

I. INTRODUCTION

A. PURPOSE

The Castle Hill Historic District Design Standards (Standards) provide a guide for decision-making regarding changes in the exterior appearance of buildings and sites within the Castle Hill Local Historic District (District). The goals of the Castle Hill Historic District Design Standards are to:

1. Preserve Castle Hill's historic heritage.
2. Encourage the rehabilitation, maintenance and retention of historic structures.
3. Ensure that alterations to existing buildings are compatible with the character of the structure and the district.
4. Discourage the demolition of contributing buildings and buildings easily restored to contributing character.
5. Assist property owners and designers in developing plans for historic properties and to encourage the compatibility of new structures in the historic district.

This document is a tool for:

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

The Standards set out the requirements for:

1. The rehabilitation, restoration, and alteration of existing buildings and sites;
2. Construction of new buildings; and
3. Construction of additions to existing buildings within the boundaries of the District.

B. WHAT DESIGNATION ACCOMPLISHES FOR THE HISTORIC DISTRICT

Historic District designation is intended to protect and enhance existing historic resources. By establishing historic district overlay zoning, the City of Austin provides a mechanism to ensure that architectural changes within the District are compatible with the historic character of the district. Buildings within the district may not have the individual significance to be designated as a City Historic Landmark – but the significance of the district emanates from the *collection* of buildings within its boundaries and the overall significance of the group of buildings rather than each building individually.

Historic district designation does not prevent change, but does provide the parameters for change to conform to the special character of the district. Conversely, designation of the historic district does not require property owners to make changes to their properties, such as returning buildings to their historic appearance. The Historic Landmark Commission's review of construction projects within the district is limited to those which affect the exterior of the building and its site – interior remodeling projects do not require review and approval by the Commission. Design standards for the Castle Hill Historic District protect property owners' investments in setting forth the standards for the rehabilitation and restoration of historic structures, and to encourage better design within the historic district. These design standards will retain the historic appeal of the Castle Hill Historic District.

II. CASTLE HILL HISTORIC DISTRICT

A. DISTRICT BOUNDARIES

The Castle Hill Historic District boundaries include all lots fronting Blanco Street, including the properties located at 1200 Windsor Road, 1206 West 12th and 1208 West 12th Street; All lots on the west side of Baylor Street, and east lots between West 9th and an the alley that runs adjacent to 607 & 608 Baylor street; and all properties running along interior streets West 7th, 9th, 10th, and 11th, as well as 1101 through 1111 West 12th Street. (A detailed boundary description may be found in the Local Historic District nomination form).

B. REQUIREMENT OF A CERTIFICATE OF APPROPRIATENESS

Any construction activities which affect the exterior or site of a building within the district must adhere to the principles of these standards and must be approved by the Historic Landmark Commission with a Certificate of Appropriateness before a building permit will be issued by the City. A Certificate of Appropriateness is NOT required for:

1. Remodeling the interior of the building
2. Routine maintenance projects, including painting, staining, masonry repointing, foundation repair, etc.

The City Historic Preservation Office will review applications for projects which involve the replacement of doors, windows, or roofing materials to determine if a Certificate of Appropriateness is necessary.

C. THE DESIGN REVIEW PROCESS

Applying the following Standards, the Historic Landmark Commission will review all applications for:

1. Exterior changes to existing buildings and sites, including but not limited to the construction of additions, decks, pools, or the installation of new windows, doors or roofs
2. New construction
3. Demolition of existing buildings
4. Relocation of existing buildings into or out of the District
5. Landscape changes requiring a City permit.

Applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office at least 21 days before the scheduled Historic Landmark Commission meeting. The Historic Landmark Commission generally meets on the fourth Monday of each month, but schedules may vary. You may 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 Standards set out below, or may require modifications to the plans to gain approval. Appeal of a denial of a Certificate of Appropriateness may be made to the appropriate land use commission, and if denied, then to the City Council.

D. 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.

E. ADMINISTRATIVE AUTHORITY OF THE CITY HISTORIC PRESERVATION OFFICE

The City Historic Preservation Office has authority to approve minor projects without requiring a full review by the Historic Landmark Commission. You may contact the City Historic Preservation Office to determine whether a project may receive an administrative approval.

Property owners may contact City staff in the early planning stages of a project for assistance in interpreting the 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.

F. PENALTIES FOR VIOLATIONS

Any person or corporation who violates the provisions of the historic district regulations is subject to the same criminal misdemeanor and/or civil penalties as apply in any other violation of the City Code.

III. DISTRICT CHARACTER

A. General Character

The Castle Hill Historic District is a six-street residential section of Old West Austin that extends from West 6th Street to West 12th Street, and from Blanco Street to Baylor Street. It is comprised of 123 lots and roughly 175 buildings and structures. More than 100 of those structures are contributing to the historic character of the district. There are 16 city landmarks located in the district, and several state and national historic register landmarks as well. The district derives its name and history from land originally associated with the former Texas Military Institute, an iconic building located at 1111 West 11th Street.

A number of these the city historic landmarks are among the earliest contributing properties to the city. Some dating to the 1800s, including the John Garland James house at 1114 West 11th dating from 1870; the Cruchon-Martin-Cabaniss located at 1200 Windsor Road, dating from 1877; the Ziller-Wallace House at 1110 Blanco Street, dating from 1877; the Finks-Coffey House at 908 Blanco Street, dating prior to 1898; the Hearn House dating from 1893; the Brass-Goddard House at 1108 West 9th Street, dating to 1898; and the Brill house at 1109 West 9th Street dating from 1900.

An additional property at 614 Blanco Street was site of the Armstrong-Odom House, lost after two destructive fires. The last fire occurred in 1995. Built in 1888 by the note architect A.O. Watson for William E. Armstrong, director of the American National Bank, the property retains its historic landmark designation, and its distinctive stone wall and four of its five wrought iron gates. The Fire Station, a Romanesque revival brick, two-story building, built before 1908, also is a city historic landmark, as is the William Green Hill House, at 910 Blanco Street, built in 1890.

Of the principle properties that date from the early 1900s, but have not been cited as city historic landmarks, most of them retain a high level of historic integrity and contribute to the West Line National Historic Register District. One example would be 610 Baylor Street, which dates from 1903.

Three properties, which are part of Pecan Square, the south terminus of the district at West 6th Street, are now used as commercial properties, although their original use was for single-family residences. Two of these retain their historic appearances (1202 and 1204 West 6th Street) while one (606 Blanco) is not contributing as the alterations made to it comprised its historic integrity.

The corner property of Pecan Square (1200 West 6th Street) was a commercial building, a gas station, and has been converted to a restaurant/ catering service. It retains sufficient integrity to contribute to the historic district and represents clever adaptive use.

B. Architectural Composition of the District

Most of the contributing buildings in the district are single-family residences. There are several single-family homes that have rear garage apartments and several single-family houses that have been converted into duplexes or multi-family apartments. There are about a half dozen apartment buildings and condominium buildings located throughout the district. The architecture of the District reveals its periods of development with unusual clarity – the oldest structure in the district is the Castle, the former Texas Military Institute which was built between 1869-70.

The 1910s and 1920s houses reflect a change from traditional cottages to Bungalows. A number of one story bungalows were built between 1910 and 1920 on lots of the Maddox Heights Silliman subdivisions. All the properties are from out lot 3 or 4 of Division Z of the original city and the subsequent Raymond James Addition. The vast majority of the contributing houses in the district retains their original siding materials, windows, doors and porch features.

1. Building Height and Massing

The District contains both one- and two-story houses, generally built on pier and-beam foundations. Blanco Street contains a mix of one-, two- and three-story houses, all built on rises above the level of the street. Some properties Blanco Street are built along a slope, and have two-story street facades, but the upper story is the primary residence. This holds true for 901, 903 and 905 Blanco Street.

Along the west side of Baylor street, many of the homes are one-, two- and three-story structures built on a hill that rises above street level, while most of the homes along east side of Baylor have one-story street facades, with a full or half under-story to the rear, built into the slope of the hill.

The intersecting numbered streets are a mix of various-sized buildings and reflect a variety of architectural styles. The earliest residents of 11th and 10th streets are comprised of limestone cottages, either related to the Texas Military Institute or to the style of noted builder Nick Dawson. Other buildings along those streets reflect the transition to the bungalow style in the 1910s and 1920s.

However, the buildings along West 9th Street demonstrate a variety of styles and materials and Massing. the Brass Goddard House at 1108 West 9th Street is a large, three-story limestone residential structure designed by the architect Jacob Larmour. It features a Mansard roof and wide, wrap-around porch. Its neighbor to the west, 1112 West 9th, however, is a two-story Queen Anne style, with influences of the “free classic.” The south side of West 9th also contains several smaller cottages and bungalows, as well as homes built after 1920. Similarly, West 7th Street contains a number of bungalows and Queen-Anne style homes that have been altered or enlarged over the years.

2. Roof Forms

Most contributing houses in Castle Hill have hipped roofs or gabled roofs. Both front- and side-gabled roofs appear. Some of the transitional cottages feature a central hipped roof dormer; some of the front-gabled bungalows have windows in the prominent front tympanum. The Castle, the Fire Station, the former gas station and some other commercial properties long West 6th Street have flat roofs. Non-contributing contemporary multi-family dwellings feature flat, hipped and mansard style roofs.

3. Roofing Materials

Composition shingle roofs, which likely replaced wood-shingles, are the prominent material of contributing buildings. Some historic houses also have acquired standing seam metal roofs. A small minority of homes have tile or slate roofs, while some contemporary multi-family structures have flat, gravel roofs.

4. Siding Materials

Nearly all the contributing houses retain their original wood siding or their original brick or limestone. The fire station retains its unpainted brick. The commercial structures along West 6th retain their original siding. Additions generally have the same siding materials as the original part of the houses; in some cases, hardiplank, or hardboard has been used in place of wood on additions or rear buildings. Foundations usually are pier-and-beam and generally hidden by skirting, which matches the siding material of the house or has a concrete, or stucco finish. Older buildings retain their original foundations, which consists of limestone walls built – upon bedrock. Some of these buildings have been altered to create the effect of a basement. The homes at 1114 West 9th Street and 608 Baylor Street exemplify of this development.

5. Windows and Fenestration Patterns

The prevailing primary window type is a wood, one-to-one, and double-hung. Period- and style-appropriate windows appearing in every house from the late 1800s to the transitional cottages and bungalows.

Some of the houses also have a more ornate window type, ranging from a diamond-paned window as a primary or dormer window or a multi-paned top sash and single pane bottom sash.

The front façade, nearly all the contributing homes in the district retain their original windows. A number of house contain more than one type of window, with a decorative type of window or more ornate windows on the front of the house than on the side or rear. Fenestration patterns vary on the houses in the district, but all contributing primary houses exhibit typical for their date of construction and architectural style. The transitional cottages and bungalows feature single and paired windows, which are clearly an important decorative architectural feature on house facades. .

6. Doors

The vast majority of the contributing houses in the Castle Hill district retain their original entry doors. A common door type is a single solid wood door with either one large centrally placed window or three smaller windows in its upper half. Most of the houses have single-leaf entry doors. The doors, likely the windows illustrate some degree of architectural embellishment—most have transoms above and some also have sidelights. There are some examples of stained-glass edging of the window in the door, such as the house at 1108 Blanco Street.

7. Chimneys

Chimneys, where present are constructed of brick or limestone and are rectangular in profile. Most, but not all, have been left unpainted.

8. Porches

Porches are an integral part of the character of the district, with most of the contributing houses having front porches. A number of the bungalows have full-width, inset porches. There are a number o wraparound porches and The Cruchon-Martin-Cabaniss House (1200 Windsor) has wraparound porches on both stories. Partial-width porches can also be noted. The porches on the contributing residences, retain their original posts, including single, paired, and triple-square posts as well as round, spindle or fluted columns. The craftsman style houses have squared columns and flat wood railings, whereas other-styled houses have turned wood balusters. Solid wall-type railings incorporated from the porch foundation skirt also can be seen.

9. Architectural Details

Houses in the District are generally plain in their composition and siding materials – the majority of the decorative architectural elements on houses in the District consist of porch, cornice, and window ornamentation. Porches are the most prominent architectural feature of the district's streetscape, and generally reflect this position at the front of the house with architectural details such as double posts, columns or decorative railings. The doors facing the porches also have a degree of ornamentation consisting of transoms, sidelights and touches of stained glass. Several homes feature decorative details along porch eaves, reflecting Victorian influence. Other homes such as 1108 West 9th, feature stone detailing in the porch columns.

Windows are often ornamented, with a decorative sash, such as a diamond-paned upper- or fixed-sash. The fire station has somewhat ornate stone headers above its windows, as does 1102 West 9th Street, 1109 West 10th Street and several buildings along Baylor Street.

Cornice ornamentation consists of carved eaves brackets, an ornamental cornice frieze or shaped rafter ends. Gables are ornamented with patterned shingles and/or windows.

C. Building Locations and Landscape Features

1. Topography

The Castle Hill District is located along a hillside rising north above West 6th Street and along the bluff that overlooks Shoal creek, west of Lamar Boulevard. The area is characterized generally by steep slopes to the east, and gentle hills sloping north to south. Lots at the corner of Blanco and West 6th Street having sloping topography. Pecan Square properties have addressed this feature by installing a 24-36 inch retaining between the sidewalk and lawn. Some properties along Baylor Street have retaining walls along the sidewalk on the west side of the street.

2. Trees and other Landscape Features

Castle Hill is characterized by large mature deciduous trees, lawns, concrete walkways leading from the curb to the entry of the houses. A concrete sidewalk runs along the west side of Baylor and Blanco Streets and along West 12th, 9th and West 6th Street.

3. Setback/Siting

The terrain of Castle Hill dictates the setback of the houses in the district. On the west side of Blanco Street, the houses with uphill-sloping lots are set near the mid-point of the depth of the lot, creating the wide front lawns, which characterize this side of the street. On the east side of the street, the houses are set close to the street due to the steep gradient of the lots to the rear of the houses. The same is true of Baylor Street. West 9th Street generally is characterized by steeper setbacks, but homes along West 7th, 10th and 12th street are set closer to the street. There are few exceptions where lots are unusually large, allowing for more generous yards and setbacks. This is true for the Cruchon-Martin-Cabaniss House and the John Garland James House.

4. Driveways and garages

Properties within the district generally have narrow driveways at the edge of the lot leading to a garage or carport in the rear. The prevailing material for driveways is concrete. Lots along down slopes (east side of Baylor and Blanco Street) generally lack driveways due to the layout of the lots. Some houses have a concrete parking pad near the front of the lot. The intervening West 7th, 9th and 10th Street have rear access to drive ways, garages or carports through public alleys. Some homes along Blanco and Baylor also have side alley access to rear drives or outbuildings. Garages and carports are generally detached structures – integral garages are a rarity in the District.

5. Outbuildings

Several of the houses in the District have outbuildings, but they are generally behind the primary building on the property and not visible from the street. The outbuildings are generally one-story, constructed of wood, and served as a detached garage. The house at 1112 West 7th street actually has three out buildings that all date from the historic period. Many homes have auxiliary outbuildings that serve as garages or garage apartments with access from public alleys.

6. Fences and Walls

Few homes in the district have front-facing fences. Most are short decorative iron or stone walls. Only one house – 602 Blanco – has a wood picket fence around the front yard. 614 Blanco Street has an historic limestone wall that rises about 7-8 feet and retains its original wrought iron gates. Most properties, however, do have privacy fences around their rear yard, which are generally composed of wood, and are 6-8 feet high. many properties around the district have short stone or concrete retaining walls adjacent to sidewalks or driveways.

7. Street and Curbing

Most streets in the district have simple concrete curbing which appears to date from the 1930s and has no ornamentation. A few properties, such as The Castle or 908 Blanco, have limestone curbs.

8. Street Lights and Street Furniture

There is only one historic street lamp – the moonlight tower at the intersection of West 12th Street and Blanco Street.

IV. PRESERVATION PLAN

The following Design Standards apply to buildings contributing to the historic character of the district; or to buildings that would be deemed contributing with modifications; and to new construction in the district. The standards incorporate the philosophy of the Secretary of the Interior's Standards for Rehabilitation as well as the unique conditions of the buildings within the Castle Hill Historic District. *These Design Standards do not apply to construction not visible from public rights of way within Castle Hill.* For properties individually designated as historic, the Secretary of the Interior's Standards shall govern in the event of any conflicts with the Design Standards. All references to distances, measurements and proportions within these standards refer to the buildings as they existed on the date this ordinance is adopted.

General Guidelines Applicable to all Work

In 1976, the United States Department of the Interior developed national standards for the preservation of historic buildings and provides the guiding philosophy for historic preservation projects.

Secretary of the Interior's Standards for Rehabilitation

1. Make every reasonable effort to use a property in a way that requires minimal alterations to the building, structure, or site and its environment.
2. Do not destroy the distinguishing original qualities or character of a building, structure or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
3. Recognize the building as a product of its time. Do not make alterations that have no historical basis or which seek to create an earlier appearance.
4. Respect changes which have taken place in the course of time as evidence of the history and development of the building.

5. Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building.
6. Repair rather than replace deteriorated architectural features whenever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjecture.
7. Undertake the surface cleaning of a building with the gentlest means possible. Do not sandblast or use other cleaning methods that damage the materials of the building.
8. Contemporary design for alterations and additions to existing properties is acceptable when the alterations and additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property or neighborhood.
9. New additions or alterations to structures shall be done in such a manner that if the addition or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Design all new construction within the District to be compatible with the historic, cultural, and architectural character of the area. Compatible designs are those which promote the existing spatial and visual qualities of the historic district, including height and scale of buildings, their orientation, set-backs, spacing, site coverage and exterior features. Relate the height and number of stories of a new building to those around it. Avoid a new building that will tower over adjacent buildings. Do not remove healthy, mature trees that create the overall neighborhood canopy.

V. DESIGN STANDARDS FOR THE CASTLE HILL HISTORIC DISTRICT

I. REHABILITATION OF EXISTING BUILDINGS

A. THE FAÇADE

1. Retain the original façade of the house. Do not change the character, appearance, configuration, or materials of the façade, except to restore buildings to their original appearance
2. Do not add architectural features to a house which it never had - do not add a front porch to a house which never had one – do not attempt to create an appearance for a house it never had.

B. EXTERIOR WALL MATERIALS

1. Repair damaged exterior wall materials to the greatest extent possible. Replace only those sections which are deteriorated beyond repair. Replace deteriorated wall materials in kind to match existing wall materials. Do not replace wood siding with cementitious fiber board.

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

3. Do not paint masonry.

C. PORCHES

1. Do not remove any porch or enclose a front porch.

2. Do not add a new porch or deck to the main façade where one never existed.

3. Repair damaged porch elements in kind whenever possible. If replacement is necessary, replace only those elements beyond repair and reproduce the historic elements in the new material. Do not add railings to a porch which never had them. Do not use raw wood or lattice-work as a railing material.

D. ROOFING

1. Use roofing materials which duplicate the original or existing materials whenever possible. Do not replace a composition shingle roof with a metal roof, but explore the possibility of fiberglass shingles with a profile similar to a wood-shake or composition shingle for greater energy efficiency.

2. Maintain the general shape and slope of the existing roof as seen from the street.

3. Maintain existing chimneys.

E. WINDOWS AND DOORS

1. Retain and restore original wood windows whenever possible. Original wood windows may be retro-fitted with new energy-efficient glass.

2. Replacement windows must maintain the same size, profile, configuration and details as the original windows.

3. New and replacement windows shall be wood or aluminum-clad wood. Windows with a vinyl or metal frame are prohibited.

4. Avoid false mullions attached to or inserted between the glass in windows. Pane dividers should match existing windows, or have a minimum profile of ½" deep.

5. Use wooden rather than metal window screens.

6. Retain original doors to the greatest extent possible. If a replacement door is necessary, use a door appropriate to the style and period of the house. Steel and hollow-wood doors are prohibited for main entries.

7. Do not enlarge or move windows or doors except for restoration of original windows and doors.

8. Retain sidelights and transoms.

F. MECHANICAL EQUIPMENT

1. Locate all new mechanical equipment to the rear or side of the house.
2. Locate solar panels and satellite dishes on the back of the roof whenever possible so that they are not visible from the street.

II. ADDITIONS TO EXISTING BUILDINGS

A. LOCATION AND HEIGHT

Design a new addition so that it does not visually overpower the existing building, compromise its historic character, or destroy any significant features and materials. An addition should appear subordinate to the existing house. Locate an addition as inconspicuously as possible. Consider the effect that the addition will have on the existing and neighboring buildings. Large additions may be constructed as separate buildings and connected to the existing building with a linking element such as a breezeway.

1. Design the addition to complement the scale, massing, materials, and fenestration patterns of the original part of the house.
2. Design one-story additions to one-story houses whenever possible.
3. Construct all additions toward the rear of the house. Do not locate an addition on the front of the house.
4. Design side additions to minimize visual impact and avoid disruption of the compact building patterns in the District. The building's overall shape as viewed from the street should appear relatively unaltered whenever possible.
5. Two-story additions to one-story houses must be constructed at the rear of the house to preserve the original one-story character.
6. Two-story additions must be set back a minimum of 1/3 the depth of the house measured from the front wall of the house (excluding the porch), or 15 feet measured from the front wall of the house (excluding the porch), whichever number is greater, and should be unobtrusive. Do not transform a one-story house into a two-story house by locating the addition too close to the front. The outside walls of a second-story addition shall not exceed the height of the outside walls of the existing first floor of the house.
7. Retain as much of the historic building as possible in the construction of the addition.

B. MATERIALS

1. The materials of an addition shall match or be compatible with those on the existing house. The materials used on additions should also respect the collective character of the district.
2. Use wood or cementitious fiberboard siding for an addition to a wood-sided house. Brick, stucco, stone, and metal may be used as accents but not as the primary material unless they are a primary material in the existing structure.
3. Differentiate the addition from the existing house by means of trim boards or other means of separating the addition from the original architecture.

C. DESIGN AND STYLE

1. A contemporary design for an addition is appropriate when the addition does not overwhelm or obliterate the historic building or its architectural features and is compatible with the house.
2. Additions should have window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those on the existing house.
3. Avoid blank walls.
4. Creation of usable upstairs space by constructing upstairs dormers on a side or back roof is preferable to constructing an addition when such design is compatible with the house and unobtrusive.

D. ROOFS

1. Use a simple roof style and slope which complements the roof on the existing house.
2. Use materials for the roof which match whenever possible or are compatible with the roof on the existing house.
3. Locate solar panels on the back of the roof whenever possible so that they are not visible from the street.

E. WINDOWS AND DOORS

1. Use windows which complement those on the existing house in terms of size, shape, materials, pane configurations, and patterns or groupings. Replication of the windows on the existing house is not necessary.
2. Do not use fixed-sash (plate glass) windows in place of double-hung windows on the front of a second story addition
3. Avoid the use of angular or trapezoidal windows.
4. New windows shall be wood or aluminum-clad wood. .
5. Avoid false mullions attached to or inserted between the glass in windows.
6. Metal screens may be appropriate for windows in additions. Use anodized or coated metal screens to minimize their visual presence.

F. CHIMNEYS

1. All new chimneys shall be made of brick or stone and shall be of a style and proportion compatible with the building. Do not used boxed chimneys.

G. BACK PORCHES AND DECKS

1. Back porches and decks should not be visible from the street

III. NEW CONSTRUCTION

New construction within the District shall reflect the prevailing architectural character of Castle Hill. In general, new houses should have simple forms, gabled or hipped roofs, and a front porch.

A. ORIENTATION, SET-BACKS and HEIGHT

1. New or moved structures shall be positioned on their lot to maintain the existing patterns of the street.
2. Front doors shall face the street.
3. Front and side-yard setbacks shall equal those of the contributing houses on the same side of the street.
4. New houses may not exceed the lesser of 2 stories or 30 feet in height and shall not substantially exceed the height of the prior structure.

B. EXTERIOR MATERIALS

1. Exterior materials used in new construction must be compatible with the collective character of the district in scale, type, size, finish, texture, and color. Wood is the predominant exterior wall material in the district. Use wood or cementitious fiberboard as the primary exterior wall material on new construction. Brick, stucco, stone and metal may be used as accents but not as the primary materials.

C. ROOFS

1. Roofs shall be simple in form, either gabled or hipped, reflecting the character of the roofs on contributing houses within the district. Use composition or fiberglass shingles on the principal roof; metal may be used on accent roofs. Avoid shiny metal as a roofing material. Metal roofs may be appropriate for new garages, sheds, or other secondary buildings.

D. DESIGN AND STYLE

1. New construction in the historic district should respect traditional scale, massing, materials and details as exhibited in the architecture of the district. A new house should not be the focal point of the historic district, but should instead blend in with the historical and architectural character of the district.
2. Consider using compatible architectural features from existing houses on the street, such as porch columns or transoms, but avoid architectural features which do not appear on contributing houses in the district, whenever possible.

E. WINDOWS AND DOORS

1. Windows in new construction should reflect the configuration and patterns of windows in historic buildings within the District. Single- or multi-paned windows with wood or clad mullions are appropriate. Avoid false mullions attached to or inserted between the glass in windows. Windows should have a profile of no less than 1/2". Groupings of two or three vertically-oriented double-hung windows are appropriate for the district. Avoid blank walls.

2. Do not use metal-framed or vinyl windows in new construction.
3. Do not use fixed-sash (plate glass) windows.
4. Front doors shall be visible from the street. Match the style of the door to the house.
5. Do not locate sliding glass doors on the front of a new house.
6. Anodized or color-coated metal screens are appropriate.
7. Use a wood or wood and glazing front door. Avoid steel or hollowcore doors as the principal entry to the house.
8. Provide localized exterior lighting at the main entry. Do not use gas lights at the entry.

F. CHIMNEYS

1. All new chimneys shall be made of brick or stone and shall be of a style and proportion compatible with the building. Do not use boxed chimneys.

G. PORCHES

1. New construction is encouraged to have a front porch if complementary to the overall design of the building. The porch should occupy at least one-third of the front of the building and be at least 7 feet deep. Porches should have simple railings and posts.
2. Do not add false historical architectural elements, such as brackets or gingerbread to a new porch.
3. Front porches shall not be enclosed.

H. INTEGRAL GARAGES

1. Locate garages at the side or rear of residential structures. A garage shall not be located less than 15 feet from the front wall of the house (excluding the porch) or 1/3 of the depth of the house from the front wall of the house (excluding the porch), whichever is greater.

IV. INDEPENDENT FENCES AND WALLS

- A. Retain historic concrete retaining walls and steps.
- B. Avoid front yard fences. Historically, most houses in Castle Hill did not have front-yard fences, and the open front yard contributes to the historic character of the district. If a front-yard fence is necessary, use a simple fence design – decorative iron or a simple, open design to keep it as visually unobtrusive as possible. front yard fences must be low in height, in keeping with the style of the existing fences.
- C. Fences and walls may not obscure the front elevation of the primary structure on the property.
- D. Chain link and wire mesh fences, and concrete block walls are prohibited around the front yard of the property (or around the visible sides of the property).

E. Privacy fences in the back or side yards of houses in the District are acceptable and must comply with City fence height codes.

V. LANDSCAPING

A. Use natural vegetation as a fence or buffer whenever possible.

B. Do not obscure the front or primary façade of the house with vegetation.

C. Keep landscaping in character with the neighborhood.

D. Driveways should be constructed with the most environmentally friendly materials and configurations as possible.

E. Consider ribbon drives or concrete lattice drives which have a lower impervious cover and improve percolation of rainwater, reduce run-off, and minimize the visual impact of the driveway and parking spaces.

F. When constructing a two-story rear addition, consider the use of vegetative screening at the back and side property lines to respect the privacy of your property and that of your neighbors.

G. Preserve existing trees to the greatest extent possible.

VI. ACCESSORY BUILDINGS

A. Locate a new garage, carport or accessory building to the side or rear of the property whenever possible. Accessory buildings shall not be located less than 15 feet from the front wall of the house (excluding the porch) or 1/3 of the depth of the house from the front wall of the house (excluding the porch), whichever is greater.

B. The design, materials, and details of an accessory building should complement the architecture of the main structure.

C. Design an accessory building to be compatible in scale for the property and to have an appropriate site relation to the main structure as well as surrounding structures.

D. Windows in the accessory building should be compatible with those on the primary building and should not invade the privacy of neighboring properties.

VII. NON-CONTRIBUTING BUILDINGS

A. Design changes to a building which is non-contributing to the district because of its age or because it has received unsympathetic restorations should be compatible with the architectural style of the building as well as the District.

B. Changes to a non-contributing, older buildings should attempt to return them to historic appearance.