

The Hegman Preservation Plan and Design Standards

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Relevant Definitions

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

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, focuses primarily on the maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Rehabilitation: The act or process of developing a property for an alternate use through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration: The act or process of accurately depicting the form, features, and character of a structure 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.

Reconstruction: The act or process of replacing a structure with new construction, maintaining the form, features, and detailing compatible with the general character of the other structures in the neighborhood.

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.”

Contributing Structure: “A structure that contributes to the historic character of a historic district (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).

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).

Noncontributing Structure: Any structure less than 50 years ago 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.

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

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).

The Hegman Preservation Plan

The Need for a Preservation Plan

Local Historic District (LHD) designation is intended to protect and enhance existing historic resources. Evident from the initial research performed by the City of Austin Historic Preservation Office in February 2009, the proposed Hegman Historic District contains sufficient historic resources to be considered for a LHD. With its proximity to downtown and the University of Texas, the proposed district has recently experienced tremendous development pressure that threatens to destroy those historical resources and erode the historical value of the area.

According to the initial research referred to above, the J.J. Hegman Subdivision was platted in 1925 and comprised 221/2 acres at the north city limits of Austin beginning at 47th Street.

Born in Galveston in 1883, J.J. Hegman moved to Austin in 1915, opening the Queen Theater, reputed to have been the first theater in Austin devoted to exclusively showing motion pictures. He sold his interest in the Queen Theater at 7th and Congress and moved back to Galveston for a few years during the mid 1920s to run the Grand Opera House there.

His obituary indicates that he returned to Austin, and associates him with the opening of the Ritz Theater on E. 6th Street in 1927. The city directory research indicates that Hegman was back in Austin as early as 1924 and was the owner of the Star and Crescent Theaters in 1924.

The 1927 city directory also shows the family as living at 4805 Avenue F, in what would be the land that he subdivided in 1925. The 1930 U.S. Census shows J.J. Hegman and his wife living at, what is the current address of, 108 E. 48th Street. Hegman owned this house, which was worth \$10,000, much more than any other house in the area, leading to the conclusion that it is the two-story brick house that exists there today.

Over the years from 1927 through the late 1950s, additional structures were built in the subdivision. According to Preservation Central Inc., the preservation consultant hired by Hyde Park Neighborhood Association to conduct the historic survey, 66 percent of the current structures in this subdivision contribute to the historic character of the proposed LHD.

The Overall Purpose of the Hegman Preservation Plan

Because of the innate historical and architectural value of the proposed Hegman Local Historic District, the primary emphasis for the district will be *preservation* of existing structures.

However, when the original materials of a structure are deteriorated beyond the point of preservation, the substitution of compatible recycled historic materials is recommended as a first resort. As a second resort, the use of new materials is acceptable if the texture and style of the products are not obviously discernable from the original materials. The details and exceptions to use of materials are further described in the Design Standards section of this document. With preservation as the primary goal, these two resorts should always be considered before considering demolition and rebuild.

Restoration, if attempted, should take into consideration the original appearance verified through photographic or other evidence.

Neighbors in this subdivision recognize that change is inevitable. Changes in lifestyle between 1925 and the present require different uses of space. Additions, secondary dwelling units, and new residences will be built. Local Historic District designation does not prevent change, but instead provides a guide for decision-making regarding future construction and its appropriateness with the character of the Historic District.

Residents in this subdivision also recognize that they possess a unique sense of community not commonly experienced today. People know their neighbors and acknowledge the benefit of living among a unique mix of personalities and lifestyles that constitute the community fabric. The preservation plan is not intended to damage that fabric, but to act as a tool by which the residents can more effectively express to the governing bodies their mutual desires regarding future development, while allowing them to pursue their individual desires through freedom of expression.

With that consideration, the Hegman Historic District will not require property owners to make restorative changes to existing buildings, such as returning buildings to their historic appearance.

However, any changes that the property owner elects to perform to the appearance of the exterior of a building or site will require a review by the Historic Landmark.

The review will determine whether the proposed changes receive a Certificate of Appropriateness based on the compatibility of the proposed change with the design standards described in this document.

The intent of the review is not to force adherence to the design standards, but rather encourage adherence to the standards by creating an awareness of historical significance in the district and by providing a means of confirming whether an exterior change supports the historical significance of the district.

The expected value to the residents of the district is that the preserved historical significance will in turn preserve the neighborhood as a desirable place to live and support the strength and stability of their investments as shown in multiple studies of existing historic districts throughout the country.

The Specific Goals of the Hegman Preservation Plan

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

- Preserve the historic significance of the district by encouraging the rehabilitation, maintenance, and retention of historic structures within the district rather than the demolition of historic structures.
- Provide a means of determining whether construction performed on existing structures is compatible with the historical significance of the building and the district.
- Encourage compatibility of new structures with existing structures.
- Encourage sustainable design and building practices in the neighborhood.

This document is a tool for the following interested parties:

- Property owners, tenants, contractors, design professionals, realtors or anyone else planning a change to the exterior or site of a building within the district
- The Historic Landmark Commission, in its evaluation of whether to grant a Certificate of Appropriateness for any project included in the Hegman Local Historic District based on the compatibility of the included Design Standards.

The Elements of the Hegman Preservation Plan

Demolition Standards

Demolition of all structures, including non-contributing structures, is strongly discouraged.

No person shall demolish a contributing structure or any exterior part of any contributing structure within the local historic district without prior review of the Historic Landmark Commission.

A permit for demolition for a contributing structure or an exterior part of a contributing structure shall be granted 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 Hegman Local Historic District, with narrow exceptions for multi-family properties, as described in Multi-Family Property Standards.

Design Constraints

The Hegman Local Historic District will operate within the constraints of several levels of design standards:

- The Neighborhood Conservation Combining District (NCCD)
- The Hegman Design Standards

The Neighborhood Conservation Combining District

The Hegman Subdivision is already restricted by the City of Austin Neighborhood Conservation Combining District (NCCD) (Ordinance No. 020131-20). This 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 limitations established by the NCCD be expanded. However, with the establishing of a Local Historic District, those standards must be interpreted with consideration of the standards described in the Hegman Local Historic District Design Standards detailed below.

The Hegman Design Standards

The Hegman Design Standards itemized in this document are to be considered in conjunction with those of the NCCD and provide a guide for decision-making about changes to the exterior appearance of buildings and sites within the proposed Hegman Local Historic District

Educational Efforts

The proposed Hegman Local Historic District, benefits from being associated with the Hyde Park Neighborhood Association that 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 Development Review Committee that advises property owners on the suitability or unsuitability of proposed building plans
- A website that includes historical information about the neighborhood

The Hegman Subdivision intends to support the continuance of these educational efforts in order to raise the level of knowledge and awareness about the historic significance of the neighborhood among both the current residents and the larger city of Austin.

Review Requirements

An application 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, and a Certificate of Appropriateness must either be issued or denied before a building permit will be issued by the City of Austin.

The Commission will not hear an application for the demolition of a building within the district until it has reviewed the plans for the replacement building and issued or denied a Certificate of Appropriateness for the replacement building.

The Historic Preservation Office will perform a preliminary review of the application before its presentation to the Historic Landmark Commission and has the authority to approve minor projects without requiring a full review by the Historic Landmark Commission. Minor projects include the replacement of doors, windows, and roofing materials. Review of more extensive construction will be passed to the Historic Landmark Commission.

Based on the standards described in this document, the Historic Landmark Commission will review plans submitted with each applications for the following:

- Exterior changes existing buildings and sites, including but not limited to the construction of additions and the installation of new windows, doors, or roofs.
- New construction.
- Demolition of existing buildings.
- Relocation of existing buildings into or out of the Hegman Subdivision 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.

The Historic Landmark Commission may grant the Certificate of Appropriateness, require modification to the plans, or deny the Certificate. Denials can be appealed to the Historic Landmark Commission and after that to City Council.

Description of the Hegman Local Historic District

District Boundaries

The Hegman Local Historic District extends from 47th St. North to 51st St. and includes both sides of Rowena Ave and Avenue F.

District Character

The District includes 93 houses, of which 66 percent have been determined to be contributing historical structures in the Historic Structures Survey performed by Preservation Central, Inc. in May 2009. This includes the original Hegman house referenced in the 1927 City Directory. A majority of the houses are single story, single-family residences built in the classic bungalow style of the late 30s and early 40s.

A majority of the bungalow-styled structures are built on pier-and-beam foundations with composition roofs. The prevailing primary window type is a wood 1:1 double-hung window.

Several of the historic contributing structures have additions to the rear of the house not affecting the historic character visible from the street.

A few houses have the general layout of a classic bungalow, but currently have vinyl siding or non-wood windows added. These are considered contributing structures because the siding has a minimal impact on the historical significance of house from the public right of way.

Design Standards

General Standards

The following standards apply to all changes made to properties in the district that are visible from public rights of way (i.e., streets).

General Standard 1.1: Retention of Historic Style

Respect the historic style of existing structures and retain their historic features. Avoid alterations to the existing materials of historic buildings.

General Standard 1.2: Avoidance of False Historicism

Avoid performing alterations that have no historic basis with the existing style of the structure. For example, do not add Victorian trim to a 1920s bungalow or bungalow details to a 1950s ranch-style house or cottage.

General Standard 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. Avoid using materials that do not adhere to the historical materials originally used, except with respect to energy efficiency.

General Standard 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 to attempt to earn a Four Star Green rating by the Austin Energy Green Building Program.

General Standard 1.5: New Construction

Contemporary design for new construction is appropriate, if it does not deviate greatly from mass and scale of existing construction. Consideration must be made to finished floor height above grade, floor to floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and overall scale. A half-story approach for second story space is more prevalent in Hegman Subdivision than full second stories and should be considered for new houses. This maintains a scale in character with existing houses.

Residential Preservation/Restoration Standards:

The following standards apply to all changes made to preserve or restore residential property in the Hegman District, including duplexes.

Residential Preservation/Restoration Standard 2.1: Front of Houses

Houses in the Hegman District 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 front facade of a contributing house should remain intact and no changes should be made that would compromise the status of the house as a contributing resource.

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 fenestration pattern of the house.

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.

Residential Preservation/Restoration Standard 2.2: Windows

Original fenestration is character-defining for a building. In the Hegman District, most old windows are old-growth pine or cypress and are 50 to 100 years old.

Original placement, style, design, materials, and glass should be maintained, repaired, and restored if possible. Restoration includes removing glass, repairing sash joints, rehanging sash weights, removing paint, resetting glass, weather stripping along jambs with copper fin material, cleaning and repairing hardware and proper priming and painting.

New windows added to contributing buildings should reflect the same fenestration pattern (style, location, and materials) as those in the original structure. In new structures, new windows should reflect the character of those in other buildings on site or nearby.

Residential Preservation/Restoration Standard 2.3: Porches

Porches are an integral part of the character of the neighborhood. Houses in the proposed Hegman Historic District uniformly face the front street with front door, generally centered, and 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 above characteristics are character-defining and should be retained. Although some front and street-side porches have been enclosed during subsequent renovations, originally they were not and should not be enclosed for the intent of restoration. Enclosed refers to enclosed with exterior walls. Screened porches are acceptable.

Residential Preservation/Restoration Standard 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. Retain the original location and fixture style.

Residential Preservation/Restoration Standard 2.5: Roofs

Traditional roof materials were wood shingles for main roofs, and corrugated metal for outbuildings. 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. Historic dormers should be retained. Consider replacing any dormers that can be documented when roof work is done. Preserve original gable/attic vents and roof brackets. In replacing roof material, first consider either the original material or a composition shingle. Avoid shaped, scalloped or diamond shingles unless they were original to the building. Although not preferred, a substantial number of metal roofs already exist in the neighborhood and are acceptable.

Residential Preservation/Restoration Standard 2.6: Chimneys

Existing chimneys should be maintained.

Residential Preservation/Restoration Standard 2.7: Sidewalks

Sidewalks refer to private walkways from the public easement at the front of the house to the house. It should follow the Neighborhood Conservation Combining District (Ordinance No. 020131-20). Accessible ramps must be included as required.

Residential Preservation/Restoration Standard 2.8: Streetscape

Existing trees should be maintained and replacements planted to maintain the tree-shaded nature that is central to character of the district.

Residential Preservation/Restoration Standard 2.9: Fences

Fences shall adhere to the guidelines set forth in the Neighborhood Conservation Combining District (Ordinance No. 020131-20).

Residential Preservation/Restoration Standard 2.10: Garages

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

Historic garage doors should be repaired and retained, retaining original materials and roof pitch. New doors should reflect the style of the original doors. Siding should match the materials and character of the main house.

Residential Preservation/Restoration Standard 2.11: Driveways

Driveways have traditionally entered from the front. They are one lane and constructed of gravel or paved runners.

Gravel, pavers, tire ribbons, brick/grass grid, etc. should be used only 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, not in front of it or in the front yard. Circular driveways are not preferred.

Residential New Construction Standards:

Residential New House Construction Standards

The Local Historic District designation does not prevent change, but instead provides parameters for change that works with the special character of the district. The Hegman District 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.

Residential New House Construction Standard 3.1: Mass and Scale

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 dimensions of existing homes in the district, including floor height, floor-to-floor heights, and setbacks. Any new building elevations should be presented along with adjacent building elevations for review.

Residential New House Construction Standard 3.2: Roofs

The pitch, height, and material of the roof of the roof should be complementary and not incongruous to that of existing homes.

Residential New House Construction Standard 3.3: Windows and Doors

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

Residential New House Construction Standard 3.4: Porches

Front porches are not required on new construction, but if they are included, they must fit the pattern of existing porches in the district, that is the 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.

Residential New House Construction Standard 3.5: 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.

Residential New House Construction Standard 3.6: 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.

Residential New House Construction Standard 3.7: 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

Residential New House Construction Standard 3.8: Fences

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

Residential New House Construction Standard 3.9: 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.

Residential New Addition Construction Standards

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.

Residential New Addition Construction Standard 3.10: Mass and Scale

Use massing, scale, and character elements typical to the neighborhood in additions to existing buildings.

Additions should be placed to the rear of the building or to a place where they are not visible from the street. One-story additions are preferred additions to one-story houses and should have the same floor-to-floor height as the historic house.

Second story additions should be located to the rear of the structure (minimum 10' setback) 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.

Repeat the geometry of the original building for ceiling heights, finished floor height above grade, floor-to-floor heights, scale of rooms, fenestration patterns, and other building features.

Residential New Addition Construction Standard 3.11: Roofs

Additions should be achieved by extending the existing roof line in the rear of the house wherever possible. The pitch, height, and material of the roof of the addition should match that of the existing house to the maximum extent possible.

Residential New Addition Construction Standard 3.12: Windows and Doors

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 match the material of the existing house.

Public Space Standards

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

No sidewalks were included in the original plans for the Hegman Subdivision. In general, neighborhood development patterns should be respected. Curb cuts should be as small as possible and handicapped ramps should run parallel to sidewalks.

Multi-family Property Standards

Multi-family structures do not include duplexes, which are covered above in the residential standards.

No emphasis is put on the preservation or restoration of existing multi-family structures in the Hegman District. Demolition is neither discouraged nor encouraged.

However, new construction of multi-family structures must consider the existing mass, scale, and character of existing buildings in the district.

The geometry of new structure should result in a scale inline with dimensions of existing homes in the district, including floor height, floor-to-floor heights, and setbacks. Any new building elevations should be presented along with adjacent building elevations for review.