

INTRODUCTION

PERIOD OF SIGNIFICANCE: 1850 - 1960

The Old Judges Hill Historic District Period of Significance is from 1850 to 1960 during which properties included in the district will be designated as contributing or non-contributing.

PURPOSE

The Old Judges Hill Historic District (“district”) Design Standards (“standards”) provide the property owners, the City of Austin, and future generations with a historical sense of place that has been proven to contribute to the economic betterment of all stakeholders. These Design Standards guide decision-making regarding alterations to the exterior appearance of buildings and sites in the district. These standards are designed to:

1. Preserve district’s historic heritage.
2. Contribute to the economic value of the property owner and city.
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 demolition of contributing buildings and buildings easily restored to contributing character.
5. Assist property owners and designers (architects and engineers) in developing plans for historic properties.
6. Ensure that new construction is compatible with the historic character of the 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 or new construction 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. 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.

The Standards defer to the existing City of Austin ordinances with respect to:

1. Preservation of Heritage Trees
2. Construction of new buildings, and
3. Construction of additions to existing buildings

WHAT DESIGNATION ACCOMPLISHES FOR THE HISTORIC DISTRICT

Local historic district designation is intended to protect and enhance existing historic resources. By establishing historic district overlay rezoning, the City of Austin provides a mechanism to ensure that changes within the district are compatible with the historic character of the district. All 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 significance of the *collection* of historic buildings within its boundaries rather than each building individually.

Historic district designation does not prevent change, but does provide appropriate parameters for change as it relates to the special character of the district. Conversely, designation of the historic district does not require property owners to make changes to their properties.

The Historic Landmark Commission's review within the district is limited to construction that affects the exterior of the building and its site – interior remodeling does not require review and approval by the Commission. Design standards for rehabilitation and restoration of historic structures protect property owners' investments and encourage better design. These standards will protect and maintain the historic appeal of the district.