

The Hyde Park Preservation Plan and Design Standards

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Relevant Definitions

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

Certificate of Appropriateness: A document issued by the Historic Landmark Commission after review of proposed changes to a historic, contributing, or potentially contributing structure in a local historic district attesting to the fact that the requested change to the structure does not violate the historic appearance of the structure. Ordinance No. 041202-16 of the City of Austin explains “(A) Until a person obtains a certificate of appropriateness, demolition or removal, from the commission or building official, the person may not: (1) change, restore, remove, or demolish an exterior architectural or site feature of a designated historic landmark or a contributing structure; or (2) change, restore, remove or demolish an exterior architectural or site feature of a structure for which a designation is pending (B) Except for a change to the exterior color of a historic landmark, the prohibition of Subsection A does not apply if the historic preservation officer determines that a change or restoration (1) is ordinary repair or maintenance that does not involve changes in architectural and historical value, style, or general design; (2) is an accurate restoration or reconstruction of a documented missing historic architectural element of the structure or site, unless a variance of waiver is requested; or (3) does not change the appearance of the structure or site from an adjacent public street, and is limited to construction of (a) a ground-floor, one-story addition or outbuilding with less than 600 square feet of gross floor areas; or (b) a pool, deck, fence, back porch enclosure, or other minor feature” (page 25).

Contributing Structure: “A structure that contributes to the historic character of a historic area (HD) combining district, was built during the period of significance for the district, and which retains its appearance from that time. An altered structure may be considered a contributing structure if the alterations are minor and the structure retains its historic appearance and contributes to the overall visual and historic integrity of the district. A structure is designated as a contributing structure by the ordinance establishing the historic area (HD) combining district” (Ordinance No. 041202-16 of the City of Austin, page 5).

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

Historic District: “A historic area (HD) combining district in accordance with Chapter 25-2 (*Zoning*)” (Ordinance No. 041202-16 of the City of Austin, page 5). Ordinance No. 20060622-128 of the City of Austin provides that “The council may designate an area as a historic area (HD) combining district if at least 51 percent of the principal structures within the proposed district are contributing structures when the historic preservation officer certifies that the zoning or rezoning application is complete” (page 2).

Noncontributing Structure: Any structure less than 50 years old is non-contributing. In addition, a house older than 50 years can be noncontributing if it was not built during the period of significance of the district or if it does not retain sufficient integrity of materials

and design to convey its historic appearance. Any house that was moved into the neighborhood is noncontributing.

Potentially Contributing Structure: “A structure that could qualify as a contributing structure if its historic appearance were restored, as determined by the Landmark Commission” (Ordinance No. 041202-16 of the City of Austin, page 5).

Preservation: The “act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project” (*The Secretary of the Interior’s Standards for the Treatment of Historic Properties*, page 17).

Reconstruction: The “act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location” (*The Secretary of the Interior’s Standards for the Treatment of Historic Properties*, page 164).

Rehabilitation: The “act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values” (*The Secretary of the Interior’s Standards for the Treatment of Historic Properties*, page 61).

Restoration: The “act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period” (*The Secretary of the Interior’s Standards for the Treatment of Historic Properties*, page 117).

The Hyde Park Preservation Plan: Overview

1. *The Need for a Preservation Plan*

Hyde Park has one of the largest concentrations of historic homes in the City of Austin. Its current proximity to downtown and the University of Texas, along with an increasing interest in redeveloping downtown Austin, has resulted in tremendous development pressure on the neighborhood.

Local Historic District designation is intended to protect and enhance existing historic resources. By establishing local historic district zoning, the City of Austin provides a mechanism to ensure that architectural changes within the local historic district are compatible with the historic character of the district. Buildings within these districts 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.

2. *The Overall Purpose of the Hyde Park Preservation Plan*

Because of the innate historical and architectural value of Hyde Park as a neighborhood, the primary emphasis for the Hyde Park Local Historic District will be *preservation*. In so far as possible, the existing form, integrity, and materials of an historic property or a contributing structure will be maintained.

Restoration, as defined by the Secretary of the Interior Standards, is acceptable when the original appearance can be verified through photographic or other evidence.

Currently, a few historical and contributing structures originally intended as residences are being used for other purposes. As long as “those portions or features which convey its historical, cultural, or architectural values” are preserved, such compatible reuse or *rehabilitation* is also acceptable.

Hyde Park also recognizes that change is inevitable. Changes in lifestyle between 1891 and the present require different uses of space. Additions, secondary dwelling units, and new residences or commercial structures will be built.

Consequently, the aspects of the Hyde Park Preservation Plan and Design Standards that address new construction aim for appropriateness of construction, determined by compatibility of two types:

1. **Compatibility with neighborhood architectural patterns.** Despite the diversity of housing types in Hyde Park, most residential structures in the neighborhood share architectural patterns, including but not limited to an entrance in the front of the house, a front porch, a pathway from the sidewalk to the front entrance, and windows that are taller than wide. For a full list of Hyde Park neighborhood

patterns, see *Hyde Park Neighborhood Plan* (City of Austin Ordinance No. 000413-63, August 13, 2000).

2. **Compatibility with the immediately surrounding structures.** New buildings should be reviewed in the context of their surroundings. For example, no addition to a house should cause it to be incompatible in size or form with its neighboring houses, and no new structure should be incompatible in size or form with its neighboring structures.

Designation of the Hyde Park 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.

3. The Specific Goals of the Hyde Park Preservation Plan

The goals of the Hyde Park Local Historic District Preservation Plan are as follows:

- A. Preserve the historic fabric of Hyde Park.
- B. Prevent the demolition of the historic fabric of the neighborhood.
- C. Encourage the rehabilitation, maintenance, and retention of historic structures.
- D. Ensure that alterations to existing buildings are compatible with the character of the structure and the district.
- E. Assist property owners and designers in developing plans for historic properties and encourage the compatibility of new structures in the historic district.
- F. Encourage sustainable design and building practices in the neighborhood.

This document is a tool for the following interested parties:

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

The Parts of the Hyde Park Preservation Plan

1. *Prevention of Demolition*

Demolition of all structures, including non-contributing structures, is strongly discouraged under all circumstances. No person shall demolish a contributing structure or any exterior part of any contributing structure within the local historic district without prior review by the Historic Landmark Commission. A permit for demolition for a contributing structure or an exterior part of a contributing structure shall be granted only in extraordinary circumstances and only when a plan for the replacement structure, including the dimensions and design of the structure, has been presented by the applicant. These demolition standards apply to all properties within the Hyde Park Local Historic District, with narrow exceptions for multi-family properties, as described in Multi-Family Property Standards.

2. *Adherence to Design Standards*

The Hyde Park Local Historic District will operate within the constraints of several levels of guidelines:

- A. The Neighborhood Conservation Combining District (NCCD)
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties
- C. The Hyde Park Local Historic District Design Standards

A. The Neighborhood Conservation Combining District

The City of Austin Neighborhood Conservation Combining District (NCCD) (Ordinance No. 020131-20) already regulates the modification and construction of buildings and other exterior structures in Hyde Park. It 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 Hyde Park neighborhood, an issue which is not addressed by the NCCD.

B. The Secretary of the Interior's Standards for the Treatment of Historic Properties

This Preservation Plan mandates the adoption of *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.
- 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 www.nps.gov/history/hps/tps/standguide.

C. Hyde Park Local Historic District Design Standards

The Design Standards itemized in this document (beginning on page 11) are in addition to those of the NCCD and the Secretary of the Interior. The Hyde Park Local Historic District Design Standards provide a guide for decision-making for changes in the exterior appearance of buildings and sites within the Hyde Park Local Historic District.

3. Educational Efforts

The Hyde Park neighborhood, primarily through the agency of the Hyde Park Neighborhood Association, conducts a variety of educational efforts:

- Articles in the monthly neighborhood newsletter, the *Pecan Press*
- Presentations at the monthly neighborhood association meetings
- Special meetings when required
- A yearly homes tour designed to exhibit historic and contributing houses, accompanied by a booklet that describes the history of the houses
- A website that includes historical information about the neighborhood and links to relevant preservation and design resources

Hyde Park intends to continue these educational efforts in order to raise the level of knowledge and awareness about the historic significance of the neighborhood among both Hyde Park residents and the larger city of Austin. It also intends to post this preservation plan and design standards document on its website, as an educational measure.

4. Regulation Procedure Overview

No Design Standards can be enforced without proper regulation. According to Ordinance No. 041202-16, any application for a building permit for a new structure, an addition to an existing structure, or the replacement of doors, windows, and roofing materials within a Local Historic District must be routed through the Historic Preservation Office and, if necessary, the Historic Landmark Commission for a review for appropriateness. Only after a Certification of Appropriateness is issued can a building permit be issued.

A. Review by the Development Review Committee

The HPNA Development Review Committee will work with developers and home owners to resolve all questions of proposed development in advance of permitting and construction.

B. Requirement of a Certificate of Appropriateness

Any construction activity that affects the exterior or site of a building within the Hyde Park Local Historic District must be approved by the Historic Landmark Commission with a Certificate of Appropriateness before a building permit is issued by the City of Austin. A Certificate of Appropriateness is not required for remodeling of the interior of the building or for routine maintenance. The City of Austin Historic Preservation Office will review applications for projects that involve the replacement of doors, windows, and roofing materials to determine if a Certificate of Appropriateness issued by the Historic Landmark Commission is necessary.

Applying the Design Standards in this document and taking into account the recommendation of the Hyde Park Development Review Committee, the Historic Landmark Commission will review all applications for the following:

- Exterior changes to existing buildings and sites, including but not limited to the construction of additions, the installation of new windows, doors, or roofs, and the modification of porches.
- New construction.
- Proposed demolition of existing buildings.
- Relocation of existing buildings into or out of the Hyde Park Local Historic District.
- Landscape changes requiring a City of Austin permit and the removal or significant pruning of any tree protected by the Austin Tree Preservation Ordinance (Ordinance 990225-70), generally those with a trunk diameter of 19 inches or larger measured at 4.5 feet above ground level.

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 Preservation Office performs a preliminary review of the application. The Historic Landmark Commission can grant the Certificate, require modification to the plans, or deny the Certificate. Denials can be appealed to the appropriate land use commission and after that to City Council. 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. The Historic Preservation Office has the authority to approve minor projects without requiring a full review by the Historic Landmark Commission.

5. Periodic Review

This Preservation Plan is not intended to be static. It is subject to periodic review.

Particulars of the Hyde Park Local Historic District

District Boundaries

(to be filled in when final boundaries have been established)

District Character

(To be filled in when field work is finished – also use stuff in NRD designation)

Design Standards

1. General Standards

The following standards apply to all Hyde Park structures, regardless of category.

1.1: Retention of Historic Style

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

1.2: Avoidance of False Historicism

Avoid alterations that have no historic basis and that seek to create the appearance of a different architectural period. For example, do not add Victorian trim to a 1920s bungalow or bungalow details to a 1950s ranch-style house or cottage.

1.3: Sequence of Appropriate Treatment Options

Repair rather than replace deteriorated historic features and architectural elements whenever possible. If an existing architectural feature cannot be readily repaired, the replacement should match the historic feature in size, scale, and materials. When the original materials of a structure are deteriorated beyond the point of preservation, the substitution of compatible recycled historic materials is acceptable. Reconstruct or rebuild missing architectural features with photographic or physical evidence as your guide. Physical evidence can include corresponding appropriate features displayed by other unaltered buildings within the historic district. As a last resort, the use of new materials that duplicate the form of the original materials (based upon photographic or other evidence) is acceptable.

1.4: Energy Efficiency

Construction of any new structures or alterations of existing structures shall be done in such a way as to maximize energy efficiency. New construction, in particular, must be designed with the goal of earning a Four Star Green rating from the Austin Energy Green Building Program.

In no case, however, shall the maximization of energy efficiency 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 obliterated. Hyde Park recognizes that the greenest house is one which has not been torn down and taken to the landfill.

2. Residential Standards: Preservation and Restoration

The following standards apply to all residential properties, including duplexes and residential structures being used for non-residential purposes.

2.1: Front of Houses

Houses in Hyde Park uniformly face the front street with a generally centered front door, and have windows facing the front yard and street. The front is the front wall of the living space and the porch is at the front of the houses.

The original front facade of a house should remain intact and no changes should be made that would compromise the status of the house as a contributing or potentially contributing resource in the Hyde Park Local Historic District. Repair damaged exterior wall materials to the greatest extent possible.

Doorways on the primary facade are considered an important architectural feature and should not be enlarged, altered, or relocated. Original entry doors should be retained. Doors that contain windows should retain their glazing (window or glass) in its original configuration. In cases where replacement of an entry door is the only option, a door should be chosen that is close to the original door in design and materials, based on other historic houses of similar age and style in the neighborhood.

The front door of the dwelling should be connected to the street by a walkway. The entrance of a building in which a principal use is located shall be located on the front of a building. If it is necessary to add a doorway on a secondary facade, it should be of a size and shape that does not detract from the original fenestration pattern of the house.

2.2: Windows

Original fenestration is character-defining for a building. In Hyde Park, most old windows are old-growth pine or cypress and are 50 to 100 years old. Original steel-casement and other types of windows are also still extant in Hyde Park. With proper restoration, these units will likely outlast many modern products.

Original placement, style, design, materials, and glass should be maintained, repaired, and restored if possible. Restoration includes attention to sashes, frames, glass, and other operable parts of the window.

2.3: Porches

Porches are an integral part of the character of homes in Hyde Park. Different porch styles are appropriate to different house styles.

Original porches should be maintained. Front and street side porches should not be enclosed.

2.4: Lighting

Exterior lighting has traditionally been located on the ceilings of porches (thus minimizing light pollution and emphasizing the entry) or on the wall adjacent to the entry. The original location and fixture style of exterior lighting should be retained.

2.5: Roofs

The most common roof forms in Hyde Park are hipped roofs, gabled roofs, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and of a simple form for twentieth century buildings. Roofs often included dormers. There are examples in Hyde Park of flat roofs, but those are not typical of the roofs of the primary structures for contributing residences in the neighborhood.

Traditional roof materials were wood shingles for main roofs and corrugated metal for outbuildings. There are also examples in Hyde Park of metal shingles. Occasional Nineteenth Century residences had metals roofs, but during the Twentieth Century, metal roofs were not considered appropriate for residences. Wood shingles were replaced by asphalt shingles in the early- to mid-Twentieth Century. Metal roofs returned in popularity as an energy saving approach in the last 20 years of the Twentieth century.

Roof pitches are important to the overall design of the building and should be retained to complement the building. Avoid changes to roofs on the fronts of buildings. Avoid adding to the eave height of original roofs, especially at the front of structures. Historic dormers should be retained. Consider replacing any dormers that can be documented when roof work is done. In replacing roof material, consider either the original material or a composition shingle in a color that reflects wood shingles or the original material. Avoid shaped, scalloped or diamond shingles unless they were original to the building. Preserve original gable/attic vents and roof brackets.

2.6: Chimneys

Existing chimneys should be maintained.

2.7: Streetscape

Hyde Park has a historic pattern of trees located in the city easement or bordering the street. That pattern should be maintained and encouraged. Existing trees should be maintained and replacements planted to maintain the tree-shaded nature that is central to the Hyde Park character.

2.8: Garages

Garages have traditionally been located to the rear of the lot and separate structures. They are constructed in a simple but complementary design to the main building. Most garages are front gabled regardless of the style of the house.

Retain original materials and roof pitch. Historic garage doors should be repaired and retained. New doors should reflect the style of the original doors. Maintain the historic siding of the garage.

3. Residential Standards: New Construction

3.1: Houses

Local Historic District designation does not prevent change, but instead provides parameters for change that works with the special character of the district. Hyde Park recognizes that any new residential structure should reflect its time; consequently, contemporary design for new residential construction is appropriate, as long as it fits the architectural patterns of the neighborhood and its immediately surrounding structures.

Use massing, scale, and character elements typical of the neighborhood in new construction. The geometry of new house construction should result in a scale inline with historic construction dimensions. Any new building elevations should be presented along with adjacent building elevations for review.

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. Windows should be sensitive to the character of those in contributing structures. A half-story approach for second story space is more prevalent in Hyde Park than full second stories and should be considered for new houses. This maintains a scale in character with existing houses.

Front porches are not required on new construction, but if they are included, they must fit the pattern of Hyde Park porches, that is, they must be at least 7 feet deep, and intended to be useable as a social area. Porch and first floor levels for new houses should be raised at a height comparable to existing houses with pier and beam construction, even if new construction is on a slab. The typical location and fixture style of exterior lighting should be retained. Light fixtures on new construction should minimize light pollution.

For appropriate roof forms, look to the roof forms traditionally used on contributing Hyde Park houses. Roof forms on new structures should be complementary and not incongruous with existing roof forms.

3.2: Additions

An addition should not require the removal of significant portions of the existing house. The front façade should remain intact. No changes should compromise the house's status as a historic, contributing, or potentially contributing resource.

Additions to existing residential buildings should reflect the form and integrity of the existing house. Use massing, scale, and character elements typical to the neighborhood in additions to existing buildings. The size of an addition should not overwhelm the original building.

The geometry of house changes should result in a scale inline with historic construction dimensions, including finished floor height above grade and floor-to-floor heights. Any addition elevations should be presented along with adjacent building elevations for review.

Focus new additions and alterations to the rear or rear side of the building so that they will be less visible from the street. Additions should be achieved by extending the existing roof line in the rear of the house wherever possible. The pitch and height of the roof of the addition should match that of the existing house to the maximum extent possible. Windows on an addition visible from the street should be compatible with the main house in terms of sash configuration, proportion, spacing and placement. The exterior siding material of an addition should respect that of the existing house.

One-story additions are preferred for one-story houses and should have the same floor-to-ceiling height as the historic house. Second story additions should be located to the rear of the structure (minimum 10' setback from the front house wall) and should not overwhelm the original building. Wherever possible, additions should be built 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. Side wall heights on second floor additions should be in scale and proportion to the original house. 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.

3.3: Chimneys

New chimneys should be set back from the front facade and should be as low and visually unobtrusive as permitted by building codes. They should be constructed of brick or stone wherever possible, or have that appearance.

3.4: Garages

New garages should be detached and located to the rear of the lot and be of a design that is simple but complementary to the main building.

3.5: Garage Apartments/Secondary Units

The traditional pattern in Hyde Park for secondary units is that they face the street and they share access to parking with the primary unit except in the case of corner lots, when secondary units face the side street and access parking from the side street.

As specified in the NCCD and in accord with city code since 1950, garage apartments and secondary units are acceptable only on lots equal to or greater than 7000 square feet in size. The location of new secondary units should respect the traditional patterns of Hyde Park.

The architecture of secondary units should follow or complement the predominant Hyde Park pattern of locating the front door and windows facing the street. Secondary units and garage apartments should complement the form and integrity of the existing house. They should use massing, materials, scale, and character elements similar to those of the primary unit. Windows, roofs, and siding should be compatible with those features of the primary unit. Windows should not invade the privacy of neighboring properties. Historic, contributing, and potentially contributing garages and carriage houses should retain their

historic appearances as garages or carriage houses when apartments are added to them. In no case should a garage apartment or secondary unit be out of scale with the structures on adjoining properties.

3.6: Driveways

A single lane driveway, entered from the front of the lot and located to the side of a house, is character-defining for Hyde Park. They are constructed of gravel or runners. Parking has traditionally been located to the side or rear of the house.

Driveways shall not be located in front of a house. Rather, they shall be constructed from the front lot line along the side of the house. Gravel, paver, tire ribbons, brick/grass grid, etc. should be used to minimize the visual impact of the driveway and parking spaces. Materials should be selected that minimize adverse effect on the environment. Parking should be beside the house and behind the front wall of the house (as required in the NCCD), not in front of the house or in the front yard. Circular driveways are not acceptable.

3.7: Fences

Fences shall adhere to the regulations set forth in the Hyde Park Neighborhood Conservation Combining District (Ordinance No. 020131-20). Fence design should be compatible with the design of the structure.

Residential Standard 3.8: Sidewalks

City of Austin Ordinance 20080214-096 requires sidewalks to be installed for new homes, additions comprising 50% of the floor area, and relocated buildings. Sidewalks should align with existing sidewalks near the property line. They should be constructed of cement as required by city code and contractors must be City-licensed to work in the right of way. Accessible ramps must be included as required. Provide a green buffer strip between a sidewalk and the street. In general, neighborhood development patterns should be respected. Curb cuts should be as narrow as possible and handicapped ramps should be straight, in line with sidewalks.

4. Commercial Property Standards

Commercial development in Hyde Park consists of a mixture of historic, contributing, potentially contributing and noncontributing structures. The commercial structures in Hyde Park that are historic, contributing, or potentially contributing share certain architectural patterns: they are one-story square buildings with flat roofs and entryways consisting of double doors. At least one commercial structure, the Avenue B Grocery, has existed and served the neighborhood since 1906 and is recognized as one of the landmarks of Hyde Park.

Historic, contributing, and potentially contributing commercial structures shall be subject to the General Standards for preservation and restoration. Hyde Park will continue to support long-existing nonconforming commercial structures that contribute to the neighborhood, such as the Avenue B Grocery. New commercial development in Hyde Park shall adhere to the historic patterns of Hyde Park commercial structures.

5. Multi-family Property Standards

There are no multi-family structures in Hyde Park that date from a period of significance in the history of Hyde Park. The majority of multi-family structures, in fact, are at variance with the architectural patterns of residential structures in Hyde Park. No emphasis is put on the preservation or restoration of those multi-family structures that have no historic significance and are at variance with Hyde Park architectural structures. Hyde Park will support compatibility variances for redevelopment of existing multifamily developments if proposals restore neighborhood patterns, as described in other parts of this document.

6. Public Space Standards

Hyde Park public space consists of streets, sidewalks, park space and public buildings, and alleys.

Sidewalks were included in the original plans for Hyde Park by its founder, Monroe Shipe. These sidewalks were located in the public right of way within 2' of the property line of private lots. This standard became the city standard and it remains this way today. Sidewalks should provide an uninterrupted route that links the neighborhood to commercial areas, civic areas (parks and schools), and transit stops.

The Elisabet Ney Museum is owned by the City of Austin and is already designated as a national, state, and local historic landmark and is protected accordingly. The other publicly owned structures in Hyde Park include Shipe Park and its amenities, including the Hyde Park Pavilion, the Hyde Park Fire Station, Baker School, and the bridges on Waller Creek. These structures are historic and should be maintained accordingly. Nothing should be done to violate their historic appearance or features.

Hyde Park alleys are maintained by the City of Austin. Any maintenance should take into account the historic pattern and usage of the alleys. Their finish material (gravel or packed dirt) and their uses for collection of trash, provision of utilities, and access to private lots should be maintained. Trees in Hyde Park alleys are also protected by City of Austin Ordinance 990225-70.