ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ESTABLISH THE ROGERS WASHINGTON HOLY CROSS HISTORIC DISTRICT FOR THE PROPERTIES GENERALLY BOUNDED BY EAST 21ST STREET ON THE NORTH, CEDAR AVENUE ON THE EAST, EAST MARTIN LUTHER KING JR. BOULEVARD ON THE SOUTH, AND CHESTNUT AVENUE (TO EAST 20TH STREET) ON THE WEST, IN THE UPPER BOGGY CREEK 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-2020-0069, on file at the Planning and Zoning Department, as follows:

2305 E. 21st Street;

1900 block of Cedar Avenue—west side;

2000 block of Cedar Avenue—west side;

2100 Cedar Avenue;

1900 block of Chestnut Avenue—east side;

2310 E. Martin Luther King Jr. Boulevard;

2400 block of Givens Avenue—both sides;

2500 block of Givens Avenue—both sides;

1900 block of Maple Avenue—both sides;

2000 block of Maple Avenue—both sides, excluding 2011 and 2013 Maple Avenue;

2400 block of E. Martin Luther King Jr. Boulevard;

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2500 block of E. Martin Luther King Jr. Boulevard, excluding 2504 E. Martin Luther King Jr. Boulevard; and

2500 block of Weber Avenue—both sides

generally known as the Rogers Washington Holy Cross Historic District and identified in the map attached as **Exhibit "A".**

PART 2. The properties within Rogers Washington Holy Cross Historic District are more particularly described and identified by their contributing (C) and noncontributing (NC) status in the chart and map attached as **Exhibit "B"**.

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

PART 4. The Property within the Rogers Washington Holy Cross Historic District must comply with the Preservation Plan and Design Standards as set forth in **Exhibit "C"** attached and incorporated into this ordinance.

PART 5. The Property is subject to Ordinance No. 020809-91 that established the Upper Boggy Creek neighborhood plan area.

PART 6. This ordinance takes effect on _____, 2020.

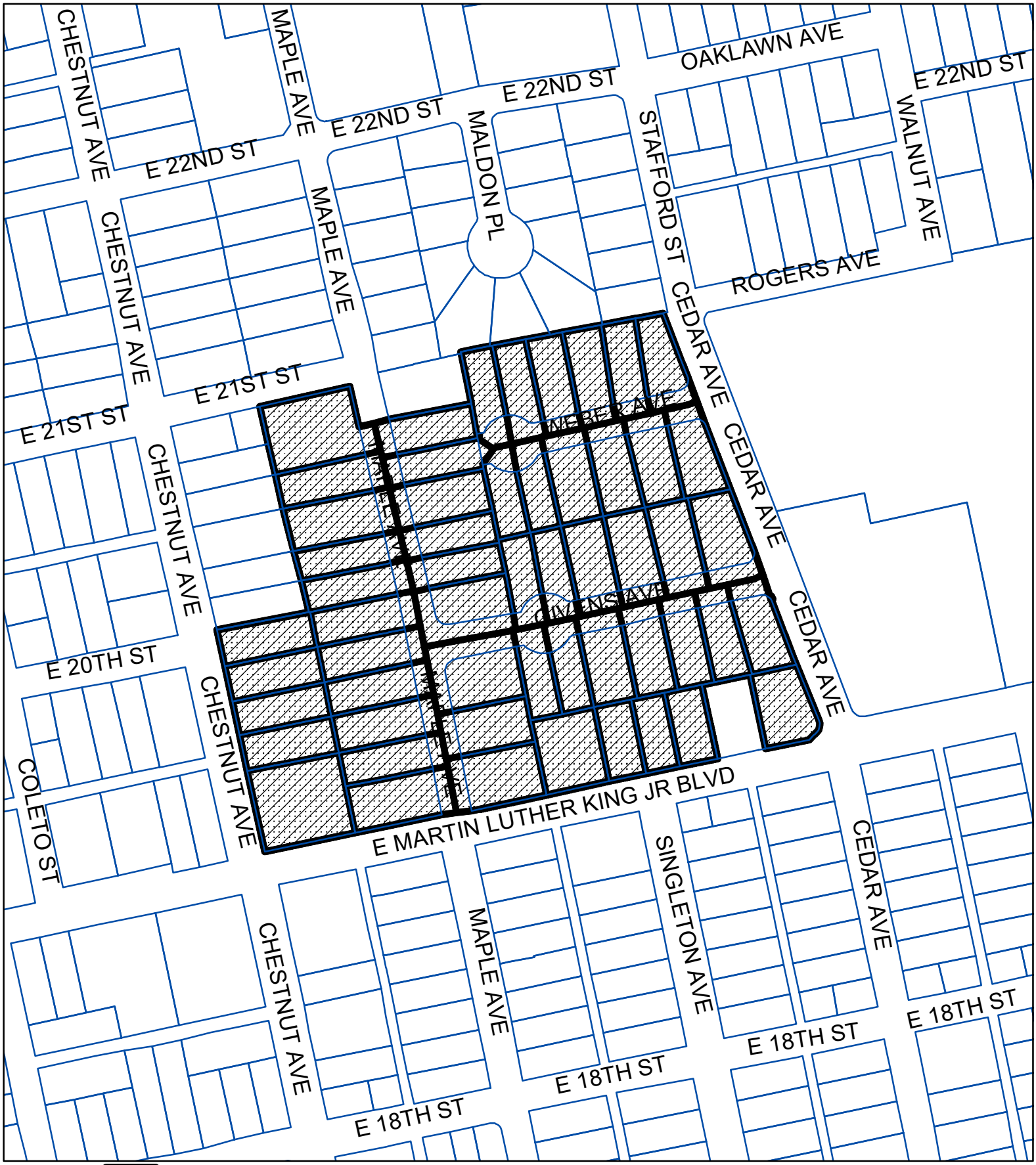
PASSED AND APPROVED

§
§
_____, 2020 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

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BUFFER
PROPERTY_OWNER
SUBJECT_TRACT

PETITION

Case#: C14H-2020-0069

Exhibit A

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.

1 " = 200 '

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.

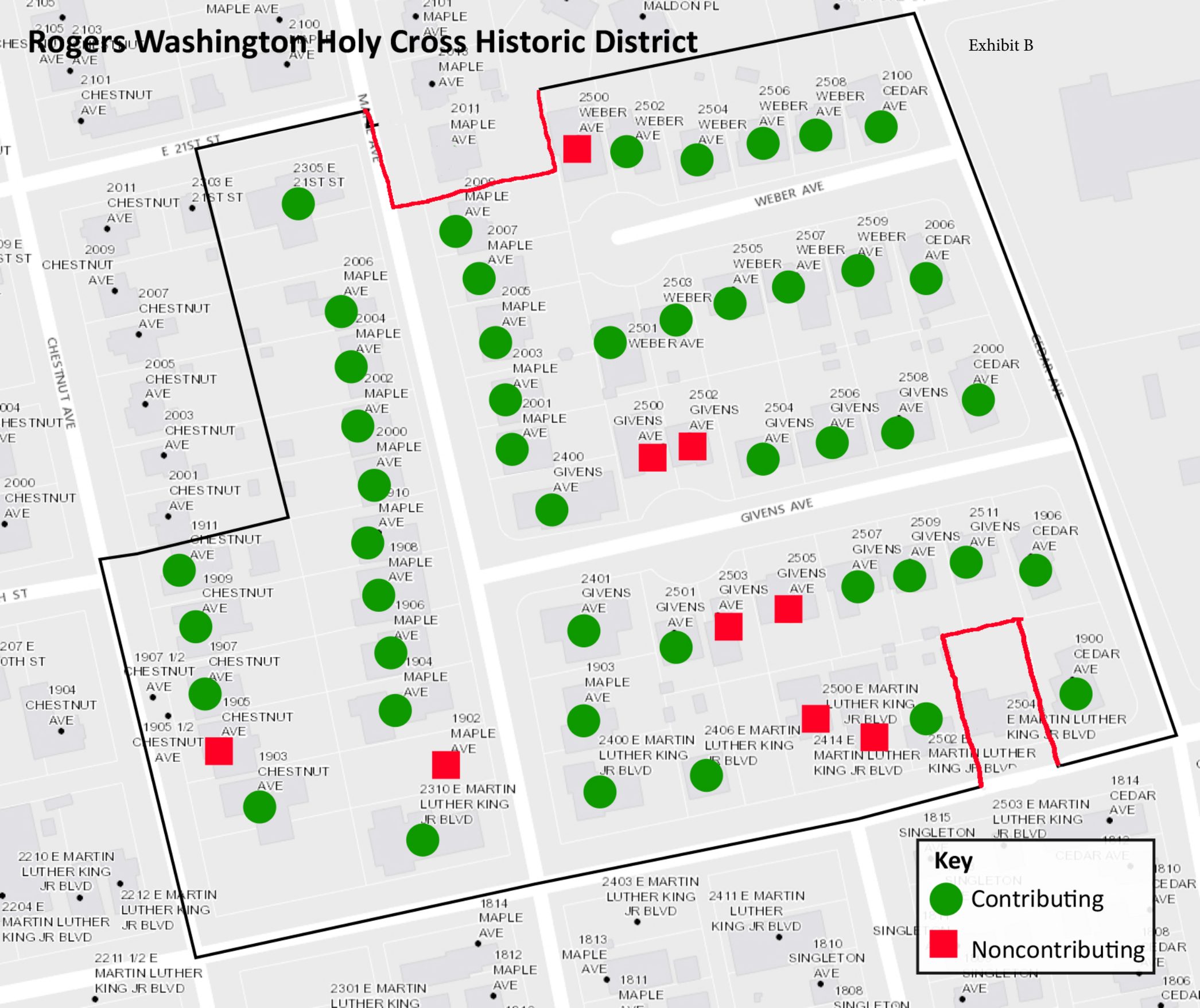
PROPERTY INVENTORY

Rogers Washington Holy Cross Historic District

TCAD ID	Address	Construction Date	Style	Contributing/ Noncontributing	Legal Description
0212101503	2305 E 21 ST	1956	Ranch	C	LOT 4-5 BLK 1 OLT 47 DIV B SUNRISE ADDN
0212101408	1900 CEDAR AVE	1957	Ranch	C	LOT 8 *& E 25FT LOT 7 HOLY CROSS HEIGHTS
0212101407	1906 CEDAR AVE	1957	Ranch	C	LOT 9 *NE TRI OF LOT 10 HOLY CROSS HEIGHTS
0212101307	2000 CEDAR AVE	1958	Ranch	C	LOT 43 HOLY CROSS HEIGHTS RESUB
0212101306	2006 CEDAR AVE	1957	Ranch	C	LOT 24 HOLY CROSS HEIGHTS
0212101225	2100 CEDAR AVE	1960	Ranch	C	LOT 3 HOLY CROSS HEIGHTS RESUB 2
0212101521	1903 CHESTNUT AVE	1968	Ranch	C	LOT 5&6 WASHINGTON SUBD
0212101522	1905 CHESTNUT AVE	1972	Ranch	NC	LOT 4 WASHINGTON SUBD
0212101523	1907 CHESTNUT AVE	1964	Ranch	C	LOT 3 WASHINGTO SUBD
0212101524	1909 CHESTNUT AVE	1961	Ranch	C	LOT 2 WASHINGTON SUBD
0212101525	1911 CHESTNUT AVE	1962	Ranch	C	LOT 1 WASHINGTON SUBD
0212101316	2400 GIVENS AVE	1959	Ranch	C	LOT 13 WASHINGTO SUBD
0212101417	2401 GIVENS AVE	1959	Ranch	C	LOT 14 WASHINGTON SUBD
0212101317	2500 GIVENS AVE	2016	No style	NC	LOT 17&18 HOLY CROSS HEIGHTS
0212101401	2501 GIVENS AVE	1958	Ranch	C	LOT 17&18 HOLY CROSS HEIGHTS
0212101311	2502 GIVENS AVE	2015	No style	NC	LOT 16 HOLY CROSS HEIGHTS
0212101402	2503 GIVENS AVE	1964	Ranch	NC	LOT 15 HOLY CROSS HEIGHTS
0212101310	2504 GIVENS AVE	1960	Ranch	C	LOT 40 HOLY CROS HEIGHTS RESUB
0212101801	2505 GIVENS AVE	2016	No style	NC	LOT 44 HOLY CROSS HEIGHTS RESUB
0212101309	2506 GIVENS AVE	1958	Ranch	C	LOT 41 HOLY CROSS HEIGHTS RESUB
0212101404	2507 GIVENS AVE	1958	Ranch	C	LOT 45 HOLY CROSS HEIGHTS RESUB
0212101308	2508 GIVENS AVE	1959	Ranch	C	LOT 42 HOLY CROS HEIGHTS RESUB
0212101405	2509 GIVENS AVE	1958	Ranch	C	LOT 46 HOLY CROSS HEIGHTS RESUB
0212101406	2511 GIVENS AVE	1959	Ranch	C	LOT 47 HOLY CROSS HEIGHTS RESUB
0212101518	1902 MAPLE AVE	n/a	n/a	NC	
0212101416	1903 MAPLE AVE	1963	Ranch	C	LOT 15 WASHINGTON SUBD
0212101517	1904 MAPLE AVE	1969	Ranch	C	LOT 9 WASHINGTON SUBD
0212101516	1906 MAPLE AVE	1963	Ranch	C	LOT 10 WASHINGTON SUBD
0212101515	1908 MAPLE AVE	1962	Ranch	C	LOT 11 WASHINGTON SUBD
0212101514	1910 MAPLE AVE	1964	Ranch	C	LOT 12 WASHINGTO SUBD
0212101507	2000 MAPLE AVE	1961	Ranch	C	LOT 6 OLT 47 *RESUB PT OLT 47 DIVISION B
0212101312	2001 MAPLE AVE	1960	Ranch	C	LOT 9 OLT 47 *RESUB PT OLT 47 DIVISION B
0212101506	2002 MAPLE AVE	1961	Minimal Traditional	C	LOT 5 OLT 47 *RESUB PT OLT 47 DIVISION B
0212101313	2003 MAPLE AVE	1960	Ranch	C	LOT 8 OLT 47 *RESUB PT OLT 47 DIVISION B
0212101505	2004 MAPLE AVE	1960	Ranch	C	LOT 4 OLT 47 *RESUB PT OLT 47 DIVISION B
0212101314	2005 MAPLE AVE	1960	Ranch	C	LOT 7 OLT 47 *RESUB PT OLT 47 DIVISION B
0212101504	2006 MAPLE AVE	1953	Minimal Traditional	C	LOT 6 BLK 1 OLT 47 DIV B SUNRISE ADDN
0212101233	2007 MAPLE AVE	1959	No style	C	LOT 3 OLT 47 DIV B WELTON CITY SUBD
0212101232	2009 MAPLE AVE	1961	Ranch	C	LOT 2A *RESUB LOT 1-2 OLT 47 DIV B WELTON CITY SUBD
0212101519	2310 E M L KING JR BLVD	1964	1960s Contemporary	C	LOT 7 WASHINGTON SUBD
0212101415	2400 E M L KING JR BLVD	1964	Ranch	C	LOT 16 WASHINGTON SUBD
0212101414	2406 E M L KING JR BLVD	1957	Ranch	C	LOT 1-2 HOLY CROSS HEIGHTS
0212102001	2414 E M L KING JR BLVD	2016	No style	NC	UNT A 2414 E MLK CONDOMINIUMS PLUS 50.0 % INT IN COM AREA
0212102101	2500 E M L KING JR BLVD	1960	Ranch	NC	LOT 3&4 HOLY CROSS HEIGHTS
0212101410	2502 E M L KING JR BLVD	1957	Ranch	C	LOT 5 HOLY CROSS HEIGHTS
0212101230	2500 WEBER AVE	1956	Ranch	NC	LOT 31 HOLY CROSS HEIGHTS
0212101301	2501 WEBER AVE	1958	Minimal Traditional	C	LOT 30 HOLY CROSS HEIGHTS
0212101229	2502 WEBER AVE	1961	Ranch	C	LOT 32 HOLY CROSS HEIGHTS
0212101302	2503 WEBER AVE	1959	Minimal Traditional	C	LOT 29 HOLY CROSS HEIGHTS
0212101228	2504 WEBER AVE	1959	Ranch	C	LOT 33 HOLY CROSS HEIGHTS
0212101303	2505 WEBER AVE	1959	Ranch	C	LOT 37 HOLY CROSS HEIGHTS RESUB
0212101227	2506 WEBER AVE	1957	Ranch	C	LOT 1 HOLY CROSS HEIGHTS RESUB 2
0212101304	2507 WEBER AVE	1958	Ranch	C	LOT 38 HOLY CROSS HEIGHTS RESUB
0212101226	2508 WEBER AVE	1958	Ranch	C	LOT 2 HOLY CROSS HEIGHTS RESUB 2
0212101305	2509 WEBER AVE	1959	Ranch	C	LOT 39 HOLY CROSS HEIGHTS RESUB

Rogers Washington Holy Cross Historic District

Exhibit B



ROGERS WASHINGTON HOLY CROSS HISTORIC DISTRICT DESIGN STANDARDS

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Exhibit C

CONTEXT

Historic Rogers Washington Holy Cross was one of the first neighborhoods developed by black professionals for black professionals, and therefore the development pattern of the neighborhood is strongly tied to the cultural significance of the neighborhood as a professional, middle-class, suburban neighborhood.

Historic Rogers Washington Holy Cross is an auto-oriented development. Therefore, the patterns of development are based on a street pattern favoring the auto, not the pedestrian. Much of the neighborhood is characterized by curvilinear streets without sidewalks.

Construction in the neighborhood began around 1950. The oldest structure documented in the neighborhood is from 1947, but the era of significance of the District is between 1950 and 1965, when the majority of the houses were built. The District features classic mid-century American architecture, which falls into three primary styles: Minimal Traditional, Ranch, and Contemporary.

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INTRODUCTION

The primary goal of this historic district is to preserve the overall character, identity, and presence of the Rogers Washington Holy Cross neighborhood. Buildings, sites, and landscapes help create the identity and character of the neighborhood. Design standards serve to preserve and protect areas of historical and architectural importance, as well as the overall visual characteristics of the district.

The design standards recognize that change is inevitable. They are written to enable and empower property owners to acknowledge and maintain the integrity of historic buildings and comply with the Secretary of Interior's Standards for Rehabilitation. Consequently, the Rogers Washington Holy Cross Design Standards provide guidance and support for the repair, rehabilitation, preservation and restoration of historic buildings within the historic district, and to ensure that additions and new construction are compatible with the architectural character of the district.

Historic district designation does not require property owners to make changes to their properties, such as returning buildings to their historic appearance. Additionally, the historic review process that results from district designation is limited to projects that affect the exterior of the building and its site. Interior remodeling projects do not require Historic Preservation Office or Historic Landmark Commission review and approval.

This document is a tool for property owners, tenants, contractors, design professionals, realtors, and anyone else planning a change to the exterior or site of a building or new construction within the district; as well as the Historic Landmark Commission in its evaluation of whether to grant a Certificate of Appropriateness for any project covered by these standards.

The goals of the design standards are to:

- Preserve the architectural heritage of the district through retention and preservation of historic buildings and landscape features;
- Discourage demolition of contributing buildings and buildings easily restored to contributing status;
- Support historic building preservation by providing guidance in building maintenance and repair;
- Ensure that alterations to existing buildings are compatible with the character of the structure and the district;
- Support sustainable design by providing guidance to improve energy efficiency and building performance and sustainable landscaping;
- Establish design criteria for new construction within the district to ensure that new structures will be compatible with the historic character of the district; and
- Stabilize property values by maintaining existing building stock and defining compatible new construction.

The following actions must receive a Certificate of Appropriateness prior to the issuance of any permits or before work begins, if no permit is required:

- Demolition or relocation of a contributing building;
- Construction or relocation of a new primary or accessory building or structure on any property;
- Construction of an addition to a contributing building;

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- Exterior alterations to a contributing building; and
- Major site work, including but not limited to changes to or the construction of a deck (that is visible from the public right-of-way), pool, outbuilding, walls, and fences.

Of the above items, the Historic Landmark Commission shall review all demolitions, relocations, and ground- up new construction, as well as alterations, additions, and site work that are visible from the public right-of-way and/or considered by the Historic Preservation Officer to significantly alter the historic character of the structure or site.

The Historic Preservation Officer shall review all other proposed repairs, alterations, or construction undertaken to the exterior of a site or structure within the district and evaluate their compliance with these standards. Work may be administratively approved, if allowed by code, or referred to the Historic Landmark Commission for further review.

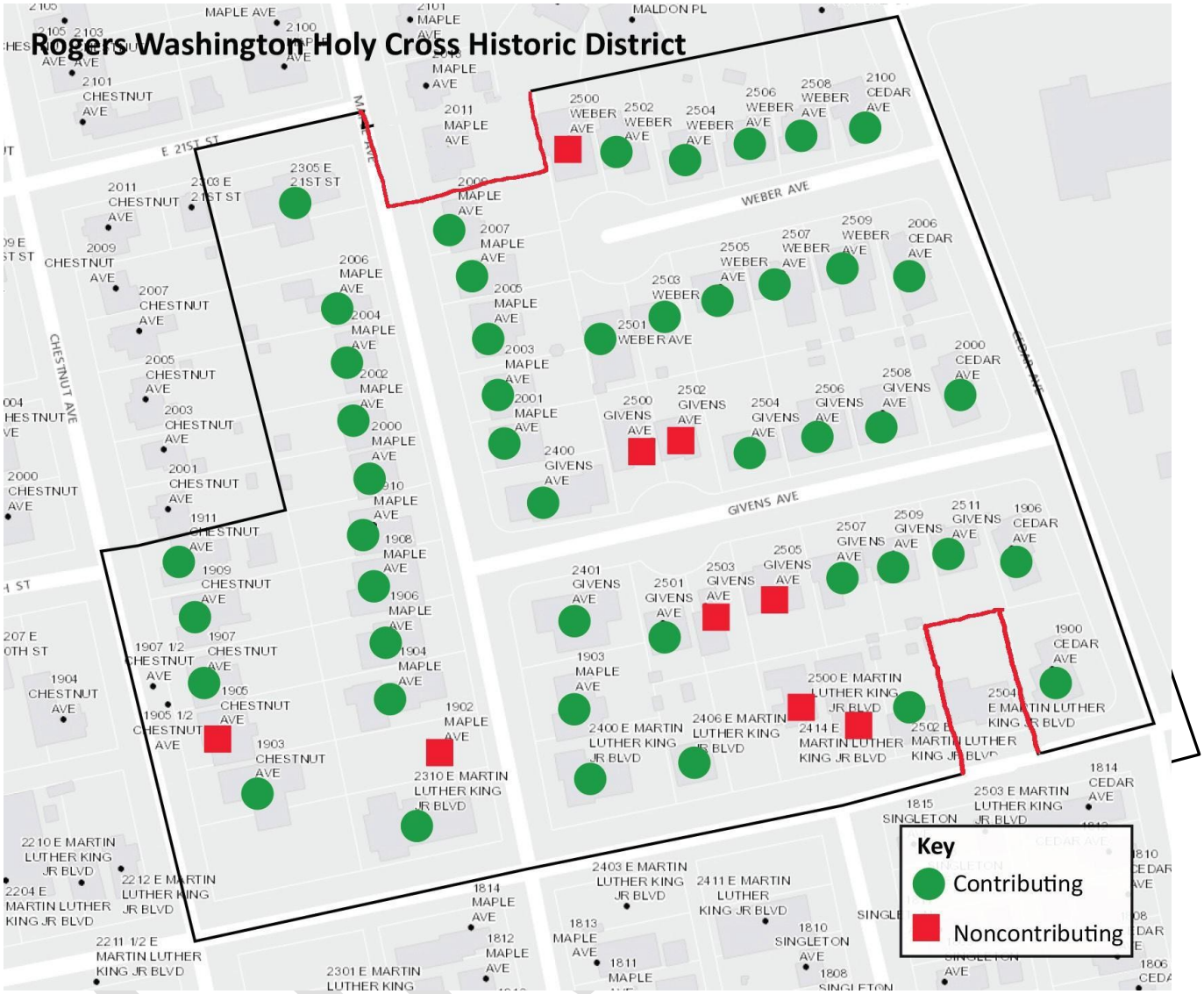
If changes to a project are proposed subsequent to historic review and approval, these standards shall be used to determine the appropriateness of any proposed project to which they apply. All standards are required unless specifically noted.

The Historic Landmark Commission may approve a Certificate of Appropriateness for work that does not strictly comply with the design standards if it finds that the proposed work is historically accurate and/or consistent with the spirit and intent of the standards, and that the proposed work will not adversely affect the historic character of the property or the integrity of the district. The Commission may impose conditions on the Certificate of Appropriateness. The applicant has the burden of proof to establish the necessary facts to warrant favorable action. The Historic Preservation Officer shall notify the applicant of the Commission's action as prescribed by the Land Development Code.

The design standards prioritize the preservation of building facades that are visible from public streets; these are designated as "protected" facades and are defined in Section 1.0 Protected Facades. Protected facades should be preserved or restored, and alterations should be avoided if possible. Work to non-protected facades must comply with the design standards.

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ROGERS WASHINGTON HOLY CROSS HISTORIC DISTRICT MAP



Contributing properties fit the following criteria:

1. Contribute architecturally and/or historically to the historic character of the district;
2. Are at least 50 years old and retains their historic appearance; and
3. Were built during the period of significance for the district (1953-69).

Altered buildings may still be considered contributing if the alterations are minor and have not significantly compromised the integrity of materials and design of the building. However, a building that has been significantly altered and no longer retains its historic appearance is no longer contributing, even if it is over 50 years old. The building may be rehabilitated to its historic appearance and determined contributing at that time.

ARCHITECTURAL STYLES AND CHARACTER-DEFINING FEATURES

The predominant architectural style in the Rogers Washington Holy Cross Historic District is Ranch; however, there are representations of other styles common to the period of significance (1952-1969) and the development patterns of this time. They include: Minimal Traditional, Split Level (a type of Ranch), and Contemporary.

Character-defining features are elements of a building that illustrate a period or style of architecture that should be preserved and maintained. These features can include building form and shape, roof type, materials, door and window patterns, craftsmanship, decorative details, and other physical details such as landscape features including retaining walls and trees and how a building is sited on a lot. Character-defining features of the Rogers Washington Holy Cross Historic District and the district's architectural styles are explained below. Although these styles may include certain features such as shed roofs or stucco cladding, the design standards address the typical representation of these styles in Rogers Washington Holy Cross.

Character-defining Features of the District

This neighborhood is an auto-oriented development and the patterns of development are based on a street pattern favoring the auto, not the pedestrian. Much of the neighborhood is characterized by curvilinear streets without sidewalks. The setting of the houses is a typical suburban pattern of a front yard, side setbacks, and backyard. The front yards are open, some sloping due to the topography of the neighborhood. The character-defining features include the siting of the buildings on the lot forward facing to the street, the front yard and landscaping, exterior materials including brick, wood siding, rock and other exterior materials, roof form and chimneys, garages and carports and their placement in relation to the main structure, windows including placement, shape, size and materials; doors including placement, shape, size and materials, porches and entrances; decorative elements including decorative rafter tails and gables, brick work and stone and landscape elements including decorative masonry fencing, retaining walls, and other site elements.

Architectural Styles within the District

MINIMAL TRADITIONAL, CIRCA 1935-1950s

This style is characterized by a simple linear rectangle shape and form with little decoration and a low to intermediate pitched roof. It features closed narrow to moderate eave overhangs, sometimes with rake detailing. Houses are typically one story, though some two-story structures are possible, but there is almost always a large, wide chimney on the front face of the house and at least one front-facing gable. Houses are constructed of wood, brick, stone or a mix of two or more of these materials. Garages, if built, are usually attached to the house, flush to the elevation.

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Character-defining features of the Minimal Traditional style:

- Building Form: L-plan, modified L-plan, bungalow, or ranch.
- Exterior walls: Wood siding or asbestos shingle. Decorative wood shingles, board-and-batten, or wavy-edge siding sometimes present at gable ends. Brick or stone veneer sometimes present at water table.
- Foundation: Pier and beam with wood skirt, or concrete slab.
- Porches: Typically, partial-width, supported by simple wood posts, geometric wood posts, or decorative metal posts.
- Roofs: Cross-gabled or gable-on-hip.
- Windows: Casement or double-hung, wood or metal sash. Fixed picture windows sometimes present at front façade. Decorative wood shutters common.
- Doors: Wood, often with small lites in geometric patterns.
- Chimneys: If present, simple brick or stone.
- Garage/carport: Attached or detached. Attached are located on the side-flush, recessed or projecting. Detached are located to the rear.

RANCH, CIRCA 1950s-1960s

Also known as the ‘rambler,’ the Ranch style is loosely based on colonial styles, particularly Spanish Colonial or English Colonial. It is characterized by a single story, asymmetrical form, and linear, rambling shape, which maximizes the façade width. It always features a ‘built-in’ attached garage flush to the elevation, usually on the front or side façade. Roof forms are typically hipped, though cross-gable and side-gable types are possible, with low pitches and moderate to wide eave overhangs. Usually the house is constructed of wood and/or brick with decorative shutters and iron or wood porch supports. Partially enclosed courtyards and patios located on the rear elevation are typical. Picture windows in the living room and decorative ribbon-style windows are common.

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Character-defining features of the Ranch style:

- Building Form: One-story, irregular-plan.
- Exterior Walls: Often brick or stone masonry, often using Roman brick or flagstone; sometimes wood siding or asbestos shingle siding.
- Foundation: Concrete slab or pier and beam.
- Porches: If present, typically recessed under main roof form and supported by simple wood posts or decorative metal posts. Floor typically concrete. Integral stone or brick planters often common. Details may exhibit influences of Revival Styles.
- Roofs: Low-sloped hipped or side-gabled, with deep eaves. Clerestory windows sometimes present at gable ends or below eaves. Details may exhibit influences of Revival Styles.
- Windows: Double-hung, casement, awning or jalousie, with wood or metal sash.
- Doors: Wood, often with small lites in geometric patterns. Decorative metal screen doors.
- Chimneys: If present, broad and simple brick or stone.
- Garages and carports: Located to the front side or rear; attached or detached.

SPLIT LEVEL AND TWO-STORY, CIRCA 1950s-1970s

The Split Level house was a novel form that developed at the end of the 1950s and remained popular through the 1970s. It is often considered a subset of the Ranch-style house. Split Level houses typically has three or more separate levels that are staggered and separated from each other by a partial flight of stairs. The two primary types are the Tri-Level Split, with three distinct living stories each a half-level apart, and the Bi-Level, with two distinct living spaces and a split-entry level. Like the other house types of this era, Split Level houses characteristically display little decorative detail; where ornamentation exists, it is minimal and may reflect Colonial, Modern, or Prairie influences in a very simplified manner. Thus, the Split Level house shares many characteristics with the post-WWII Colonial or Ranch-style house. As with the Ranch style, the garage is fully integrated into the house, reflecting the predominance of the automobile in this era.







Character-defining features of the Split Level style:

- Form: Asymmetrical; one section of the house is a half-story taller than the other, and often has a front-facing gable (side-facing gable on the lower portion is common). Hipped roofs are common as well.
- Materials: Wood siding, wide reveal; some brick or stone veneer is possible.
- Roofs: Low to moderate pitch, multiple levels, with cross-gable; hip or gable possible.
- Windows: Picture and bay windows are common. Early examples typically had double-hung windows; later examples had sliding windows.
- Doors: Modern door, often a solid wood door with small windows.
- Details: Little decorative ornamentation. Where present, details may reflect some Colonial Revival influence, but other stylistic references are possible.
- Garage: Fully integrated into house.

CONTEMPORARY, CIRCA 1950s-1970s

This style was favored by American architects from about 1945 to 1965. Roofs may be either flat or low pitched gabled. The Contemporary style had advantages over the Ranch style: it could be adapted to a two-story house and it could be built on hillsides or sloped terrain. Earlier styles were concerned about exterior decorative details whereas Contemporary houses were designed with concern for how interior spaces would function, especially in relation to each other. Thought was put into how interior and exterior spaces were integrated. A typical contemporary-style houses is one story, although later versions featured a shed-style roofline with alternating floor heights. Visually integrated attached garages are typical. The flat roof style has wide overhangs; the gabled style has a low-pitched roof with wide overhangs and a low, broad front-facing gable. Exposed support beams and structural members are common. The exterior is constructed of contrasting wall materials and textures of wood, brick, and stone. Windows are often unusual in size, shape, style, and placement.



Character-defining features of the Contemporary style:

- Building Form: Irregular or ranch.
- Exterior Walls: Stucco, wood, Roman brick, flagstone, glass, or tile. No applied ornament. Often curving or angular.
- Foundation: Concrete slab.
- Porches: Cantilevered flat awnings, or recessed under flat roof.
- Roofs: Flat, low- pitched, or irregular.
- Windows: Double-hung, casement, or fixed, with metal or wood sashes.
- Doors: Typically wood or metal, often with glazing.
- Chimneys: If present, typically brick or stone.
- Garages and carports: Are usually attached and integrated into the design.

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DESIGN STANDARDS

1.0 PROTECTED FACADES

The standards prioritize the preservation of building facades that are visible from public streets; these are designated as “protected” facades and are defined by the diagrams below. Protected facades are defined as the front façade, front 50% of the side facades, and front 75% of the corner side yard façade, as illustrated below. Non-protected facades are the remaining facades of the building.

1.1 Retain and preserve protected facades.

1.2 Do not change the character, appearance, configuration, or materials of protected façades, except to restore buildings to their original appearance.36

1.3 Do not add conjectural architectural features (e.g., do not add a front porch to a house that never had one).

1.4 Work to non-protected facades must be appropriate. However, the guidelines recognize that change will occur and that alterations and additions may be required on these non-protected facades.

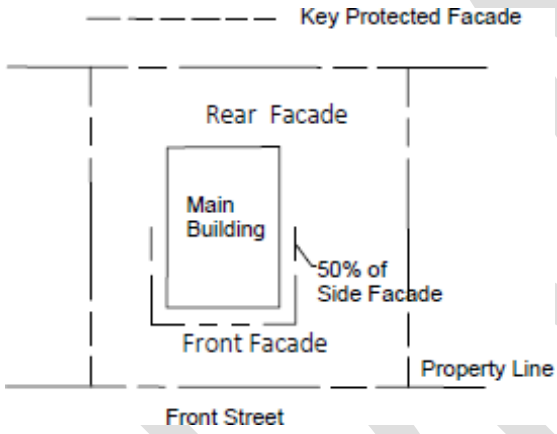


Diagram 1-1 Protected facades on an interior lot

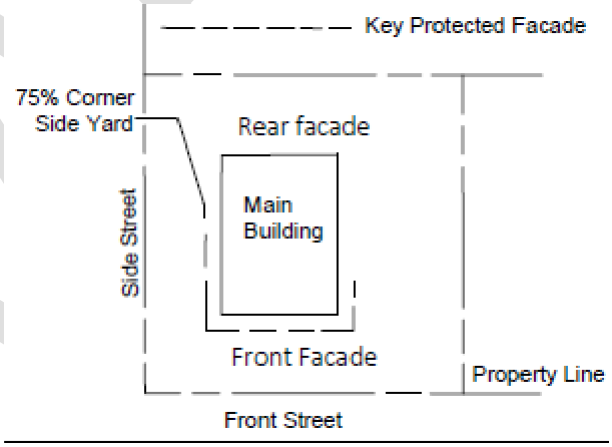


Diagram 1-2 Protected facades on a cornerside lot

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2.0 LOT CONFIGURATION

Lot configuration and grading are important historic features of the Rogers Washington Holy Cross Historic District. These design standards seek to preserve, as much as possible, the lot configuration, orientation, scale, and dimensions of the neighborhood.

2.1 Do not replat one or more lots, which may alter the original lot configurations or orientations.

2.2 Development or redevelopment of vacant lots shall respect the historical development of the property and district in terms of lot size and relationship between public and private spaces.

2.3 Preserve existing single-family development patterns by constructing one principal house-scaled building on each platted lot. Accessory dwelling units are permitted.

2.4 Significant alteration of a property's topography through extensive grading, removal or alteration of rolled terraces and similar character-defining features, filling or excavating, is not permitted unless it is to correct significant flooding and drainage issues as specified by the City of Austin.

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3.0 SITE AND SITE ELEMENTS

Site and context are critical to the character of a historic building and neighborhood. Therefore, the relationship of buildings and structures to their respective sites and to adjacent sites are important character-defining features of the district. Rogers Washington Holy Cross was an auto-oriented suburb. Therefore, the driveway, sidewalks, walkways, and parking areas were an integral part of the development pattern and are important to the character of the neighborhood.

3.1 SIDEWALKS/WALKWAYS

Many of the block faces have walkways to the front of the houses. These walkways are typically simple and perpendicular to the street.

3.1.1 Retain the original location, size and orientation of historic sidewalks/walkways.

3.1.2 Repair historic walkways rather than replacing them. If replacement is necessary due to severe deterioration or damage, the replacement shall match the size, form, location, and material of the historic walkway.

3.1.3 Where changes to historic walkways are necessary or new walkways are installed, the alterations and new walkways shall be similar to and compatible with the historic walkways in location, design, width, and materials.

3.1.4 Locate new walkways in front of the house, perpendicular to the street (as is typical of the neighborhood), matching the size, form, and material of historic walkways. On houses on an arterial corridor such as Martin Luther King Blvd, new walkways do not need to be perpendicular to the street.

3.1.5 New public sidewalks shall be aligned with those already on the block. If none exist, new sidewalks shall be placed immediately adjacent to the curb.

3.2 DRIVEWAYS

Typical neighborhood driveways are narrow, located to one side of the residence near the side property line, are straight and perpendicular to the street, constructed of concrete, and typically lead up to a garage or carport.

3.2.1 Retain the original size, location, orientation, and materials of historic driveways.

3.2.2 Integrate parking areas into the architecture of the house and orientation of the lot.

3.2.3 Do not pave historically landscaped areas of the yard.

3.2.4 Repair historic driveways rather than replacing them. If replacement is necessary due to severe deterioration or damage, the replacement shall match the historic form, width, location, and material.

3.2.5 New driveways shall be similar to and compatible with historic driveways in placement and location, design, width, and materials. Circular or semi-circular driveways are not allowed unless on an arterial corridor (such as Martin Luther King Drive).

3.2.6 Driveways shall be concrete or similar material. Do not use plain asphalt or

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blacktop for a driveway or sidewalk or in the front of the house. Do not use artificial grass, asphalt, exposed aggregate, or outdoor carpet.

3.3 LANDSCAPING

The predominant landscaping in front and side yards includes grassy areas that connect one property to another. Trees have been planted in many front yards.

3.3.1 Keep landscape planting, beds, and features at the curb or front lot line low (no more than 3 feet tall). Do not obscure the front or primary façade of the house with vegetation.

3.3.2 Replace only those portions of character-defining landscape features that are deteriorated beyond repair. Existing mature trees located in the front yard shall be maintained, with the exception of unhealthy or damaged trees, which may be removed and replaced.

3.3.3 Landscape elements in back yards, not visible from any street and less than six feet in height, are not subject to review unless a building or other type of permit is required by the Municipal Code.

Recommendations

3.3.a Indigenous plant species, which are better adapted to local climate, may require less water than non-native species and are therefore encouraged.

3.3.b Deciduous trees that provide shade in the summer and allow passive heating in the winter are also encouraged.

3.3.c Grass types that are drought-resistant are encouraged. Some drought-tolerant grasses include native Buffalo grass, Tall Fescue, and Bermuda.

3.3.d Drought-tolerant landscaping offers an alternative to turf in yards and is encouraged. Alternatives for lawn areas can include any combination of hardy, low-growing ground- covers, rock, and grass.

3.3.e Native and drought-tolerant species are encouraged for landscape beds.

3.4 RETAINING WALLS

3.4.1 Preserve historic retaining walls.

3.4.2 Repair retaining walls with materials that match the original.

3.4.3 New retaining walls located in front or side yards and visible from the right-of-way shall be constructed of brushed concrete, stone, brick, or a combination of these materials that is compatible in texture, color, and style to the principal building or adjacent paving materials.

3.4.4 The height of a new retaining wall shall not exceed the height of the slope it retains.

3.5 PATIOS AND DECKS

Locate new patios and decks at the rear of the existing structure.

3.6 OUTDOOR LIGHTING

3.6.1 Outdoor lighting must be compatible with the historic character of the building and neighborhood in design, material, and scale.

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3.7 MECHANICAL AND ENERGY CONSERVATION EQUIPMENT

3.7.1 Locate mechanical equipment and energy conservation equipment on non-primary elevations, where feasible, to minimize visibility from the street.

3.7.2 Solar panels shall be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage the historic integrity of the property or district.

3.7.3 Locate rainwater collection systems on the side or rear of the house and not along the front façade.

3.7.4 Locate wind power systems to the rear of the site or the rear of new additions. The color of the turbine must be muted and free from graphics.

Recommendation

3.7.a Appropriate landscaping is encouraged to screen mechanical equipment or accessories.

3.7 b Gutters are encouraged as a method of directing stormwater runoff and preventing drainage problems.

3.8 ENERGY EFFICIENCY

3.8.1 Compliance with energy or building codes shall not 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.

3.8.2 Construction of any new structures or alterations of existing structures shall be done in such a way as to meet or exceed the intent and requirements of current energy and building codes, except in cases where compliance with the codes would adversely impact the historic character of the property or the district.

3.9 ARCHITECTURAL BARRIERS AND ACCESSIBILITY

When needed or required, accessibility to historic properties can be achieved with careful and creative design solutions.

3.9.1 Construct ramps and other accessibility-related installations materials that are compatible with the building and district, with a design that is as unobtrusive as possible.

3.10 FENCES

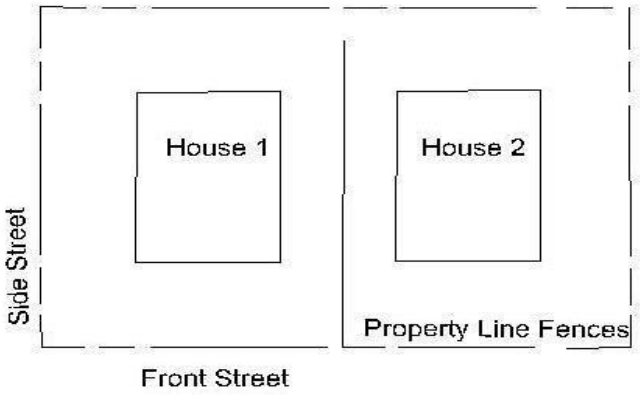
The primary purpose of a fence is to define a boundary or to enclose a site. It is appropriate to construct and use fences in this manner for a historic neighborhood. Typically, Rogers Washington Holy Cross has chain link and wood fencing around properties and decorative masonry (CMU) walls (see following photo) and wing walls adjacent to side facades.

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3.10.1 Fences and fence walls are permitted in side, corner side, and back yards. Interior side and corner side yard fences and fence walls shall not extend in front of the historic front building facade, except as addressed below. Depending on the materials and details of a fence and fence wall, additional requirements of this section may apply.

3.10.2 Construct fences in a material and style consistent with the adjacent buildings and in accordance with applicable zoning regulations. Allowed fence locations are shown below.



3.10.3 Fences shall not obscure significant views of protected facades nor obscure views to other character-defining features of the neighborhood. Fences in the front shall be no more than 4 feet in height.

3.10.4 Repair historic decorative masonry walls (CMU) rather than replacing them. If replacement is necessary due to severe deterioration or damage, the replacement shall match the historic size, form, location, and material of the historic masonry wall.

3.10.5 Fences historically located on the property line between houses and extending into the front yard are permitted and may remain and be repaired or replaced with material that is compatible with mid-century architecture.

4.0 ALTERATIONS TO CONTRIBUTING PROPERTIES

The intent of the historic district is to preserve existing buildings that contribute to the overall historic identity and character of Rogers Washington Holy Cross. Because the Ranch and Minimal Traditional-style homes that dominate the district have very little ornamentation, features such as roofline, doors, windows and exterior materials become more important.

Wherever possible, materials, design, and craftsmanship of original features shall be retained, used and maintained in a manner consistent with these standards. The preservation of historic materials provides individual properties and the neighborhood with authenticity and integrity.

4.1 EXTERIOR WALLS

4.1.1 Retain original exterior materials, including siding and trim. Wood and historic masonry and features such as texture, tooling, bonding patterns, and joint treatment are protected and must be retained.

4.1.2 Repair rather than replacing original exterior materials.

4.1.3 When replacement of historic original exterior material is necessary due to severe deterioration or damage, the replacement shall match the historic element in appearance, dimension, form, color, reflectivity, finish, and texture. Mortar used in re-pointing must match the color and composition of the original. Incompatible mortar, too high in Portland cement content, may exceed the strength of historic brick and result in accelerated deterioration of brickwork.

4.1.4 Do not apply aluminum, vinyl, or other synthetic siding as a replacement for a primary building material. Artificial siding materials have been documented to cause serious, costly, and often irreparable damage to underlying materials and structural members.

4.1.5 Exposed wood shall be painted, stained, or otherwise protected from deterioration, except for roof shingles and other elements, including brick that were historically unpainted.

4.1.6 Do not use paint removal methods that involve thermal devices, or utilize chemical strippers that are not neutralized and stripping over a prolonged period such that the grain is raised and the surface is roughened, and mechanical abrasive methods.

4.1.7 Do not paint masonry elements unless they were originally painted. Moisture may become trapped between the paint and masonry, causing deterioration of the underlying materials and structural members.

4.1.8 Cleaning of masonry should only be undertaken when necessary to stop deterioration and shall employ the gentlest means possible, such as low-pressure water and soft bristle brushes. Test chemical cleaners or micro-abrasive systems on a hidden area of the building to determine if damage will occur and to ensure an appropriate cleaning treatment.

4.1.9 Replacement of deteriorated asbestos tiles and boards is allowed. Replacement materials shall match in size, form, texture, and pattern.

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4.2 ROOFS

Roofs are an important character-defining feature for houses in the neighborhood. Roofs are a principal structural element of houses and help define the character of historic architectural styles through their form and material.

4.2.1 Retain historic original roof form, shape, overhang, eaves, coping, dormers, and decorative elements. With Ranch, Minimal Traditional, and Split Level styles, the roof form is usually gable-side crossed or front-facing or hipped or a combination. The roof pitch is generally low or intermediate, with minimal cornice boards and other decoration. Contemporary-style houses often have flat or low-pitched roofs, but may be “gull-wing” or “butterfly.”

4.2.2 Base replacement roofing for non-historic roofing on roofing that is appropriate to the style of the building. Substitute materials that simulate historic roofing materials are permitted where their design is appropriate. Typical historic roof materials are composition shingles or metal for Ranch, Split Level, and Minimal Traditional style houses. Typical roof materials for Contemporary houses are composition roll roofing or tar and gravel.

4.2.3 If replacement is necessary due to severe deterioration or damage, the replacement shall match the original in material, texture, color, and shape, where possible or be similar in appearance to the historic roofing and/or features.

4.2.4 Do not apply roof detail if it did not exist historically.

4.3 CHIMNEYS

4.3.1 Retain chimneys as protected features.

4.3.2 Repair historic chimney material rather than replacing it.

4.3.3 If chimney material is severely deteriorated or damaged, replacement materials shall match the original in material, size, and form, texture, bonding pattern, joint size, shape, appearance, color, and mortar.

4.4 PORCHES AND ENTRANCES

Porches and entrances are character-defining features that provide interest and are integral to the housing styles in Rogers Washington Holy Cross.

4.4.1 Retain historic porches and entrances as protected features, including porch railings and/or columns.

4.4.2 If replacement is necessary due to severe deterioration or damage, replacement materials shall match the original in design, profile, finish, and texture. Do not add porch elements that were not historically present.

4.4.3 Do not enclose front porches.

4.4.4 Do not construct a new front deck or front porch or expand an existing porch on the main or corner side facade.

4.4.5 If original porch elements are missing, they may be restored to their historic appearance if sufficient documentation exists to ensure accuracy.

4.4.6 If new porch or stair railings are needed, style and materials shall be appropriate to the style of the house.

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4.5 WINDOWS

Historic windows are an important character-defining feature of a building. Window design typically provides an accent and may incorporate a special material, finish, or design that provides variety and visual interest to the building and neighborhood. Each style of building uses characteristic window styles, and it is important to maintain appropriate designs for these elements.

4.5.1 Do not enlarge, move, or enclose historic window openings on protected facades. Do not create new window openings on protected façades. It may be appropriate to restore original window openings that have been enclosed.

4.5.2 Repair historic windows, surrounds, and elements rather than replacing them. If replacement is necessary due to severe deterioration or damage, or to meet a whole-house energy standard along with other energy-efficiency measures, the replacement shall match the historic window size, profile, appearance, window pane number and configuration, and other design characteristics. The relationship between the replacement windows, the window surrounds, and the screens (if present) shall match the original.

4.5.3 Do not install vinyl-clad wood windows or vinyl-sash windows. Vinyl is not an environmentally sustainable material, and the texture and sheen of vinyl windows does not match the materials or appearance of original windows.

4.5.4 Muntins, the strip of wood or metal separating and holding panes of glass in a window, must match the profile of the original window with either true divided lights or dimensional muntins placed on the outside of the glass. Do not use false muntins inserted inside the glass.

4.5.5 Replacement glazing shall be clear. The application of clear ultraviolet (UV) film to window glazing is the least costly option for reducing heat gain from sunlight and may be an acceptable addition to window glass.

4.5.6 Storm windows can provide increased energy efficiency without damaging historic windows. Interior storm windows may be used to maintain the historic exterior appearance of the window. If using storm windows, install them in a way that does not damage exterior historic fabric.

Recommendation

4.5.a The replacement of non-historic incompatible windows with windows that are more historically appropriate is encouraged.

4.6 DOORS

Historic doors are an important character-defining feature of a building. Door design typically provides an accent and may incorporate a special material, finish, or design that provides variety and visual interest to the building and neighborhood. Each style of building uses characteristic door styles and it is important to maintain appropriate designs for these elements.

4.6.1 Do not enlarge, move, or enclose original door openings. It may be appropriate to restore original door openings that have been enclosed.

4.6.2 Retain original doors, door surrounds, and sidelights.

4.6.3 If a replacement door, door surround, sidelight, or transom is necessary due to severe deterioration or damage, the style, materials, and finish of the replacement shall reflect the style and period of the house. Replacement

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doors shall be compatible with historic-age doors in proportion, shape, location, pattern, size, materials, and details.

4.6.4 Do not create new door openings in the front facade of a principal building.

4.6.5 If new openings are necessary due to code requirements or unique circumstances, they may be considered by the Historic Landmark Commission. In this case, new openings shall be compatible with existing door openings in proportion, shape, location, pattern, size, and material.

4.6.6 A storm or screen door visible from the public right-of-way shall be limited to one intermediate rail and full view glazed panels (clear glass) to maximize the view of the existing door, while not damaging or obscuring the door and frame. An exception is the addition of historic-age or compatible-style decorative metal screen doors originally found in the neighborhood. Example is shown in the picture below. Do not enlarge or decrease the size of a door opening to accommodate a storm door.



Recommendation

4.6.a Consider using other security measures instead of installing security bars on doors or windows visible from the public right-of-way.

4.7 RECONSTRUCTION OF MISSING ELEMENTS

4.7.1 Use photographs, documentary, or physical evidence to replace missing features or design elements. Replicate only those features that are known to have existed on the building or site.

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5.0 ADDITIONS TO CONTRIBUTING PROPERTIES

The expansion of historic buildings can be part of a building's evolution. These standards are intended to manage that change in a way that protects the character-defining features of contributing buildings and the neighborhood. Additions should relate to and complement the style of the principal building and the streetscape.

5.1 DESIGN OF ADDITIONS

5.1.1 Design additions to be compatible with the principal building in massing, size, scale, proportion, texture, finish materials, and detail.

5.1.2 Additions visible from the street (either from the front or from the side) shall have window- to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those on the existing house.

5.1.3 Additions are not required to be designed in a particular style, but their design should be compatible with the architectural style of the existing building.

5.1.4 Design additions to appear secondary and subordinate to, and differentiated from, the existing house.

5.1.5 Design connections between additions and historic structures to be clearly discernible. A clear transition between the new addition and the historic structure shall be established and maintained.

5.1.6 One-story additions not visible from the public right-of-way do not need a connector between the original rear façade and new construction.

5.1.7 A two-story addition shall have a one-story connector of at least five (5) feet between the main building and the addition.

5.1.8 Design the roof form of additions to echo those of the original structure. Do not add dormers visible from the principal public right-of-way (the street on which the building fronts).

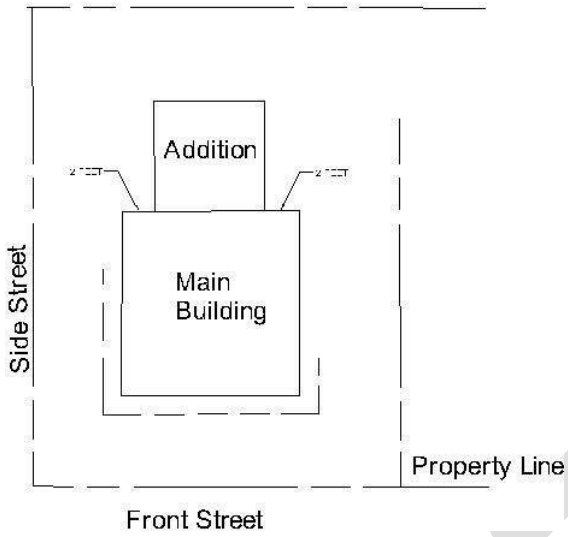
5.2 LOCATION OF ADDITIONS

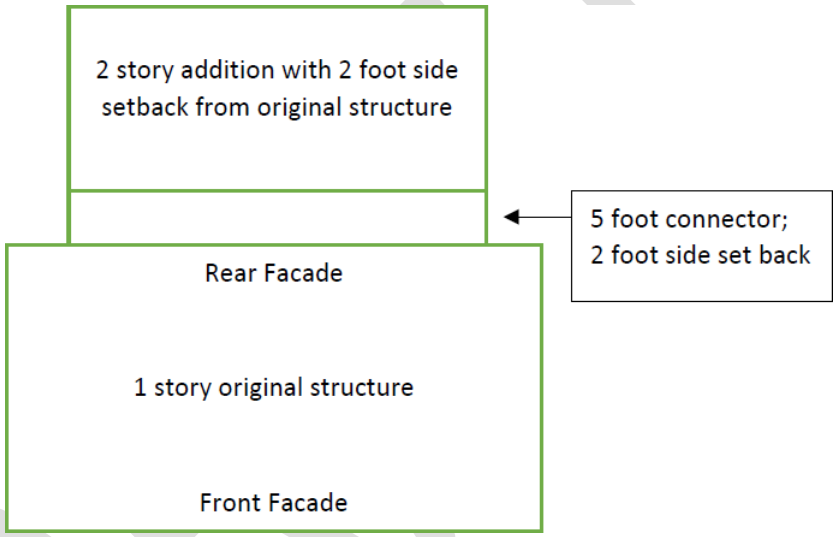
5.2.1 Locate additions at the rear façade of the principal building. Additions must be set back at least two feet from the side facades of the building.

5.2.2 A two-story addition is permitted behind a one-story house and shall have a one-story connector of at least five (5) feet between the principal building and the two-story addition.

5.2.3 A second-story addition built directly over the principal building is permitted only when the second-story is built over an existing addition that was not originally part of the contributing principal building.

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Addition
Main
Building
Side Street
Property Line
Front Street


2 story addition with 2 foot side setback from original structure
5 foot connector;
2 foot side set back
Rear Facade
1 story original structure
Front Facade

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6.0 ACCESSORY STRUCTURES

Accessory structures are differentiated from accessory dwelling units (ADUs) by use and by size. Accessory structures are not used as living spaces and may include buildings like sheds. See 8.0 New Construction for accessory dwelling unit standards.

These standards apply to all ground-up, standalone new construction within the district, on both contributing and noncontributing properties.

6.1 Accessory buildings shall follow the historic setback patterns of the property or other accessory buildings in the streetscape or district when constructed new or replaced in kind.

6.2 Locate accessory structures behind the rear of the principal building.

6.3 Accessory structures shall be secondary in size and use to the existing principal building and garage.

6.4 Accessory structures shall not exceed the height of the existing principal building.

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7.0 GARAGES, CARPORTS, AND GARAGE APARTMENTS

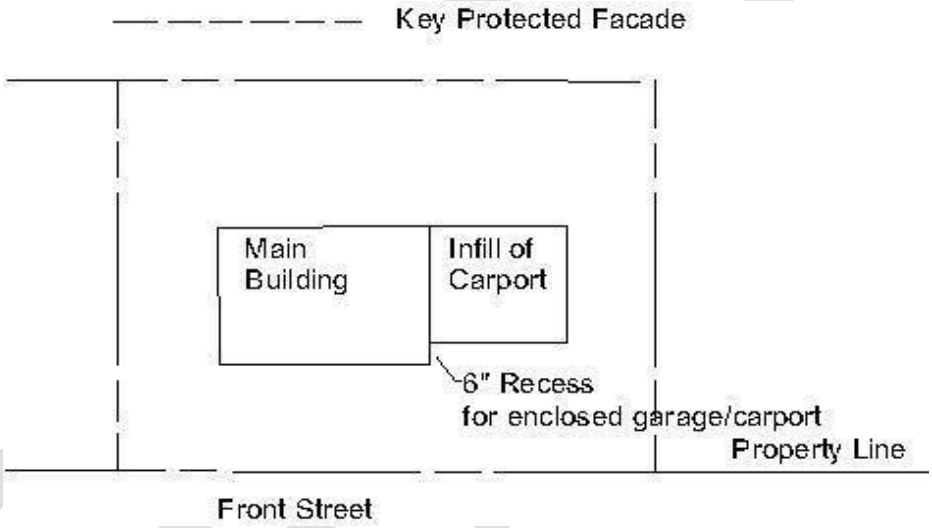
Garages and carports are an integral part of the design of the houses. Most garages and carports are attached to the front façade, as is typical for Ranch, Contemporary, and Split Level houses.

7.1 Retain historic garages and carports and their character-defining features, such as primary materials, roof materials, roof form, windows, window and door openings, and any architectural details.

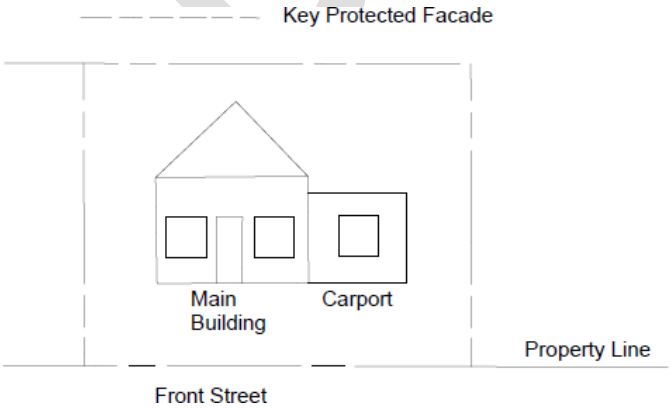
7.2 If replacement of character-defining features is necessary due to severe deterioration or damage, replacements shall match the original as closely as possible in material, texture, size, and finish.

7.3 Conversion of historic-age attached carports into enclosed garages or living space, or historic-age garages into living space, is allowed.

7.4 The infill of the entry of the carport on the front facing façade for a garage shall be recessed six inches at minimum.



7.5 Infill of the entry of the historic-age carport or garage on the front façade as a living space shall be recessed at least six inches, shall use exterior materials similar to and compatible with the original house, and have at least one window similar in size to the typical window on the original house.



8.0 NEW CONSTRUCTION OF INFILL (PRINCIPAL BUILDINGS AND ACCESSORY DWELLING UNITS

These standards apply to ground-up standalone new construction on every property within the district, both contributing and noncontributing. New construction within Rogers Washington Holy Cross should not copy the district's historic buildings, but it should be compatible with the mid-20th-century design of the neighborhood. New construction should reflect building forms, materials, massing, proportions, roof forms, and fenestration patterns historically present within the district. The intent of these standards is not to limit creativity, but to encourage compatible design and construction.

The neighborhood has historically been single-family, and therefore the most appropriate type of new construction reflects the single-family scale and aesthetic. The standards do not govern use or density.

To balance economic vitality, housing affordability, and historic preservation, accessory dwelling units (ADUs) are allowed in rear yards. This portion of the standards applies to ADUs as well as construction of new principal buildings.

Driveways, landscaping, fences, walls, mechanical equipment, and other site elements will be reviewed under the design standards for these elements in those sections.

8.1 ORIENTATION, SETBACKS, AND HEIGHT

8.1.1 Locate new or moved structures on their lot to maintain the existing patterns and setbacks of the street.

8.1.2 Front and side yard setbacks for new principal buildings shall equal the prevalent setback of the contributing houses on the same side of the street. When the historic street pattern is irregular, new principal buildings shall have a setback similar to adjacent contributing properties.

8.1.3 The height of new construction for principal buildings shall not exceed 27 feet measured vertically from a) the average of the highest and lowest grades adjacent to the side of the building facing the primary street (typically the front of the building) to b) the highest point of the building at any location. Refer to the Land Development Code for more detail on measuring building height.

8.1.4 The grade of the lot shall be the same as the grade of the adjacent street, as well as the grade of the adjacent contributing buildings.

8.1.5 The height of new construction for ADUs shall be compatible to the dimensions of the lot and the scale of the property.

Recommendations

8.1.a Consider cornice heights, porch heights, and foundation heights in the same block face when designing a new building.

8.1.b Consider the grade of the lot against the grade of the adjacent street, as well as the grade of adjacent contributing buildings.

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8.2 DESIGN AND STYLE

8.2.1 The total massing and site coverage of a new building shall be consistent with adjacent contributing buildings. The massing of the various parts of a new building shall be compatible with contributing buildings that are adjacent and on the same block face.

8.2.2 Design new buildings to be compatible with the historic character of the district, yet differentiated from historic buildings in the district.

8.2.3 Buildings designed in a contemporary style shall respect the scale, massing, proportions, floor-to-floor heights, patterns (including door and window patterns), and materials prevalent among contributing houses.

8.2.4 Do not combine character-defining features from different architectural styles in the district historically.

Recommendation

8.2.a The building forms and architectural styles that historically were present within the district may serve as a guide for new construction.

8.3 EXTERIOR WALLS

8.3.1 Use exterior materials that are compatible with the character of the district in scale, type, size, finish, and texture.

8.3.2 The pattern and arrangement of secondary materials shall be compatible with the overall character of the district.

8.3.3 Limestone/sandstone, brick, clapboard, wood, and cement board are appropriate cladding materials.

8.3.4 When cement board siding is used to simulate wood or asbestos siding, it shall reflect the general directional and dimensional characteristics found historically in the district.

8.4 PORCHES AND ENTRANCES

8.4.1 New construction shall have a front porch or entrance area that is similar to those on surrounding contributing buildings.

8.4.2 Porch posts/columns, railings, and detailing shall correspond to the form and architectural style of the new building.

8.4.3 Do not add porch elements that were not historically present.

8.5 ROOFS

8.5.1 Roofs shall be simple in form, reflecting the character of the roofs on contributing houses.

8.5.2 Roof details such as eave detailing and bargeboards shall correspond to the building form and architectural style of the new building.

8.5.3 Roof materials shall reflect the character of the roofs on contributing houses, as well as the historic character of houses with a similar building form and architectural style.

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8.6 WINDOWS AND SCREENS

8.6.1 Windows and screens shall reflect the proportions, configuration, and patterns of windows and doors in historic buildings within the district.

8.6.2 Do not install vinyl-clad wood windows or vinyl-sash windows.

8.6.3 Divided-light windows must use either true divided lights or dimensional muntins placed on the outside of the glass. Do not use false muntins inserted inside the glass.

8.6.4 Glazing shall be clear. The application of clear ultraviolet (UV) film to window glazing is the least costly option for reducing heat gain from sunlight and may be an acceptable addition to window glass.

8.7 DOORS

8.7.1 A single primary door is allowed on the front, primary façade of new construction and shall be located so that it is visible from the street.

8.7.2 Match the style, proportions, materials, and finish of the front door to the overall style and design of the house. The door placement, style, proportions, materials and finish shall correspond to the building form and architectural style of the new building in a way that responds to historical styles and trends evident in the neighborhood.

8.8 CHIMNEYS

8.8.1 Chimneys shall reflect the configuration, form and patterns of chimneys in historic buildings within the district and be compatible with the overall style and design of the house.

8.9 GARAGES, CARPORTS, ACCESSORY BUILDINGS

8.9.1 Garages and carports shall correspond in size, scale, and placement to contributing houses on the block face and architectural styles within the district.

8.9.2 The materials and finishes used for new garages, carports, and outbuildings – including garage doors – shall correspond to the overall character of the district, as well as the building type and style of the new house.

8.9.3 Accessory buildings shall be located in the rear yard. Refer to “6.0 Accessory Structures” for additional standards.

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9.0 DEMOLITION AND RELOCATION

9.1 Do not demolish a contributing building unless the structure is a threat to the safety of the public and/or cannot reasonably be rehabilitated either structurally or economically.

9.2 The relocation of contributing buildings from inside the district to locations outside the district shall be considered in the same manner as demolition for the purposes of considering the appropriateness of the action.

9.3 Relocation of buildings from outside of the district to a location within the district shall be considered appropriate only when the structure to be moved is architecturally, materially, and dimensionally compatible with the district.

9.4 The demolition and relocation of noncontributing buildings shall be considered using the process defined by code for historic-age buildings.

The City's Land Development Code addresses demolitions in historic districts with the following provisions:

ISSUANCE OF DEMOLITION PERMIT

When the Historic Landmark Commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. If any building, object, site or structure covered by this subdivision shall have to be demolished as a public safety hazard, no application for a permit for a project on the property may be considered for a period of two (2) years from the date of demolition of the structure provided that the following have occurred prior to an order for demolition:

A. The owner thereof has received two (2) or more notices of building neglect in violation of this and other city ordinances from the historic preservation officer and the director of development services, or their designees;

B. At least two (2) municipal court cases have been filed in an attempt to enforce applicable provisions of the City Code;

C. A verified consultation between the owner, historic preservation officer, and the director of development services has occurred. Additionally, no permit for a curb cut needed for the operation of surface parking lot shall be granted by a city office during this period, nor shall a parking lot for vehicles be operated whether for remuneration or not on the site for a period of five (5) years from and after the date of such demolition.

TREATMENT OF SITE FOLLOWING DEMOLITION

Following the demolition or removal of a historic landmark, a building, object or structure found eligible for landmark designation, or a building, object, or structure located in a historic district, the owner or other person having legal custody and control thereof shall

(1) remove all traces of previous construction, including foundation,

(2) grade, level, sod and seed the lot to prevent erosion and improve drainage, and

(3) repair at his own expense any damage to public rights-of-way, including sidewalks, curbs and streets, that may have occurred in the course of removing the building, object, or structure and its appurtenances.

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10.0 NONCONTRIBUTING PROPERTIES

It is recommended that historic-age properties that are noncontributing due to alterations be rehabilitated under these standards to return them to contributing status.

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DEFINITIONS

ACCESSORY BUILDING means a structure, such as a detached garage, shed, gazebo, or other building that supports the function of the principal building on the site and that is subordinate to this principal building.

ACCESSORY DWELLING UNIT, or ADU, is a secondary, usually smaller unit on a property with a primary house. It is self-contained with its own bathroom and kitchen. ADUs can include stand-alone one-story and two-story units as well as those above garages.

ADDITION means construction that increases the size of the original structure by building outside of the existing walls and/or roof. Additions can be either horizontal or vertical.

ALTERATION means an act that changes one or more of the exterior architectural features of a structure or its appurtenances, including but not limited to the erection, construction, reconstruction, or removal of any structure or appurtenance. Appurtenance is anything attached to the building.

APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these design standards.

ARCHITECTURAL STYLE means a category of architecture of similar buildings distinguished by similar characteristics of construction, design, materials, etc.

CERTIFICATE OF APPROPRIATENESS means the documentation provided by the Historic Landmark Commission and Historic Preservation Office. Provided after review of proposed changes to a contributing structure in the historic district, a Certificate of Appropriateness certifies that the proposed change conforms to the Rogers Washington Holy Cross Historic District Design Standards. Certificates of Appropriateness are governed by sections 25-11-2 and 25-11-212 of the City of Austin Land Development Code, which provide that a person must obtain a Certificate of Appropriateness to change, restore, remove, or demolish an exterior architectural or site feature of a structure that is contributing to the historic district; and for ground-up new construction within the district. City Historic Preservation Office staff can approve applications for some Certificates of Appropriateness, as provided in the Land Development Code.

CHARACTER-DEFINING FEATURE means those important architectural materials or features that constitute the property's historic significance as determined by these design standards, Historic Preservation Office staff, or the Historic Landmark Commission. Character- defining features may include a historic building's form, materials, features, craftsmanship, decorative details, as well as its site/ environment. Because these elements contribute to a property's historic character, they are typically prioritized for preservation.

COLUMN means the entire column, including the base and capital.

COMPATIBLE means a design or use that maintains the historical appearance of a building and does not irreversibly alter the building.

CONSTRUCTION means the act or business of building a structure or part of a structure.

CONTRIBUTING STRUCTURE means a structure that fits the following criteria:

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1. Contributes architecturally and/or historically to the historic character of the historic district and whose architectural style is typical of or integral to this district.
2. Is at least 50 years old and maintains a high degree of integrity in that it retains its historic appearance (see definition of integrity).
3. Was built during the period of significance for the historic district (1953-69 for Rogers Washington Holy Cross).

The determination of whether a structure is contributing to the historic district was included in the “East Austin Historic Resources Survey” conducted in 2016 by Hardy Heck Moore, Inc. who evaluated the survey and inventory of the buildings within the district, in conjunction with City of Austin staff. A structure is designated contributing to the historic district by the ordinance establishing the district.

Altered structures may still be considered contributing to the character of the historic district if the alterations are minor and have not significantly compromised the integrity of materials and design of the building. However, a building that has been significantly altered and no longer retains its historic appearance is no longer contributing to the district, even if the building is over 50 years old. The building may be rehabilitated to its historic appearance and determined contributing at that time.

CORNERSIDE FACADE means a facade facing a side street.

CORNERSIDE FENCE means a fence adjacent to a side street.

CORNERSIDE YARD means a side yard abutting a street.

DEMOLITION means an act or process that destroys or razes a structure or its appurtenances in part or in whole, or permanently impairs its structural integrity, including its demolition by neglect of necessary maintenance and repairs.

DIRECTOR means the Director of the Department of Planning and Zoning or the Director's representative.

DISTRICT means the Rogers Washington Holy Cross Historic Overlay District (or Historic District). A historic area (HD) combining district is the collection of structures and spatial relationships that give an area its historic character. At least 51% of the principal buildings within the historic area (HD) combining district must be designated as contributing to the district.

ENTRY means a door, gate, or passage used to enter a building.

ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.

FAÇADE means any exterior face or elevation of a building.

FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

FENESTRATION means the arrangement, proportioning, and design of windows and doors in a building.

FORM means the size, shape, and massing of a building.

HEIGHT means the vertical distance from the average grade level to the average level of the

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roof.

HISTORIC means a property, building, element, or material that dates either to the original construction date or to some later but important alteration date that is consistent with a historic district's period of significance.

HISTORIC LANDMARK COMMISSION means the City of Austin Historic Landmark Commission.

INFILL CONSTRUCTION means construction on property between or adjacent to existing buildings.

INTEGRITY means a measure of the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period in comparison with its unaltered state.

INTERIOR SIDE FACADE means a facade not facing a street or alley.

INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.

INTERIOR SIDE YARD means a side yard not abutting a street or alley.

LANDSCAPE means the whole of the exterior environment of a site, district, or region, including landforms, trees, and plants.

LOT means a surveyed parcel of land that fronts on a public street, especially of a size to accommodate an individual building.

MAIN BUILDING means the primary residential or commercial building on a site.

MODIFY or MODIFICATION means to make changes to an existing structure. See also alteration.

MULLION means a wide upright bar dividing two window units within a frame.

MUNTIN means a strip of wood or other material that separates lites or panes of glass within a window sash.

NEW CONSTRUCTION means the act of adding to an existing structure or erecting a new principal or accessory structure or appurtenances to a structure, including, but not limited to, buildings, extensions, outbuildings, fire escapes, and retaining walls.

NO-BUILD ZONE means that part of a district or a lot in which no new construction may take place.

NONCONTRIBUTING STRUCTURE means a structure that meets at least one of the following criteria:

1. Is less than 50 years old.
2. Has been moved into the district fewer than 50 years ago.
3. Is more than 50 years old, but has been significantly altered over time so that the building no longer conveys its historic appearance. A building is noncontributing to the district unless it is restored to its historic appearance. City incentives are available to owners of historic-age noncontributing properties to encourage restoration into a contributing building.

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ORDINARY MAINTENANCE AND REPAIR means work meant to remedy damage to deterioration of a structure or its appurtenances. It does not involve changes in materials, dimensions, design, configuration, color, texture, or visual appearance.

PERIOD OF SIGNIFICANCE means a time period during the history of a neighborhood or district when a substantial amount of construction activity took place. For Rogers Washington Holy Cross, the period of significance is from 1952 to 1969. Most resources in the district were built during this time.

PORCH means the area of a building with a roof and floor, but no front wall. Porches are typically open at the sides as well.

PRESERVATION means measures necessary to sustain the existing form, integrity, and materials of a historic property. Preservation work focuses on maintenance and repair of historic materials and features rather than extensive replacement and/or new construction.

PROPORTION means the dimensional relationship between one part of a structure or appurtenance and another. Façade proportions involve relationships such as height to width, the percent of the façade given to window and door openings, the size of these openings, and floor-to-ceiling heights. Often described as a ratio, proportions may be vertical (taller than wide), horizontal (wider than tall), or non-directional (equally tall and wide).

PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.

RECONSTRUCTION means new construction that replicates the form, features, and detailing of a non- surviving site, landscape, building, structure, or object. Examples of reconstruction include the construction of new window screens that replicate historic screens on a structure or the replacement of missing eave brackets or porch features. Reconstruction should be undertaken only when physical and/or documentary (photographic) evidence is available to show the size, scale, proportion, and materials of missing features.

REHABILITATION means the repair, alterations, and additions to a historic property that make a compatible use of the property possible, while preserving the character-defining features of the structure which convey its historic, cultural, or architectural values. Rehabilitation generally involves the construction of additions to historic buildings.

REPAIR means fixing a deteriorated part of a building, structure, or object, including mechanical or electrical systems or equipment, so that it is functional; may involve replacement of minor parts.

REPLACEMENT means interchanging a deteriorated element of a building, structure, or object with a new one that matches the original element as closely as possible in size, scale, proportion, and materials.

REPLICATION means the accurate reconstruction of an element of a building, structure or object using the original element as a model or mold. See reconstruction.

REPOINTING means the repair of existing masonry joints by removing defective mortar and installing new mortar.

RESTORATION means the accurate depiction of the form, features, and character of a property as it appeared at a particular period of time by removing features from other periods

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in its history and reconstructing missing features from the restoration period.

RIGHT-OF-WAY means the land used for a transportation corridor such as a public street, alley, or railroad; typically owned by the government.

SCALE means the relative proportion of a building to neighboring buildings, or of a building to a pedestrian observer.

SETBACK means the horizontal distance between a structure's vertical planes (walls and/or foundation) and a reference line, usually the property line.

SITE means the land on which a building or other feature is located.

SOLID-TO-VOID RATIO means the proportion of window and door openings to wall surface area in the exterior wall of a building.

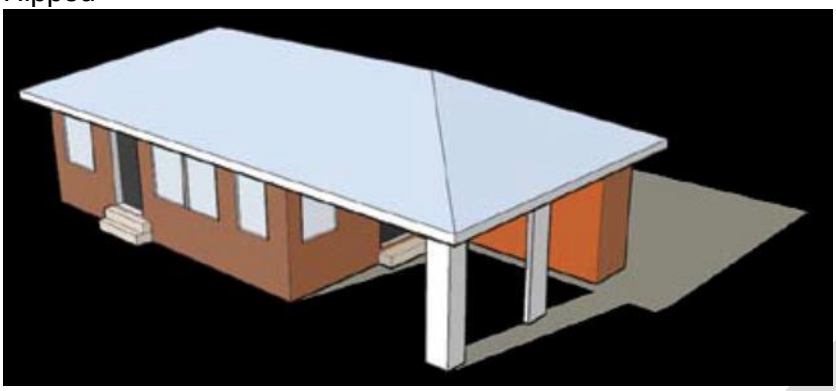
STRUCTURE means anything constructed or erected, on the ground or attached to something having a location on the ground, including but not limited to buildings, fences, site walls, gazebos, billboards, outbuildings, and swimming pools.

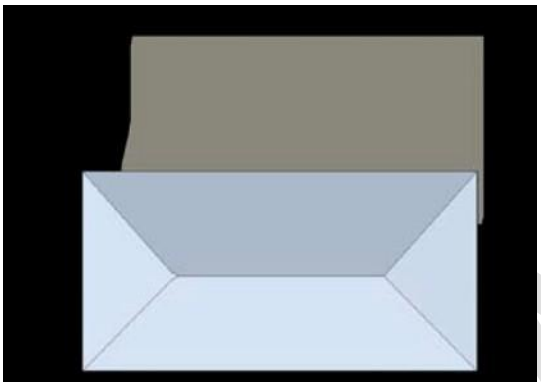
VISIBLE FROM A PUBLIC WAY means able to be seen from any public right-of-way (street, alley, or railroad), or other place, whether privately or publicly owned, upon which the public is regularly allowed or invited to be.

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ROOF FORMS

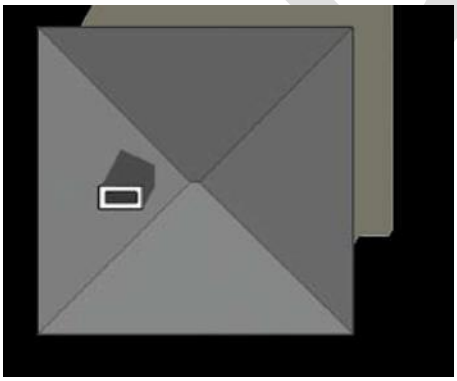
Hipped





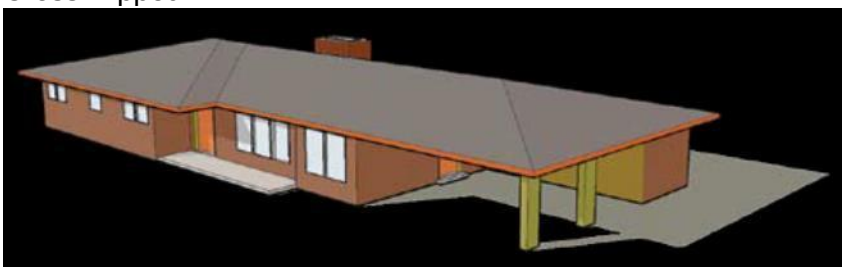
Pyramid





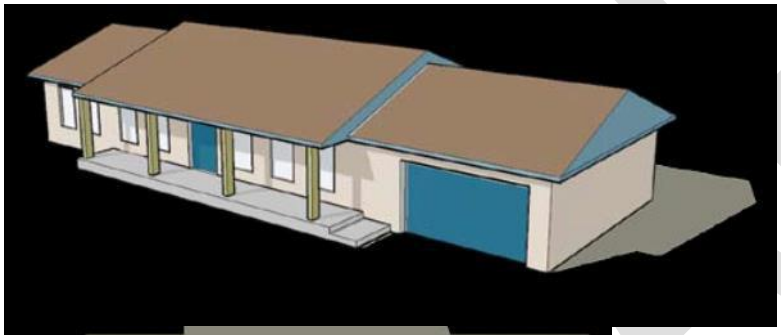
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Cross-Hipped





Terraced Gable



L-Shaped with Hipped roof

