

## 3.3 Public Realm Guidelines

Maintain natural and built elements that are character defining elements including topography, vegetation and historic public works when possible. (Earth work can occur for subterranean development but upon completion the original topographic elevations are restored.)

### 3.3.A Maintain the established progression of public-to-private spaces.

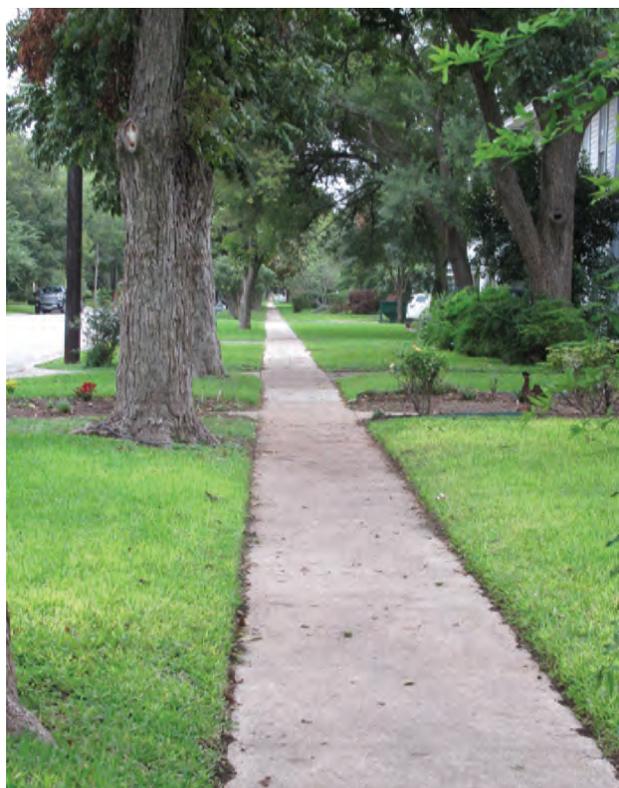
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**A.1** The established pattern typically includes a sequence of experiences, beginning with the public street, the parkway and the sidewalk, proceeding along a “semi-public” yard, to a “semi-private” porch or entry feature and ending in the “private” spaces beyond.

**A.2** If a block face doesn't include this sequence, follow the established predominant sequence.

**A.3** Provide a walkway running perpendicular from the street to the front entry. Use paving materials that are similar to those employed historically.





*L, T-B: Typical sidewalk in Old Town*

### **3.3.B Street Patterns and Materials (including curbs)**

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**B.1** Any improvement in the public right-of way should retain stone curbs and stone steps.

**B.2** Street width should be maintained and not increased.

**B.3** Street grid should remain intact. Streets should not be blocked to create cul-de-sacs.

### **3.3.C Sidewalks**

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#### **C.1 Pedestrian Environment**

Streets, sidewalks, and landscaping should present a residential sense of scale rather than a more urban, congested appearance. Projects that have automobile activity associated with them should be designed to provide a safe environment for the pedestrian. Automobile circulation patterns, both internal and external, should be clearly identified and should not interfere with pedestrian circulation systems.

**C.2** Where no sidewalk exists, one should be installed that aligns with nearby sidewalks.

### **3.3.D Parkways**

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Parkways should be planted with living plant materials, grass or something low growing (no more than 12" high).

### 3.3.E Street Trees

Trees should match the character of existing street trees. Typically these are canopy trees which are 40 to 50 feet tall. Trees should be placed in the middle of the parkway or towards the sidewalk leaving room for people to get out of cars. Use modular suspended pavement systems per UDC Section 12.06. If a parkway is too narrow, trees should be planted in the front yard toward the sidewalk. When possible, trees should be placed no closer than 5 feet from the back of curb and/or sidewalk, and should adhere to city traffic guidelines for sight triangles at intersections.



*Existing trees lining the streetscape.*

### 3.3.F Front Yard Landscaping

Where historic landscape features exist in residential areas, they should be preserved when feasible. In areas of the Overlay Districts with traditional residential characteristics, site features that may have been seen historically include fences, sidewalks, walkways, and areas of private landscaping.

#### F.1 Front sidewalk

- a. Front sidewalk should link the public sidewalk to the front door in a mostly direct route.
- b. The front sidewalk should be at least 36" wide and no more than 60" wide.
- c. Materials for the sidewalk should be concrete, brick or a relatively smooth paving stone and not gravel.



#### F.2 Preserve historic landscape features.

- a. Existing historic landscape features such as fences, sidewalks, and trees should be preserved and protected during construction. Replace only those portions that are deteriorated beyond repair with like design and materials.



*T-B: Preservation of historic home.*



*T-B: Example of lawn maintenance/landscaping.*

**Note that special provisions in the Unified Development Code for the preservation of Heritage and Protected Trees apply. See Chapter 8 of the Unified Development Code, which also includes landscape and fence standards.**

- b.** Existing native plantings should be preserved in place. This particularly applies to significant trees and shrubs.
- c.** The use of rock and gravel is discouraged, and if used, should only occur as an accent element.
- d.** Minimize the amount of hard surface paving for patios, terraces, or drives in front yards.

**F.3 In new landscape designs, use materials that are compatible with the historic context.**

- a.** Front yards (area past the front façade) are mostly grass. Shrubs should be limited to foundation plantings and limited in the center of the yard.
- b.** Front lawns should be graded down to the sidewalk without the use of a retaining wall when possible.
- c.** Front yards should be planted with canopy trees. Ornamental trees should be placed closer to the house.
- d.** Landscaping schemes that are simple and subdued in character are encouraged.
- e.** Using native trees, shrubs, and wildflowers is encouraged.
- f.** Use plant materials in quantities and sizes that will have a meaningful impact in the early years of a project.
- g.** Avoid the use of landscaping ties or railroad ties.
- h.** Extensive areas of exotic plantings, such as cacti and bamboo, and large ornamental rocks are inappropriate.

### 3.3.G Fences & Retaining Walls

#### G.1 Fencing

a. A fence that defines a front yard should be low to the ground, shall not exceed 4 feet, and be 50% “transparent” in nature.

b. Front yard fences along the property line can be constructed out of the following materials:

##### **Masonry or stone walls**

Masonry may be used at the base for no higher than 8 inches, or on posts flanking the walkway to support a gate or on corner posts.

##### **Ornamental iron**

Ornamental iron fences should be more delicate than the standards for wood picket fences.

##### **Wood picket**

Pickets should be vertical and should not occupy more than 50% of the fence panel. The pickets or materials should not be more than 2.5 inches wide at its widest point. Posts should be no more than 6 inches wide. Solid, “stockade” fences do not allow views into front yards and are inappropriate.

Chain link, concrete block, unfaced concrete, plastic, solid metal panel, fiberglass, plywood, and mesh construction fences are **not appropriate**.

##### **c. Side yard fencing**

A side or rear yard fence that is taller than its front yard counterpart may be considered. See UDC Chapter 8 for fence standards.

Side yard fences erected to the street side of the building line and within the side street setback may be of any of the above materials not over four (4) feet in height.



*Wood fencing.*



*Ornamental iron and masonry fencing.*



*Ornamental iron fencing.*



*Example of appropriate rear yard fencing and retaining wall.*



*T-B: Appropriate retaining walls.*

Side yard fences behind the building may be built to a height of six (6) feet. The fence can be constructed as a privacy fence from wood.

## G.2 Retaining Walls

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- a.** Retaining wall materials should be native limestone or rough concrete modular units no larger than 8 inches high. Railroad ties or landscape timbers are out of character and should be discouraged.
- b.** Wall should appear to be dry stacked.
- c.** Retaining walls outside of the lot line should not be more than 24 inches in height.
- d.** When more height is needed then break the retaining wall into a series of small walls to allow a planting area between the walls.

### 3.3.H Mailboxes

Ganged mail boxes for multi-family structures that sit on pedestal bases should be set behind the front wall plane of the structure that is closest to the front lot line and not in the front yard.

### 3.3.I Utility Service Boxes

Above ground utility service boxes that need to be in the front yard should be green and screened with landscaping or should be subterranean.

### 3.3.J Solid Waste Collection

Solid waste containers should be placed anywhere in back of the front wall plane closest to the street. The cans shall be screened with some type of landscaping or fencing so that the receptacles are not visible from the public right-of-way.

### 3.3.K Rainwater Collection and Detention

**K.1** Water should be directed to public right of ways and not towards neighboring properties.

**K.2** Rainwater collection systems should be located behind the primary façade. They should use traditional materials such as metal and wood; use of PVC containers or piping is not appropriate.

### 3.3.L Mechanical Equipment

**L.1** New mechanical equipment should be located in such a way that it can not be seen from the front of the building.

**L.2** When mechanical equipment must be attached to the exterior wall, historic exterior wall material should be minimally affected. For masonry walls, all attachments shall anchor into the mortar rather than the masonry unit.



*Wall hides solid waste collection.*



*Mechanical and service boxes should not be exposed.*



*Solar panels should be placed out of public view.*

### 3.3.M Photo Voltaic & Solar Thermal Installations

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**M.1** Photo voltaic and solar thermal installations must be designed to be in scale with the existing structure's roof line, and must not damage historical architectural features or materials. These roof systems must be on the same plane as the roof. The color of the panels must be compatible with surrounding roof materials.

**M.2** Locate photo voltaic, solar thermal and satellite dishes (external systems) on ancillary/secondary structures or new additions to the maximum extent possible. Solar panels may not be visible from the public right-of-way.



*Appropriate residential lighting.*

### 3.3.N Exterior Lighting

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**N.1** Property owners are encouraged to incorporate exterior lighting in renovations or new construction.

**N.2** Lighting on buildings, along pathways and sidewalks, along the edge of the alleys and on parking and porches is appropriate.

**N.3** Harsh bright spots and shadows should be avoided.

**N.4** Property owners is encouraged to use energy efficient lighting that is in the 3,000K color range which provides a more natural-looking light.

**N.5** Lights should only shine directly onto the property to which they are attached. They should not shine onto an adjacent property.

**N.6** Lights should be shielded so that there is not a glare on adjacent properties, so that "dark skies" are maintained and so light does not bleed beyond the property lines.

### 3.3.O Front Yard Setback

New buildings and additions in Old Town should respect the residential setbacks established over time.

#### O.1 Principal Building

A new building should maintain the wall of the building at the established residential setback.

- a. To determine the setback for a primary structure average the setback of the original façades of buildings on the block face. The setback for the buildings on the block face shall be measured from the property line to the face of the original building, excluding patios or steps.
- b. If the existing properties on the same block face do not provide a different context than the setbacks required by the Unified Development Code, the required setbacks shall apply.
- c. There should be a defined front yard with limited parking.

**O.2** New residential buildings should meet the minimum front setback requirement of the UDC or use an increased setback if the block has historically developed with extended setbacks.



*T-B: Example of residential setbacks in Old Town.*

### 3.3.P Porches

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**P.1** Front porches should align with front porches or building fronts on the same block face.

**P.2** Porches should be scaled to the front façade and, where, applicable, side street façade and should be of a style and materials compatible with the architectural style of the structure. Where an architectural style does not typically include a large front porch, the primary entrance should have a characteristic overhang or recessed entrance.



*T-B: Examples of residential porches in Old Town.*

## 3.4 Site Development Guidelines

New construction in Old Town is encouraged if the proposed design and siting are compatible with the District's character. When siting new construction, compatibility with existing setbacks, the spacing of buildings, and the orientation of buildings should be considered. Compatibility of proposed landscaping, lighting, paving, signage, and accessory buildings is also important.

### 3.4.A Maintain the Established Pattern of Lot Development.

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**A.1** Respect and maintain the traditional relationship of a structure to the street and to neighboring properties.

**A.2** Respect and maintain the common orientation of structures, and the established configuration of open space.

### 3.4.B Primary Entrances

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**B.1** The front door should face the street to maintain the pattern of the neighborhood.

**B.2** If multiple units are within the same building at least one door must face the street, other doors may face a common landscaped area.

**B.3** When more than one door faces a street it is preferable that one door is more dominant than the other. For example, as you look at the building from the street, only one door is visible or parallel to the street. Secondary door may be located on a front façade wall if the wall is recessed 20' from the other front wall plane.

**B.4** Multi-family and multi-tenant commercial buildings may have multiple entrances facing the street if the entrances are designed to be clearly identified and distinct.



*T-B: Examples of new construction that respects setback character with primary entrance facing the street.*

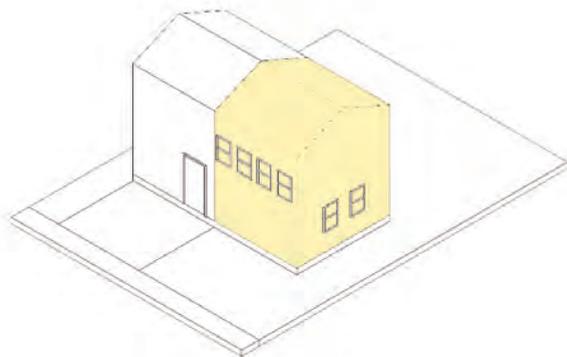
### 3.4.C Relationship to Neighbors



*Side yard setback.*



*Rear yard set back aligns with the setback of the perpendicular street.*



*Looming standard for new construction.*

#### C.1 Side yard

Blocks that developed after 1920 might have houses that are not located in the center of a lot with different side yard setbacks. Houses were often positioned to one side to allow for access to a garage in the back. If this is the existing pattern in the block it should be maintained.

#### C.2 Rear yard setbacks

In historic neighborhoods garages and other outbuildings were often placed 1- 2 feet off of the property line contrary to current codes. These structures should be retained and repaired rather than demolished as they create a unique historic character in the district.

#### C.3 Looming guidelines

a. When a 2-story addition is added on to the rear or side of an existing home, and the addition extends past the rear wall of an adjacent house there may be no windows placed on the second floor that exceed the rear of the neighbor's rear wall. The exception is that windows are allowed if the sill height is 65 inches or greater.

b. When an addition is made to an existing garage or accessory structure, or a new building added in the rear, the new windows and doors must face into the rear yard and not into the side or rear neighbor's property.

### 3.4.D Location of Garages or Carports

Neighborhoods developed before World War II have detached garages located in the rear of the property. This is an important characteristic that should be respected and maintained.

**D.1** It is preferred that garages/carports be detached at the rear of the property.

**D.2** It is preferred with an attached garage or carport that the garage entrance does not face the street.

**D.3** If the garage is attached and the garage faces the street in front of the primary elevation they should be located behind the primary façade of the residence. The setback from the front façade should be no less than 15 feet.

**D.4** Garages typically contain one or two cars in Old Town. When an owner requires more than a two car garage, the garage should be placed behind the house.

**D.5** A driveway should lead directly from the street to the parking area.

**D.6** A parking pad located in the front of a residence is inappropriate.



*Garage entrance must face street.*



*Rear-facing garage.*



*Example of garage facing the street.*



*Driveway is single width at curb cut.*

### 3.4.E Parking Configuration and Driveways

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Driveways and parking require a great extent of hard surface which can have a detrimental effect on the historic character of a district. Large expanses of concrete, brick or crushed granite are not part of the historic character.

**E.1** Minimize the visual impacts of a parking area

**E.2** Front yard setbacks shall not be used for parking.

**E.3** Driveways are typically single width in Old Town. New driveway should be single width at the curb cut and continue at a single width until one reaches a length suitable for one car to park in front of each garage door or carport space.

**E.4** Circular driveways are not allowed.



*Accessory structure located in rear of property.*

### 3.4.F Accessory Structures

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**F.1** Accessory structures should be located in the rear of the property.

**F.2** Accessory structures should be a simplified historic style of the primary dwelling and should be subordinate (smaller and simpler) to the primary dwelling.

**F.3** Accessory structures should not be attached to the primary structure.

## 3.5 Building/Structure Guidelines

Overall, Old Town has preserved its residential feel and pedestrian-orientation with sidewalks and generally lower traffic volumes on neighborhood streets. Most of the residential buildings have historic significance and these resources should be preserved, protected, and when feasible, incorporated into new developments.

The area should remain primarily residential in character with a minimum of non-residential encroachment. Improvements should occur in a manner that enhances the experience for residents and pedestrians, and that builds a sense of visual relatedness between the residential and non-residential properties.

When determining context, the primary examples should be the block face of the block on which the structure resides. Secondary context should use the block face across the street. For those structures located within a National Register Historic District the district as a whole should provide the context.



*New construction compatible with historic character of the district.*

## Design Goals

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The dominant character of this area should continue to be that of a quiet, residential environment with a street edge that is oriented toward pedestrian traffic from the nearby houses.

### **The design goals for the Old Town Overlay District are:**

- To rehabilitate existing historic residential buildings rather than construct new buildings.
- To respect the design period or style of residential properties with any additions or alterations.
- To respect the residential character of the district.
- To continue the use of traditional building materials found in the area.
- To maintain traditional residential mass, size, and form of buildings seen along the street (i.e., a building should generally be a rectangular mass that is one- to two-stories in height).
- To design commercial buildings without store-front elements.
- To minimize the visual impacts of automobiles.
- To locate parking to the rear of properties screened by buildings and located to limit visibility from residential properties.
- To maintain a residential front yard appearance related to landscaping, trees, lighting, etc.

### 3.5.A. Respect Historic Styles

New construction in Old Town should recognize and respect the historic elements and patterns that exist within the neighborhood. The design of new structures should respond to the character of existing structures, using them as a source of inspiration for new designs. Three National Register Historic Districts are located in Old Town- the Belford Historic District, the University Ave & Elm Street Historic District, and the Olive Street Historic District. The documentation of these districts are excellent resources for understanding the period of significance and architectural styles. New construction should avoid duplicating styles and designs that are not associated with the neighborhood. For example, a Santa Fe style home would not be appropriate.

#### A.1 Building Form

One of the most prominent unifying elements of the Old Town District is the similarity in building form. Generally, residential buildings are simple rectangular solids, either wider than they are deep or deeper than they are wide. Residential roof forms are pitched. These building form characteristics are important and should be preserved.

#### A.2 Architectural Character

There is a variety of architectural character in the Old Town area. There are simple vernacular farm houses, Sears Roebuck kit houses, and Prairie style architecture as well as more elaborate Victorians. Additions to existing buildings should be respectful of a building's original style or design or in the case of subsequent renovations the period of significance and



*T-B: Appropriate new construction compatible with the historic district.*



seek to not alter that significance. New construction should be sensitive to the character of the existing buildings in the area and any design should attempt to maintain a similar mass and scale and be in context to the area.

**A.3** Properties designated by the City as a High, Medium, or Low Priority Structure shall be given a more in-depth review, so that its architectural character is not lost or damaged by any proposed addition or alteration.

**A.4** Avoid trying to change the overall appearance of a building by adding features and details that were never there before.

**3.5.B Infill Design/New Construction**

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The purpose of guidelines for new construction is not to prevent change in the Old Town Overlay District, but to ensure that the District’s architectural and historic character is respected. The height, proportion, roof shape, materials, texture, scale, and the details of the proposed building must be compatible with existing historic buildings in the District. However, compatible contemporary designs rather than historic duplications are encouraged.



*T-B: Appropriate new construction compatible with the historic district.*

### 3.5.C Massing, Scale and Form

A variety of building sizes exist in this area. While contemporary design approaches are encouraged, developments should continue to exhibit a variety of sizes, similar to the buildings seen traditionally in the neighborhood.

**C.1** The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that would appear as if one or two persons could lift the material. Monumental proportions are not appropriate.

**C.2** Scale  
Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the area.

- C.3** Form
- a. The main mass form should be a simple square, a rectangle or an “L-Plan” with an uncomplicated roof form, that is having a minimum of roof plane changes.
  - b. The proportions of the front façade should be taller than it is wide.



*T-B: Appropriate new construction compatible with the historic district.*



*New construction incompatible with the historic district.*



*Example of first floor raised foundation.*

### 3.5.D Foundations

#### D.1 Height

First floor elevation should be a minimum of 12 inches above grade on front of house.

#### D.2 Materials

Appropriate materials for exposed foundation walls are brick, stone or stucco. Wooden structures may have wood skirting. Cementitious wood siding board (smooth not weathered) may be used on buildings in lieu of real wood. Exposed concrete stem walls must be clad in brick, stone or stucco.



### 3.5.E Roof

#### E.1 Form

The primary form should either be a gable end that faces the street or a cross gable that runs parallel to the street. Gable, hipped, pyramidal and gambrel roofs are appropriate.

#### E.2 Dormers

a. Dormers are also appropriate, but must be designed so that there is a relationship to windows on the main building.

b. Dormers may also be front facing and centered, but should not occupy more than 40% of the roof plane. In other words, dormers should not be so large as to appear to be adding an additional story to a structure.

c. Dormers on the side should not occupy more than 60% of the roof plane.



*M-B: New construction incompatible with the historic district.*

#### E.3 Roof Pitch

Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.

**E.4** The following materials may be acceptable depending on the building style.

- Dimensional asphalt shingle roofs that emulate wood shingles.
- Real clay tile roofs
- Slate tiles
- Terra-cotta tiles
- Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18 inch wide pans.
- Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles should be about 3/8" thick by about 5 inches wide.
- Built-up and membrane roofs are only appropriate on slopes less than 1:10 and should be screened by a low parapet



**E.5 Eaves and Overhangs**

Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.



**3.5.F Porches**

**F.1** Front porches contribute to the ambiance of the street and encourage social interaction. Porches are recommended as a character defining feature.

**F.2 Location**

Porches should be located and accessible from the first floor of the structure.

**F.3 Porch Size**

Porches should at least cover half of the first floor façade facing the street horizontally.



*T-B: Appropriate residential infill.*



#### F.4 Depth of Porch

The minimum depth of the porch should not be less than six feet and the maximum depth of the porch should not exceed 10 feet.

#### F.5 Porches Bulk

a. Porches should appear to be “added on to the building” rather than cut out of the building. In other words porches should have their own roof that isn’t integral to the rest of the building.

b. Porches on Craftsman and Prairie Style houses can be under the primary roof.

#### F.6 Porch Roofs

A minimum of 60% of the front porch should be covered by a roof or a trellis.

#### F.7 Porch Railings

a. There is a porch railing unique to Old Town that is composed of 4X4 painted wood balustrades spaced 6 inches apart with a top and bottom rails of 2X6’s laid flat. This railing detail may be duplicated on all but the Victorian buildings.

b. Otherwise railings should be made of wood and should not exceed thirty-six inches in height measured from the floor of the porch. The baluster spacing should be continuous between columns. Balusters should be composed of 50% or less opaque material. Spacing between balusters should be no less than 2”.



*T-B: Residential porch.*



*Appropriate front stairs.*

#### F.8 Porch Steps

Front stairs should appear as one set of stairs even if there’s more than one housing unit in the structure.

### **F.9 Open Porch**

The front porch should be open and not enclosed by any materials except screens.

### **F.10 Height of Porch Floor**

The floor of the front porch should be raised above grade and no lower than one step below the first floor.

### **F.11 Porch Roof Height**

No portion of the eave of a roof or trellis should be more than twelve feet in height when measured from the floor of the porch or exceed the ceiling height of the first floor.

### **F.12 Porch Columns**

Porch columns should visually be able to support the porch roof. If the porch roof and decorative elements like spindles are thin and delicate then the columns can be thin. If the porch roof is substantial with large beams, then the porch columns need to be more substantial.

### **F.13 Porch Foundation**

- a. The porch must be supported by columns or foundation walls affixed to the ground. The columns should be no less than 18 inches by 18 inches.
  
- b. The space between the foundation columns should be infilled with vertical or horizontal wood siding or lattice (no diagonal lattice). Brick may also be used as an infill material.

### **F.14 Painted Wood**

All exposed wood used for porches should be painted, not stained. The exception is that floor decking can be stained.

### **F.15 Decks**

All decks should be on the rear of the structure and not visible from the street level. Wooden, elevated decks above the first floor level are not appropriate.



*T-B: Appropriate residential infill.*



## G.1 Front Doors

a. The front door should be prominent and face the street.

b. The front door can contain some glass on upper portion in character with the style of the house. Side lights and transom lights are acceptable alternatives.

c. Doors into separate units in the same buildings should be situated so that one door is prominent and the other is subordinate.



## G.2 Windows

a. Windows should generally comprise 30-45% of the front façade.

b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.

c. Windows facing the street should have all the same sill height on each floor of the structure. Accent or feature windows are excepted. Windows on stair cases should follow the pitch of the stairs.

d. Windows should be laid out symmetrically in each bay (wall plane) that faces the street.

*T-B: Appropriate residential infill.*

e. Gang windows together rather than using one large single pane window. Ganged windows should be separated by a no less than 7" wide trim piece.

f. A window should have trim that is at least 4.5" wide. The window should be recessed from the trim by at least 2".

g. Shutters should be the same size as the window they are adjacent to so if they were to be closed they would cover the window. Single or double shutters are appropriate.



### G.3 Window Materials

a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.

b. Windows with muntins shall have dimensional muntins on the exterior of the glass and with a spacer inserted between the glass in insulated windows. Dimensional muntins on the interior are optional.

c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.



*T-B: Appropriate residential infill.*

### 3.5.H Exterior Building Materials

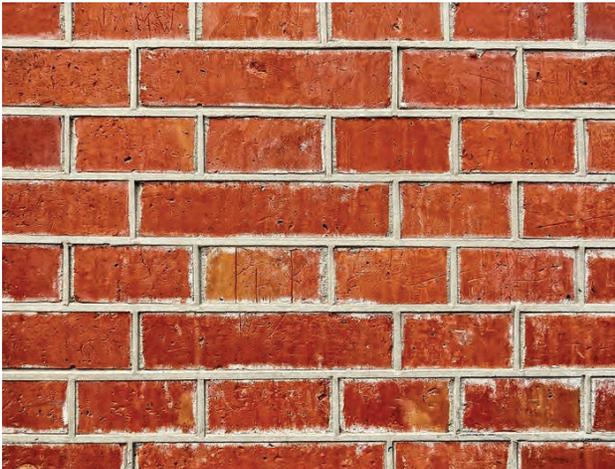
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*Masonry.*

Building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Brick, stone, and wood siding are the dominant materials and their use in new construction is preferred.

**H.1** Building materials for new construction should be visually compatible with the predominant materials of this area. Materials for additions should be the same materials as the predominant materials of the existing building.



*Brick.*

**H.2** New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.

**H.3** Wood siding, brick, and stone should be detailed to provide a human scale.

**H.4** New materials should have a demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick. Vinyl siding is not allowed.



*Stucco.*

**H.5** Historic building materials of existing buildings should be maintained and respected when additions are proposed. See the Appendix for guidance related to maintaining and protecting historic building materials.

## H.6 Building Wall Materials

The following exterior building materials are appropriate for new construction:

**a.** Horizontal wood or cementitious wood siding with a 4-7 inch exposure (smooth not weathered finish).

**b.** Wood shingle in a vertical pattern with 3" to 7" reveal.

**c.** Stone, brick or other masonry with dimensions that are human scale, that is with the appearance that they could be laid by hand.

**d.** Combinations

Creative combinations of the above are encouraged to recreate natural textures, so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.

**e.** Use of Wood Shingles

Wood shingles should be used as second story cladding, on attic dormers, gable ends and porch roof gables.

**f.** Use of Brick & Block

- Brick is encouraged, but the style of brick should be similar to the brick already found in the neighborhood, and should be no larger than 2 2/3" X 8" with mortar joints no larger than 1/4".
- Brick should not be used on upper floors unless brick is found on the floors below.
- Concrete masonry units (CMU) or concrete block should not be used as an exposed exterior material.



*Wood siding.*



*Combination of materials.*



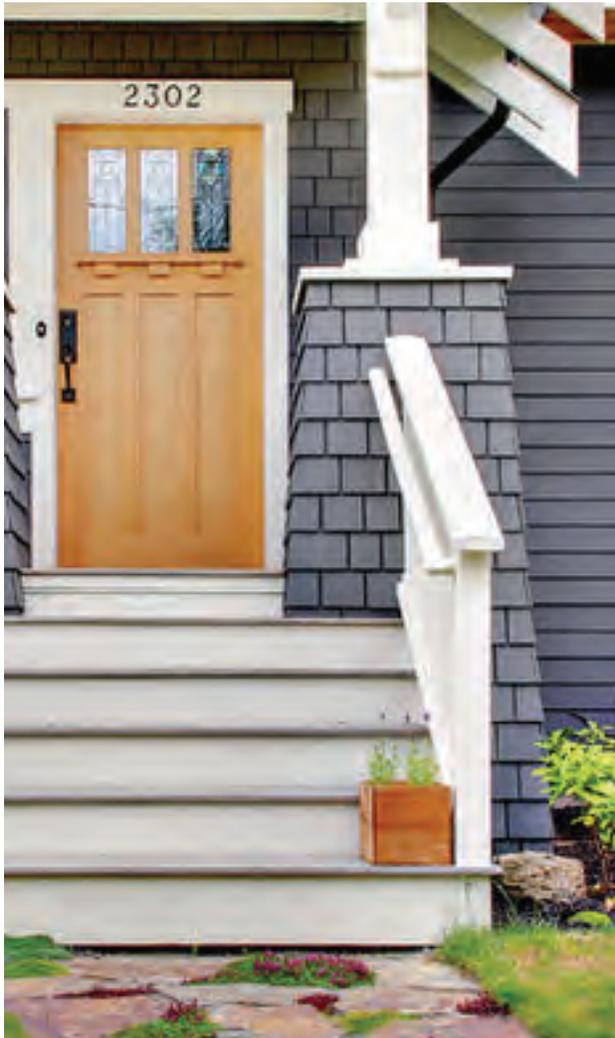
*Stone siding.*

**g. Use of Stone**

- Native Texas stone is an appropriate exterior material if used in the scale of other stone found in the neighborhood.
- Use of synthetic stone is not appropriate unless the structure already has synthetic stone.

**h. Non-traditional siding materials are discouraged.**

- Typically, artificial stone and brick veneer are not appropriate.
- Asphalt shingles are not appropriate.
- Aluminum and vinyl are not appropriate.



*Use of architectural features.*

**3.5.1 Architectural Details & Features**

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**I.1** Architectural details such as columns, lintels, sills, rafters, door surrounds, and decorative gable ends add visual interest to a structure.

**I.2** Use of appropriately scaled details is encouraged.

**I.3** Details should be consistent with the design and style of the building.

### 3.5.J Design of Garages and Accessory Buildings

**J.1** Preserve an historic garage or outbuilding structure when feasible.

**J.2** Use the garage for parking. It may be appropriate to alter an historic garage to accommodate contemporary vehicles.

**J.3** Garage doors visible from the street:

**a.** Repair rather than replace original or historic doors that are significant to the character of the garage, if technically feasible.

**b.** If repair of historic garage doors is not technically feasible, new replacement doors may be approved if they duplicate the existing size, shape, proportion, profiles, hardware, details, glazing, panel type and design, and fit within the existing opening.

**J.4** New garages or carports must be compatible in style, size, material, roof profile, and details with the historic principle building on the lot.

**J.5** Siding on garages should match the cover material on houses, except that wood siding is acceptable in cases where the house is constructed of masonry.

**J.6** Avoid demolition. See UDC Section 3.13 for any proposed demolition in the Overlay Districts.

**J.7** In some cases, it may be appropriate to re-position the historic garage on its original site in order to accommodate other needs.



*Detached garage.*



*Attached garage.*



*T-B: Appropriate side-entry attached garage.*

### 3.5.K Additions

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*Acceptable addition.*

An addition to a structure can radically change its perceived scale and character if inappropriately designed. When planning an addition, the effect the addition will have on the building itself should be considered. When creating an addition, keep the size of addition small in relation to the main structure. If an addition must be larger, it should be set apart from the main structure and be connected with a smaller linking element or placed to the rear, not in prominent view from the street. A design for a new addition that would create an appearance inconsistent with the character of the building, especially an historic one, is discouraged.

One also should consider the effect the addition may have on the character of a street or neighborhood, as seen from the public right-of-way or from neighboring residential properties. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

The compatibility of proposed additions with historic buildings will be reviewed in terms of the mass, scale, materials, roof form, proportion, and the spacing of windows and doors. Additions that echo the style of the original structure and additions that introduce compatible contemporary design are both acceptable.

**K.1** Design alterations and additions to be compatible with the historic character of the property. Building additions should be in keeping with the original architectural character, color, mass, scale, and materials.

**a.** Minimize the visual impacts of an addition. New additions should not be so large as to overwhelm the original structure because of location, size, height or scale. It should be designed to remain subordinate to the main structure.

**b.** Avoid alterations that would damage historic features.

**c.** Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance. Alterations that seek to imply an earlier period than that of the building are inappropriate.

**d.** New additions should not obscure or demolish character defining features of the original structure. An addition to the front of a building is usually inappropriate.

- For example, loss or alteration of a porch should be avoided.

**K.2** An addition should be distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.

**a.** Creating a jog in the foundation between the original and new structures may help to define an addition.



*Detached rear addition.*



*Inappropriate addition.*



*Rear addition.*

**b.** Even applying new trim board at the connection point between the addition and the original structure can help define the addition.

**c.** An addition should be simple in design to prevent it from competing with the primary façade.

### **K.3 Location of Additions**

**a.** Additions should be located inconspicuously on the least character-defining elevation.

**b.** Place additions on the first floor, whenever possible, in portions of the neighborhoods with predominantly one story houses.

**c.** Additions should be to the rear of the existing structure or as far away from the public street unless there is sufficient side yard width. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts. This will allow the original proportions and character to remain prominent.

**d.** While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.

**e.** An addition shall be set back from any primary, character-defining façade. If sufficient side yard width is available, the addition should be recessed behind the front façade by a minimum of ten feet (10'-0").

f. Where nearby homes have a distinctive pattern of varied front elevation setbacks (e.g., recessed entries), avoid filling in the spaces between projecting elements to create a flat or projecting front façade.

g. Where an addition is proposed to be connected to the main structure via a breezeway, the breezeway must be of compatible character and materials to the main structure and is limited in length to 20 feet, unless site conditions such as tree locations are determined to require an increased length.



*One-story addition.*

**K.4 The roof of a new addition shall be in character with that of the primary building.**

a. Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.

b. Repeat existing roof slopes and materials.

c. If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar



*One and a half story addition.*

**K.5 Second Story Additions**

Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.



*Two-story addition.*



*Craftsman addition.*

**K.6 Design of Additions should be compatible with the primary structure.**

- a. Use roof forms, pitches, overhangs, and materials that are similar to the original structure.
- b. Match window types, shapes, and proportions similar to those of the original structure.
- c. Additions should acknowledge and respect and where appropriate include architectural features of existing building.



*T-B: Compatible historic materials in additions.*

**K.7 Exterior Materials of Additions**

- a. The selection of exterior materials should be compatible with the primary building.
- b. Use the same siding and roof materials as used on the original structure if possible.
- c. Materials should strive to be the same color, size, and proportion and used in the same manner as the original house but not necessarily used in the same overall proportions. This allows the addition to be recognized as an addition.



*Inappropriate additions.*

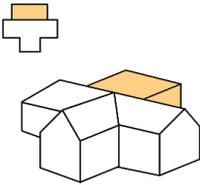
**K.8 The architectural features of existing buildings should be protected when additions are proposed.**

# Style Specific Additions

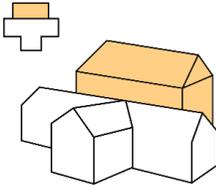
## Queen Anne/Italianate



One-Story Addition



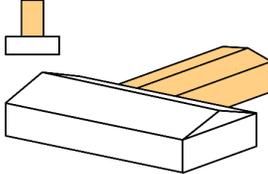
Two-story addition



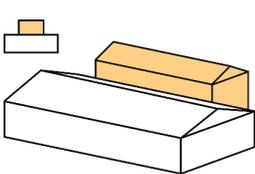
## Ranch



One-Story Addition



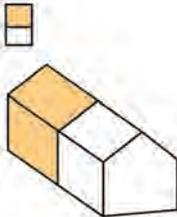
Two-story addition



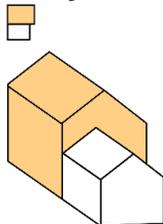
## Craftsman/Prairie



One-Story Addition



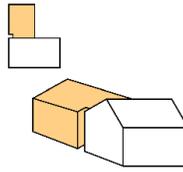
Two-story addition



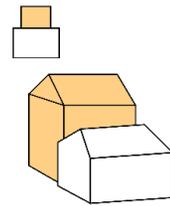
## Cottage



**One-Story Addition**



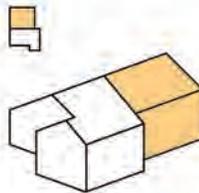
**Two-story addition**



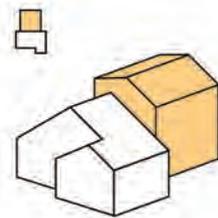
## Minimal Traditional



**One-Story Addition**



**Two-story addition**

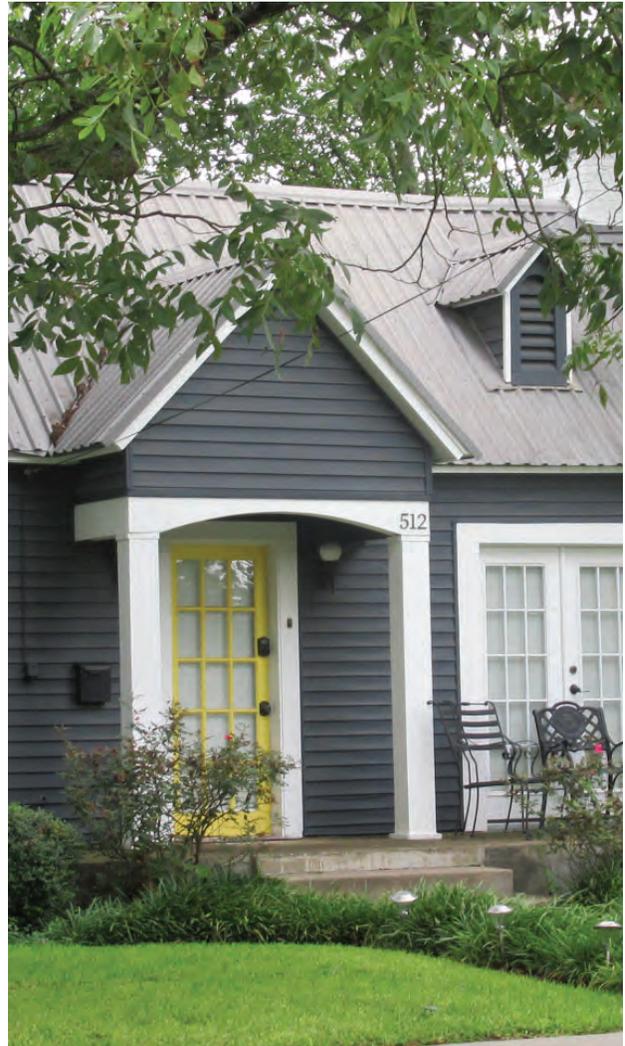


### **K.9 Distinguish New from Old**

**a.** Although designed to be compatible with the original building, an addition should be discernible from it. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, change in materials, siding profile, or window type. Attention to materials and details will be critical to achieving the desired design unity.

**b.** Avoid overt changes between the original structure and the new addition. For example, it may not be possible to extend an existing roof without a strong contrast between the appearance of the new and old roofing. In those cases, it may be necessary to replace the old surfacing material and replace it with the new.

**c.** A vertical change should be established between the original portions of the house and the addition to avoid one long wall plane. This change should run from the foundation through to the roof line.



*Compatible with historic district.*



*Acceptable adaptive reuse of building.*

### **3.5.L Adapting a Residence to a Commercial Use**

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When adapting a residence to a commercial use, respect the residential character of the building and neighborhood. Converting a building to a new use that is different from that which its design reflects is considered to be “adaptive use”.

**L.1** When residential use ceases to be viable, the first preference is to choose new uses that minimize any negative changes in building features. Often there are new uses that are inherently less disruptive to residential structures such as a bed and breakfast, professional offices, small specialty restaurants, and personal service businesses.

**L.2** Seek uses that are compatible with the historic character of the building and neighborhood.

**L.3** The primary goal should be preserving the original residential character, appearance, and scale of the structure. Building uses that are closely related to the original use are preferred. Avoid radical alterations to either the interior or exterior of the structure.

**L.4** Avoid altering porches and original windows and doors.

**L.5** When use changes demand that structures be altered such that little or no use can be made of the original structure, consider moving the structure to a compatible location. This should be an order of last resort.

- a. This move can be made to another location on the same site or to a vacant site in the neighborhood or another neighborhood.
- b. Historic structures should be relocated within Old Town whenever possible.

### **3.5.M Architectural Barriers and Accessibility**

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**M.1** Accessibility to properties should be achieved with careful and creative design solutions when needed or required.

**M.2** Ramps, lifts, and accessible entrances should be designed in such a way to avoid damage to character-defining features of a building.

### **3.5.N Energy Efficiency**

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**N.1** Construction of any new structures or alterations to existing structures should be done in such a way as to maintain character while maximizing energy efficiency.

**N.2** Maximizing energy efficiency should in no case be motivation 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.



*Unobstructed, pedestrian-friendly pathways.*

**Note: Historic buildings have embodied energy. Demolition of historic material negates the energy-efficiency of new construction. Its is more energy-efficient to renovate an existing structure.**

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