

City of Austin Historic Landmark Inspection Standards

City staff will use the following inspection standards to evaluate compliance with Land Development Code §25-11-216, requiring the owners of historic properties to preserve and repair their buildings. Properties passing the inspection will be eligible for an annual tax exemption, provided that the required affidavit and application are filed by the applicable deadlines. Properties that fail the inspection will not be eligible for the tax exemption and may be subject to other remedial action to ensure compliance.

PASS = no major defects *and* no more than 2 minor defects

FAIL = 1 major defect *and/or* 3 or more minor defects

Foundation

- **Major:** Deteriorated or inadequate foundation
- **Minor:** Horizontal cracks in the foundation, damaged skirting, evidence of water pooling at the foundation

Roof, chimney, and drainage systems

- **Major:** Sagging roof or exterior ceiling, holes in the roof or exterior ceiling, missing shingles over more than half of the roof, bulging, listing, or settling chimney, rotted soffit, eave, or fascia board
- **Minor:** Missing, loose, or cracked roof tiles or shingles over less than half of the roof; metal roof corrosion; damaged or missing flashing; unsealed joints at roof projections; stained or damaged cornice; clogged, damaged, or corroded gutters; drain pipe not directing water away from the foundation

Walls

- **Major:** Rotted, damaged, or missing siding or deteriorated, crumbling, or loose masonry or mortar over more than half of any façade; loose or flaking paint over more than half of any façade; loose or open masonry joints over more than half of any façade
- **Minor:** Rotted, damaged, or missing siding or deteriorated, crumbling, or loose masonry or mortar over less than half of any façade; loose or flaking paint over less than half of any façade; loose or open masonry joints but over less than half of any façade; cracked or spalling masonry or stucco; decorative masonry or millwork elements in need of cleaning or repair

Decks, porches, balconies, and awnings

- **Major:** Loose, damaged, or missing railings, porch or balcony floors, or steps; missing or insecure attachments, anchors, or joints between deck, porch, balcony, or awning and the principal building
- **Minor:** Loose or flaking paint on floors, railings, ceilings, or decorative trim; warped porch floor boards

Windows and Doors

- **Major:** Broken glass; broken doors; missing windows, doors, jambs, or framing
- **Minor:** Damaged, missing, or inappropriately repaired glazing putty; inappropriately repaired broken windows or window sashes; loose or flaking paint on windows or doors and window and door frames

Grounds and accessory buildings

- **Major:** Vermin, weeds, fallen trees or limbs, debris, abandoned vehicles, and all other refuse; fallen fences or walls
- **Minor:** Historic-age accessory buildings or garages in need of paint or roof repairs; fences in need of paint or stain; plant growth causing paint or mortar deterioration

Incompatible alterations or signage

- **Major:** Incompatible alterations to the property, including window, siding, or roofing replacement; and signs.

RESOURCES FOR REPAIR AND REHABILITATION

- Preservation Briefs, National Park Service: www.nps.gov/tps/how-to-preserve/briefs.htm
- Standards for Rehabilitation and Guidelines for the Treatment of Historic Properties, National Park Service: www.nps.gov/tps/standards.htm