

Address	Legal Description	Owner	Owner Address	Date Of Construction	Stylistic Influences	Contributing
4302 Avenue F	NO 1 W 75 FT LOT 12-16 BLK 16 HYDE PARK ADDN NO 1	DANIEL JOEL W.	AUSTIN, TX 78751-3723	pre-2005		Yes
4303 Avenue F	LOT 9-11 BLK 16 HYDE PARK ADDN NO 1	GUSTAFSON, WINFRED O	1800 SCHULLE AVE AUSTIN, TX 78703	1925	Craftsman	Yes
4307 Avenue F	NO 1	WILLIAMS, JOHN A & MICHELLE ROSSOMANDO	4307 AVENUE F AUSTIN, TX 78751-3722	1900	Victorian	Yes
4308 Avenue F	LOT 22-24 BLK 15 HYDE PARK ADDN NO 1	CONNOR METTIE FAE & CLIFFORD J & JEWEL DAVIS GOOLSBY &	768 BOGGY CREEK RD LOCKHART, TX 78644-2951	1911	Craftsman/Classical Revival	Yes
4309 Avenue F	LOT 6-8 BLK 16 HYDE PARK ADDN NO 1	WARD STEVEN B	4308 AVENUE F AUSTIN, TX 78751-3722	1915	Craftsman	Yes
4309 1/2 Avenue F	LOT 5 BLK 16 HYDE PARK ADDN NO 1	ROCHELLE GUY	4304 AVENUE B AUSTIN, TX 78751-3612	1940		No
4310 Avenue F	LOT 25-28 BLK 15 HYDE PARK ADDN NO 1	HOROWITZ MICHAEL J & BETSY J C CLUBINE	4310 AVENUE F AUSTIN, TX 78751-3723	1915	Classical Revival	Yes
4311 Avenue F	LOT 34-4 BLK 16 HYDE PARK ADDN NO 1	ROBEY JOHN & SARAH D	4311 AVENUE F AUSTIN, TX 78751-	1921	Craftsman	Yes
4312 Avenue F	LOT 29-30 BLK 15 HYDE PARK ADDN NO 1	ANDERSON JANE PHILLIPS	4312 AVENUE F AUSTIN, TX 78751-3723	1917	Craftsman	Yes
4313 Avenue F	LOT 18-2 BLK 16 HYDE PARK ADDN NO 1	WEIDLICH LORRE MARIE	4313 AVENUE F AUSTIN, TX 78751-3722	1938	Craftsman	Yes
4314 Avenue F	LOT 31-32 BLK 15 HYDE PARK ADDN NO 1	WYCHE GEORGE G	314 AVENUE F AUSTIN, TX 78751-3723	1924	Craftsman	Yes
4400 Block Avenue F		CITY OF AUSTIN		1950	Bridge	Yes
4405 Avenue F	LOT 24-25 BLK 4 HYDE PARK ADDN NO 1	PREECE LENORE ET AL	811 E 38TH ST AUSTIN, TX 78705-1809	1945	Minimal Traditional	Yes
4410 Avenue F	LOT 26-30 BLK 4 HYDE PARK ADDN NO 1	ERVES MICHAEL & REGINALD G ANDERSON	1804 LAGUNA ST SAN FRANCISCO, CA 94115-2824	1970		No
3800 Avenue G	LOT 20 SHADOW LAWN	CRAIG PAULA A & ROBERT P JOSEPH	7002 CREIGHTON LN AUSTIN, TX 78723-1538	1948	Early Ranch	Yes
3801 Avenue G	S85.4FT OF LOT 37 SHADOW LAWN	OAC LLC	600 W 28TH ST STE 101 AUSTIN, TX 78705-3725	1949	Early Ranch	Yes
3801 B Avenue G	S85.4FT OF LOT 37 SHADOW LAWN	OAC LLC	600 W 28TH ST STE 101 AUSTIN, TX 78705-3725	2005	Modern (garage apartment)	No
3802 Avenue G	S 75FT LOT 21 SHADOW LAWN	JOSEPH MARY ELIZABETH & LINDA JOSEPH ESTATE	3802 AVENUE G AUSTIN, TX 78751-5010	1949	Ranch	Yes
3803 Avenue G	S50FT OF LOT 36 * & N10FT OF LOT 37 SHADOW LAWN	KLUEYER LYNSEY D & CARLOS R ROMO	3803 AVENUE G AUSTIN, TX 78751-5009	1946	Early Ranch	Yes
3804 Avenue G	Part 1-65% OF N 25FT OF LOT 21 * & S 50FT OF LOT 22 SHADOW LAWN; Part 2- 35% OF N 25FT OF LOT 21 * & S 50FT OF LOT 22 SHADOW LAWN	SCALES NELLIE I % TOM SCALES BROWN DAVID R & COURTNEY H BROWN	7401 NAPIER TRL AUSTIN, TX 78725-7410	1950	Early Ranch	Yes
3805 Avenue G	N50FT OF LOT 36 SHADOW LAWN	AGER TIMOTHY C	3805 AVENUE G AUSTIN, TX 78751-5009	1929	Tudor Revival	Yes
3807 Avenue G	S50FT OF LOT 35 SHADOW LAWN		3807 AVENUE G AUSTIN, TX 78751-5009	1927	Classical Revival	Yes

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3909 Avenue G	N50FT OF LOT 35 SHADOW LAWN N 50FT LOT 22 * & S 26FT LOT 23 SHADOW LAWN	HAWKINS SALLY	AUSTIN, TX 78751-5009 3810 AVENUE G	1930	Craftsman	Yes
3810 Avenue G		PENNOCK MARTHA KOCH	AUSTIN, TX 78751-5010 3811 AVENUE G	1950	Ranch	Yes
3811 Avenue G	S50FT OF LOT 34 SHADOW LAWN	MAJORS JOE C	AUSTIN, TX 78751-5009 3812 AVENUE G	1959	Ranch	Yes
3812 Avenue G	N 74FT LOT 23 SHADOW LAWN	WISEMAN CECILE	AUSTIN, TX 78751-5010	1950	Ranch	Yes
3814 Avenue G	LOT 24C * RESUB LOT 24 SHADOW LAWN	DUVIC ROBERT C	3816 AVENUE G	1965	None	No
3815 Avenue G	N 50 FT OF LOT 34 SHADOW LAWN	OHMSTEDE KRISTEN	AUSTIN, TX 78751-5009 3816 AVENUE G	1929	Tudor Revival	Yes
3816 Avenue G	LOT 24B * RESUB LOT 24 SHADOW LAWN	DUVIC ROBERT C	AUSTIN, TX 78751-5010 6601 STAHL CV	1892	Stick Style/Victorian	Yes
3817 Avenue G	LOT 33 SHADOW LAWN	THOMAS DENNIS L & BARBARA	AUSTIN, TX 78751-2831	1930	Tudor Revival	Yes
3900 Avenue G	E 122FT OF S 77FT LOT 25 SHADOW LAWN	SOSA ERNEST DAVID & GINA N SHISHIMA	3900 AVENUE G	1950/2008	Ranch	No
3901 Avenue G	LOT 32 * & S25FT OF LOT 31 SHADOW LAWN	RICHTER DOROTHY J	3901 AVENUE G	1955	Early Ranch	Yes
3903 Avenue G	LOT 31-A * RESUB OF LOT 30-31 SHADOW LAWN	FISHMAN MARK LEE & AVIVA	PO BOX 49226 AUSTIN, TX 78751-4705	1947	Early Ranch	Yes
3904 Avenue G	CEN 52 FT LOT 25 SHADOW LAWN	SOSA ERNEST DAVID & GINA N SHISHIMA	3900 AVENUE G	1950	Early Ranch	Yes
3905 Avenue G	LOT 30-A * RESUB OF LOT 30-31 SHADOW LAWN	FISHMAN MARK LEE & AVIVA	AUSTIN, TX 78751-4705 PO BOX 49226	1965	Ranch	No
3907 Avenue G	N50FT OF LOT 30 SHADOW LAWN	OTT MATTHEW MICHAEL	AUSTIN, TX 78751-4705	1946	Early Ranch	No
3908 Avenue G	N 75FT LOT 25 SHADOW LAWN	GILG LAWRENCE E	AUSTIN, TX 78751-4706	1930	Tudor Revival	Yes
3909 Avenue G	LOT 28 SHADOW LAWN	SANFORD MARGARET TAYLOR	3909 AVENUE G	1902	Classical Revival	Yes
3910 Avenue G	S 38FT LOT 28 * & SE 29 SX58 FT OF LOT 12 SHADOW LAWN	VAN GOMPEL JOSEPH & TONI	AUSTIN, TX 78751-4705 3910 AVENUE G	1954	Ranch	Yes
3911 Avenue G	S50FT OF LOT 28 * & S50FT OF W6 8FT OF LOT 47 SHADOW LAWN	STUMBERG ERIC B	3911 AVENUE G	1935		No
3912 Avenue G	LOT 27 * & N 5.5 FT OF LOT 26 * & 29 SX39.5 FT OF LOT 11-12 * LESS 8 SX66&10X38 LOT 27 SHADOW LAWN	WATKINS JOHN C	BOX 00967654 SIOUX FALLS, SD 57186-0001	1898	Italianate Victorian	Yes
3913 Avenue G	N50FT OF LOT 28 * & N50FT OF W6FT OF LOT 47 SHADOW LAWN	CANNATELLA DAVID C	311 W 41ST ST AUSTIN, TX 78751	1893	Victorian	Yes
3913 rear Avenue G	N50FT OF LOT 28 * & N50FT OF W6FT OF LOT 47 SHADOW LAWN	CANNATELLA DAVID C	311 W 41ST ST AUSTIN, TX 78751	1925	Garage Apartment	No
4001 Avenue G	LOT 14-18 BLK 30 HYDE PARK ADDN	ELIJESTRAND HOWARD M & BLINDA E MCCLELLAND	4001 AVENUE G AUSTIN, TX 78751-4707	1905	Victorian	Yes
4003 Avenue G	LOT 10-13 BLK 30 HYDE PARK ADDN	SCHWOBEL CHARLES B	4003 AVENUE G AUSTIN, TX 78751-4707	1948	Early Ranch	Yes

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4004 Avenue G	LOT 17-22 BLK 31 HYDE PARK ADDN NO 1	HYDE PARK BAPTIST CHURCH	3901 SPEEDWAY AUSTIN, TX 78751	1935	Minimal Traditional	Yes
4006 Avenue G	LOT 23-24 BLK 31 HYDE PARK ADDN NO 1	FREEMAN GARY P & JOAN YAMINI	4008 AVENUE G AUSTIN, TX 78751-4708	1908-90	Folk Victorian/Classical Revival	No
4007 Avenue G	LOT 7-9 BLK 30 HYDE PARK ADDN	BEALL JOHN & CINDY	4007 AVENUE G AUSTIN, TX 78751-4707	1905	Victorian/Classical Revival	Yes
4008 Avenue G	LOT 25-26 BLK 31 HYDE PARK ADDN NO 1	HOHLFELD LYNNE	4008 AVE G AUSTIN, TX 78751	1929	Craftsman	Yes
4009 Avenue G	LOT 4-6 BLK 30 HYDE PARK ADDN	GRIMES CAROLYN E	4009 AVENUE G AUSTIN, TX 78751-4707	1924	Craftsman	Yes
4010 Avenue G	LOT 27-28 BLK 31 HYDE PARK ADDN NO 1	MCCOY JAY BRADLEY	5900 OAKLAIRE DR AUSTIN, TX 78735-8606	1925	Craftsman	Yes
4011 Avenue G	LOT 1-3 BLK 30 HYDE PARK ADDN	PENNINGTON CECIL F JR & LINDA K	4011 AVENUE G AUSTIN, TX 78751-4707	1922	Craftsman	No
4012 Avenue G	LOT 29-30 BLK 31 HYDE PARK ADDN NO 1	LANCASTER JOHN	4012 AVENUE G AUSTIN, TX 78751-4708	1925	Craftsman	Yes
4014 Avenue G	LOT 31-32 BLK 31 HYDE PARK ADDN NO 1	STAUFFER DEVIN A & DANA J	4014 AVENUE G AUSTIN, TX 78751-4708	1948	Minimal Traditional	Yes
4100 Avenue G	LOT 17-19 BLK 26 HYDE PARK ADDN NO 1	JACKSON GREG J & CAROL D	4100 AVENUE G AUSTIN, TX 78751-4710	1910	Victorian	Yes
4101 Avenue G	LOT 14-16 BLK 27 HYDE PARK ADDN NO 1	BEDELL WALLACE C JR	4101 AVENUE G AUSTIN, TX 78751-4709	1995		No
4102 Avenue G	LOT 20-22 BLK 26 HYDE PARK ADDN NO 1	PERRY M STEVEN & SANDRA M	4102 AVENUE G AUSTIN, TX 78751-4710	1905		No
4103 Avenue G	LOT 12&13 BLK 27 HYDE PARK ADDN NO 1	BEDNAR DEATON KIVETT	4103 AVENUE G AUSTIN, TX 78751-4709	1921	Craftsman	Yes
4104 Avenue G	LOT 23&24 BLK 28 HYDE PARK ADDN NO 1	PERKINS BAINBRIDGE	4104 AVENUE G AUSTIN, TX 78751-4710	1960		Yes
4105 Avenue G	LOT 9-11 BLK 27 HYDE PARK ADDN NO 1	THOMPSON HORACE W	200 E 46TH ST AUSTIN, TX 78751-3104	1923	Craftsman	Yes
4105 1/2 Avenue G	LOT 7&8 BLK 27 HYDE PARK ADDN NO 1	THOMPSON HORACE W	200 E 46TH ST AUSTIN, TX 78751-3104	1949	Ranch	Yes
4106 Avenue G	LOT 25&26 BLK 26 HYDE PARK ADDN NO 1	DANO JACULEEN A	4106 AVENUE G AUSTIN, TX 78751-4710	1910	Classical Revival	Yes
4108 Avenue G	LOT 27-29 BLK 26 HYDE PARK ADDN NO 1	SHEA ANDREW & MELISSA	4108 AVENUE G AUSTIN, TX 78751-4710	1925/2002	Craftsman/Classical Revival	No
4109 Avenue G	LOT 30-32 BLK 26 HYDE PARK ADDN NO 1	GONZALEZ GERTH MIGUEL E	4109 AVENUE G AUSTIN, TX 78751-4709	1915	Craftsman	Yes
4110 Avenue G	LOT 2 & 3 9FT OF LOT B HYDE PARK RESUB LOTS 17-24 BLK 21	AARONS L JAY & BARBARA G	4110 AVENUE G AUSTIN, TX 78751-4710	1927		No
4200 Avenue G	LOT 15&16 BLK 20 HYDE PARK ADDN NO 1	COHEN BURTON HUNT JOHN EMBRY JR & GLENDA M BLACK LIVING TRUST % GLENDA M BLACK	4200 AVENUE G AUSTIN, TX 78751-3816	1925	Craftsman	Yes
4201 Avenue G	LOT 13&14 BLK 20 HYDE PARK ADDN NO 1	MARSHALL SUSAN E	2801 GREEN LAWN PKWY AUSTIN, TX 78757-2003	1921	Craftsman	Yes
4203 Avenue G			4203 AVENUE G AUSTIN, TX 78751-3815	1925	Craftsman	Yes

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4204 Avenue G	LOT B * LESS S 9FT HYDE PARK RESUB LOTS 17-24 BLK 21	BURTON AMON JR	1306 GUADALUPE ST AUSTIN, TX 78701-1829	1978		No
4206 Avenue G	LOT C HYDE PARK RESUB LOTS 17-24 BLK 21	WALKER EDWARD LEE HUNT JOHN EMERY JR & GLENDA M	PO BOX 4279 AUSTIN, TX 78765-4279	1940		Yes
4207 Avenue G	LOT 11&12 BLK 20 HYDE PARK ADDN NO 1	BLACK LIVING TRUST % GLENDA M BLACK	2801 GREENLAWN PKWY AUSTIN, TX 78757-2003	1925	Craftsman	Yes
4208 Avenue G	LOT 25&26 BLK 21 HYDE PARK ADDN NO 1	SMITH JOAN P	4208 AVENUE G AUSTIN, TX 78751-3816	1983		No
4209 Avenue G	LOT 9&10 BLK 20 HYDE PARK ADDN NO 1	GBSS JOAN LOUISE	4208 AVENUE G AUSTIN, TX 78751-3815	1926/2004		No
4210 Avenue G	LOT 27&28 BLK 21 HYDE PARK ADDN NO 1	PARSHALL RICHARD V & RUTH	4210 AVENUE G AUSTIN, TX 78751-3816	1927	Craftsman	Yes
4211 Avenue G	LOT 6-8 BLK 20 HYDE PARK ADDN NO 1	DUDNEY JOHN & SYLVIA	4211 AVENUE G AUSTIN, TX 78751-3815	1997		No
4213 Avenue G	LOT 1-5 BLK 20 HYDE PARK ADDN NO 1	NOHRA HELEN % SYLVIA DUDNEY TRUSTEE	4211 AVENUE G AUSTIN, TX 78751-3815	1907	Neoclassical	Yes
4214 Avenue G	E 70FT OF LOT 29-32 BLK 21 HYDE PARK ADDN NO 1	WESTPHAL JULIE G	4214 AVENUE G AUSTIN, TX 78751-3816	1958		No
4300 Avenue G	E 91.7FT LOT 17-19 BLK 18 HYDE PARK ADDN NO 1	LOCK SIDNEY CORINNE	4300 AVENUE G AUSTIN, TX 78751-3816	1910	Classical Revival	Yes
4301 Avenue G	W 65FT LOT 15&18 BLK 17 HYDE PARK ADDN NO 1	BIS INVESTMENTS LTD	5768 BALCONES DRIVE 105 AUSTIN, TX 78731-4288	1922	Craftsman	Yes
4302 Avenue G	LOT 20 * & S 19FT LOT 21 BLK 16 HYDE PARK ADDN NO 1	DAWSON LYNN	7603 DOWNRIDGE DR AUSTIN, TX 78731-1107	1925		Yes
4303 Avenue G	W 65FT LOT 13&14 BLK 17 HYDE PARK ADDN NO 1	RAGSDALE KENNETH B & JANET D RAGSDALE TRUST	4813 AVENUE G AUSTIN, TX 78751-2524	1935		No
4304 Avenue G	LOT 20 & S 19FT LOT 21 BLK 16 HYDE PARK ADDN NO 1	DAWSON LYNN	7603 DOWNRIDGE DR AUSTIN, TX 78731	1925		Yes
4307 Avenue G	LOT 10&11 * & W 65FT OF LOT 12 BLK 17 HYDE PARK ADDN NO 1	SACKMARY DAVID S	4307 AVENUE G AUSTIN, TX 78751-3817	1927	Craftsman	Yes
4308 Avenue G	LOT 22 * N 8FT LOT 21 * & S 12.5FT LOT 23 BLK 16 HYDE PARK ADDN NO 1	ALDRIDGE RUSSELL I & RUTH V REVOCABLE LIVING TRUST	11601 OAKWOOD DR AUSTIN, TX 78753-2257	1926	Craftsman	Yes
4309 Avenue G	LOT 8&9 BLK 17 HYDE PARK ADDN NO 1	REYNOLDS DAVID H & LIZZETTE C GONZALEZ REYNOLDS	4309 AVENUE G AUSTIN, TX 78751-3817	1920	Craftsman	Yes
4310 Avenue G	N 12.5FT OF LOT 23 * & LOT 24-26 BLK 16 HYDE PARK ADDN NO 1	MOUSEMECHE CATHERINE A	502 E 41ST ST AUSTIN, TX 78751-4323	1930	Craftsman	Yes
4311 Avenue G	LOT 6&7 BLK 17 HYDE PARK ADDN NO 1	BOND GEOFFREY STIRLAND	2613 HOOGES ST LAKE CHARLES, LA 70601-7311	1907	Classical Revival	Yes
4312 Avenue G	LOT 27 * & S 12.5FT LOT 28 BLK 16 HYDE PARK ADDN NO 1	DURR KENNETH W & ROBIN S	205 E 43RD ST AUSTIN, TX 78751-3805	1922	Craftsman	Yes
4313 Avenue G	LOT 4-5 BLK 17 HYDE PARK ADDN NO 1	BERATTING ARTHUR S & BERNADETTE MALONEY	4313 AVENUE G AUSTIN, TX 78751-3817	1920	Craftsman	Yes
	LOT 29 & N 12.5FT LOT 28 BLK 16	GEORGE WALTER E JR & MARY	PO BOX 4426			

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4314 Avenue G	HYDE PARK ADDN NO 1 LOT 1-3 BLK 17 HYDE PARK ADDN NO 1	HOLLERS GEORGE	AUSTIN, TX 78765-4726	1925	Craftsman	Yes
4315 Avenue G		WILSON ADAMI & CAROLINE B	4315 AVENUE G AUSTIN, TX 78751-3817	1920	Craftsman	Yes
4400 Block Avenue G Shade Park: 4400 block of Avenue G		CITY OF AUSTIN	PO BOX 1068 AUSTIN, TX 78767-1068	1935	Bridge (WPA)	Yes
3800 Avenue H	ALL OF BLK 3 HYDE PARK ADDN NO 1	CITY OF AUSTIN	3800 AVENUE H AUSTIN, TX 78751-4719	1935	City Park	Yes
3801 Avenue H	S50FT OF LOT 38 SHADOW LAWN	MUNSON JAMES W & CHARLES E	CONFIDENTIAL 3802 AVENUE H AUSTIN, TX 78751-4719	1935	Tudor Revival	Yes
3802 Avenue H	S64 35 FT OF LOT 56 SHADOW LAWN N24 55FT OF LOT 38 * & S38 50FT OF LOT 39 SHADOW LAWN	ENGLISH, DIANE MOORE JOHN PAUL & CATHERINE H MOORE	3802 AVENUE H 3803 AVENUE H AUSTIN, TX 78751-4718	1935	Tudor Revival	No
3803 Avenue H	S50FT OF LOT 55 * & N 10 FT OF LOT 56 SHADOW LAWN	RYALL KEN & SANDRA J KEARNS GONZALES RUEBEN & CATHERINE WATSON	3803 AVENUE H AUSTIN, TX 78751-4718	1935	Craftsman	Yes
3804 Avenue H	N61 50FT OF LOT 39 SHADOW LAWN	OWENS AGNES MRS	3805 AVENUE H AUSTIN, TX 78751-4718	1935	Tudor Revival	Yes
3805 Avenue H	N50FT OF LOT 55 SHADOW LAWN	HOSFELD BRIAN K & JAIME	11408 BASTIAN CV AUSTIN, TX 78739-2031	1925	Craftsman	Yes
3807 Avenue H	S60FT OF LOT 54 SHADOW LAWN	BAKER REX G III & CYNTHIA G	4801 MCGREGOR LN DRIPPING SPRINGS, TX 76620-	1947	Ranch	Yes
3808 Avenue H	S70FT OF LOT 40 SHADOW LAWN S20FT OF LOT 53 * & N40FT OF LOT 54 SHADOW LAWN	SCHMIDT KATHY J	3311 3809 AVENUE H AUSTIN, TX 78751-4718	1934	Tudor Revival	Yes
3809 Avenue H	N30FT OF LOT 40 * & S40FT OF LOT 41 SHADOW LAWN	TUCKER ANGELINE W	3810 AVENUE H AUSTIN, TX 78751-4719	1948	Early Ranch	Yes
3810 Avenue H	CEN 60FT OF LOT 53 SHADOW LAWN S45FT OF LOT 52 * & N20FT OF LOT 53 SHADOW LAWN	HEYBURN KEVIN	3811 AVENUE H AUSTIN, TX 78751-4718	1950	Ranch	Yes
3811 Avenue H		FOX VANCE	3813 AVENUE H AUSTIN, TX 78751-4718	1950	Ranch	Yes
3813 Avenue H		HAMPEL FRANK C JR	24 HUNTERS HIDEAWAY NEW BRAUNFELS, TX 78132- 4710	1940	Colonial Revival/Cape Cod	Yes
3814 Avenue H		JOHNSON ARLEN WADE & ANN STUART GRAHAM	3815 AVENUE H AUSTIN, TX 78751-4718	1955	Ranch	Yes
3815 Avenue H	NPT OF LOT 52 SHADOW LAWN LOT 42 * & N5FT OF LOT 41 SHADOW LAWN	CUE MARIA C ORTIZ	4506 EDGE MONT DR AUSTIN, TX 78731-5224	1948	Early Ranch	Yes
3816 Avenue H	LOT 43 SHADOW LAWN	BRATTENG ELIZABETH H FULTON STEVE L & LESLIE C SANTOS	3800 AVENUE H AUSTIN, TX 78751-4721	1948	Early Ranch	Yes
3800 Avenue H	S50FT OF LOT 44 SHADOW LAWN	YOUNG MICHELLE D & DEREK A	3804 AVENUE H AUSTIN, TX 78751-4721	1951	Early Ranch	Yes
3804 Avenue H	N50FT OF LOT 44 SHADOW LAWN	KEW TRUST	3806 AVENUE H AUSTIN, TX 78751-4721	1946	Early Ranch	Yes
3805 Avenue H	S50FT OF LOT 45 SHADOW LAWN		8127 MESA DR SITE B 206-322 AUSTIN, TX 78759-6632	1946	Minimal Traditional	Yes
3808 Avenue H			3910 AVENUE H	1953	Early Ranch	Yes

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3910 Avenue H	N50FT OF LOT 45 SHADOW LAWN 100% OF 350FT OF LOT 46 SHADOW LAWN, 10% OF 550FT OF LOT 48 SHADOW LAWN	SWEARER RANDOLPH & SARAH	AUSTIN, TX 78751-4721	2005		No
3912 Avenue H		BERTINOT ELIZABETH A	3912 AVENUE H AUSTIN, TX 78751-4721	1950	Early Ranch	Yes
3914 Avenue H	N50FT OF LOT 46 SHADOW LAWN	INGRAM EDGAM M	1507 PARKWAY AUSTIN, TX 78703-4134	1948	Early Ranch	Yes
3916 Avenue H	E124.6FT AV OF LOT 47 SHADOW LAWN	HERZELE CHARLOTTE	3916 AVENUE H AUSTIN, TX 78751-4721	2008	Craftsman	No
3916 rear Avenue H	E124.6FT AV OF LOT 47 SHADOW LAWN	HERZELE CHARLOTTE	3916 AVENUE H AUSTIN, TX 78751-4721	1990		No
4001 Avenue H	LOT 14-16 BLK 29 HYDE PARK ADDN	YU DAVID C	4001 AVENUE H AUSTIN, TX 78751-4722	1938	Early Ranch	No
4002 Avenue H	LOT 17-21 BLK 30 HYDE PARK ADDN	WALKER EDWARD L & JENNIFER F MICKERS	4002 AVENUE H AUSTIN, TX 78751-4723	1907	Classical Revival/Craftsman	Yes
4003 Avenue H	LOT 12-13 BLK 28 HYDE PARK ADDN	WATSON RICHARD A JR	4003 AVENUE H AUSTIN, TX 78751-4722	2004		No
4004 Avenue H	LOT 22-24 BLK 30 HYDE PARK ADDN	WEISS FLORINE	4004 AVENUE H AUSTIN, TX 78751-4723	1917	Craftsman	Yes
4005 Avenue H	LOT 9-11 BLK 29 HYDE PARK ADDN	PERKINS PATRICIA B	4005 AVENUE H AUSTIN, TX 78751-4722	1935	Craftsman	Yes
4008 Avenue H	LOT 25-26 * & 30FT OF LOT 27 BLK 30 HYDE PARK ADDN	BROWN CHRISTOPHER T & LINDSAY J NAKASHIMA	4008 AVENUE H AUSTIN, TX 78751-4723	1926	Craftsman	Yes
4009 Avenue H	LOT 4 ALTENHEIM ADDN	HENLEY JEFFREY C & MARLA K	MARLA K HENLEY 4009 AVENUE H AUSTIN, TX 78751-4722	1994		No
4010 Avenue H	LOT 28-29 * & N15FT OF LOT 27 BLK 30 HYDE PARK ADDN	MARTINEC MADOLIN J	4010 AVENUE H AUSTIN, TX 78751-4723	1939	Minimal Traditional	Yes
4014 Avenue H	LOT 30-32 BLK 30 HYDE PARK ADDN	YORK DONALD W & DIANE M	4014 AVENUE H AUSTIN, TX 78751-4723	1905	Victorian/Classical Revival	Yes
4015 Avenue H	LOT 3 ALTENHEIM ADDN	KUHL WALTER B & VALERIE D HARRIS	4015 AVENUE H AUSTIN, TX 78751-4722	1989		No
4017 Avenue H	LOT 18-2 ALTENHEIM ADDN	TRULL R SCOTT & CHRISTINE W	4017 AVENUE H AUSTIN, TX 78751-4722	1985		No
4100 Avenue H	LOT 178-18 BLK 27 HYDE PARK ADDN NO 1	HAFFER EMERY CHARLES JR & BETTY E HAFFER	4100 AVENUE H AUSTIN, TX 78751-4725	2008		Yes
4101 1/2 Avenue H	LOT 13-14 BLK 28 HYDE PARK ADDN NO 1	BARLOW DONALD E & LISA CRAIG	4101 1/2 AVENUE H AUSTIN, TX 78751-4724	1982		Yes
4101 Avenue H	LOT 15&16 BLK 28 HYDE PARK ADDN NO 1	GRISWOLD SAMUEL A & PATRICIA E	4101 CRESTWAY DR AUSTIN, TX 78731-5121	1907	Classical Revival	Yes
4102 Avenue H	1/2 INTEREST IN LOT 19&20 * & E 13.83FT OF LOT 21 BLK 27 HYDE PARK ADDN NO 1; 1/2 INTEREST IN LOT 19&20 * & E 13.83FT OF LOT 21 BLK 27 HYDE PARK ADDN NO 1	MELLENBRUCH JULIA, MEIGS MARY ANN	4102A AVENUE H AUSTIN, TX 78751-4725			
4103 Avenue H	LOT 12 * & S12.5FT OF LOT 11 BLK 26 HYDE PARK ADDN NO 1	FRANTZ STEVEN	3915 N WAKEFIELD ST ARLINGTON, VA 22207-4343	1965		Yes
			4103 AVENUE H AUSTIN, TX 78751-4724	1920		Yes

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4210 A&B, 4212 A&B Avenue H	UNT D 43RD AT AVENUE H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA, UNT C 43RD AT AVENUE H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA, UNT A 43RD AT AVENUE H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA, UNT B 43RD AT AVENUE H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA	SCHWARTZ MARCUS ETAL, MARKS GORDON HOWARD & KRISTI KATHERINE MARKS, BOXALL ANGUS MARTIN & ESTHER CATHERINE BOX, STANFORD STEPHANIE M & RICHARD J	PO BOX 385 HALLETTSVILLE, TX 77964-0385, 4210B AVENUE H, AUSTIN, TX 78751-3826, 4212 AVENUE H # A, AUSTIN, TX 78751-3826, 4212 AVENUE H # B, AUSTIN, TX 78751-3826	2005		No
4304 Avenue H	LOT 21822 BLK 17 HYDE PARK ADDN NO 1	STRYK FAMILY INVESTMENTS LTD % GARY STRYK	3215 PICKWICK LN AUSTIN, TX 78748-5616	1920		No
4305-4307 Avenue H	LOT 8-10 BLK 18 HYDE PARK ADDN NO 1	WILEY THOMAS E JR	1504B W 8TH ST AUSTIN, TX 78703-5134	1947	Early Ranch	Yes
4308 Avenue H	LOT 23-26 BLK 17 HYDE PARK ADDN NO 1	STANLEY ANN & BYRON THOMAS SHELMERDINE CYNTHIA W & KATHERINE BRACHER	4308 AVENUE H AUSTIN, TX 78751-3820	1917	Classical Revival/Craftsman	Yes
4309 Avenue H	LOT 6-7 BLK 18 DIV 1 HYDE PARK ADDN NO 1	ADAMS ROBERT JAMES JR & ELIZA R EVANS	4309 AVENUE H AUSTIN, TX 78751-3819	1924	Craftsman	Yes
4310 Avenue H	LOT 27828 BLK 17 HYDE PARK ADDN NO 1	SOMERS CARLA HENDERSON & RICHARD	4310 AVENUE H AUSTIN, TX 78751-3819	1920	Craftsman	Yes
4311 Avenue H	LOT 4-5 * & 812.5FT OF LOT 3 BLK 18		4311 AVENUE H AUSTIN, TX 78751-3819	1925		No
4312 Avenue H	LOT 258.30 BLK 17 HYDE PARK ADDN NO 1	PENNINGTON BETSY ANN	7415 BLUFF SPRINGS RD AUSTIN, TX 78744-5005	1959		No
4314 Avenue H	LOT 31832 BLK 17 HYDE PARK ADDN NO 1	MILLS ERIC M & LIANNA K	4314 AVENUE H AUSTIN, TX 78751-3820	1920	Craftsman	Yes
4315 Avenue H	LOT 1-2 * & N12.5FT OF LOT 3 BLK 18 HYDE PARK ADDN NO 1	VIVES VIRGANA	4315 AVENUE H AUSTIN, TX 78751-3819	1935	Craftsman	Yes
4401 Avenue H	LOT 13.18 & S10.7FT OF LOT 12 BLK 1 HYDE PARK ADDN NO 1 PLUS 26X111.4 GRAY T	KENNEDY PETER D & MARIA-ELENA CIGARROA	4401 AVENUE H AUSTIN, TX 78751-3821	1907	Classical Revival	Yes
4407 Avenue H	LOT 7-11 & N13.3FT OF LOT 12 HYDE PARK ADDN NO 1 PLUS PT ADJ VAC ALLEY	CANION MARK & SARAH	506 ELMWOOD DR NEW BRAUNFELS, TX 78130	1933	Revival - Spanish Colonial	Yes
3800 Duval	LOT 57 SHADOW LAWN	HUMPHREYS JODIE ROSELL	3800 DUVAL ST AUSTIN, TX 78751-5106	1925	Tudor Revival	Yes
3802 Duval	S56.7FT OF LOT 58 SHADOW LAWN	ROSELL EARL	1807 BRIDGECREEK BLVD AUSTIN, TX 78723-1810	1935	Tudor Revival	Yes
3804 Duval	N43.3FT OF LOT 58 * & S36.7FT OF LOT 59 SHADOW LAWN	VARPITY 15 LP	500 W 28TH ST STE 101 AUSTIN, TX 78705-3725	1935	Colonial Revival Ranch	Yes
3810 Duval	N83.36FT OF LOT 58 * & S16.64FT OF LOT 60 SHADOW LAWN	CARAPETYAN PAUL G	3810 DUVAL ST AUSTIN, TX 78751-5106	1927	Craftsman	Yes
3812 Duval	CEN52.99FT OF LOT 60 SHADOW LAWN	GIBBS RODNEY & NANCY MIMS	3812 DUVAL ST AUSTIN, TX 78751-5106	1939	Tudor Revival	Yes
3820 Duval A & B	LOT 62 * & N15.2FT OF LOT 61 SHADOW LAWN	PRINGLE BRANTLEY ROSS JR & SUZANNE PRINGLE	105 W 32ND ST AUSTIN, TX 78705-2301	1920	Ranch	Yes

Address	Legal Description	Owner	Owner Address	Date Of Construction	Stylistic Influences	Contributing
3820 Duval C & D	LOT 62' & N15.2 FT OF LOT 61 SHADOW/LAWN	PRINGLE BRANTLEY ROSS JR & SUZANNE PRINGLE	105 W 32ND ST AUSTIN, TX 78705-2201	1950		Yes
4000 Duval	63X139 FT ABS 310 SUR 10 GRAY T	BAKER JEFFERY & ALLENA CORMIER	4000 DUVAL ST APT A AUSTIN, TX 78751-5118	1920	Craftsman	Yes
4002 Duval	62.5X137 FT OF ABS 310 SUR 10 GRAY T	MCGRATH CARVEJOANNE	2340 SANDY POINT RD WINNIELEY, TX 78676-8109	1935		Yes
4004 Duval	75X135.65 FT OF ABS 310 SUR 10 GRAY T	ANDERSON SHARON L	PO BOX 49639 AUSTIN, TX 78765-9639	1910		No
4006 Duval	44X135 FT OF ABS 310 SUR 10 GRAY T	BRANSFORD RANDAL M	4500 POST RD UNIT 72 NASHVILLE, TN 37205-1554	1930	Tudor Influences	Yes
4008 Duval	44X135 FT OF ABS 310 SUR 10 GRAY T UNIT A BLD 1 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA	SANDERS GEOFFREY	ROUND ROCK, TX 78681-7153	1934	Tudor Revival/Craftsman	Yes
4012 Duval	UNIT A BLD 2 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA	BERNSTEIN NANI MOORE REBECCA ANNE & DAVID SKILLERN	4012A DUVAL ST AUSTIN, TX 78751-5110			No
4014 Duval	UNIT A BLD 2 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA	WESTON RICHARD & MELISSA YOUNGKIN JEFFERY T	5608 LAKEVIEW DR APT F KIRKLAND, WA 98033-7362	2002	Craftsman	No
4016 Duval	60X130 FT OF ABS 310 SUR 10 GRAY T	CROMACK BERT M & CELESTIE B	4014A DUVAL ST AUSTIN, TX 78751-5110	2002	Craftsman	Yes
4100 Duval	LOT 14-16 BLK A STATESMAN ADDN	MEENEHAN TERENCE M	4014B DUVAL ST AUSTIN, TX 78751-5110	1991	Colonial Revival	No
4104 Duval	LOT 11-13 BLK A STATESMAN ADDN	WATTS TAUHLEE & BARBARA ANN HATCHER	3915 N HILLS DR AUSTIN, TX 78731-2818	1927		No
4106 Duval	LOT 8-10 BLK A STATESMAN ADDN	KRAUSE LYNNWOOD C	3303 YELLOWPINE TER AUSTIN, TX 78757-1632	1927		Yes
4110 Duval	LOT 5-7 BLK A STATESMAN ADDN	BARR CLIFFORD L	3304 RED RIVER ST AUSTIN, TX 78705-1832	1949		Yes
4112 Duval	LOT 1-4 BLK A STATESMAN ADDN	HOLDER JON KYLE & JON T & LINDA HOLDER % DIANNE ARNETT	4112 DUVAL ST AUSTIN, TX 78751-4300	1920	Classical Revival	Yes
4200 Duval	LOT 15-16 BLK B STATESMAN ADDN	MC FARLAND CAROLYN MARGARET ALDRIDGE	4200 DUVAL ST AUSTIN, TX 78751-4311	1915	Craftsman	Yes
4202 Duval	LOT 12-14 BLK B STATESMAN ADDN	KIRK LAURENCE R	4202 DUVAL ST AUSTIN, TX 78751-4311	1921		No
4204 Duval	LOT 10-11 BLK B STATESMAN ADDN	BERRY JENNIFER C	4204 DUVAL ST AUSTIN, TX 78751-4311	1990		No

Address	Legal Description	Owner	Owner Address	Date Of Construction	Stylistic Influences	Contributing
4206 Duval	LOT 7-9 BLK B STATESMAN ADDN	CRANE LESLIE L	1514 12 WESTOVER RD AUSTIN, TX 78703-1912	1920	Originally domestic (Classical Revival), now commercial	No
4222 Duval		BGPNI LLC DOUCE VITA ATTN BEVERLY GONZALEZ	3622 WINDHILL LOOP ROUND ROCK, TX 78681	1950	Commercial	Yes
4230 Duval		JULIOS RESTAURANT INC ATTN TAX DEPT	4230 DUVAL ST AUSTIN, TX 78751	1970	Commercial	No
4302 Duval	ABS 310 SUR 10 GRAY T ACR 143	INOUE HIROYUKI & YOSHIKO H	1388 CORTE LIRA SAN MARCOS, CA 92069-733	1925	Tudor Revival	Yes
4306 Duval	ABS 310 SUR 10 GRAY T ACR 143	BARLIN PETER E	3306 WINDSOR RD AUSTIN, TX 78703-2246	1930	Craftsman	Yes
4308 Duval	ABS 310 SUR 10 GRAY T ACR 143	BARLIN PETER E	3308 WINDSOR RD AUSTIN, TX 78703-2246	1930	Craftsman	Yes
4312 Duval	ABS 310 SUR 10 GRAY T 100 X 125FT	CASA ROSA JOINT VENTURE	5001 GREYSTONE DR AUSTIN, TX 78731-1118	1968		No
4314 Duval	ABS 310 SUR 10 GRAY T 50 X 125FT	CARTER CLAY	3742 LOST CREEK BLVD AUSTIN, TX 78735	1925	Craftsman	Yes
4316 Duval		NOT LISTED IN TCAD		1925	Craftsman	Yes
4400 block Duval		CITY OF AUSTIN		1935	Bridge	Yes
4400 Duval	LOT 1 BLK 1 MOORE ALBERT R SUBD	CAMPBELL BILLY JAMES	4400 DUVAL ST AUSTIN, TX 78751-3818	1948	Minimal Traditional	Yes
4402 A&B Duval	LOT 2 BLK 1 MOORE ALBERT R SUBD	RACE CHARLES	12518 ENCHANTED FOREST AUSTIN, TX 78727-5805	1927		Yes
4404 Duval	LOT 3 BLK 1 MOORE ALBERT R SUBD	IFRIAR L G	4404 DUVAL ST AUSTIN, TX 78751-3818	1925		Yes
4406 Duval	LOT 4 BLK 1 MOORE ALBERT R SUBD	CATLIN ALEXANDER HAVEMEYER	4406 DUVAL ST AUSTIN, TX 78751-3818	1925		No
4408 - 4410 Duval	LOT 5 BLK 1 MOORE ALBERT R SUBD	C & D VENTURES LTD	1202 NUECES ST AUSTIN, TX 78701-1720	1932	Tudor Revival	Yes

PETITION IN FAVOR OF:

Case Number:

C14H-2010-0019

Date: Nov. 8, 2010

PROPOSED HYDE PARK HISTORIC DISTRICT

Total Area of Proposed Hyde Park Historic District:

8,110,651.01

1	<u>0220060908</u>	AARONS I JAY & BARBARA G	<u>18324.85</u>	<u>0.23%</u>
2	<u>0220060505</u>	ABEL-TURBY MICKEY ADAMS ROBERT JAMES JR & ELIZA R EVANS	<u>8927.32</u>	<u>0.11%</u>
3	<u>0220061510</u>	AGEE CINDY & JOHN SPENCE	<u>7925.10</u>	<u>0.10%</u>
4	<u>0220060408</u>	AGER TIMOTHY C	<u>8707.53</u>	<u>0.11%</u>
5	<u>0218060104</u>	ALBERT CHARLES J & MARY T	<u>7025.10</u>	<u>0.09%</u>
6	<u>0219050511</u>	ALDRIDGE RUSSELL I & RUTH V REVOCABLE LIVING TRUST	<u>13065.96</u>	<u>0.16%</u>
7	<u>0220061113</u>	ALORI PROPERTIES	<u>7740.40</u>	<u>0.10%</u>
8	<u>0221051018</u>	ANDERSON JANE PHILLIPS	<u>17707.27</u>	<u>0.22%</u>
9	<u>0220060709</u>	ANDERSON SHARON L	<u>8127.57</u>	<u>0.10%</u>
10	<u>0218060610</u>	ARBOGAST JAMES D	<u>12669.81</u>	<u>0.16%</u>
11	<u>0221050911</u>	ARCHER SAM & CAMILLA FIGUEROA	<u>10963.39</u>	<u>0.14%</u>
12	<u>0219051110</u>	ARREDONDO MIKE M JR & SANTOS	<u>8132.97</u>	<u>0.10%</u>
13	<u>0220060403</u>	AUSTIN PUBLIC SCHOOLS	<u>7750.43</u>	<u>0.10%</u>
14	<u>0219050303</u>	AVERY THAD & LAURA	<u>243270.03</u>	<u>3.00%</u>
15	<u>0221050114</u>	AVERY THAD & LAURA	<u>8056.77</u>	<u>0.10%</u>
16	<u>0221050115</u>	BAKER JEFFERY & ALLENA CORMIER APT A	<u>8003.70</u>	<u>0.10%</u>
17	<u>0218060612</u>	BAKER KERRY & LYNDA L BAKER	<u>17362.57</u>	<u>0.21%</u>
18	<u>0219050813</u>	BANGS NATHAN L B & ALEXANDRA M	<u>7745.96</u>	<u>0.10%</u>
19	<u>0221051305</u>	& SUSAN E MOFFAT	<u>7614.68</u>	<u>0.09%</u>
20	<u>0220060108</u>	BARR RONALD E	<u>23320.04</u>	<u>0.29%</u>
21	<u>0220060706</u>	BARTHOLOMEW KAY	<u>8970.30</u>	<u>0.11%</u>
22	<u>0219051011</u>	BEALL JOHN & CINDY	<u>8096.07</u>	<u>0.10%</u>
23	<u>0218060303</u>		<u>13050.93</u>	<u>0.16%</u>

24	0220061301	BEDELL WALLACE C JR	18339.50	0.23%
25	0220061302	BEDNAR DEATON KIVETT	8663.86	0.11%
26	0218061101	BERNSTEIN NAN & MOORE REBECCA & DAVID SKILLERN	19406.97	0.24%
27	0221050503	BERRONG CYNTHIA ELAINE	5982.05	0.07%
28	0220061118	BERSON DANIEL C & LAURIE J	18586.74	0.23%
29	0218060210	BERTINOT ELIZABETH A	8159.96	0.10%
30	0220061410	BERTRAND JEAN MARIE	12014.54	0.15%
31	0219060904	BIRCHER WILLIAM LLOYD & SARA M S BIRMINGHAM	18548.40	0.23%
32	0221051011	BRITTON R	7844.11	0.10%
33	0219060407	BLUNT ALEXANDER R	7913.54	0.10%
34	0220061506	BOND GEOFFREY STIRLAND	8738.43	0.11%
35	0219060411	BONER RICHARD & SUSAN PRYOR	13698.86	0.17%
36	0220060201	BOULDIN MARY E	12828.54	0.16%
37	0221051310	BOULDIN MARY E	8107.56	0.10%
38	0221051517	BOYD MAURY KATHERINE & PAUL F GROEPLER	22969.65	0.28%
39	0218060215	BRATTENG ELIZABETH H	17132.88	0.21%
40	0218060308	BROWN CHRISTOPHER T & LINDSAY LINDSAY J NAKASHIMA	9625.36	0.12%
41	0218060103	BROWN DAVID R & COURTNEY H BRO COURTNEY H BROWN	7139.89	0.09%
42	0220061006	BROWN DON W	18317.65	0.23%
43	0220061010	BURTON AMON JR	10146.20	0.13%
44	0220061012	BURTON W AMON JR & CAROL COHEN BURTON	19553.50	0.24%
45	0221050513	BUSBY JOSHUA & BETHANY LEE ALBERTSON	8733.52	0.11%
46	0220060111	CAMPBELL MARTHA BLANCHE S	13712.32	0.17%
47	0218060207	CANNATELLA DAVID C	16866.52	0.21%

48	0219060402	CAPRA JEFFREY E & LARUA V BRITT	7836.56	0.10%
49	0219050904	CAREY LINALICE LIFE ESTATE	13139.29	0.16%
50	0221051611	CATES LLOYD M & KARIN W	12085.72	0.15%
51	0219050815	CHAPIN JESSICA A & LAURIE EISE LAURIE EISERLOH	24286.72	0.30%
52	0220060515	CHEN LINGSHIANG % JUDY CHEN	8923.73	0.11%
53	0220061201	CITY OF AUSTIN	154667.13	1.91%
54	0220060810	CITY OF AUSTIN	3184.54	0.04%
55	0220060811	CITY OF AUSTIN	12796.31	0.16%
56	0220060701	CITY OF AUSTIN	20748.98	0.26%
57	0220061601	CITY OF AUSTIN	153424.10	1.89%
58	0221051512	CLARK KATHERYN SUMMERS	12184.67	0.15%
59	0219050514	CLARK KATHERYN SUMMERS	8706.28	0.11%
60	0220060112	COCKRUM LLC % PERSONAL ADMINISTRATORS INC	13762.34	0.17%
61	0220060711	CONNER METTIE FAE & CLIFFORD J	12032.86	0.15%
62	0221051308	CONNERAT CAROLYN & RONALD A MOORADIAN	5990.38	0.07%
63	0220060409	COOPER JOHN A APT A	7905.40	0.10%
64	0221050510	COUNLEY BRUCE D & DENISE M DENISE M COUNLEY	8734.32	0.11%
65	0220080211	CRANE LESLIE L	12876.68	0.16%
66	0218060606	CROMACK CELESTE B MARITAL TRUST ONE	10405.24	0.13%
67	0220080105	CUNY EUGENE S III	8154.86	0.10%
68	0220060712	DANIEL JOEL W	8138.34	0.10%
69	0220061114	DAWSON LYNN	7809.01	0.10%
70	0220080315	DOUBLE R COMPOUND TRUST & DUVAL WEST LYNN LLC	52054.34	0.64%
71	0220061013	DURR KENNETH W	9232.20	0.11%
72	0220061110	DURR KENNETH W & ROBIN S	6605.63	0.08%
73	0221051301	DURST PHILIP & SARAH E WOELK	12433.55	0.15%
74	0219060821	DUVIC ROBERT C	17384.49	0.21%
75	0219060822	DUVIC ROBERT C	10556.77	0.13%

		EDWARDS LEE T & KATIE R & JOHNNA S ROBINSON	8083.87	0.10%
76	0221051410			
77	0219051105	EMBREY DOAK	7649.54	0.09%
78	0219050906	ESARKAY LTD	13593.93	0.17%
79	0220060415	ESQUIVEL JOHN M	14468.83	0.18%
80	0221051608	EUBANK TIMOTHY K	5389.62	0.07%
81	0220060513	EVINS JOHN C	12126.27	0.15%
		FEDER TONI & WOLFGANG FREY	12151.15	0.15%
82	0220080104			
		FERGUSON PATRICK C & KATHY W KATHY W FERGUSON	7805.33	0.10%
83	0221051504			
		FISHMAN MARK LEE & AVIVA	13113.08	0.16%
84	0218060202			
		FISHMAN MARK LEE & AVIVA	8414.39	0.10%
85	0218060203			
		FOLEY NEIL FRANCIS & ANGELA HINZ	12088.11	0.15%
86	0221051311			
87	0221051313	FRANKE MERLE G	12187.61	0.15%
		FRANKE STEPHEN P & CORAL D	8025.67	0.10%
88	0220060611			
		FRANKS TRUST % WILLIAM FRANKS	10014.93	0.12%
89	0219050518			
		FREEMAN GARY P & JOAN YAMINI	8896.20	0.11%
90	0219061012			
		FRIES MARK F 1998 TRUST & SARA L KENNEDY	8728.76	0.11%
91	0221050904			
		FROCHEUR SUSAN & JOSEPH JERNEJCIC	8162.80	0.10%
92	0219051012			
		FULTON DENISE M & MATTHEW T CLEMENTS	7974.94	0.10%
93	0220061312			
		GALLOWAY PATRICIA KAY	7583.40	0.09%
94	0220060412			
		GEORGE WALTER E JR & MARY HOLL MARY HOLLERS GEORGE	6729.73	0.08%
95	0220061109			
		GIBBS RODNEY & NANCY MIMS	9607.29	0.12%
96	0218080411			
97	0219061003	GILCREASE PETE	7969.65	0.10%
98	0219061007	GILCREASE PETE	14690.13	0.18%
99	0221051409	GILL DAVID C	8233.83	0.10%
		GONZALES RUEBEN & CATHERINE WA CATHERINE WATSON	9819.61	0.12%
100	0218060113			
		GONZALEZ GERTH MIGUEL	8680.25	0.11%
101	0220061305			
		GONZALEZ GERTH MIGUEL E	22444.35	0.28%
102	0220061306			

103	0220080107	GRIESHABER MICHELE MARIE & MICHAEL ANTHONY KLUG	12853.70	0.16%
104	0219050905	GRIFFIN ROY G & TERESA HICKS	8581.68	0.11%
105	0218060304	GRIMES CAROLYN E GRISWOLD SAM & PATRICIA PATRICIA GRISWOLD	12985.61	0.16%
106	0219050519	GRISWOLD SAMUEL A & PATRICIA E	21898.41	0.27%
107	0220080101	GUNN PATRICIA LYNN GUSTAFSON	12896.75	0.16%
108	0221050514	WINFRED O HAINES GREGORY A & KAREN M	6574.90	0.08%
109	0220061102		17357.71	0.21%
110	0219050805		8914.13	0.11%
111	0220060404	HANEY DAVID P & KARLA V & THE HANEY FAMILY TRUST	7735.53	0.10%
112	0219060807	HASS JON R & MARTINA A	11434.00	0.14%
113	0218060105	HAWKINS SALLY HEARD HELEN & CHARLES	7049.64	0.09%
114	0219060512		11380.11	0.14%
115	0220060411	HENKELMAN GRAEME & BETH REYBUR BETH REYBURN	7197.52	0.09%
116	0218060208	HERZELE CHARLOTTE HINSON RICHARD A & KATHLEEN A & SCOTT R HINSON	22550.31	0.28%
117	0220061308	HINSON SCOTT & RICHARD & KATHLEEN HINSON	7967.76	0.10%
118	0221050914	HOHENGARTEN NANCY W & JOHN M	8773.54	0.11%
119	0220061307	HOHLFELD LYNNE	12660.49	0.16%
120	0219061011	HOROWITZ MICHAEL J & BETSY J CLUBINE	8914.16	0.11%
121	0220060710	HUSTON TED L & CHRISTINE	16136.34	0.20%
122	0221051412	HYDE PARK BAPTIST CHURCH	12115.80	0.15%
123	0219060710	HYDE PARK BAPTIST CHURCH	10141.30	0.13%
124	0219060708	HYDE PARK BAPTIST CHURCH	12146.48	0.15%
125	0219051013	HYDE PARK BAPTIST CHURCH	8181.13	0.10%

126	0219061001	HYDE PARK BAPTIST CHURCH	21789.14	0.27%
127	0219060502	HYDE PARK BAPTIST CHURCH	10760.18	0.13%
128	0219051015	HYDE PARK BAPTIST CHURCH	13596.14	0.17%
129	0219060711	HYDE PARK BAPTIST CHURCH CHURCH INC	20123.32	0.25%
130	0219061013	HYDE PARK BAPTIST CHURCH CHURCH INC	33202.69	0.41%
131	0219060306	HYDE PARK BAPTIST CHURCH CHURCH INC	7703.53	0.09%
132	0219060308	HYDE PARK BAPTIST CHURCH INC	14086.20	0.17%
133	0219060302	HYDE PARK BAPTIST CHURCH INC	36189.83	0.45%
134	0219051014	HYDE PARK BAPTIST CHURCH INC	8147.74	0.10%
135	0219051016	HYDE PARK BAPTIST CHURCH INC	7930.92	0.10%
136	0219060902	HYDE PARK BAPTIST CHURCH INC	7378.97	0.09%
137	0219060818	HYDE PARK BAPTIST CHURCH OF AU OF AUSTIN	9387.07	0.12%
138	0219060819	HYDE PARK BAPTIST CHURCH OF AU OF AUSTIN	11477.72	0.14%
139	0219060305	HYDE PARK BAPTIST CHURCH OF OF AUSTIN	11645.49	0.14%
140	0219060413	HYDE PARK UNITED METHODIST CHU METHODIST CHURCH	39170.32	0.48%
141	0219060702	HYDE PARK UNITED METHODIST CHU METHODIST CHURCH	42361.97	0.52%
142	0218060209	INGRAM EDSAM M	8269.05	0.10%
143	0220080313	INOUE HIROYUKI & YOSHIKO H	8505.44	0.10%
144	0221051511	IRBY JOEL & FELICIA	9996.16	0.12%
145	0221050616	IRWIN CORINEE TRUSTEE	13625.57	0.17%
146	0220060913	JACKSON GREG J & CAROL D	18901.06	0.23%
147	0220060102	JENSEN DAVID & MOLLY H	13192.44	0.16%
148	0219050814	JOHNS HILARY D & ANN C JOHNS	7777.24	0.10%

149	0218060408	JOHNSON ARLEN WADE & ANN STUAR ANN STUART GRAHAM	18072.72	0.22%
150	0219060814	JOSEPH MARY ELIZABETH & LINDA JOSEPH ESTATE	16388.88	0.20%
151	0220060204	JUDD TRACY L & DANIEL L JUDD	7750.91	0.10%
152	0219051101	KELLY JERRY C & NANCY W	21684.41	0.27%
153	0220080401	KENNEDY PETER D & MARIA-ELENA MARIA- ELENA CIGARROA	24697.07	0.30%
154	0220061004	KERR JOHN FERGUSON	8015.16	0.10%
155	0221051501	KEVORKIAN MARTIN W & TANYA PAUL & ALAN J DE SENA	22041.97	0.27%
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218	0219060403	ROSELLE STEVEN T L & SUSAN M L SUSAN M LEVITSKY	7758.84	0.10%
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222	0220060902	LAWRENCE	8073.29	0.10%
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		SAUNDERS C		
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230	0221051010	DANIEL G	11654.44	0.14%
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232	0219060404	SUSAN K	7747.81	0.10%
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233	0219060820	SARAH	8525.79	0.11%
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		VICKERS GEORGE		
254	0221051012	FAMILY TRUST	7810.70	0.10%
255	0220060905	WAINWRIGHT JON	12015.26	0.15%
		WALKER EDWARD L & JENNIFER F VICKERS		
256	0218060310	WALKER EDWARD	25413.58	0.31%
257	0220061009	LEE	11498.83	0.14%
258	0220061104	WARD STEVEN B	12001.99	0.15%
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		WARLICK CHARLES		
260	0219051108	HENRY JR	8148.23	0.10%
		WATSON RICHARD A		
261	0218060602	JR	8130.07	0.10%
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		WHITEHEAD ROBERT		
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272	0221050512	VANHOOK	8753.16	0.11%

		WILLIAMS JOHN A & MICHELLE ROS MICHELLE		
273	0220061103	ROSSOMANDO	12108.09	0.15%
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276	0219060811	WOODSIDE DEVELOPMENT INC	6248.86	0.08%
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282	0220080203	WYCHE GEORGE G	13010.59	0.16%
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291				0.00%
292				0.00%

Validated By:

Total Area of Petitioner:

Total %

Stacy Meeks

4,137,418.76

51.01%



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

OPERATOR: S. MEEKS

PROPERTY OWNERS IN FAVOR OF HYDE PARK HISTORIC DISTRICT

CASE#: C14-2010-0019

ADDRESS: HYDE PARK

GRID: J25-26 & K25-26

CASE MANAGER: STEVE SADOWSKY

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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 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 a 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 they are 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:

- Preserve the historic fabric of Hyde Park.

- Prevent the demolition of contributing buildings in the neighborhood.
- Encourage the rehabilitation, maintenance, and retention of historic structures.
- Ensure that alterations to existing buildings are compatible with the historic character of the structure and the district.
- Assist property owners and designers in developing plans for historic properties and encourage the compatibility of new structures in the historic district.
- 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 new construction or 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 covered by these Standards.

The Parts of the Hyde Park Preservation Plan

1. Adherence to Design Standards

Documents and City Code sections governing buildings within the Hyde Park Local Historic District include the following:

- 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
- D. Previous Agreements about Specific Properties in the District

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 structures in Hyde Park. It also 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 adopts *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's Standards. 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.

D. Previous Agreements about Specific Properties in the District

- For specific properties where zoning was carefully crafted and agreed to between the neighborhood and property owners, specifically Part 5 (Hyde Park Civic District), and specific properties noted at 4307 Speedway contained in Ordinance NO: 020131-20, as well as the zoning for 511 W. 41st per Ordinance 20088065-062, the neighborhood and property owners strongly urge the Historic Landmark Commission to respect those agreements in their determination of a Certificate of Appropriateness.
- For the property located at 4300 Speedway, no shed roofs shall be permitted. Otherwise, the standards established for that property by Ordinance No. 0201131-20, which created the Hyde Park Neighborhood Conservation Combining District, together with the commercial design standards for development along urban roadways as set forth in Subchapter E of Chapter 25-2 of the City Code, shall fully constitute the applicable design standards for 4300 Speedway. Those collective standards for 4300 Speedway are incorporated in this preservation plan by reference. Applications for exterior changes, including those for demolition, relocation, and building permits, shall be reviewed by the historic preservation officer and the Historic Landmark Commission under the City Code's guidelines for review in a National Register Historic District. This provision shall govern over anything else in this preservation plan.

2. 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.

3. Regulation Procedure Overview

Every 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 Certificate of Appropriateness is issued can a building or demolition 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

Most 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 the requirement of City Code, the Historic Landmark Commission will review all applications regarding contributing and new structures 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.

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 Historic Preservation Office will not release a demolition or relocation permit for an existing primary structure within the district until the Historic Landmark Commission 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.

4. Periodic Review

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

Design Standards

Text in *italics* describes characteristics of existing structures in Hyde Park.

1. General Standards

1.1: Prevention of Demolition

Demolition of any contributing structure, 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 approval by the Historic Landmark Commission with a Certificate of Appropriateness. Demolition permits on primary structures within the district will not be released until the Historic Landmark Commission has granted a Certificate of Appropriateness for the replacement structure.

In no case shall the maximization of energy efficiency be used as a reason to demolish a historic or contributing structure, or to change a structure in such a way that its historic features are compromised to the extent that the building can no longer maintain its historic appearance and/or be considered contributing to the historic character of the district. Hyde Park recognizes that the greenest house is one which has not been torn down and taken to the landfill.

1.2: 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.

1.3: 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.

1.4: Sequence of Appropriate Treatment Options for Contributing or Potentially Contributing Structures

Repair rather than replace deteriorated historic features and architectural elements. If an existing architectural feature cannot be readily repaired, the replacement shall match the historic feature in size, scale, and materials. When the original materials of a structure are deteriorated beyond the point of repair, substitute identical recycled historic materials in its place.. Reconstruct or rebuild missing architectural features with photographic or physical evidence as your guide. Use new materials that duplicate the form and material of the original materials (based upon photographic or other evidence) as a last resort.

1.5: Energy Efficiency

Recommendation: Construction of any new structures or alterations of existing structures shall be done in such a way as to maximize energy efficiency.

2. Residential Standards: Single Family and Contributing Multifamily Preservation and Restoration

2.1: Front of Houses

Houses in Hyde Park uniformly face the street, generally with a visible front door and with windows facing the street.

Retain the original front facade of a house in terms of door and window placement, and exterior wall materials. No changes shall be made that compromise the status of the house as a contributing resource in the Hyde Park Local Historic District. Repair damaged or deteriorated exterior wall materials to the greatest extent possible.

Doorways on the primary facade are considered an important architectural feature. Do not enlarge, alter, or relocate doorways. Retain original entry doors. In cases where replacement of an entry door is the only option, choose a door that is close to the original door in design and materials, based on other historic houses of similar age and style in the neighborhood. Retain the glazing (window or glass) in its original configuration on doors that contain glass.

Rainwater collection systems that are visible from the public street must use traditional materials such as metal and wood; use of PVC containers or piping is not permitted within the public view.

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.

Maintain, repair, and restore, if necessary, the original placement, style, design, materials, and glass of windows and screens. Energy efficiency of original windows can be improved by using methods that do not damage historic sashes, glass or frames to weatherstrip, insulate weight pockets, add insulated glass (and necessary additional balancing weights) or add clear interior film or any combination of these approaches. Do not use tinted glass or tinted film if it is not original to the house.

2.3: Porches

Front porches are an integral part of the character of homes in Hyde Park. Consider the architectural style of the house if making decisions about changes to the front porch.

Maintain original front and street-side porches. Do not enclose open front and street-side porches. Other porches, including second floor front porches, may have screening over the original openings.

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 of exterior lighting. If replacement of the original fixture is necessary, choose a fixture compatible with the historic character of the house. Avoid gas lights or other large fixtures such as lanterns which have no historic basis in the district.

2.5: Roofs

The most common roof forms in Hyde Park are hipped, gabled, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and simpler for the bungalows and other 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 composition 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.

Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers. In replacing roof materials, consider first the use of the original material, then the use a product that resembles the original material, such as a fiberglass or other energy-efficient shingle. Metal roofs are also acceptable. Do not use shaped, scalloped or diamond shingles unless they were original to the building. Preserve original gable/attic vents and roof brackets.

Photovoltaic and solar thermal installations on existing contributing buildings must be designed to be in scale with the existing structure's roofline, and must not damage historical architectural features or materials. These roof systems must be on the same plane as the roof. The colors of the panels must be compatible with surrounding roof materials.

Recommendation: Consider replacing any original dormers that can be documented when roof work is done.

2.6: Chimneys

Maintain existing chimneys. If an existing chimney must be rebuilt, use original or identical replacement materials. In no case may a wood-framed chimney with wood-siding finish be added to the historic part of a contributing structure.

2.7: 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.

Retain the original materials and roof pitch of a detached garage. Maintain the historic siding of the garage. The addition of second floor space requires new structural work. In that event, retain salvaged historic siding for reuse on the new structure. If that is not possible, refer to section 1.4 for the sequence of appropriate treatments. Refer to New Construction for standards.

Recommendation: New doors to garages should be of a style appropriate to the age and architecture of the garage.

3. Residential Standards: Single Family and Multifamily New Construction

3.1: Houses

Local Historic District designation does not prevent change, but instead provides design parameters that work 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. 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.

Use massing, scale, and architectural elements typical of the contributing buildings on the block when designing a new building. The geometry of new house construction shall be in a scale with contributing buildings on the same block. When applying for the courtesy review by the Hyde Park Design Review Committee or the Historic Preservation Office and Historic Landmark Commission, be sure to include photographs of all existing adjacent buildings and any other buildings on the block which have inspired design choices for the new construction.

Design fenestration to be similar to the character of fenestration in contributing structures on the block. Use windows without false divided lites.

A half-story approach for second story space is more prevalent in Hyde Park than full second stories and maintains a scale in character with existing houses; consider a half story design for second floor space for new houses. Locate new dormers and gables on the sides and rear of the structure.

Front porches on new construction are not necessary, but if present, they must be at least 7 feet deep.

Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab.

Recommendation: Minimize light pollution with the location and style of exterior lighting.

Use roof forms traditionally used on contributing Hyde Park houses, such as hipped, gabled, or a combination of hipped and gabled. Use a simple roof form whenever possible to be more compatible with the simple forms of bungalows and other twentieth-century structures. Shed roofs are appropriate on attached porches but not main structures.

Locate the entrance to the building on the front, facing the street. If it is necessary to add a doorway on a secondary facade, it shall be of a size and shape that does not detract from the original fenestration pattern of the house.

Use wood siding, cementitious siding, brick, or stone exterior materials that are complementary with those of nearby contributing structures.

3.2: Additions

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.

Construct additions so as to require the removal or modification of a minimum of historic fabric. Do not construct additions which will require the removal of any portion of the front facade.

Design additions to existing residential buildings to reflect the form and style of the existing house. Design an addition to be subordinate to the original house in terms of size, scale, and massing.

Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible. Make the pitch and height of the roof of the addition compatible to that of the existing house. Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing and placement. Use exterior siding materials on the addition which match or are compatible with that of the existing house.

Construct one-story additions to one-story houses when possible, unless constrained by impervious cover restrictions or protected trees.. Design additions to have the same floor-to-ceiling height as the existing house. Locate second story additions at least 15' back from the front house wall. Design additions so that they do not overwhelm the original building. In no case transform a one-story house to a full two-story house.

Recommendation: Wherever possible, build additions 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. Design side wall heights on second floor additions to be in scale and proportion to the original house.

Recommendation: 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.

Recommendation: Do not locate windows so as to invade the privacy of neighboring properties.

3.3: Chimneys

Do not locate a new chimney on the front facade. Construct chimneys of brick or stone. Do not use wood siding on a chimney. Do not use a wood-framed chimney on the historic portion of an existing contributing building.

3.4: Garages

Construct new garages to be detached and located to the rear of the lot. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the front facade of a 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 some secondary units face the side street and access parking from the side street.

As specified in the NCCD, garage apartments and secondary units are allowed only on lots equal to or greater than 7000 square feet in size. Design new secondary units to respect the traditional patterns of Hyde Park.

Garage apartments generally require construction of a new garage. Make new garage doors of a style appropriate to the age and architecture of the primary structure. Use single doors or a double door no wider than required for garage access. Use materials and fenestration complementary to the primary structure.

Locate the front door and windows to face the street. Design secondary units and garage apartments to complement the form, integrity, massing, materials, scale, character elements, and fenestration patterns of the primary unit.

Historic and contributing garages and carriage houses shall retain their historic appearances as garages or carriage houses when apartments are added to them.

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.

Locate driveways from the front lot line along the side of the house. The NCCD specifies acceptable materials for driveways. Locate parking as required in the NCCD. Do not design or construct a circular drive in front of the house.

3.7: Fences

Fences shall adhere to the regulations set forth in the Hyde Park Neighborhood Conservation Combining District (Ordinance No. 020131-20). Design fences at a height and with materials that are compatible with the architectural character of the structure.

4. Commercial Property Standards

Commercial development in Hyde Park consists of a mixture of historic, contributing, potentially contributing and noncontributing structures. Historic and contributing commercial structures in Hyde Park share certain architectural patterns: they are one-story rectangular 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.

New commercial buildings in Hyde Park shall adhere to the historic patterns of Hyde Park commercial structures. Use rectangular masonry designs with double door entries covered by an awning and appropriate fenestration. Refer to Subchapter E of the Austin Land Development Code for appropriate street frontage design.

5. Multi-family Property Standards

There are few multi-family structures in Hyde Park that date from a period of significance in the history of Hyde Park; the exceptions are covered by Residential Standards: Single Family and Contributing Multifamily. 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.

6. Public Space Standards

Hyde Park public space consists of streets, sidewalks, bridges, park space, public buildings, and alleys. School buildings are a significant historical feature of Hyde Park.

Maintain the width, materials, and historic location of sidewalks, retaining walls, and bridges. Maintain the historic facades of public buildings and park structures. Maintain the alleyways with traditional gravel surfaces, except where traffic levels or terrain require pavement.

Preserve and maintain contributing civic structures in compliance with the Secretary of the Interior's Standards.