



LOCAL HISTORIC DISTRICTS

CITY OF AUSTIN

HISTORIC PRESERVATION OFFICE





LOCAL HISTORIC DISTRICTS:

Local historic districts help to preserve the unique character and history of Austin's older neighborhoods by protecting existing historic buildings and ensuring compatible new design. Local historic districts support the goals of sustainability and economic vitality for our city.





A LOCAL HISTORIC DISTRICT (HD) WILL:

- Establish design standards for new construction and additions.
- Maintain the unique historic character of neighborhoods.
- Encourage the conservation and rehabilitation of older buildings through a city property tax incentive.
- Provide economic benefits to the community.
- Protect property value against the impact of inappropriate development.
- Further sustainability goals.
- Allow City to delay releasing demolition permits for up to 180 days for contributing structures in pending districts.



A LOCAL HISTORIC DISTRICT (HD) WILL NOT:

- Require improvement, changes or restoration of properties in the district.
- Require approval for ordinary repairs or maintenance.
- Require approval of interior changes or alterations.
- Prevent new construction within the district.
- Require that historic properties be open for tours.
- Restrict the sale of properties.



NATIONAL REGISTER HISTORIC DISTRICTS (NRHD)
VS.
LOCAL HISTORIC DISTRICTS (HD)

National Register Historic District	Local Historic District
Designation by Texas Historical Commission & National Park Service	Designation by Austin City Council
Demo & Building Permits and exterior changes require advisory review by Historic Landmark Commission.	Demo & Building Permits and exterior changes require a Certificate of Appropriateness approved by Historic Landmark Commission.
General preservation guidelines used for review based on Secretary of Interior's Standards.	Preservation Plan and Design Standards specifically developed for each district used for review.
Federal income tax incentive for rehab of income producing properties.	Property tax abatement for rehab of residential & commercial properties AND Federal income tax incentive for rehab of income producing properties.
Allow City to delay releasing demolition permits for up to 180 days for contributing structures.	Allow City to delay releasing demolition permits for up to 180 days for contributing structures in pending districts.



NOMINATION REQUIREMENTS:

- 51% of the principal buildings must be “contributing” structures to the historic character of the district.
- Owners of 51% of the land area OR 51% of the owners of individual properties within the district must petition City Council for creation of the district.
- Survey and photograph of each building, structure or object in the proposed area.
- Description of the architectural styles within the district and the period of significance.
- Narrative history and discussion of significance of the district to the city.
- Information concerning the social, economic, and cultural history of the district.
- Explanation of the criteria used for determining which buildings are contributing and which are non-contributing.
- Preservation Plan and Design Standards for review and approval of development.



CONTRIBUTING VS. NON-CONTRIBUTING:

CONTRIBUTING Property:

- Is at least 50 years old,
and
- was built during the period of significance of the district,
and
- retains sufficient integrity of materials and design to convey its historic appearance.

NON-CONTRIBUTING Property:

- Is less than 50 years old,
or
- has had architectural modifications to its materials and design to the extent that it no longer conveys its historic appearance.

Evaluations of contributing vs. non-contributing status should be done by a historic preservation professional.



LOCAL HISTORIC DISTRICT PRESERVATION PLAN & DESIGN STANDARDS

Preservation Plan Includes:

- Purpose and goals of the District
- Explanation of review process
- Description of architectural character of the District
- Design Standards for the District.

Design Standards:

- Based on the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.
- Used by City staff and the Historic Landmark Commission in their decision making process when considering Certificates of Appropriateness .
- The Design Standards may
 - modify regulations relating to building setbacks, building height, compatibility, landscaping, parking, or signs; or
 - prescribe regulations relating to design, scale, or architectural character of, or materials for the exterior of a contributing structure or a new structure; or public facilities, including street lighting, street furniture, signs, landscaping, utility facilities, sidewalks, and streets.



QUESTIONS?

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