

Changes: July 26, 2010 to October 26, 2010

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 façade.

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 façade. 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 façade 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. 1

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. 1

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.

1 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. 1

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.