wood	None visible	Side addition	Contributing to a NRHP district	Recommended contributing to a local historic district	Demolition permit issued in 2018

	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	803 PRESSLER ST	106773			Residential	Residential	1996	TCAD, Building Permits	Single-family house	L-plan	Folk Victorian	1	Side-gabled	Wood	None visible	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	804 PRESSLER ST	106778			Residential	Residential	1955	West Line NRHD	Single-family house	Massed plan	No stylistic influences visible	2	Hipped	Stucco	Exterior wall materials replaced, Doors replaced, Windows replaced	High fence and pool in front yard	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	
	805 PRESSLER ST	106774			Residential	Residential	1941	Building permit	Single-family house	Massed plan	Craftsman	1	Front-gabled	Wood	None visible	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	807 PRESSLER ST	106775			Residential	Residential	1935	West Line NRHD	Single-family house	Hall-and-parlor	Craftsman	1	Side-gabled	Wood	None visible	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	807 PRESSLER ST	106775			Residential	Residential	1935	West Line NRHD	Garage	One-room	No stylistic influences visible	1	Side-gabled	Wood	None visible	None visible	Contributing to West Line NRHD	Recommended contributing to a local historic district	
	809 PRESSLER ST	106776			Residential	Residential	2000	West Line NRHD	Garage	One-room	No stylistic influences visible	1	Front-gabled	Wood	None visible	None visible	Non-contributing to a NRHP district	Recommended non-contributing to a local historic district	

	Address	CAD Parcel ID	Building name	Identification notes	Current use	Original use	Year built	Source for year built	Type	Form	Stylistic influences	Stories	Roof form	Exterior wall materials	Alterations	Additions	Prior designations	Recommended local designations	Local recommendation notes
	809 PRESSLER ST	106776			Residential	Residential	1935	West Line NRHD	Single- family house	Massed plan	Classical Revival	2	Side- gabled	Fiber cement siding (Asbestos)	Siding replaced prior to 1961 (per Sanborn map)	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	
	811 PRESSLER ST	106777			Residential	Residential	1930	West Line NRHD	Single- family house	Hall-and- parlor	Minimal Traditional	1	Side- gabled	Fiber cement siding (Asbestos)	Siding replaced	None visible	Contributing to a NRHP district	Recommended contributing to a local historic district	

City of Austin Local Historic District Application
Smoot/Terrace Park Local Historic District



Map 1-a. Smoot/Terrace Park Local Historic District Map. Addresses link to *Appendix B, Inventory* and *Appendix C, Survey Sheets*. Subdivisions are color-coded on the base map.

DESIGN STANDARDS/PRESERVATION PLAN

PURPOSE

Local historic district designations protect and enhance historic neighborhoods in Austin. By establishing historic district overlay zoning, the City of Austin creates a public process to review proposed changes to contributing buildings and consider whether those changes are compatible with the neighborhood's historic character.

These design standards provide direction for property owners, architects, designers, builders, the Historic Landmark Commission (HLC), and the City Historic Preservation Office (HPO) in reviewing Certificate of Appropriateness applications for changes to contributing properties and new construction within the local historic district. Applications for Certificates of Appropriateness for properties in local historic districts are reviewed based on the design standards adopted for each district.

The design standards are based on the preservation standards described in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, all of which are included in *Section 5, Resources for Property Owners*. Each section of the local historic district's design standards provides clarifications of the *Secretary of the Interior's Standards*, including exceptions and recommendations for best practices.

The design standards interpret the relationship between the nationwide *Secretary's Standards for Rehabilitation* and the specific architectural character of the Smoot/Terrace Park Historic District. The standards in this document were developed by first studying the physical elements of the historic buildings and landscapes that define the character of the district, as defined above in *Section 1. Architectural Composition of the District* and *Section 2. Building Locations and Landscape Features*.

Property owners should review these sections to understand the important character-defining features of the district's historic homes.

SCOPE

These design standards set parameters for Certificates of Appropriateness for alterations and additions to contributing buildings in the local historic district. The design standards also set parameters for compatible new construction within the district. The scope below sets forth the types of work that *require* a Certificate of Appropriateness, the types of work *recommended* to follow these design standards, and the types of work that fall outside of the purview of these design standards.

These design standards do not require a property owner to rehabilitate or restore their property. Rather, the standards apply if and only if the property owner initiates a rehabilitation or restoration project.

Work requiring a Certificate of Appropriateness:

- Exterior alterations to a contributing building, if a building permit is required¹
- Replacement of doors and windows, even when a building permit is not required
- Construction of new principal buildings on any property in the district
- Construction of Accessory Dwelling Units (ADUs) or other secondary buildings on contributing properties
- Demolition of any contributing principal building
- Addition of new signs

The Historic Preservation Office or Historic Landmark Commission shall grant a Certificate of Appropriateness if the application conforms to these design standards. The HLC also has the authority to grant exemptions to the standards if it determines that the proposed project will maintain the character-defining features of the property and/or district. Considerations that may cause the HLC to grant an exemption include, but are not limited to:

- Energy efficiency²
- Watershed protection
- Tree protection
- Accessibility for persons with disabilities
- Small lot size

Work requiring a Certificate of Appropriateness may be eligible for a tax abatement from the City. (Contact the HPO for additional information.)

Work recommended to meet these design standards:

- Exterior alterations or additions to noncontributing buildings constructed during the district's period of significance (1877-1945)

While the design standards do not regulate alterations and additions to noncontributing buildings, property owners are encouraged to consult these design standards for recommendations in their design process.

For a noncontributing building built during the district's period of significance (1877-1945), the HPO may change the status to contributing if non-historic alterations are removed and/or historic features are restored. Work that changes the building's status to contributing is eligible for a tax abatement from the City. (Contact the HPO for additional information.)

¹ In general, a building permit is required to "erect, construct, enlarge, alter, repair, improve, remove, convert, move or demolish any building or structure" in Austin; a list of the limited types of work exempt from permitting is available at <http://austintexas.gov/page/work-exempt-building-permits>.

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

Work excluded from the scope of these design standards:

- Interior alterations that do not involve exterior changes
- Structural or systems work that is not visible on a contributing building's exterior
- Exterior alterations to contributing buildings that do not require a building permit – except door and/or window replacement on a contributing building
- Exterior alterations or additions to noncontributing buildings
- Any work item not addressed herein; if a proposed project or project component is not addressed by the design standards, only the base zoning and applicable *building codes apply*

PROCESS

A Certificate of Appropriateness is required for all non-routine exterior work to a contributing resource that requires a building permit, as well as replacement of windows or doors even if it does not require a building permit. This work may include alterations to historic materials or the visual appearance of a site or building façade within the historic district. These include additions to existing buildings, construction of new buildings, changes in roof materials, major landscape work, and changes in sidewalks and driveways. Historic preservation review is usually not required for ordinary maintenance work such as re-painting and performing routine repairs using like materials. Please check with the City HPO if you are uncertain whether a historic review is required.

The HPO may approve certain minor projects without a review by the HLC. Minor projects include the construction of one-story rear additions of less than 600 square feet, two-story additions not visible from the street, and pools, decks, fences, back porch enclosures or other minor features.

Application forms for obtaining a Certificate of Appropriateness are available online at:
<http://www.austintexas.gov/page/planning-and-zoning-applications#hist>.

Alterations to Contributing Buildings

This section of the design standards applies to historic features on exterior front walls, side walls within 15 feet of the front of the house, and roofs within 15 feet of the front of the house. Applicable historic features include exterior wall materials, doors, windows, porches, dormers and chimneys. An exterior feature is historic if it was built during the district's period of significance (1877–1945), even if it was added after initial construction, and if it is identified as historic in the previous sections of this application (see *Principal Architectural Styles and Periods of Construction*; *Architectural Composition of the District*; or *Building Locations and Landscape Features*).

The design standards for alterations to contributing buildings reflect the preservation standards described in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. In general, the standards follow these basic principles:

- **Do not alter or remove historic features unless they are deteriorated beyond repair.**

Some exterior alterations to a historic building are generally needed as part of a rehabilitation project to ensure its continued use, but it is important that such alterations do not substantially change, obscure, or destroy character-defining historic materials and features. Section 2 of this document identifies the character-defining historic features for each architectural style found in the district. The materials and features that are important in defining a building's historic character must be retained to preserve that character unless they are deteriorated beyond repair. The HPO and HLC will determine when the level of deterioration is great enough to require replacement, based upon the definition of "deteriorated beyond repair" in the Glossary in *Appendix F*.³

See *Principal Architectural Styles and Periods of Construction*; *Architectural Composition of the District*; and *Building Locations and Landscape Features* for descriptions of common historic features and materials present within the historic district. Each material and feature will require different preservation treatments. See *Resources for Property Owners* for online and in-person resources available to help property owners learn about treatment options and professional historic preservation services.

- **If replacing deteriorated historic features, the replacement should reflect the original.**

If the level of deterioration or material damage to a historic feature means that repair is not possible, or if it is critical to the survival of the building (e.g., a roof), the damaged feature should be replaced to match the historic feature based on physical or historical documentation of its form and detailing. The design standards recommend the replacement of the entire feature in-kind (i.e., with the same profile, dimension, and texture). A substitute material is an acceptable alternative to the original material if the form, design, and scale, as well as the substitute material itself, can effectively reflect the appearance of the remaining features, such as fiber-cement (eg. HardieBoard) siding that imitates wood siding, provided that the replacement does not damage remaining adjacent historic fabric.

- **Do not add a new feature that was not there historically.**

³ As defined in the Glossary, an individual building component is "deteriorated beyond repair" if it is decayed to the point where it cannot serve its structural purposes. The HPO and HLC will determine if a building component is deteriorated beyond repair, based on documentation provided by the property owner.

When an entire exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately restored in form and detailing after carefully examining primary source documentation of the feature's historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. If the missing feature is important to the historic character of the building – and adequate documentary and physical evidence exists – the design standards recommend its reproduction and replacement.

A second option for replacing a missing feature—particularly when the available information about the feature is inadequate to permit an accurate reconstruction—is to design a new feature that is compatible with the overall historic character of the building. To be compatible, the new design should always take into account the size, scale, and material of the building itself, and should be clearly differentiated from the historic features. Consider looking at examples of historic features on similar buildings in the district for reference.

Keep in mind that the City never will require replacement, but the design standards will apply if an owner initiates a replacement project.

A. FRONT EXTERIOR WALLS

Requirements

1. Retain and repair the historic exterior materials on front walls, side walls within 15 feet of the front, unless HPO staff and/or the HLC agree that repair is not possible due to deterioration beyond repair
2. If replacement of the historic exterior wall materials is necessary, choose a material similar in dimensions, profile, reveal, and texture to the historic material, and install the new materials so that they do not damage adjacent historic fabric and so that they maintain the planar relationships and joint patterns that existed historically relative to window frames, door frames, and other exterior features

Recommendations

- a. Identify and treat the causes of deterioration to exterior wall materials, such as clogged gutters and downspouts, leaky roofs, deteriorating paint, sprinklers pointed toward the house, and vegetation or moisture-retaining soil that touches wood elements
- b. Clean soiled historic exterior wall surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes
- c. Maintain and repair historic exterior walls according to accepted preservation techniques (see Section 4. Resources for Property Owners)

B. DOORS AND DOOR OPENINGS

Requirements

1. Avoid alterations that enlarge doorways, relocate doorways, or add new door openings on front walls and side walls within 15 feet of the front
2. Retain and repair historic doors and door frames unless HPO staff and/or the HLC agree that deterioration is beyond repair
3. Retain and repair door glazing (window or glass) in its historic configuration unless deteriorated beyond repair

4. In cases where a historic entry door is missing or deteriorated beyond repair, choose a replacement door that is similar in terms of design and appearance with the historic character of the house
5. If a new door or door frame is required because the original is deteriorated beyond repair, install the new components so that they maintain the same planar relationships and joint patterns that existed historically relative to door frames, exterior wall planes, and other exterior features

Recommendations

- a. If choosing a replacement door, look to other houses of similar age and style or consult publications, catalogs, or design professionals to determine the appropriate door styles and materials for the age and style of your house
- b. Maintain and repair historic doors according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)

C. WINDOWS AND WINDOW OPENINGS

Requirements

1. Avoid alterations that enlarge or relocate window openings, or add new window or skylight openings, on front walls, side walls within 15 feet of the front, or roofs within 15 feet of the front
2. Retain and repair all components of existing historic windows unless HPO staff and/or the HLC agree that the individual component is deteriorated beyond repair
3. If replacement of historic windows is necessary, use windows that are the same size and match the dimensions, profile, and configuration of historic windows
4. Substitute materials are appropriate if they maintain the profile and finish appearance of the historic window. Extruded aluminum and aluminum-clad wood are acceptable substitutes for wood; vinyl is not an acceptable substitute material
5. If replacement windows are required, install the new windows so that they maintain the same planar relationships and joint patterns as existed historically relative to window frames, exterior wall planes, and other exterior features

Recommendations

- a. The energy efficiency of original windows can be improved by using methods that do not damage historic sashes, glass, or frames – such as weather stripping, insulating weight pockets, adding interior storm windows, adding a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods
- b. Maintain and repair historic windows according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)
- c. Consult with HPO staff, Preservation Austin, and local neighborhood groups like the Zoning Committee of the Old West Austin Neighborhood Association (OWANA) for affordable ways to maintain and enhance the efficiency of historic windows

D. PORCHES

Requirements

1. Retain and repair the historic front porch materials and features unless HPO staff and/or the HLC agree that they are deteriorated beyond repair⁴

⁴ Note that replacement of porch flooring does not require a building permit, and therefore is not regulated within the scope of these Design Standards. However, structural repairs under the porch would require a building permit.

2. If replacing deteriorated historic porch materials or features, use materials that are the same size and match the dimensions, profile, texture, and configuration of existing historic features
3. If enclosing a front porch, use materials that do not visually detract from the historic character of the house—like non-reflective screening or glass—and install the enclosure in a reversible manner that does not damage any historic features

Recommendations

- a. If replacing deteriorated historic porch materials or features, consider using the historic material before considering a substitute material
- b. Consider keeping front porches open if they were open during the period of significance
- c. Maintain and repair historic porches according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)

E. ROOFS AND ROOF FEATURES

Requirements

1. Retain and repair the original roof shape, including pitches, profiles, and eave heights and depths within 15 feet of the front
2. Retain and repair historic dormers, historic gable/attic vents, historic roof brackets, and historic chimneys unless they are deteriorated beyond repair

Recommendations

- a. If replacing roof materials and features that are deteriorated beyond repair, first consider using the original material, then the use of a product that matches the dimensions, profile, appearance, and configuration of the historic material; metal roofs are also acceptable
- b. Maintain and repair historic roof materials and features according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)

F. SITE IMPROVEMENTS

Requirements

None.

Recommendations

- a. Maintain and repair, rather than replace, existing historic fences, walls, retaining walls, and steps according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)
- b. When replacing deteriorated historic site features, consider matching the size as well as the dimensions, profile, appearance, and configuration of the historic feature
- c. Consider adding a new front yard fencing only if similar fences were present in the district during the historic period (1877–1945)
- d. Consider avoiding installation of new permanent landscape features that obscure the historic features of the building
- e. Consider trimming vegetation so that it does not obscure the historic features of the building
- f. Trim vegetation so that it does not touch the building to avoid water infiltration
- g. Point sprinklers away from the building to avoid water infiltration

Additions to Contributing Buildings

Requirements

1. New additions should be compatible with the historic building by reflecting the scale, massing, and/or materials of the historic building, but differentiated enough so that they are not confused as historic or original to the building
2. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects the style of the historic building, differentiate the scale, massing, and/or materials, at least slightly
3. Design new additions that are subordinate to and do not overpower the historic building
4. Construct additions that avoid the removal or obstruction of any historic exterior features on the front of the building or the sides within 15 feet of the front
5. Set back a new ground-level addition a minimum of 15 feet measured from the front wall of the house (excluding the porch)
6. A new basement addition may extend to the front of the house
7. Design basement additions so that they do not raise the floor level of the house, or so that the new floor level of the house is not higher than either the average of the contributing houses on the same block face, or the average of the adjacent houses if contributing
8. Modern materials such as fiber-cement siding are appropriate for additions, provided that the overall design is compatible with the historic building

Recommendations

- a. Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side or rear roof slope that is set back from the front of the building at least 15 feet
- b. Design a one-story addition to a one-story building if possible
- c. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway to minimize damage to the historic fabric of the original building
- d. If constructing additional porch space, consider side-porch additions that are set back from the front façade; as well as freestanding shade structures, like pergolas or canopies
- e. Design new additions according to accepted preservation principles (see Section 4. Resources for Property Owners)
- f. Consult with the OWANA Zoning Committee about the design of new additions

New Construction

These design standards recognize that new residential structure should reflect its time; therefore, contemporary design for new residential construction is appropriate, as long as it is compatible with the design patterns of the district and the buildings immediately around it. These standards also recognize the importance of Accessory Dwelling Units (ADUs) in providing homeowners with supplemental rental income, encouraging urban residential density in near-downtown neighborhoods, and increasing affordable housing options in areas of the city that are seeing a rapid rise in property values. Encouraging a dense, affordable, and diverse neighborhood will result in a greater ability to preserve the neighborhood's historic homes.

All new construction within the district shall conform to the Austin City Code, Land Development Code, and any other applicable development-related regulations, unless specified below.

Requirements

1. New construction shall have the same street orientation and distance from adjacent buildings as the contributing buildings in the same block. New garages may have an alley-fronting orientation if in keeping with contributing garages in the district
2. Setbacks for new construction of a new principal building shall be consistent with setbacks of the district's contributing houses by taking the average of the existing setbacks of contributing houses on the same block face, or by aligning with the setback of one adjacent contributing house. This may allow setbacks that are shallower than the base zoning
3. Setbacks for new construction of a new auxiliary building, such as a garage, shall be consistent with setbacks of the district's contributing auxiliary buildings by taking the average of the existing setbacks of contributing auxiliary buildings on the same block face, or by aligning with the setback of one adjacent contributing auxiliary buildings. This may allow setbacks that are shallower than the base zoning
4. Design new buildings so that they are compatible with, but differentiated from, historic buildings in the district
5. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects a style borrowed from surrounding historic buildings, differentiate the scale, massing, and/or materials
6. For new residential buildings, garages shall be set back at least 15 feet from the front wall of the building (excluding the porch)
7. Protect large trees from damage during construction and from delayed damage due to construction activities⁵

Recommendations

- a. Avoid using a historical style not found among the contributing buildings in the district
- b. Consider using the same or similar front proportions and fenestration patterns as contributing buildings
- c. Consider the spacing, placement, scale, orientation, proportion, and size of window and door openings to be similar to surrounding contributing buildings
- d. For residential buildings, consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be the same as or similar to existing adjacent buildings

⁵ Refer to the City of Austin Tree Regulations at <https://www.austintexas.gov/fag/tree-regulations>.

- e. Consider designing new principal houses to include front porches that are at least 6 feet deep with an area of at least 70 square feet
- f. Protect significant site features from damage during construction and from delayed damage due to construction activities
- g. Consult with the OWANA Zoning Committee at the outset of designing new buildings within the district

Resources for Property Owners

Many resources exist online to guide property owners in preserving their buildings, including the Preservation Briefs and Preservation Tech Notes provided by the National Park Service (see below). Locally in Austin, the nonprofit organizations Preservation Austin (www.preservationaustin.org/) and Preservation Texas (www.preservationtexas.org/) both provide in-person advice about treatments and suggestions for professional services. The Texas Historical Commission (<http://www.thc.texas.gov/>) is also available to provide assistance.

A. CITY OF AUSTIN REGULATORY RESOURCES

Historic Landmark Commission (HLC)

Website: <https://www.austintexas.gov/hlc>

Phone: (512) 974-6454

Address: One Texas Center, 505 Barton Springs Rd., 5th Floor, Austin, Texas 78704

The Historic Landmark Commission is an 11-member board appointed by the City Council and composed of Austin residents having “knowledge of and experience in the architectural, archaeological, cultural, social, economic, ethnic, or political history of the City, and a demonstrated interest or competence in or knowledge of historic preservation” (City of Austin Code of Ordinances, Section 2-1-147).

Among many other duties related to the promotion and preservation of historic places in Austin, the Commission reviews and approves proposed changes to contributing historic properties and proposed new construction in local historic districts.

A Certificate of Appropriateness is required in advance of performing all non-routine exterior and site work requiring a building permit within the historic district, as well as window and door replacement even if it does not require a building permit. Building permits will not be released without a Certificate of Appropriateness review by the Historic Preservation Office or the Commission.

Historic Preservation Office (HPO)

Website: <https://www.austintexas.gov/departments/historic-preservation>

Phone: (512) 974-1686

Address: One Texas Center, 505 Barton Springs Rd., 5th Floor, Austin, Texas 78704

The Historic Preservation Office (HPO) supports the HLC with dedicated professional staff.

B. ONLINE RESOURCES

The design standards are based on the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which are one component of the overall Standards and Guidelines for the Treatment of Historic Properties. The standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The guidelines offer general design and technical recommendations to assist in applying the standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic

property. The full set of standards and guidelines are hosted by the National Park Service (NPS) at <https://www.nps.gov/tps/standards.htm>.

The National Park Service also provides technical assistance and guidance on the preservation of historic properties through the publication of *Preservation Briefs* and *Preservation Tech Notes*, which are all available online at <https://www.nps.gov/tps/how-to-preserve.htm>. These resources focus on specific issues common in preservation.

The following is a list of publications (by the NPS and others) relevant to the issues faced by owners of properties in local historic districts.

Publications about work on historic exterior walls

- NPS Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>)
- NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>)
- NPS Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>)
- NPS Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>)
- NPS Preservation Brief 10: Exterior Paint Problems on Historic Woodwork (<https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>)
- NPS Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors (<https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>)
- NPS Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>)
- NPS Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>)

Publications about work on historic windows

- NPS Preservation Brief 9: The Repair of Historic Wooden Windows (<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>)
- NPS Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows (<https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>)
- Window Rehabilitation Guide for Historic Buildings, a comprehensive technical guide to window preservation published by the National Park Service and the Historic Preservation Educational Foundation (www.hpef.us/windows)
- Window Preservation Standards, a catalog of specific methods for the assessment, maintenance, repair, preservation, and weatherization of older and historic windows published by the Window Preservation Standards Collaborative (www.windowstandards.org)

- National Trust for Historic Preservation, “13 Things You Should Know About Retrofitting Historic Windows” (www.savingplaces.org/stories/preservation-tips-tools-retrofitting-historic-windows)
- National Center for Preservation Technology and Training, “Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement” (www.ncptt.nps.gov/blog/saving-windows-saving-money)
- *Journal of Preservation Technology*, “What Replacement Windows Can’t Replace: The Real Cost of Removing Historic Windows” (www.dahp.wa.gov/sites/default/files/WhatReplacementWindowsCantReplace.pdf)

Publications about work on historic roofs

- NPS Preservation Brief 4: Roofing for Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>)
- NPS Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs (<https://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>)
- “*The Roofing Handbook for Historic Buildings*,” a comprehensive technical guide to historic roof preservation published by the Historic Preservation Educational Foundation (www.hpef.us/roofing)

Other relevant publications

- NPS Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns (<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>)
- NPS Preservation Brief 45: Preserving Historic Wooden Porches (<https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>)