

**Appendix D**  
**The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

**Appendix D**  
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- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

**APPENDIX D**  
**The Aldridge Place Preservation Plan and Design Standards**

April 2016

<b>D-1</b>	<b>Relevant Definitions .....</b>	<b>D-3</b>
<b>D-2</b>	<b>The Aldridge Place Preservation Plan: Overview .....</b>	<b>D-5</b>
	D-2.1. The Need for A Preservation Plan .....	D-5
	D-2.2 The Overall Purpose of The Aldridge Place Preservation Plan .....	D-5
	D-2.3. The Specific Goals of The Aldridge Place Preservation Plan .....	D-6
<b>D-3</b>	<b>The Parts of the Aldridge Place Preservation Plan .....</b>	<b>D-7</b>
	D-3.1 The Neighborhood Conservation Combining District .....	D-7
	D-3.2. The Secretary of the Interior’s Standards for the Treatment of Historic Properties. ....	D-7
	D-3.3. Aldridge Place Local Historic District Design Standards Overview .....	D-8
<b>D-4</b>	<b>Design Review Processes .....</b>	<b>D-9</b>
	D-4.1 Aldridge Place Design Review Process .....	D-9
	D-4.2 Trustees Procedure .....	D-10
	D-4.3 Trustee Selection.....	D-10
	D-4.4 The City of Austin Design Review Process.....	D-10
	D-4.5. Penalties for Violations .....	D-11
	D-4.6 Special Requirement for Applications for Demolition.....	D-11
<b>D-5</b>	<b>Aldridge Place Local Historic District Design Standards .....</b>	<b>D-12</b>
	D-5.1. General Standards .....	D-12

**Appendix D**  
**The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

5.1.1: Prevention of Demolition .....	D-12
5.1.2: Retention of Historic Style .....	D-12
5.1.3: Avoidance of False Historicism .....	D-12
5.1.4: Appropriate Treatment Options for Contributing Structures .....	D-12
5.1.5: Architectural Barriers and Accessibility .....	D-13
5.1.6: Sustainability .....	D-13
5.1.7: Sustainability Equipment .....	D-13
D-5.2. Preservation and Restoration of Contributing Structures .....	D-13
5.2.1: Front of Houses .....	D-13
5.2.2: Doors and Doorways .....	D-14
5.2.3: Windows and Screens.....	D-14
5.2.4: Porches .....	D-14
5.2.5: Roofs .....	D-15
5.2.6: Chimneys .....	D-15
D-5.3. General Standards for Additions and Changes to Contributing Structures...	D-15
5.3.1: Preservation of Historic Character .....	D-15
5.3.2: General .....	D-15
Standards Summary .....	D-16
5.3.3: Size and Scale of Additions.....	D-16
3.4: Roof, Fenestration, and Siding .....	D-17
5.3.5: Driveways and Parking.....	D-17
5.3.6: Fences .....	D-17
5.3.7: Garages .....	D-17
5.3.8: Accessory Buildings .....	D-18
D-5.4. General Standards for New Construction.....	D-18

**Appendix D**  
**The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

5.4.1: Compatibility Standards for All New Construction within the Historic District.....	D-18
Standards Summary.....	D-18
5.4.2: Massing, Scale, and Architectural Elements .....	D-19
5.4.3: Porches .....	D-19
5.4.4: Height .....	D-19
5.4.5: Roofs .....	D-19
5.4.6: Entrances .....	D-19
5.4.7: Exterior Wall Materials .....	D-19
5.4.8: Chimneys .....	D-19
5.4.9: Driveways and Parking.....	D-20
5.4.10: Fences .....	D-20
5.4.11: Garages .....	D-20
5.4.12: Garage Apartments/Secondary Units .....	D-20
5.4.13: Accessory Buildings .....	D-20
D-5.5. Public Space Standards.....	D-21
D-5.6. Reasonableness Clause .....	D-21
D-5.7. Exclusions .....	D-21

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

## **APPENDIX D**

### **THE ALDRIDGE PLACE PRESERVATION PLAN AND DESIGN STANDARDS**

#### **Appendix D-1**

#### **Relevant Definitions**

The following definitions are relevant to the understanding of this document.

**Certificate of Appropriateness:** The documentation provided by the Historic Landmark Commission after review of proposed changes to a contributing structure in the historic district certifying that the proposed change is in conformance with the Aldridge Place LHD Design Standards. Certificates of Appropriateness are governed by Section 25-11-2 and 25-11-212 of the City of Austin Land Development Code, which provide that a person must obtain a Certificate of Appropriateness to change, restore, remove, or demolish an exterior architectural or site feature of a structure that is contributing to the historic district. The City Historic Preservation Officer can approve applications for some Certificates of Appropriateness.

**Compatibility Standards:** Compatibility regulations are designed to minimize the impact of new construction, remodels, and additions to existing buildings on surrounding properties in residential neighborhoods by defining an acceptable building area for each lot within which new development may occur.

**Contributing Structure:** A structure that fits the following criteria:

1. Contributes architecturally and/or historically to the historic character of the historic district.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

2. Is at least 50 years old and maintains a high degree of integrity in that it retains its historic appearance.
3. Was built during the period of significance for the historic district.

The determination of whether a structure is contributing to the historic district was made by the historic preservation professional who evaluated the survey and inventory of the buildings within the district, in conjunction with professional city staff. A structure is designated contributing to the historic district by the ordinance establishing the district.

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

**Fenestration:** The arrangement, proportioning, and design of windows and doors in a building.

**Façade:** The front or principal face of a building.

**Historic District:** A historic area (HD) combining district is the collection of structures that give an area its historic character. By definition, at least 51% of the principal buildings within the historic area (HD) combining district must be designated as contributing to the district.

**Noncontributing Structure:** A structure that fits the following criteria:

1. Is less than 50 years old.
2. Has been significantly altered over time so that the building no longer conveys its historic appearance.
3. Has been moved into the district less than 50 years ago.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

A building which is over 50 years old but which has been significantly altered is non-contributing to the district until such time as the building is restored to its historic appearance. Current city incentives are available to owners of these properties to encourage restoration of the structure. Aldridge Place Local Historic District Design Standards do not apply to noncontributing structures.

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

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

**Rehabilitation:** The repair, alterations, and additions to a historic property which make a compatible use of the property possible, while preserving those portions or features of the structure which convey the historic, cultural, or architectural values of the structure. Rehabilitation generally involves the construction of additions to historic buildings.

**Restoration:** The accurate depiction of the form, features, and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstruction of missing features from the restoration period. A restoration project is one that restores the historic appearance of a building by removing later additions or modifications, such

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

as synthetic siding, aluminum windows, reconstructing missing architectural features, and preserving the historic fabric of the structure.

**Period of Significance:** A time period during the history of a neighborhood or district when a substantial amount of construction activity took place. For Aldridge Place, the period of significant is from 1860 to 1965. The majority of resources in the district (93%) were built during this period of significance.



## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

## **Appendix D-2**

### **The Aldridge Place Preservation Plan: Overview**

#### ***D-2.1. The Need for a Preservation Plan***

Aldridge Place has one of the most intact concentrations of historic homes primarily from the 1920s and 1930s in the City of Austin and is the site of numerous historic landmark properties from the nineteenth and early twentieth centuries. Its proximity to downtown and The University of Texas, along with an increasing interest in redeveloping downtown Austin, are placing development pressure on the neighborhood.

Local Historic District (LHD) designation is intended to protect and enhance existing historic resources. By establishing Aldridge Place local historic district zoning, the City of Austin provides a mechanism to ensure that architectural changes within district are compatible with its historic character. Some buildings within the district may not have sufficient historical or architectural significance on their own to be designated as Austin Historic Landmarks, but they have significance as part of their neighborhood fabric.

Because it has retained its original appearance and landscape patterns so well, Aldridge Place conveys a vivid and accurate sense of its own history. Furthermore, Aldridge Place is significant for its relevance to important historic development and architectural trends in Austin; it is associated with Austin's premier 20<sup>th</sup> century architectural firms; it is related to the development of the University of Texas as a world-class institution of higher education; and it is associated with individuals who have contributed substantially to the growth and development of Austin, Texas.

In sum, Aldridge Place exceeds the city's requirements for establishing historic districts: it is overwhelmingly comprised of historic-age resources that retain exceptional levels of

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

architectural integrity; it has an exceptional ratio of contributing to noncontributing properties; it has significant owner support; and it meets all city criteria for designation. From all perspectives, Aldridge Place is worthy to be called an Austin local historic district.

#### ***D-2.2. The Overall Purpose of the Aldridge Place Preservation Plan***

The City of Austin benefits visually and aesthetically from having buildings from its earlier history with unique architectural styles. Because of the innate historical and architectural value of Aldridge Place as a neighborhood, the primary emphasis for the Aldridge Place Local Historic District will be *preservation*. With LHD designation, in so far as possible, the existing form, integrity, and materials of historic properties or contributing structures will be maintained.

Aldridge Place recognizes that change is inevitable. Changes in lifestyle between the early 1900s and the present require different uses of space. Additions, secondary dwelling units, and new residences will be built. Consequently, the aspects of the Aldridge Place Preservation Plan and Design Standards that address remodeling and new construction aim for appropriateness of construction, determined by compatibility of three types:

1. **Compatibility with neighborhood architectural patterns.** Despite the diversity of housing styles in Aldridge Place, most residential structures in the neighborhood share architectural patterns, including but not limited to an entrance in the front of the house, a the sidewalk to the front entrance, and windows that are taller than they are wide.
2. **Compatibility with the immediately surrounding structures.** New buildings should be reviewed in the context of their surroundings.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

3. **Compatibility of structures in neighborhoods surrounding LHD.** Compatibility of structures in the neighborhood surrounding the LHD must comply with March 2016 city standards. Historic landmark (H or HD) within the Aldridge Place LHD are subject to the March 2016 city compatibility standards Chapter 25-2, Subchapter F.

Designation of the Aldridge Place Local Historic District does not require property owners to make changes to their properties, such as returning buildings to their historic appearance. Additionally, the review of construction projects within the district that results from district designation is limited to those projects that affect the exterior of the building and its site; interior remodeling projects do not require review and approval.

#### ***D-2.3. The Specific Goals of the Aldridge Place Preservation Plan***

The goals of the Aldridge Place Local Historic District Preservation Plan are as follows:

- Preserve the historic fabric of Aldridge Place.
- Prevent the demolition of contributing buildings in the neighborhood that can be saved.
- Encourage the rehabilitation, maintenance, and retention of historic structures.
- Ensure that alterations to existing buildings are compatible with the historic character of the structure and the district.
- Assist property owners and designers in developing plans for historic properties and encourage the compatibility of new structures in the historic district.
- Encourage sustainable design and building practices in the neighborhood.
- Ensure that new construction in and near the LHD meet city compatibility standards.

This document is a tool for the following interested parties:

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

- Property owners, tenants, contractors, design professionals, realtors or anyone else planning a change to the exterior or site of a building or new construction within the district.
- The Historic Landmark Commission, in its evaluation of whether to grant a Certificate of Appropriateness for any project covered by these Standards.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

### **Appendix D-3**

#### **The Parts of the Aldridge Place Preservation Plan**

Documents and City Code sections governing buildings within the Aldridge Place Local Historic District include the following:

1. The Neighborhood Conservation Combining District (NCCD)
2. The Secretary of the Interior's Standards for the Treatment of Historic Properties
3. The Aldridge Place Local Historic District Design Standards

#### ***D-3.1. The Neighborhood Conservation Combining District***

The City of Austin North University Neighborhood Conservation Combining District (NCCD) (Ordinance No. 040826-58) already regulates the modification and construction of buildings and other structures in Aldridge Place. It also provides for standards that affect fences, driveways, accessory buildings, garages, maximum building coverage, maximum impervious cover, maximum height, setbacks, and building facades, among other things. In no case shall the standards established by the NCCD be invalidated by any additional standards; they may, however, be narrowed by additional standards in order to ensure compatibility with the historic patterns of the Aldridge Place neighborhood, an issue which is not addressed by the NCCD.

The North University NCCD guidelines have been incorporated into the Aldridge Place LHD Design Standards so that they will be retained if the NCCD ordinance is eliminated.

#### ***D-3.2. The Secretary of the Interior's Standards for the Treatment of Historic Properties***

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

This Preservation Plan adopts *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (by Kay D. Weeks and Anne E. Grimmer, 1995, U.S. Department of the Interior). This document provides detailed descriptions and instructions for preservation, rehabilitation, restoration, and reconstruction of historic structures.

Basic standards for rehabilitation were developed in 1976 and are as follows:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall 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 architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Chemical or physical treatments such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall 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.

For the complete document, readers are referred to <http://www.nps.gov/tps/standards/four-treatments/standguide/>.

#### ***D-3.3. Aldridge Place Local Historic District Design Standards Overview***

The Design Standards itemized in this document (beginning on page 13) are in addition to those of the NCCD and the Secretary of the Interior's Standards. The Aldridge Place Local Historic District Design Standards provide a guide for decision-making on changes to the exterior appearance of buildings and sites within the Aldridge Place Local Historic District. In the event there is a contradiction between the Aldridge Place Local Historic District Design Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Aldridge Place Local Historic District Design Standards will govern.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

### **Design Review Processes**

Most building and remodeling projects in Aldridge Place are regulated by a design review process that requires both LHD approval and city issuance of a certificate of appropriateness. The design review process requires conformity to Design Standards specific to Aldridge Place, which protect the historic and neighborhood character of Aldridge Place.

#### *Activities that Require a Certificate of Appropriateness*

The LHD does not require property owners to proactively make changes to their properties, such as restoring buildings to their original historic appearance. The design review process only comes into play once a property owner. The Preservation Office will determine whether a project is routine maintenance or requires an approval by the Historic Landmark Commission.

According to Sections 25-11-2 and 25-11-212 of the City of Austin Land Development Code, an owner must obtain a Certificate of Appropriateness before a building permit will be issued to change, restore, remove, or demolish an exterior architectural or site feature of a structure that is contributing to the historic district.

A Certificate of Appropriateness is NOT required for:

- Remodeling the interior of the building;
- Routine maintenance projects that do not affect the historic character of the resource. This may include painting, repointing of masonry, foundation repair, etc., or
- Remodeling of non-contributing buildings.

A Certificate of Appropriateness IS required for:



## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

- Replacing porches, doors, windows, or changes of roofing or siding materials visible from the front façade;
- Exterior alterations to existing buildings and sites including, but not limited to, the construction of additions, decks, or pools.
- Demolition of existing buildings or parts of buildings;
- New construction;
- Relocation of existing buildings into or out of the district; or
- Changes (such as tree removal) requiring a City permit.

#### **D-4.1 Aldridge Place Design Review Process**

The Certificate of Appropriateness design review process should start with a review by the Aldridge Place Local Historic District trustees prior to City of Austin action. The Aldridge Place LHD Board of Trustees is an advisory committee of neighbors who will review proposals for remodeling or building prior to their submission to the City. Any owner considering a remodeling or building project is encouraged to meet with the trustees as early as possible in the planning process. These meetings are open to anyone who wants to attend as neighbors of a proposed construction or remodel might find it valuable to hear and respond to the plans. The trustees welcome input from all neighbors. The trustees will work with homeowners to ensure that their proposals meet the requirements of the LHD.

For major projects the following information should be submitted to the trustees:

1. A site plan with these elements indicated:
  - Property lines and setback lines, including all setback dimensions
  - Footprint of new additions and any new site items that affect impervious cover
  - Location and dimensions of parking spots
  - Any trees with a diameter of 19 inches or more, measured four and one-half feet above natural grade.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

2. Impervious cover calculations, both existing and proposed.
3. FAR (floor to area ratio) calculations, both existing and proposed.
4. Square footages of the existing lot, existing improvements, and proposed improvements.
5. Existing and proposed floor plans.
6. Existing and proposed exterior elevations, showing the McMansion envelope compliance and the total building height. Photographs of all sides of the property can be substituted for existing exterior elevations.
7. Photographs of the exterior pertinent to the improvements.

For lesser changes, such as new exterior doors, replacement windows, or roofing changes, information and plans or photos of existing and planned changes should be submitted.

#### **D-4.2 Trustees Procedure**

When an owner brings a case to the trustees for review, the trustees can do several things with it.

- If it's a simple case, such as clarification of the standards, the trustees will provide advice.
- If it requires a Certificate of Appropriateness, the trustees will make a recommendation and refer the case to the city preservation staff.

#### **D-4.3 Trustee Selection**

The LHD is segmented into six districts of similar proportion, and include one at-large Aldridge Place member to comprise an odd number of representatives.

The six districts are defined as:

- West 33<sup>rd</sup> St (east of Hemphill Park Drive)
- West 33<sup>rd</sup> St (west of Hemphill Park Drive)

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

- West 32<sup>nd</sup> St (east of Hemphill Park Drive)
- Wheeler St. & West 32<sup>nd</sup> St (west of Hemphill Park Drive)
- Laurel Lane
- Hemphill Park

The defined districts will select the trustees ad hoc. The selected trustees will designate the at-large trustee.

The trustees are responsible for working with LHD property owners in the remodels, building, or refinements of their homes in accordance with the Design Standards of the LHD. Once consensus with the property owners is reached, the trustees will advocate for them with the City Preservation Department, the Landmark Commission, and the City Council, where necessary.

#### **D-4.4 The City of Austin Design Review Process**

After trustee review, applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office at least 21 days before a scheduled Historic Landmark Commission meeting. Depending on the scale of the project, the application for a Certificate of Appropriateness will be evaluated by either the City Historic Preservation Officer or the City of Austin Historic Landmark Commission, as determined by the criteria below.

The City Historic Preservation Officer may administratively approve applications for Certificates of Appropriateness for the following:

- Accurate restoration or reconstruction of a documented missing historic architectural element of the structure or site;
- Changes which do not affect the appearance of the structure or site from an adjacent public street, limited to:
  - Demolition of garages, sheds, carports, or other outbuildings that are non-contributing;

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

- Construction of a ground-floor, one-story addition or outbuilding with less than 600 square feet of gross floor area;
- Two-story additions to the rear of two-story houses; or
- A pool, deck, fence, back porch enclosure, or other minor feature.

The Historic Landmark Commission must hear other Certificates of Appropriateness.

Property owners may contact the City Historic Preservation Office to determine whether a project may receive administrative approval. Owners may also contact City staff in the early planning stages of a project for assistance in interpreting the Design Standards, suggesting solutions to problems, and explaining the review process and requirements. The Historic Preservation Office staff can also make on-site consultations and provide technical assistance.

The Historic Landmark Commission generally meets on the fourth Monday of each month, but schedules may vary. Contact the City Historic Preservation Office for information about meeting dates and times. The City Historic Preservation Office conducts a preliminary review of the application for a Certificate of Appropriateness and may contact the applicant for additional information or to suggest changes prior to presenting the case to the Historic Landmark Commission. The Historic Landmark Commission may grant the Certificate of Appropriateness if the application conforms to the Aldridge Place LHD Design Standards. The Historic Landmark Commission has the authority to grant exemptions to the Design Standards if it determines that the proposed new construction or changes to the existing buildings or sites will maintain the relevant character-defining features of the property and/or historic district.

If the Certificate of Appropriateness is not granted, the Historic Landmark Commission may require the applicant to modify the proposed work and revise the application. Appeal of a denial of a Certificate of Appropriateness may be made to the appropriate land use commission and, if denied, to the City Council, per Sections 25-11-247 and 25-1, Article 7, Division 1 of the City

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

Code. Appellant must establish that the decision by the Historic Landmark Commission is contrary to applicable law or regulation.

#### ***D-4.5. Penalties for Violations***

Any person or corporation who violates provisions of the Standards is subject to the same criminal misdemeanor and/or civil penalties that apply to any other violation of the City Code.

#### ***D-4.6 Special Requirement for Applications for Demolition***

The Commission will not hear an application for the demolition of an existing building within the District until it has granted a Certificate of Appropriateness for the replacement building.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

### **Appendix D-5**

#### **Aldridge Place Local Historic District Design Standards**

*The purpose of these Standards is to preserve the historic character of Aldridge Place by encouraging the preservation and rehabilitation of existing buildings, and providing design parameters for additions to existing buildings and for new construction within the district. These Design Standards incorporate all applicable City of Austin zoning codes as well as the provisions of the North University Neighborhood Conservation Combining District (NCCD).*

*These Design Standards are in addition to those of the NCCD and the Secretary of the Interior's Standards and provide a guide for decision-making on changes to the exterior appearance of buildings and sites within the Aldridge Place LHD. In the event there is a contradiction between the Aldridge Place Local Historic District Design Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Aldridge Place Local Historic District Design Standards will govern.*

#### **5.1. General Standards**

All properties within the Aldridge Place Local Historic District are zoned for residential use only.

##### **5.1.1: Prevention of Demolition**

The preservation of contributing buildings is essential to maintain the integrity, appeal, and character of the district. Demolition of any contributing structure is discouraged. A contributing structure or any significant exterior part of any contributing structure within the local historic district cannot be demolished without prior approval by the Historic Landmark Commission with a Certificate of Appropriateness.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

#### ***5.1.2: Retention of Historic Style***

Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale.

#### ***5.1.3: Avoidance of False Historicism***

Respect each contributing structure as an example of the architecture of its time. Do not make alterations that have no historic basis, such as the addition of gingerbread trim to a 1920s bungalow. Do not give an existing contributing structure a “historic” appearance it never had. When developing plans for additions, porches, and other exterior alterations, look to other houses of similar vintage to see how these changes were made historically, and then use that information as a guide to developing an appropriate size, scale, and massing for your proposed exterior change.

#### ***5.1.4: Appropriate Treatment Options for Contributing Structures***

Preserve the historic fabric whenever possible by repairing deteriorated historic features and architectural elements. Reconstruct missing or un-repairable architectural features with recycled historic materials, if available, or new materials that approximate the size and match the scale, profile, and appearance of the deteriorated or missing feature. Reconstruct or rebuild missing architectural features using photographic or physical indications as a guide.

#### ***5.1.5: Architectural Barriers and Accessibility***

Accessibility to historic properties can be achieved with careful and creative design solutions. Design ramps, lifts, and accessible entrances in compliance with applicable Standards to avoid

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

damage to character-defining features of a contributing building, and keep the visual impact of any ramp, lift, or other accessibility feature to a minimum from the front of the building.

#### ***5.1.6 Sustainability***

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

#### ***5.1.7: Sustainability Equipment***

1. Locate all new mechanical or energy conservation equipment in a manner that does not obscure the front view of the building. Keep them in scale with the existing roofline.
2. When sustainability equipment must be attached to the exterior wall of the house, limit the damage to the original exterior wall material.
3. Locate photovoltaic, solar thermal, wind power, and satellite dishes (external systems) on ancillary/secondary structures or new additions to the maximum extent feasible. If the installations must be placed on the main house, hide the installation from the front view of the house to the greatest extent possible, such as on the back roof of the house. Do not put free-standing solar panels on the front or street sides of a structure.



## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

4. Rainwater harvesting is encouraged. If polyvinyl chloride (PVC) piping is used for rainwater system, paint all pipe visible from the street to resemble metal. Rainwater collection tanks may be of any material, but if visible from the primary street, they shall be unobtrusive.

#### **5.2. Preservation and Restoration of Contributing Structures**

##### **5.2.1: Front of Houses**

*Houses in Aldridge Place uniformly face the street, generally with a visible front door and with windows facing the street.*

Retain the historic character of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible. If replacement of exterior wall materials is necessary, choose a material identical/similar in size, profile, and appearance as the historic material. Cementitious fiber board, such as hardi-plank, is acceptable; vinyl and aluminum siding are not acceptable.

##### **5.2.2: Doors and Doorways**

1. Do not enlarge, alter, or relocate doorways on the façade of the house.
2. Retain and repair an original entry door, if feasible. In cases where replacement of an original entry door is required, or where the house does not have the original door, choose a replacement door that is compatible in terms of design and appearance with the historic character of the house.

## Appendix D

### The Aldridge Place Preservation Plan and Design Standards

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

3. Retain the glazing (window or glass) in its original configuration on doors that contain glass.

**Recommendation:** Look to other houses of similar age and style in choosing a replacement door, or consult publications, catalogs, or design professionals to determine the appropriate door styles and materials for the age and style of your house.

#### **5.2.3: Windows and Screens**

*Original windows are one of the most important features of the façade of a house and define the character of the contributing buildings in the district. Many contributing structures in Aldridge Place still retain their original wood windows.*

1. Repair or rehabilitation of the original windows and screens is the preferred option, followed by replication, and then replacement.
2. The energy efficiency of original windows can be improved by using methods that do not damage historic sashes, glass, or frames, such as: weather-stripping, insulating weight pockets, adding insulated glass and the necessary additional balancing weights, or adding a clear interior film or interior storm window inserts, or a combination of these methods.
3. Do not use tinted glass or tinted film on original windows.
4. If replacing windows or screens, use windows and screens that match the scale, profile, appearance, and configuration of existing historic windows. Aluminum-clad wood windows generally are appropriate for historic districts, but vinyl and aluminum windows or windows with interior vinyl pane dividers are not appropriate.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions
D-2: The Aldridge Place Preservation Plan: Overview
D-3: The Parts of the Aldridge Place Preservation Plan
D-4: Design Review Processes
D-5: Aldridge Place Local Historic District Design Standards

#### **5.2.4: Porches**

*Front porches are an integral part of the character of homes in Aldridge Place. Consider the architectural style of the house if making decisions about changes to the front porch.*

Preserve the original front and street-side porches. Do not enclose open front and street-side ground-floor porches with glass or other enclosure materials, except screening.

#### **5.2.5: Roofs**

*The roof form and pitch are among the most distinguishing characteristics of historic buildings.*

1. Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers.
2. In replacing roof materials, consider first the use of the original material, then the use of a product that resembles the original material, such as a fiberglass or other energy-efficient shingle. metal roofs are also acceptable. Preserve original gable/attic vents and roof brackets.

#### **5.2.6: Chimneys**

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

Preserve existing chimneys, where possible. Use original or similar replacement materials to rebuild a fallen or unstable chimney.

#### **5.3. General Standards for Additions and Changes to Contributing Structures**

*Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.*

##### **5.3.1: Preservation of Historic Character**

Construct additions so as to require the removal or modification of a minimum of the historic fabric of the structure. Do not construct additions that will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and scale of the existing house within the historical context of the neighborhood.

Set additions behind the ridgeline of the original roof if the original historic building has a side-gabled, hipped, or pyramidal roof form.

##### **5.3.2: General**

1. Locate additions and alterations to the rear or rear side of the building so that they will be less visible from the street, and have less impact on the character and configuration of the contributing building.
2. Houses must front on streets within Aldridge Place, even if located on a through lot between West 33rd and West 34th Streets. (See deed restrictions.)

## Appendix D

### The Aldridge Place Preservation Plan and Design Standards

D-1: Relevant Definitions  
 D-2: The Aldridge Place Preservation Plan: Overview  
 D-3: The Parts of the Aldridge Place Preservation Plan  
 D-4: Design Review Processes  
 D-5: Aldridge Place Local Historic District Design Standards

3. Do not attach a separate residential unit to a primary residence.
4. Place any additions or reconstructions to fronts of houses in a manner that is consistent with the existing structure.
5. Place additions or reconstructions in street side yard a minimum of 15 feet from the street.
6. Limit the height of structures in Aldridge Place LHD to 30 feet maximum.
7. Porches must be a minimum of 8 feet in depth and may extend into the 25 foot front yard setback.
8. On a corner lot, a porch may extend a maximum of 5 feet into the 15 foot street side yard setback.

#### Standards Summary

Minimum Lot Size	5,750 square feet
Maximum building coverage	40%
Maximum impervious coverage	45%
Maximum height	30 feet
Min front setback	25 feet; excluding porch
Min street side yard setback	15 feet; excluding porch
Minimum interior side yard setback	10 feet for principal structure on adjacent lot; 5 feet for all others
Minimum rear setback	for a through lot, the rear setback is 15 feet; 10 feet for all others

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

#### ***5.3.3: Size and Scale of Additions***

1. Design new additions so that they do not visually overpower the existing building, compromise its historic character, or destroy any significant historic features or materials. Additions shall appear subordinate to the existing house.
2. Locate additions as inconspicuously as possible, which is generally at the rear of the house.
3. Design additions to have the same scale as the existing house.
4. Locate second story additions at least 15 feet or one-third of the depth of the house back from the front house wall. The front house wall is the exterior wall closest to the street and not including the front porch walls or posts. Houses on corner lots have only one front wall.

#### ***Recommendations:***

1. Consider adding one-story additions to one-story houses.
2. Wherever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space. Design side wall heights on second floor additions to be in scale and proportion to the original house.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

3. Where attic heights are adequate to support second floor living space, dormers or rear additions that do not exceed the original roof ridge height are preferable, as are side walls that maintain the same proportions.
4. Consider the effect that the addition will have on the existing and neighboring buildings.

#### ***5.3.4: Roof, Fenestration, and Siding***

1. Make the pitch and height, materials of the roof of the addition match or be compatible to that of the existing house.
2. Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing and placement.
3. Use exterior siding materials on the addition that match or are compatible with that of the existing house.

#### ***5.3.5: Driveways and Parking***

1. Runners are preferred for driveways and parking. Driveways and parking are subject to an impervious cover restriction of 45% of the property.
2. Circular drives are not appropriate.
3. A parking space may not be located in a street side yard unless it is part of the original configuration.
4. The maximum number of parking spaces in all street yards on a site is two.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

5,       Pavement for a parking space in a front yard may not be located in front of a principal structure.

#### **5.3.6: Fences**

1.       Fences should be built with materials that are compatible with the architectural character of the structure.
2.       Fences located in a front yard may not exceed a height of four feet and shall have a ratio of open space to solid material of not less than 1 to 1.5.

#### **5.3.7: Garages**

*Garages have generally been located to the rear of the lot and as separate structures. They were constructed in complementary design to the main building.*

1.       Garages should be placed behind primary residences. Construct new garages on the rear of the lot or out of view of the street. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building.
2.       When rebuilding an original garage or adding a second story to it, make the roof pitch and style of siding match or be complementary to the original structure
3.       When installing new garage doors, make them complementary in design to the original structure or match historic garage doors.



## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

**Recommendation:** Look around the neighborhood and seek out pictures or documentary evidence of the types of garage doors that were used at the time of the construction of the garage.

#### **5.3.8: Accessory Buildings**

1. Accessory buildings may not exceed 10 percent of the site.
2. Accessory buildings should be located in rear yards with a minimum setback of 5 foot from property lines.

#### **5.4. General Standards for New Construction**

*Local Historic District designation does not prevent change, but instead provides design parameters that work with the special character of the District. Aldridge Place recognizes that design for new residential construction should support the architectural patterns and character of the neighborhood and its immediately surrounding structures. Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns. These Standards apply to new construction on contributing and non-contributing properties.*

**Recommendation:** Austin is fortunate to have many architects in town that have experience working in historic areas and on historic buildings. Consider using an architect who has experience working in historic areas.

##### **5.4.1: Compatibility Standards for All New Construction within the Historic District**

## Appendix D

### The Aldridge Place Preservation Plan and Design Standards

D-1: Relevant Definitions  
 D-2: The Aldridge Place Preservation Plan: Overview  
 D-3: The Parts of the Aldridge Place Preservation Plan  
 D-4: Design Review Processes  
 D-5: Aldridge Place Local Historic District Design Standards

1. Front houses on streets within Aldridge Place, even if located on a through lot between West 33rd and West 34th Streets. (See deed restrictions.)
2. Do not attach a separate residential unit to a primary residence.
3. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building.
4. Set new primary houses equal to the houses on either side, if those houses are contributing, or equal to the nearest two contributing houses on the same street. Goal: Visual conformity with adjacent front setbacks.
5. Place new construction in street side yard a minimum of 15 feet from setbacks.
6. The impervious cover standard is a maximum of 45%.
7. This section applies to all new construction including new garage apartments and secondary units.

**Standards Summary**

Minimum Lot Size	5,750 square feet
Maximum building coverage	40%
Maximum impervious coverage	45%
Maximum height	30 feet
Min front setback	25 feet; excluding porch
Min street side yard setback	15 feet; excluding porch
Minimum interior side yard setback	10 feet for principal structure on adjacent lot; 5 feet for all others

## Appendix D

### The Aldridge Place Preservation Plan and Design Standards

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

Minimum rear setback	for a through lot, the rear setback is 15'; 10 feet for all others
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#### **5.4.2: *Massing, Scale, and Architectural Elements***

Use massing, scale, and architectural elements typical of the contributing buildings on the block when designing a new building. The geometry of new primary house construction shall be in a scale with contributing buildings on the same block. When applying to Historic Landmark Commission, include photographs of all existing adjacent buildings and any other buildings on the block which have inspired design choices for the new construction.

#### **5.4.3: *Porches***

Front porches on new construction are not necessary, but if present, they may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet. On a corner lot, a porch may extend a maximum of five feet in front of the 15 foot street side yard setback.

***Recommendation:*** If appropriate for the architectural style, front porches or at least sheltered front entries similar to the contributing houses within the district are encouraged.

#### **5.4.4: *Height***

Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab. Limit the maximum height of new structures to 30 feet.

#### **5.4.5: *Roofs***

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

Roof forms shall correspond to the building form and architectural style of the new building and typical of roof types in the district.

#### **5.4.6: Entrances**

Locate the primary entrance to the building on the front. Use a front entryway configuration that is compatible with the front entries of contributing houses in the district.

#### **5.4.7: Exterior Wall Materials**

Use exterior wall materials that are compatible with those on the contributing structures on the block, such as wood, cementitious lap siding, brick, or stucco.

#### **5.4.8: Chimneys**

Use stone, stucco, or brick as the primary material for an exterior chimney.

#### **5.4.9: Driveways and Parking**

1. Runners are preferred for driveways and parking. Driveways and parking are subject to the City's impervious cover restrictions. Circular drives are not appropriate.
2. A parking space may not be located in a street side yard.
3. The maximum number of parking spaces in all street yards on a site is two.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

4. Pavement for a parking space in a front yard may not be located in front of a principal structure.
5. For tandem parking, only one car may be parked behind one other.

#### **5.4.10: Fences**

1. Fences should be built with materials that are compatible with the architectural character of the structure.
2. Fences located in a front yard may not exceed a height of four feet and shall have a ratio of open space to solid material of not less than 1 to 1.5.

#### **5.4.11: Garages**

Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building. Garages should be placed behind primary residences. Construct new garages on the rear of the lot or out of view of the street.

#### **5.4.12: Garage Apartments/Secondary Units**

1. Design new secondary units to respect the traditional patterns of Aldridge Place in determining the location of the building and access to parking.
2. Design new secondary units and garage apartments to match or complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

D-1: Relevant Definitions  
D-2: The Aldridge Place Preservation Plan: Overview  
D-3: The Parts of the Aldridge Place Preservation Plan  
D-4: Design Review Processes  
D-5: Aldridge Place Local Historic District Design Standards

3. A new secondary unit or garage apartment is permitted on a lot that is 7,000 square feet or larger and has a front lot width of at least 50 feet. If two or more adjacent lots have the same ownership, the combined square footage and front lot width may be used to determine whether the overall site is 7,000 square feet or larger and has a front lot width of at least 50 feet.
4. The maximum gross floor area of the rear dwelling unit of a new secondary unit or garage apartment is 850 square feet.
5. New structures comply with impervious cover standards of 45% coverage.

#### **4.13: Accessory Buildings**

1. Accessory buildings may not exceed 10 percent of the site.
2. Accessory buildings should be located in rear yards with a minimum rear setback of five (5) feet from property lines.

#### **5.5. Public Space Standards**

*Aldridge Place public space consists of streets, sidewalks, bridges, and park space.*

Preserve and maintain the width, materials, and historic location of contributing civic structures, including sidewalks, retaining walls, and bridges. Maintain the historic park bridges structures in compliance with the Secretary of the Interior's Standards.

#### **5.6. Reasonableness Clause**

## **Appendix D**

### **The Aldridge Place Preservation Plan and Design Standards**

- D-1: Relevant Definitions
- D-2: The Aldridge Place Preservation Plan: Overview
- D-3: The Parts of the Aldridge Place Preservation Plan
- D-4: Design Review Processes
- D-5: Aldridge Place Local Historic District Design Standards

The purpose of these Design Standards is to preserve the historic character of Aldridge Place. The Board of Trustees recognizes that strict compliance with the Standards will best serve this purpose. However, if a property owner(s) can prove that unforeseen circumstances and conditions have arisen that would render strict compliance with these Design Standards impossible or unreasonable, the Board of Trustees may, in their discretion, permit a reasonable design or development decision that is consistent with the historic character and scale of Aldridge Place.

#### **5.7. Exclusions**

Paint color and house interiors are excluded from any Design Standards.