

APPENDIX D
ROBERTSON/STUART & MAIR HISTORIC DISTRICT
PRESERVATION PLAN

1. DESIGN STANDARDS

1.1. Purpose and Scope

1.1.1 PURPOSE

Local historic district designations protect and enhance historic neighborhoods in Austin. They also create a public process to review proposed changes to contributing buildings and consider whether those changes are compatible with the district's historic character. ([Refer to the Glossary at the end of this Appendix for a definition of "Contributing."](#) For more information, also refer to the *Assessment of Integrity* discussion in Section 7 of the main body of the Historic District application.)

These design standards for the Robertson/Stuart & Mair Historic District provide direction for property owners, architects, designers, builders, the City of Austin Historic Landmark Commission (HLC) and the City of Austin Historic Preservation Office (HPO) in reviewing Certificate of Appropriateness applications for changes to contributing properties and for new construction within the local historic district. Applications for Certificates of Appropriateness.

The design standards are based on the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (see [Table D-1 in Section 1.2](#) of this appendix, as well as [Resources for Property Owners in Section 2](#)). These national rehabilitation standards, in addition to standards for preservation, restoration, and reconstruction, have been advising preservation practices across the country since 1978 and see widespread use by local governments, state and federal agencies, and private owners of historic properties. 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.

Additionally, these design standards are customized to address the unique historic nature of the Robertson/Stuart & Mair Historic District. The rest of this document interprets the relationship between the nationwide *Secretary's Standards for Rehabilitation* and the specific architectural character of the Robertson/Stuart & Mair 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.

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 and willingness to preserve the neighborhood's historic homes.

1.1.2. WHEN TO APPLY THE DESIGN STANDARDS

The scope of these design standards intends to 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 design standards intend to supplement the Austin

City Code, Land Development Codes, and any other applicable development-related regulations; new construction within the district shall conform to *both* these design standards *and* the Austin City Code, Land Development Code, and any other applicable development-related regulations, unless specified below.

The Historic Preservation Office or Historic Landmark Commission shall grant a Certificate of Appropriateness if the application conforms to these design standards. However, the Commission 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 Commission to grant an exemption include, but are not limited to:

- Energy efficiency
- Watershed protection
- Tree protection
- Accessibility for persons with disabilities
- Small lot size
- Exceptional design

The discussion below details the scope of the types of work that *require* a Certificate of Appropriateness, the types of work *recommended* to use these design standards, and the types of work that fall outside of the purview of these design standards.

1.1.2.1. Work requiring a Certificate of Appropriates:

- Note that 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 opts to initiate a rehabilitation or restoration project.
- The following types of work are *required* to obtain a Certificate of Appropriateness:
 - All additions to existing contributing buildings
 - Exterior alterations and additions to contributing buildings that are (a) within 15 feet of the front of the building and/or (b) visually affect the historic character of the building or site from an adjacent public street – including both permitted work and work that does not require a building permit
 - Construction of new buildings
 - Addition of new signs
 - Site features on contributing properties that visually affect the property’s historic character from an adjacent public street

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

Note also work *requiring* a Certificate of Appropriateness may be eligible for City tax incentives (as detailed in [Section 2](#) of this appendix).

1.1.2.2. Work recommended to meet these design standards:¹

- Exterior alterations to noncontributing buildings constructed during the district’s period of significance (1840–1965)
- Additions to noncontributing buildings constructed during the districts’ period of significance (1840–1965)

1.1.2.3. Work excluded from the scope of these design standards:

- Interior alterations
- Structural or systems work that is not visible on the building’s exterior
- Exterior alterations to contributing buildings that are not (a) within 15 feet of the front of the building and/or (b) do not visually affect the historic character of the building or site from an adjacent public street
- Exterior alterations to noncontributing buildings
- Additions to noncontributing buildings
- Any work item not addressed in these design standards; if a proposed project or project component is not addressed by the design standards, only the base zoning and applicable building codes apply

1.2. 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 building, and roofs within 15 feet of the front of the building. It also applies to side walls and roofs if proposed alterations affect the property’s historic character. 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 (1840–1965), even if it was added after initial construction, and if it is identified as historic in the Nomination Form in *Section 4, Principal Architectural Styles and Periods of Construction*; *Section 6, Architectural Composition of the District*; or *Section 8, Building Locations and Landscape Features*.

The design standards concerning 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*, as set forth in Table D-1 below.

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

¹ Note that an owner of a noncontributing property owner voluntarily may opt to follow these standards if seeking to change the property’s status from noncontributing to contributing. For a noncontributing building dating from the district’s period of significance (1840–1965), the Historic Preservation Office (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 City tax credits. (Refer to the [Resources for Property Owners in Section 2](#) of this appendix for additional details.)

Table 1. Secretary of the Interior’s Standards for Rehabilitation

Secretary’s Standards for Rehabilitation	General Meaning
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	If a new use is necessary, prioritize a use that will allow preservation of a property’s character-defining features.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Do not remove or change character-defining features such as building scale, massing, materials, and how parts of a property relate to each other.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Avoid false historicism with alterations and additions.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	Preserve historic-age elements if they are compatible with the historic building, even if they are not original to the property.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Preserve character-defining architectural elements, materials, and finishes.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Repair first. Do not replace or alter historic-age elements unless they are deteriorated beyond repair, and then replace them in-kind to the greatest extent possible. Avoid conjecture when replacing a missing element.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Don’t treat a building with materials and techniques that may damage historic materials.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	If site or foundation work is occurring, be mindful of archeological resources that may be present.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	Ensure that alterations and additions do not damage or destroy character-defining features. Design new construction so that it is compatible with but differentiated from the historic-age property.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Design new construction to minimally impact historic fabric. If possible, additions should be able to be reversed without major damage to the historic building.

1.2.1. GENERAL STANDARDS

In general, the design standards for alterations to contributing buildings follow these basic principles:

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

Some exterior alterations to a historic building may be needed as part of a rehabilitation project to ensure the building's continued use. Such alterations should not radically change, obscure, or destroy character-defining historic materials and features. In the Nomination Form that accompanies this appendix, *Section 4* identifies the character-defining historic features for each architectural style found in the district. The materials and features that are important in defining the building's historic character must be retained to preserve that character unless they are deteriorated beyond repair. The Historic Preservation Office (HPO) and the Historic Landmark Commission (HLC) will determine when the level of deterioration is great enough to require replacement. In general, an individual building component is considered deteriorated beyond repair when it is decayed to the point where it cannot serve its structural purpose(s) (find a more detailed definition and examples in the [Glossary in Section 3](#) of this appendix).

1.2.1.2. If replacing deteriorated historic features, match the original as close as possible.

If the level of deterioration or damage to a historic feature means that repair is not possible, or if it is critical to the preservation 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 material, such as wood for wood). However, a similar substitute material is an acceptable alternative if the form, design, texture, and scale can effectively replicate the appearance of the remaining features, such as fiber-cement siding that imitates wood siding.

1.2.1.3. Do not add a new feature that was not there historically.

When an entire 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, such as historic photographs or original architectural drawings. If the feature is not critical to the preservation 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 authentic historic features.

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

1.2.2. SPECIFIC STANDARDS

1.2.2.1. Front exterior walls

Requirements

- Retain and repair the historic exterior materials on front walls, as well as side walls and roofs within 15 feet of the front of the building
- If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material, and install the new materials so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to window frames, door frames, and other exterior features
- Maintain and repair historic exterior walls according to accepted preservation techniques (as shown in [Section 2](#) of this appendix, *Resources for Property Owners*)

Recommendations

- Identify and treat the causes of deterioration to exterior wall materials, such as poor site drainage, moisture retention, clogged gutters and downspouts, leaky roofs, deteriorating paint, sprinklers pointed toward the building, and vegetation or moisture-retaining soil that touches wood elements
- Clean soiled historic exterior wall surfaces with the gentlest method possible (see [Resources for Property Owners regarding Work on Historic Exterior Walls below in Section 2.2.1.](#))

1.2.2.2. Doors and door openings

Requirements

- Do not enlarge, alter or relocate doorways, or add new door openings on front and side walls within 15 feet of the front of the building
- Retain and repair historic doors and door frames according to accepted preservation techniques (see [Section 2](#) of this appendix, *Resources for Property Owners*), unless Historic Preservation Office (HPO) staff and/or the Historic Landmark Commission (HLC) agree that deterioration is beyond repair
- Retain and repair door glazing (window or glass) in its historic configuration
- 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 building
- If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features

Recommendations

- When choosing a replacement door, look to other buildings 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 building

1.2.2.3. Windows and window openings

Requirements

- Do not enlarge, alter or relocate window openings, or add new window openings on front walls, side walls, or roofs within 15 feet of the front of the building
- Retain and repair all components of existing historic windows unless Historic Preservation Office (HPO) staff and/or the Historic Landmark Commission (HLC) agree that the individual component is deteriorated beyond repair
- If replacement of historic windows is necessary, use windows that are the same size and match the dimensions, profile, and configuration of the historic windows
- Substitute materials are appropriate if they maintain the profile and finish appearance of the historic window; extruded aluminum and wood-clad aluminum are acceptable replacement materials; vinyl is not an acceptable material
- If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) and joint patterns as existed historically relative to window frames, exterior wall planes, and other exterior features
- Maintain and repair historic windows according to accepted preservation techniques (see [Section 2](#) of this appendix, *Resources for Property Owners* for more information)

Recommendations

- Improve the energy efficiency of original windows by using methods that do not damage historic sashes, glass, or frames, such as weather stripping, insulating weight pockets, adding interior storm windows, applying a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods
- Consult with the Historic Preservation Office (HPO), Preservation Austin, and local neighborhood groups like the Guadalupe Association for an Improved Neighborhood (GAIN) Design Review Committee for affordable ways to maintain and enhance the efficiency of historic windows

1.2.2.4. Roofs and roof features

Requirements

- Retain the original roof shape, including pitches, profiles, and eave heights
- Retain historic dormers, gable/attic vents, roof brackets and chimneys unless they are deteriorated beyond repair
- Maintain and repair historic roof materials and features according to accepted preservation techniques (see [Section 2](#) of this appendix, *Resources for Property Owners*)

Recommendations

- If replacing roof materials and features that are deteriorated beyond repair, first consider using the original material, then the use of a product that resembles the size and matches the dimensions, profile, appearance, and configuration of the historic material; standing-seam metal roofs are also acceptable for all roof forms

1.2.2.5. Porches

Requirements

- Retain and repair the historic front porch materials and features unless Historic Preservation Office (HPO) staff and/or the Historic Landmark Commission (HLC) agree that they are deteriorated beyond repair
- 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 porch features
- If enclosing front porch, use materials that do not visually detract from the historic character of the building—like non-reflective screening or glass—and install the enclosure in a reversible manner that does not damage historic features
- Maintain and repair historic porches according to accepted preservation techniques (see [Section 2](#) of this appendix, *Resources for Property Owners*)

Recommendations

- If replacing deteriorated historic porch materials or features, consider using the historic material before considering a substitute material
- Consider keeping front porches open if they were open during the period of significance

1.3. Additions to Contributing Buildings

The design standards require that new additions to contributing buildings within the district must be “differentiated but compatible” with the historic building. Essentially, this means that new additions must reflect the form of the existing historic buildings, but they should not be so similar as to be mistaken for historic or original to the building.

Requirements

- 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
- 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
- Design new additions that are subordinate to and do not overpower the historic building
- 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
- Set back a new ground-level addition a minimum of 15 feet measured from the front wall of the building (excluding the porch)
- A new basement addition may extend to the front of the building
- Design basement additions so that they do not raise the floor level of the building, or so that the new floor level of the building is not higher than either the average of the contributing buildings on the same block face, or the average of the adjacent buildings if contributing
- Modern materials such as fiber-cement siding are appropriate for additions, provided that the overall design is compatible with the historic building

Recommendations

- Consider altering existing interior spaces to increase living space before considering the construction of an addition
- Consider creating usable space by finishing out an existing attic, including the addition of dormers on a side or rear roof slope that are set back from the front of the building at least 15 feet
- A one-story addition to a one-story building is recommended but not required
- 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 the impact to the historic building
- Consult with the Guadalupe Association for an Improved Neighborhood (GAIN) Design Review Committee about the design of additions to contributing buildings
- Design new additions according to accepted preservation techniques (see [Section 2](#) of this appendix, *Resources for Property Owners*)

1.4. New Construction

The design standards recognize that any building should reflect its time; consequently, 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.

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

- New construction shall have the same street-front orientation and distance from adjacent buildings as the contributing buildings in the same block
- Setbacks for new construction shall be consistent with setbacks of the district's contributing buildings by taking the average of the existing setbacks of contributing buildings on the same block face, or by aligning with the setback of one adjacent contributing building; this may allow setbacks that are shallower than the base zoning
- Design new buildings so that they are compatible with and differentiated from historic buildings in the district
- 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
- New construction should have floor-to-floor heights and roof heights that are the same or similar to those on contributing buildings throughout the district
- Select materials for new construction that are the same as or similar to those found on contributing buildings existing in the district
- For new buildings, a garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater; both attached and detached garages are permitted if set back accordingly
- Front porches shall be present on new principal residential buildings and must be at least 6 feet deep, with an area of at least 70 square feet

- Protect large trees and other significant site features from damage during construction and from delayed damage due to construction activities

Recommendations

- Avoid using a historical style not found among the contributing buildings in the district
- Consider using the same or similar front proportions and fenestration patterns as contributing buildings
- Consider the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be similar to surrounding contributing buildings
- Consider using roof forms that are the same as or similar to the roof form of adjacent contributing buildings
- Consult with the Guadalupe Association for an Improved Neighborhood (GAIN) Design Review Committee at the outset of the design of new construction

2. Resources for Property Owners

Many resources exist to guide property owners in preserving their historic buildings, including the Preservation Briefs and Preservation Tech Notes provided by the National Park Service (see below). Locally in Austin, the nonprofit organization Preservation Austin (www.preservationaustin.org/) provides advice about treatments and suggestions for professional services. The Texas Historical Commission (<http://www.thc.texas.gov/>) is also available to provide assistance. Within the Robertson/Stuart & Mair Historic District, neighborhood groups like the Guadalupe Association for an Improved Neighborhood (GAIN) Design Review Committee provide advice and services for owners of historic properties in the district.

2.1. City of Austin Regulatory Resources

2.1.1. HISTORIC LANDMARK COMMISSION (HLC)

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

Phone: (512) 978-4000

Address: One Texas Center (5th Floor), 505 Barton Springs Rd., 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 Historic Landmark Commission (HLC) reviews and approves proposed changes to contributing 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. Building permits will not be released without a Certificate of Appropriateness review by the City Historic Preservation Office or the Historic Landmark Commission (HLC).

2.1.2. HISTORIC PRESERVATION OFFICE (HPO)

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

Phone: (512) 978-4000

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

The City of Austin Historic Preservation Office (HPO) supports the Historic Landmark Commission (HLC) with dedicated professional staff.

2.2. Online Resources

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* and 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.

2.2.1. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- *Secretary of the Interior's Standards for Rehabilitation*, <https://www.nps.gov/tps/standards.htm>. 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.

2.2.2. 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>

2.2.3. 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

2.2.4. 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

2.2.5. 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>
- City of Austin’s list of the limited types of work exempt from permitting, <http://austintexas.gov/page/work-exempt-building-permits>

3. GLOSSARY

3.1. Preservation Terms

CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness is required for all non-routine exterior work, including 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 repainting and performing routine repairs using like materials. Please check with the Historic Preservation Office (HPO) if you are uncertain whether a historic review is required.

The Historic Preservation Office (HPO) may approve certain minor projects without a review by the Historic Landmark Commission (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:
<http://www.austintexas.gov/page/planning-and-zoning-applications#hist>

CONTRIBUTING PROPERTY

The determination of whether a property is contributing to the historic district is made by the historic preservation professional who evaluated the survey and inventory of the buildings within the district, in conjunction with professional City staff. In general, a building, site, structure, or object within a historic district is considered contributing if it both (a) adds to the values or qualities of that district because it was present during the period of significance (in this case, 1840–1965) and (b) possesses historical integrity. A contributing property may have minor alterations that do not significantly affect its overall historic appearance. (Within the main body of the historic district application, see *Section 7, Assessment of Integrity* for additional information about contributing properties.) An inventory of contributing and noncontributing resources in the Robertson/Stuart & Mair Historic District at the time of this application also is included as part of this application package (see *Appendix A*). For updates to the inventory of contributing properties after the time of application, contact the HPO.

DETERIORATED BEYOND REPAIR

The individual building component is decayed to the point where it cannot serve its structural purpose(s), as determined by the Historic Preservation Office staff and/or the Historic Landmarks Commission; examples include, but are not limited to:

- An individual wood window muntin that is so decayed that it cannot hold a pane of glass as intended; decay is documented by probing the core with an awl and lifting up irregular pieces of wood
- An individual wood weatherboard is decayed to the point where it cannot hold paint to keep the building watertight; decay is documented by probing the core with an awl and lifting up irregular pieces of wood

- An individual porch column is so decayed that it no longer can support the porch roof; decay is documented by a sag in the porch roof even when the porch foundation is shown to be level
- A metal decorative railing is so corroded that it threatens to expand and crack the adjacent surface; corrosion is documented by a bubbling texture, and/or probing the metal with a sharp object and digging out brittle strands

HISTORIC DISTRICT

A historic district is a grouping of adjacent buildings, structures, sites, and/or objects that are more than 50 years old and that retain a significant amount of their historic character. Historic resources that add to the district's overall sense of time and place are classified as contributing properties. Severely altered historic properties and buildings of more recent construction are classified as noncontributing elements. Historic districts are designated on the national and local levels, with different implications for each.

INTEGRITY

A property has integrity if it is physically unaltered, or retains enough of its historic character or appearance to be recognizable as being from the district's period of significance.

NONCONTRIBUTING

A building, site, structure, or object within a historic district that does not contribute to the historic character of the district because it no longer retains integrity. (Within the main body of the historic district application, see *Section 7, Assessment of Integrity* for a more detailed discussion of noncontributing properties.)

PRESERVATION

The act or process of sustaining the existing form, integrity, or material of a building or structure.

RECONSTRUCTION

Treatment that "establishes limited opportunities to recreate a non-surviving site, landscape, building, structure, or object in all new materials."

REHABILITATION

The act or process of returning a historic property to a state of utility through repair or alteration that makes possible an efficient, contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, or cultural character.

RESTORATION

The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular time by means of the removal of later elements or by the replacement of missing earlier elements.

3.2. Architectural Terms

Abut: To adjoin at an end; to be contiguous.

Arch: A curved and sometimes pointed structural member used to span an opening.

Awl: A small, pointed tool.

Awning: A projecting roof-like structure sheltering a door or window, often canvas.

Balcony: A railed projecting platform found above ground level on a building.

Bargeboard: A board, sometimes decorative, that adorns the gable-end of a gabled roof.

Battered Foundation: A foundation that is inclined, so that it appears to slope inward as it rises upward.

Bead Board: Wood paneling with grooves.

Berm: A raised bank at the edge of a yard beside a road or sidewalk.

Board and Batten: Wood siding with wide boards, placed vertically, and narrow strips of wood (battens) covering the seams between the boards.

Boxed Eaves: Eaves that are enclosed with a fascia and panels under the soffit.

Bracket: A projecting support used under cornices, eaves, balconies, or windows to provide structural or visual support.

Brick: A building or paving unit made of fired clay, usually rectangular in shape.

Canopy: A projection over a niche or doorway; often decorative or decorated.

Capital: The uppermost part, or head, of a column or pilaster.

Casement Window: A window sash that swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

Column: A round, vertical support; in classical architecture, the column has three parts: base, shaft, and capital.

Concrete Block: A hollow or solid concrete masonry unit consisting of cement and suitable aggregates combined with water.

Concrete Slab: A flat, rectangular, reinforced concrete structural member; especially used for floors and roofs.

Coping: The protective uppermost course of a wall or parapet.

Corbelling: Pattern in a masonry wall formed by projecting or overhanging masonry units.

Cornice: A projecting, ornamental molding along the top of a building, wall, etc., finishing or crowning it.

Crenelation: A parapet with alternating solid and void spaces, originally used for defense; also known as battlement.

Dormer: A vertically set window on a sloping roof; also the roofed structure housing such a window.

Dentils: A series of closely spaced, small, rectangular blocks, used especially in classical architecture.

Double-Hung Window: A window with two (or more) sashes, or glazed frames, set in vertically grooved frames and capable of being raised or lowered independently of each other.

Eaves: The lower edges of a roof that project beyond the building wall.

Engaged Column: A column that is partially attached to a wall.

Eyebrow Dormer: A low dormer with a wavy line over the lintel, resembling an eyebrow.

Façade: An exterior wall.

Fanlight: An arched window with muntins that radiate like a fan; typically used as a transom.

Fascia Boards: Horizontal boards, typically wood, that cover the ends of rafters.

Fenestration: An opening in a surface.

Fixed Sash: A window, or part of a window, that does not open.

Flat Roof: A roof that has only enough pitch so that water can drain.

Gabled Roof: A roof having a single slope on each side of a central ridge; usually with a gable at one or both ends of the roof.

Gambrel Roof: A roof having a double slope on two sides of a building; the most common example is a barn roof.

Glazing: Window or glass, as within a door or window.

Half-Timbered: Heavy timber framing with the spaces filled in with plaster or masonry.

Hipped Roof: A roof having adjacent flat surfaces that slope upward from all sides of the perimeter of the building.

Hood: A protective and sometimes decorative cover over doors, windows, or chimneys.

In-kind: Replacement of a feature with the same material, such as wood for wood.

Jalousie Window: A window composed of angled, overlapping slats of glass, arranged horizontally like a shutter in order to tilt open for ventilation.

Leaded Glass Window: A window composed of pieces of glass that are held in place with lead strips; the glass can be clear, colored, or stained.

Lintel: The piece of timber, stone, or metal that spans above an opening and supports the weight of the wall above it.

Lites: Window panes.

Mansard Roof: A roof having two slopes on all four sides; the lower slope is much steeper than the upper.

Mortar: A mixture of cement, lime, sand, or other aggregates with water; used in plastering and bricklaying.

Masonry: A construction method that stacks masonry units, such as stones or bricks, and binds them with mortar to form a wall.

Molding: A decorative profile that is given to architectural members and subordinate parts of the buildings; whether cavities or projections such as cornices, bases, door and window jambs and heads.

Mullion: A large vertical member separating two casements or coupled windows or doors.

Muntin: One of the thin strips of wood used to separate panes of glass within a window.

Paneled Door: A door constructed with recessed rectangular panels surrounded by raised moldings.

Parapet: A low wall or protective railing, usually used around the edge of a roof or around a balcony.

Pediment: A triangular section framed by a horizontal molding on its base and two sloping moldings on each side.

Pier and Beam Foundation: Foundation consisting of vertical piers that support horizontal beams.

Pilaster: A rectangular column or shallow pier attached to a wall.

Porch: A covered entrance or semi-enclosed space projecting from the façade of a building; may be open sided, screened, or glass enclosed.

Porte Cochere: A roofed structure attached to a building and extending over a driveway, allowing vehicles to pass through.

Pyramidal Roof: A pyramid-shaped roof with four sides of equal slope and shape.

Quoins: Large or rusticated stone blocks at the corners of a masonry building.

Rafter: One of a series of structural members spanning from the ridge of the roof to the eaves, providing support for the covering of a roof.

Repointing: The act of repairing the joints of brickwork, masonry, etc., with mortar or cement.

Shed Roof: A roof containing only one sloping plane.

Side Light: A vertical window flanking a door.

Side-Gabled Roof: A gable whose face is on one side (or part of one side) of a building, perpendicular to the façade.

Sill: Horizontal member at the bottom of a window or door opening.

Soffit: The underside of overhanging eaves; the underside of other architectural structures such as an arch or balcony.

Storm Window: A secondary window installed to protect and/or reinforce the main window.

Stucco: Exterior finish material composed of either Portland cement or lime and sand mixed with water.

Transom: A horizontal window over a door or window.

Wing Wall: A portion of the front façade extending past the side façade, often sloping down from the eaves to the ground at an angle; a subordinate wall, one end of which is built against an abutment.