

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO
2 ESTABLISH THE HYDE PARK LOCAL HISTORIC DISTRICT FOR THE
3 PROPERTY LOCALLY KNOWN AS THE PROPERTIES GENERALLY
4 BOUNDED BY WEST 45TH ON THE NORTH, WEST 38TH STREET ON THE
5 SOUTH, AVENUE A ON THE WEST AND DUVAL STREET ON THE EAST IN
6 THE IN THE HYDE PARK NEIGHBORHOOD CONSERVATION AREA.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 add a historic area (HD) combining district to each base zoning district within the property
12 (the "Property") described in Zoning Case No. C14H-2010-0019, on file at the Planning
13 and Development Review Department, as follows:

14
15 All lots fronting on Avenue A from 40th Street to 43rd Street;

16
17 All lots fronting on Avenue B from 39th Street to 45th Street;

18
19 All lots fronting on Avenue C from 39th Street to 45th Street;

20
21 All lots fronting on Avenue D from 39th Street to 45th Street;

22
23 All lots fronting on Speedway from 38th Street to 45th Street with the exception of
24 those lots on the west side of Speedway from 38 ½ Street to 40th Street and those lots
25 on the east side of Speedway from 39th Street to 40th Street;

26
27 All lots fronting on Avenue F from 38th Street to 45th Street with the exception of
28 those lots on the west side of Avenue F from 39th Street to 40th Street;

29
30 All lots fronting on Avenue G from 38th Street to 45th Street;

31
32 All lots fronting on Avenue H from 38th Street to 45th Street with the exception of
33 those lots on the east side of Avenue H from 39th Street to 40th Street;

34
35 All lots fronting on the west side of Duval Street from 38th Street to 45th Street with
36 the exception of those lots on the west side of Duval Street from 39th Street to 40th
37 Street;

1 All lots fronting the north side of 38th Street from Speedway to Duval Street;

2
3 All lots fronting the south side of 39th Street from the intersection of Avenue C to the
4 north-south alley between Avenue C and Avenue D;

5
6 All lots fronting on the south side of 39th Street between Speedway and Avenue F;

7
8 All lots fronting on 39th Street from Avenue F to Avenue H;

9
10 All lots fronting on the south side of 39th Street between Avenue H and Duval Street;

11
12 All lots fronting on 40th Street from the north-south alley between Guadalupe Street
13 and Avenue A to the north-south alley running between Avenue D and Speedway;

14
15 All lots fronting on the north side of 40th Street from the north-south alley between
16 Avenue D and Avenue F;

17
18 All lots fronting on 40th Street from Avenue F to Duval Street, with the exception of
19 the lots on the south side of 40th Street between Avenue H and Duval Street;

20
21 All lots fronting on 41st Street between the north-south alley between Guadalupe
22 Street and Avenue A and the west side of Duval Street;

23
24 All lots fronting on 42nd Street between the north-south alley between Guadalupe
25 Street and Avenue A and the west side of Duval Street;

26
27 All lots fronting on 43rd Street between the north-south alley between Guadalupe
28 Street and Avenue A and the west side of Duval Street with the exception of the lots
29 fronting on the north side of 43rd Street between the north-south alley between
30 Guadalupe Street and Avenue A and the north-south alley between Avenue A and
31 Avenue B;

32
33 All lots fronting on 44th Street between the north-south alley between Avenue A and
34 Avenue B and the west side of Duval Street; and

35
36 All lots fronting the south side of 45th Street between the north-south alley between
37 Avenue A and Avenue B and the west side of Duval Street.
38
39

generally known as the Hyde Park Local Historic District, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit “A”.

PART 2. The properties within Hyde Park Local Historic District are more particularly described and identified as to their zoning districts and contributing (C) and noncontributing (NC) status in the chart attached as Exhibit “B”.

PART 3. Except as specifically provided in Part 4 and Part 5 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

PART 4. The Property identified as the Hyde Park Local Historic District must comply with the Preservation Plan and Design Standards as set forth in Exhibit “C” attached and incorporated to this ordinance.

PART 5. The Property is subject to Ordinance No. 020131-20 that established the Hyde Park neighborhood conservation combining district.

PART 6. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

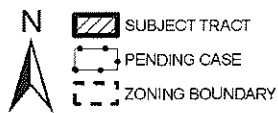
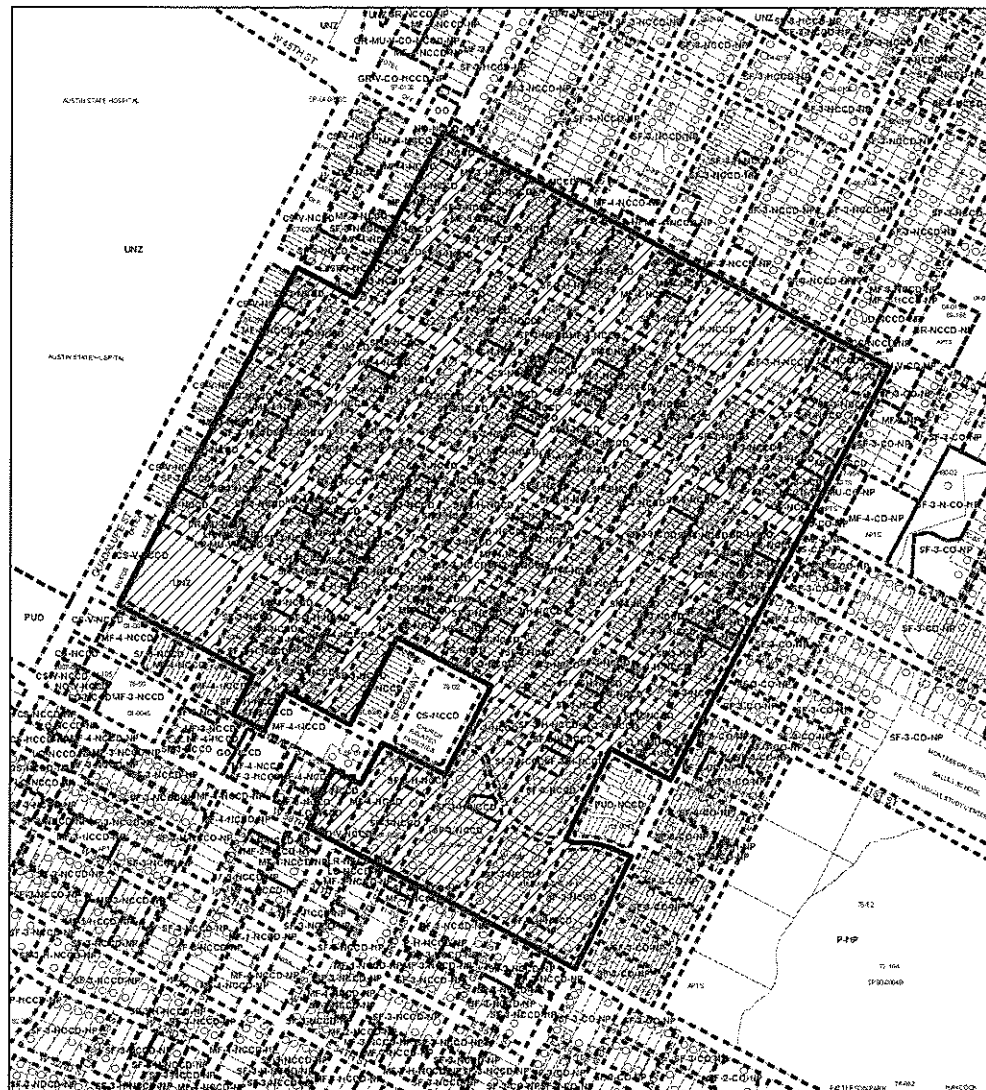
_____, 2010

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§
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Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Shirley A. Gentry
 Acting City Attorney City Clerk

LOCATION MAP



HISTORIC ZONING

ZONING CASE#: C14H-2010-0019
 ADDRESS: GENERALLY 38TH ST TO 45TH ST &
 AVENUE A TO DUVAL ST
 GRID: J25
 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.

Address	Legal Description		Contributing
104 E.	38th	S 61.92 FT OF LOT 5 SHADOW LAWN	Yes
106 E.	38th	LOT 8 * & W 8 FT OF LOT 7 * LESS S 15 FT OLT 78 DIV D OAKLAND SQUARE	Yes
204 E.	38th	S 65 FT LOT 19 SHADOW LAWN	Yes
207 E.	39th	LOT 24A * RESUB LOT 24 SHADOW LAWN	No
200 W.	39th	E 70.62 FT OF LOT 18-21 BLK 10 HYDE PARK ADDN NO 2	Yes
202 W.	39th	W 54.38 FT LOT 18-21 BLK 10 HYDE PARK ADDN NO 2	Yes
207 W.	39th	LOT 15-17 BLK 13 HYDE PARK ADDN NO 2	Yes
209 W.	39th	LOT 11-14 BLK 13 HYDE PARK ADDN NO 2	Yes
308 W.	39th	LOT 16A HYDE PARK ADDN NO 2 AMENDED PLAT OF LOTS 15, 16 & 17 BLK 9	No
312 W.	39th	LOT 15A HYDE PARK ADDN NO 2 AMENDED PLAT OF LOTS 15, 16 & 17 BLK 9	No
200 E.	40th	LOT 13-16 BLK 31 HYDE PARK ADDN NO 1	No
205 E.	40th	E 29.5X66 FT LOT 11 * & S 8.5X66 FT & 10X38 LOT 27 SHADOW LAWN	No
306 E.	40th	LOT 14-16 BLK 30 HYDE PARK ADDN	No
404 E.	40th	LOT 14-16 BLK 29 HYDE PARK ADDN	Yes
200 W.	40th	LOT 13-16 BLK 31 HYDE PARK ADDN NO 1	Yes
406 W.	40th	W 50.5 FT OF LOT 17-21 * & CEN 12.46 FT OF LOT 17-18 HYDE PARK ADDN NO 2	Yes
408 and 408 1/2	W.	LOT 13-16 BLK 7 HYDE PARK ADDN NO 2	Yes
203 E.	41st	LOT 1-2 * & N 16 FT LOT 3 BLK 31 HYDE PARK ADDN NO 1	Yes
302 E.	41st	LOT 14-16 BLK 27 HYDE PARK ADDN NO 1	No
108 W.	41st	E 50 FT OF LOT 13-16 BLK 24 HYDE PARK ADDN NO 1	No
112 W.	41st	W 70 FT LOT 13-16 BLK 24 HYDE PARK ADDN NO 1	Yes
213 W.	41st	LOT 1-5 BLK 5 HYDE PARK ADDN NO 2	Yes
304 W.	41st	E 40 FT OF LOT 13-16 BLK 17 HYDE	Yes
306 W.	41st	CEN 50 FT OF LOT 13-16 BLK 17 HYDE PARK ADDN NO 2	Yes
308 W.	41st	W 40 FT OF LOT 13-16 BLK 17 HYDE PARK ADDN NO 2	Yes
311 W.	41st	E 65 FT LOT 1-4 BLK 6 HYDE PARK ADDN NO 2	Yes
313 W.	41st	W 65 FT LOT 1-4 BLK 6 HYDE PARK ADDN NO 2	No
404 W.	41st	LOT 17-18 BLK 4 HYDE PARK ADDN NO 2	Yes
405 W.	41st	E 50 FT LOT 1-2 BLK 7 HYDE PARK ADDN NO 2	Yes
501 W.	41st	E 44.33 FT LOT 30-32 BLK 8 HYDE PARK ADDN NO 2	Yes
503 W.	41st	W 80.27 FT OF LOT 30-32 BLK 8 HYDE PARK ADDN NO 2	Yes
511 W.	41st	W 80.27 FT OF LOT 30-32 BLK 8 HYDE PARK ADDN NO 2	Yes
105 E.	42nd	LOT 1 & 2 BLK 25 HYDE PARK ADDN NO 1	Yes
303 E.	42nd	LOT 1-4 BLK 27 HYDE PARK ADDN NO 1	No
304 E.	42nd	LOT 15 & 16 BLK 20 HYDE PARK ADDN NO 1	Yes

408 1/2 E.	42nd	LOT 14-16 BLK 19 HYDE PARK ADDN NO 1	Yes
205 W.	42nd	LOT 30-32 BLK 18 HYDE PARK ADDN NO 2	Yes
304 W.	42nd	LOT 17-18 BLK 16 HYDE PARK ADDN NO 2	Yes
305 W.	42nd	W 46FT OF LOT 30-32 BLK 17 HYDE PARK ADDN NO 2	Yes
306 W.	42nd	E 47.3FT OF LOT 14-16 BLK 16 HYDE PARK ADDN NO 2	No
312 W.	42nd	W 83 FT OF LOT 14-16 BLK 16 HYDE PARK ADDN NO 2	Yes
312 1/2 W.	42nd	W 83 FT OF LOT 14-16 BLK 16 HYDE PARK ADDN NO 2	No
312 W.	42nd	W 83FT OF LOT 14-16 BLK 16 HYDE PARK ADDN NO 2	Yes
405 W.	42nd	LOT 1-2 BLK 4 HYDE PARK ADDN NO 2	Yes
205 E.	43rd	W 60FT LOT 29-32 BLK 21 HYDE PARK ADDN NO 1	No
200 E.	43rd	W 75FT LOT 12-16 BLK 16 HYDE PARK ADDN NO 1	Yes
204 E.	43rd	E 50FT LOT 12-16 BLK 16 HYDE PARK ADDN NO 1	Yes
206 E.	43rd	W 38.3 FT LOT 17-19 BLK 16 HYDE PARK ADDN NO 1	No
310 E.	43rd	W 56.32 FT OF LOT 17-20 BLK 17 HYDE PARK ADDN NO 1	Yes
312 E.	43rd	E 68.6FT LOT 17-20 BLK 17 HYDE PARK ADDN NO 1	No
304 A&B	E.	E 65FT OF LOT 12-16 BLK 17 HYDE PARK ADDN NO 1	Yes
408 A, B, and C	E.	LOT 13-16 * & PART OF LOT 11&12 BLK 18 * & VAC ALLEY HYDE PARK ADDN NO 1 ABS 310 SUR 10	No
	43rd	*100 X 127 FT GRAY T	Yes
108 W.	43rd	E 35FT OF LOT 12-16 BLK 14 HYDE PARK ADDN NO 1	Yes
204 W.	43rd	LOT 13-16 BLK 13 HYDE PARK ADDN NO 1	Yes
212 W.	43rd	LOT 13-16 BLK 13 HYDE PARK ADDN NO 1	Yes
302 W.	43rd	LOT 17-18 BLK 12 HYDE PARK ADDN NO 1	Yes
307 W.	43rd	E 65FT OF LOT 1-3 BLK 16 HYDE PARK ADDN NO 2	No
310 W.	43rd	LOT 5-16 BLK 12 HYDE PARK ADDN NO 1	No
311 W.	43rd	W 65FT OF LOT 1-3 BLK 16 HYDE PARK ADDN NO 2	Yes
404 W.	43rd	W 50 FT OF LOT 17-19 BLK 11 HYDE PARK ADDN NO 1	Yes
405 W.	43rd	W 50FT OF LOT 30-32 BLK 1 HYDE PARK ADDN NO 2	Yes
407 W.	43rd	LOT 1-2 BLK HYDE PARK ADDN NO 2	Yes
505 W.	43rd	W 50FT OF LOT 31-32 BLK 2 HYDE PARK ADDN NO 2	Yes
207 E.	44th	LOT 30-32 BLK 16 HYDE PARK ADDN NO 1	No
304 E.	44th	ALL OF BLK 2 HYDE PARK ADDN NO 1	Yes
300 block	E.	LOT 1-3 BLK 17 HYDE PARK ADDN NO 1	No
202 W.	44th	W 43FT OF LOT 17-20 BLK 6 HYDE PARK ADDN NO 1	Yes
203 W.	44th	W 56.5FT OF LOT 31-32 * & W 56.5 OF N12.5 LOT 30 BLK 13 HYDE PARK ADDN NO 1	No
302 W.	44th	LOT 1 MCHONE-HAMM SUBD NO 1	No
305 W.	44th	LOT 31-32 BLK 12 HYDE PARK ADDN NO 1	Yes

306 W.	44th	UNT A BLD 1 306 WEST FORTY FOURTH STREET CONDOMINIUMS PLUS 50% INT IN COM AREA	Yes
402 W.	44th	LEGAL W 67.75 FT OF LOT 17-21 BLK 8 HYDE PARK ADDN NO 1	No
306B	W.	UNT A BLD 2 306 WEST FORTY FOURTH STREET CONDOMINIUMS PLUS 50% INT IN COM AREA	Yes
305 E.	45th	ALL OF BLK 2 HYDE PARK ADDN NO 1	Yes
407 E.	45th	UNT 216 SPANISH OAKS CONDOMINIUMS AMENDED PLUS 3.125 % INT IN COM AREA (for each)	No
411 E.	45th	LOT 6 BLK 1 MOORE ALBERT R SUBD	Yes
100 block E.	45th	Bridge	Yes
105 W.	45th	LOT 1 & 2 BLK 5 HYDE PARK ADDN NO 1	Yes
207 and 207 1/2	W.	E 44.5FT OF LOT 1-3 * & E 44.5FT OF N5 LOT 4 BLK 6 HYDE PARK ADDN NO 1	Yes
305 W.	45th	W 39.5FT OF LOT 31-32 BLK 7 HYDE PARK ADDN NO 1	Yes
307 W.	45th	E 43FT OF LOT 1-4 BLK 7 HYDE PARK ADDN NO 1	Yes
4000 Avenue	A	LOT 17-21 BLK 8 HYDE PARK ADDN NO 2	No
4003 Avenue	A	LOT 11-12 BLK 7 HYDE PARK ADDN NO 2	Yes
4004 Avenue	A	LOT 22-23 BLK 8 HYDE PARK ADDN NO 2	Yes
4005 Avenue	A	LOT 9-10 BLK 7 HYDE PARK ADDN NO 2	Yes
4006 Avenue	A	LOT 24-25 BLK 8 HYDE PARK ADDN NO 2	Yes
4007 Avenue	A	LOT 7-8 BLK 7 HYDE PARK ADDN NO 2	Yes
4008 Avenue	A	LOT 26-27 BLK 8 HYDE PARK ADDN NO 2	No
4009 Avenue	A	LOT 5-6 BLK 7 HYDE PARK ADDN NO 2	No
4010 Avenue	A	LOT 28-29 BLK 8 HYDE PARK ADDN NO 2	Yes
4011 Avenue	A	LOT 3-4 BLK 7 HYDE PARK ADDN NO 2	No
4013 Avenue	A	W70FT LOT 1-2 BLK 7 HYDE PARK ADDN NO 2	No
4100 Avenue	A	LOT 17-19 BLK 3 HYDE PARK ADDN NO 2	No
4101 Avenue	A	LOT B BLK 4 HYDE PARK ADDN NO 2 RESUB OF LOTS 14,15&16	No
4102 Avenue	A	LOT 20 * & S 12.5FT OF LOT 21 BLK 3 HYDE PARK ADDN NO 2	No
4103 Avenue	A	LOT A BLK 4 HYDE PARK ADDN NO 2 RESUB OF LOTS 14,15&16	Yes
4104 Avenue	A	LOT 22 * & N 12.5 FT OF LOT 21 BLK 3 HYDE PARK ADDN NO 2	Yes
4105 Avenue	A	LOT 13 * & S 12.5 FT OF LOT 12 BLK 4 HYDE PARK ADDN NO 2	Yes
4106 Avenue	A	LOT 23-24 BLK 3 HYDE PARK ADDN NO 2	No
4107 Avenue	A	LOT 11 * & N 12.5 FT OF LOT 12 BLK 4 HYDE PARK ADDN NO 2	Yes
4109 Avenue	A	LOT 9-10 BLK 4 HYDE PARK ADDN NO 2	Yes
4110 Avenue	A	LOT 27-28 BLK 3 HYDE PARK ADDN NO 2	Yes
4111 Avenue	A	LOT 5-8 BLK 4 HYDE PARK ADDN NO 2	No

4112 Avenue	A	LOT 29-30 BLK 3 HYDE PARK ADDN NO 2	Yes
4114 Avenue	A	LOT 31-32 BLK 3 HYDE PARK ADDN NO 2	Yes
4115 Avenue	A	LOT 3-4 BLK 4 HYDE PARK ADDN NO 2	Yes
4117 Avenue	A	LOT 1-2 BLK 4 HYDE PARK ADDN NO 2	Yes
4200 Avenue	A	LOT 17-22 BLK 2 HYDE PARK ADDN NO 2	No
4201 Avenue	A	LOT 14-16 BLK 1 HYDE PARK ADDN NO 2	No
4203 Avenue	A	LOT 13 * & S 10FT OF LOT 12 BLK 1 HYDE PARK ADDN NO 2	No
4205 Avenue	A	LOT 11 * & N 15 FT OF LOT 12 BLK 1 HYDE PARK ADDN NO 2	No
4207 Avenue	A	LOT 9-10 BLK 1 HYDE PARK ADDN NO 2	Yes
4209 Avenue	A	LOT 7-8 BLK 1 HYDE PARK ADDN NO 2	Yes
4210 Avenue	A	LOT 27-28 BLK 2 HYDE PARK ADDN NO 2	Yes
4211 Avenue	A	LOT 5-6 BLK 1 HYDE PARK ADDN NO 2	No
4212 Avenue	A	LOT 29-30 BLK 2 HYDE PARK ADDN NO 2	No
4213 Avenue	A	LOT 3-4 BLK 1 HYDE PARK ADDN NO 2	Yes
4214 Avenue	A	E 7.5FT OF LOT 31-32 BLK 2 HYDE PARK ADDN NO 2	Yes
4215 Avenue	A	LOT 1-2 BLK 1 HYDE PARK ADDN NO 2	Yes
4108 A&B Avenue	A	LOT 25-26 BLK 3 HYDE PARK ADDN NO 2	Yes
4206 -			
4208 Avenue	A	LOT A FIESTA APTS NO 2	No
3903 Avenue	B	LOT 13-14 BLK 9 HYDE PARK ADDN NO 2	Yes
3905 Avenue	B	LOT 11-12 BLK 9 HYDE PARK ADDN NO 2	Yes
3907 Avenue	B	LOT 9-10 BLK 9 HYDE PARK ADDN NO 2	Yes
3908 Avenue	B	447X425FT OLT 78 HYDE PARK ADDN PEVILION TRACT	Yes
3909 Avenue	B	LOT 7-8 BLK 9 HYDE PARK ADDN NO 2	Yes
3911 Avenue	B	LOT 1-6 BLK 9 HYDE PARK ADDN NO 2	Yes
3913 Avenue	B	LOT 1-6 BLK 9 HYDE PARK ADDN NO 2	Yes
4000 Avenue	B	E67.5FT LOT 17 * & E 67.5FT OF S21FT LOT 18 BLK 7 HYDE PARK ADDN NO 2	No
4001 Avenue	B	LOT 15-16 BLK 6 HYDE PARK ADDN NO 2	Yes
4002 Avenue	B	E79.5FT LOT 19-21 * & N 4FT OF E79.5 LOT 18 BLK 7 HYDE PARK ADDN NO 2	No
4002 1/2 Avenue	B	E79.5 FT LOT 19-21* & N4 FT OF E79.5' LOT 18 BLK 7 HYDE PARK ADDN NO 2	Yes
4003 Avenue	B	S12.5FT LOT 12,13-14 BLK 6 HYDE PARK ADDN NO 2	No
4004 Avenue	B	LOT 22-23 BLK 7 HYDE PARK ADDN NO 2	Yes
4005 Avenue	B	LOT 10-11 * & N 12.5FT OF LOT 12 BLK 6 HYDE PARK ADDN NO 2	Yes
4006 Avenue	B	LOT 26 * & S12.5FT LOT 27 BLK 7 HYDE PARK ADDN NO 2	Yes
4006 Avenue	B	LOT 24-25 BLK 7 HYDE PARK ADDN NO 2	Yes
4007 Avenue	B	LOT 7-9 BLK 6 HYDE PARK ADDN NO 2	Yes
4009 Avenue	B	LOT 5-6 BLK 6 HYDE PARK ADDN NO 2	Yes

4010 Avenue	B	LOT 28-30 * & N 12.5FT LOT 27 BLK 7 HYDE PARK ADDN NO 2	Yes
4012 Avenue	B	LOT 31-32 BLK 7 HYDE PARK ADDN NO 2	Yes
4100 Avenue	B	LOT 19-20 BLK 4 HYDE PARK ADDN NO 2	Yes
4102 Avenue	B	LOT 21 * & S 12.5FT OF LOT 22 BLK 4 HYDE PARK ADDN NO 2	No
4104 Avenue	B	LOT 23 * & N 12.5FT OF LOT 22 * & S 12.5FT OF LOT 24 BLK 4 HYDE PARK ADDN NO 2	Yes
4105 Avenue	B	LOT 11-12 BLK 17 HYDE PARK ADDN NO 2	No
4106 Avenue	B	LOT 25 * & N 12.5FT OF LOT 24 * & S 12.5FT OF LOT 26 BLK 4 HYDE PARK ADDN NO 2	Yes
4107 Avenue	B	LOT 9-10 BLK 17 HYDE PARK ADDN NO 2	Yes
4108 Avenue	B	LOT 27-28 * & N 12.5FT OF LOT 26 BLK 4 HYDE PARK ADDN NO 2	Yes
4109 Avenue	B	LOT 7-8 BLK 17 HYDE PARK ADDN NO 2	Yes
4111 Avenue	B	LOT 5-6 BLK 17 HYDE PARK ADDN NO 2	Yes
4112 Avenue	B	LOT 31-32 BLK 4 HYDE PARK ADDN NO 2	Yes
4113 Avenue	B	LOT 3-4 BLK 17 HYDE PARK ADDN NO	No
4115 Avenue	B	LOT 1-2 BLK 17 HYDE PARK ADDN NO 2	Yes
4200 Avenue	B	LOT 17-18 BLK 1 HYDE PARK ADDN NO 2	Yes
4202 Avenue	B	LOT 19-20 BLK 1 HYDE PARK ADDN NO 2	No
4203 Avenue	B	LOT 12-13 BLK 16 HYDE PARK ADDN NO 2	Yes
4204 Avenue	B	LOT 21-22 BLK 1 HYDE PARK ADDN NO 2	Yes
4205 Avenue	B	LOT 10-11 BLK 16 HYDE PARK ADDN NO 2	Yes
4206 Avenue	B	LOT 23-24 BLK 1 HYDE PARK ADDN NO 2	Yes
4208 Avenue	B	LOT 25-26 BLK 1 HYDE PARK ADDN NO 2	Yes
4209 Avenue	B	LOT A * RESUB LTS 6-9 OF RESUB BLK 16 * AMENDED HYDE PARK ADDN NO 2	No
4210 Avenue	B	LOT 27-29 BLK 1 HYDE PARK ADDN NO 2	No
4211 Avenue	B	LOT 4-5 BLK 16 HYDE PARK ADDN NO 2	Yes
4214 Avenue	B	E 80FT OF LOT 30-32 BLK 1 HYDE PARK ADDN NO 2	No
4300 Avenue	B	E 80FT OF LOT 17-19 BLK 11 HYDE PARK ADDN NO 1	Yes
4304 Avenue	B	LOT 20-21 BLK 11 HYDE PARK ADDN NO 1	No
4306 Avenue	B	LOT 22-23 BLK 11 HYDE PARK ADDN NO 1	No
4310 Avenue	B	LOT 24-29 BLK 11 HYDE PARK ADDN NO 1	No
4312 Avenue	B	LOT 30-32 BLK 11 HYDE PARK ADDN NO 1	Yes
4313 Avenue	B	LOT 3-4 BLK 12 HYDE PARK ADDN NO 1	Yes
4315 Avenue	B	LOT 1-2 BLK 12 HYDE PARK ADDN NO 1	No
4400 Avenue	B	LOT 22-27 * & E 62.5FT OF LOT 17-21 BLK 8 HYDE PARK ADDN NO 1	No
4403 Avenue	B	LOT 13 * & N 12.5FT OF LOT 14 BLK 7 HYDE PARK ADDN NO 1	Yes
4405 Avenue	B	LOT 11-12 BLK 7 HYDE PARK ADDN NO 1	Yes
4409 Avenue	B	LOT 8-10 BLK 7 HYDE PARK ADDN NO 1	Yes
4411 Avenue	B	LOT 5-7 BLK 7 HYDE PARK ADDN NO 1	Yes

4415 Avenue	B	LOT 1-4 BLK 7 HYDE PARK ADDN	No
4110 A&B Avenue	B	LOT 29-30 BLK 4 HYDE PARK ADDN NO 2	Yes
4410 - 4412 Avenue	B	43% OF LOT 30-32 BLK 8 HYDE PARK ADDN NO 1	Yes
3900 Avenue	C	LOT 18-22 BLK 9 HYDE PARK ADDN NO 2	Yes
3901 Avenue	C	LOT 23-24 BLK 9 HYDE PARK ADDN NO 2	No
3902 Avenue	C	LOT 23-24 BLK 9 HYDE PARK ADDN NO 2	Yes
3903 Avenue	C	LOT 13-14 * & N 10FT OF LOT 15 BLK 10 HYDE PARK ADDN NO 2	No
3904 Avenue	C	LOT 25-26 BLK 9 HYDE PARK ADDN NO 2	Yes
3905 Avenue	C	LOT 11-12 BLK 10 HYDE PARK ADDN NO 2	Yes
3907 Avenue	C	LOT 9-10 BLK 10 HYDE PARK ADDN NO 2	Yes
3908 Avenue	C	LOT B BLK 9 * RESUB LTS 27-34 HYDE PARK ADDN NO 2	Yes
3909 Avenue	C	LOT 7-8 BLK 10 HYDE PARK ADDN NO 2	No
3911 Avenue	C	LOT 5-6 BLK 10 HYDE PARK ADDN NO 2	Yes
3912 Avenue	C	LOT A BLK 9 * RESUB LTS 27-34 HYDE PARK ADDN NO 2	No
3913 Avenue	C	LOT 1-2 BLK 10 HYDE PARK ADDN NO 2; LOT 3-4 BLK 10 HYDE PARK ADDN NO 2	Yes
4000 Avenue	C	LOT 17-19 BLK 6 HYDE PARK ADDN NO 2	Yes
4001 Avenue	C	LOT 13-16 BLK 5 HYDE PARK ADDN NO 2	Yes
4002 Avenue	C	LOT 20-21 & S 20FT OF LOT 22 BLK 6 HYDE PARK ADDN NO 2	Yes
4004 Avenue	C	LOT 23 * & N 5FT LOT 22 * & S 23FT LOT 24 BLK 6 HYDE PARK ADDN NO 2	Yes
4005 Avenue	C	LOT 11-12 BLK 5 HYDE PARK ADDN NO 2	Yes
4006 Avenue	C	LOT 25-26 * & N 2FT OF LOT 24 BLK 6 HYDE PARK ADDN NO 2	Yes
4007 Avenue	C	LOT 8-10 BLK 5 HYDE PARK ADDN NO 2	No
4008 Avenue	C	LOT 27-28 BLK 6 HYDE PARK ADDN NO 2	Yes
4009 Avenue	C	LOT 6-7 BLK 5 HYDE PARK ADDN NO 2	Yes
4010 Avenue	C	LOT 29-30 BLK 6 HYDE PARK ADDN NO 2	Yes
4012 Avenue	C	LOT 31-32 BLK 6 HYDE PARK ADDN NO 2	No
4100 Avenue	C	LOT A SHADE TREE ADDN	No
4101 Avenue	C	LOT 15-16 BLK 18 HYDE PARK ADDN NO 2	No
4103 Avenue	C	LOT 13-14 BLK 18 HYDE PARK ADDN NO 2	No
4105 Avenue	C	LOT 11-12 BLK 18 HYDE PARK ADDN NO 2	No
4106 Avenue	C	LOT 24 * & N 10FT OF LOT 23 * & S 21FT OF LOT 25 BLK 17 HYDE PARK ADDN NO 2	Yes
4107 Avenue	C	LOT 9-10 BLK 18 HYDE PARK ADDN NO 2	Yes
4108 Avenue	C	LOT 26-27 * & N 4FT OF LOT 25 BLK 17 HYDE PARK ADDN NO 2	Yes
4109 Avenue	C	LOT 7-8 BLK 18 HYDE PARK ADDN NO 2	Yes
4110 Avenue	C	LOT 28-29 BLK 17 HYDE PARK ADDN NO 2	Yes
4111 Avenue	C	LOT 5-6 BLK 18 HYDE PARK ADDN NO 2	Yes

4113 Avenue	C	LOT 3-4 BLK 18 HYDE PARK ADDN NO 2	Yes
4114 Avenue	C	E 74FT OF LOT 30-32 BLK 17 HYDE PARK ADDN NO 2	Yes
4115 Avenue	C	LOT 1-2 BLK 18 HYDE PARK ADDN NO 2	Yes
4201 Avenue	C	LOT 14-16 BLK 15 HYDE PARK ADDN NO 2	Yes
4202 Avenue	C	LOT 19-20 BLK 16 HYDE PARK ADDN NO 2	Yes
4203 Avenue	C	LOT 12-13 * & S 13FT OF LOT 11 BLK 15 HYDE PARK ADDN NO 2	Yes
4204 Avenue	C	LOT 21-22 BLK 16 HYDE PARK ADDN NO 2	Yes
		LOT 10 * & S 13 FT OF LOT 9 * & N 12FT OF LOT 11 BLK 15 *PLUS VAC ALLEY HYDE PARK ADDN NO 2	
4205 Avenue	C	NO 2	Yes
4206 Avenue	C	LOT 23-24 BLK 16 HYDE PARK ADDN NO 2	Yes
4208 Avenue	C	LOT 25-26 BLK 16 HYDE PARK ADDN NO 2	Yes
4209 Avenue	C	LOT 4 BLK 15 * & ADJ 6X120FT BLOOR MRS M W SUBD	Yes
4210 Avenue	C	LOT 27-29 BLK 16 HYDE PARK ADDN NO 2	Yes
4211 Avenue	C	LOT 3 BLK 15 BLOOR MRS M W SUBD	Yes
4213 Avenue	C	LOT 2 BLK 15 BLOOR MRS M W SUBD	Yes
4214 Avenue	C	LOT 30-32 BLK 16 HYDE PARK ADDN NO 2	Yes
4215 Avenue	C	LOT 1 BLK 15 BLOOR MRS M W SUBD	Yes
4300 Avenue	C	LOT 17-18 BLK 12 HYDE PARK ADDN NO 1	Yes
4301 Avenue	C	LOT 13-16 BLK 13 HYDE PARK ADDN NO 1	Yes
4302 Avenue	C	LOT 19-25 * & S 12.5FT OF LOT 26 BLK 12 HYDE PARK ADDN NO 1	No
4303 Avenue	C	LOT 11-12 BLK 13 HYDE PARK ADDN NO 1	Yes
4305 Avenue	C	LOT 9-10 BLK 13 HYDE PARK ADDN NO 1	Yes
4307 Avenue	C	LOT 7-8 BLK 13 HYDE PARK ADDN NO 1	Yes
4311 Avenue	C	LOT 6 * & S 12.5FT OF LOT 5 BLK 13 HYDE PARK ADDN NO 1	Yes
4313 Avenue	C	LOT 4 * & N 12.5FT OF LOT 5 BLK 13 HYDE PARK ADDN NO 1	Yes
4314 Avenue	C	LOT 27-28 * & N 12.5FT OF LOT 26 BLK 12 HYDE PARK ADDN NO 1	Yes
4315 Avenue	C	LOT 1-3 BLK 13 HYDE PARK ADDN NO 1	No
4315 1/2 Avenue	C	LOT 1-3 BLK 13 HYDE PARK ADDN NO 1	Yes
4316 Avenue	C	LOT 29-30 BLK 12 HYDE PARK ADDN NO 1	Yes
4318 Avenue	C	LOT 31-32 BLK 12 HYDE PARK ADDN NO 1	Yes
4400 Avenue	C	LOT 2 MCHONE-HAMM SUBD NO 1	No
4401 Avenue	C	LOT 15-16 BLK 6 HYDE PARK ADDN NO 1	No
4402 Avenue	C	LOT 20 * & N 5FT OF LOT 19 * & S 10 FT OF LOT 21 HYDE PARK ADDN NO 1	Yes
4403 Avenue	C	LOT 13-14 BLK 6 HYDE PARK ADDN NO 1	Yes
4404 Avenue	C	LOT 22 * & N 15FT OF LOT 21 BLK 7 HYDE PARK ADDN NO 1	Yes
4405 Avenue	C	LOT 11-12 BLK 6 HYDE PARK ADDN NO 1	Yes
4406 Avenue	C	LOT 23-25 BLK 7 HYDE PARK ADDN NO 1	No

4407 Avenue	C	LOT 8-10 * & S 15FT OF LOT 7 BLK 6 HYDE PARK ADDN NO 1	Yes
4408 Avenue	C	LOT 26-27 BLK 7 HYDE PARK ADDN NO 1	Yes
4409 Avenue	C	LOT 5-6 & N 10FT OF LOT 7 BLK 6 HYDE PARK ADDN NO 1	Yes
4410 Avenue	C	LOT 28-30 BLK 7 HYDE PARK ADDN NO 1	Yes
4411 Avenue	C	W 75.5FT OF LOT 3 * & S 20FT OF LOT 4 * & N 5FT OF W 75.5FT OF LOT 4 BLK 6 HYDE PARK ADDN NO 1	Yes
4412 Avenue	C	NO 1	Yes
4413 Avenue	C	E 85.5FT OF LOT 31-32 BLK 7 HYDE PARK ADDN NO 1	Yes
3901 Avenue	D	W 75.5FT OF LOT 1-2 BLK 6 HYDE PARK ADDN NO 1	Yes
3902 Avenue	D	LOT 10-17 BLK 34 HYDE PARK ADDN NO 1	No
3903 Avenue	D	LOT 22-23 BLK 10 HYDE PARK ADDN NO 2	No
3904 Avenue	D	LOT 24-25 BLK 10 HYDE PARK ADDN NO 2	Yes
3905 Avenue	D	LOT 26 * & S 20FT LOT 27 BLK 10 HYDE PARK ADDN NO 2	Yes
3906 Avenue	D	LOT 7-9 BLK 34 HYDE PARK ADDN NO 1	No
3907 Avenue	D	LOT 28-29 * & N 5FT OF LOT 27 BLK 10 HYDE PARK ADDN NO 2	Yes
3908 Avenue	D	LOT 5-6 BLK 34 HYDE PARK ADDN NO 1	No
3909 Avenue	D	LOT 3-4 BLK 34 HYDE PARK ADDN NO 1	Yes
3910 Avenue	D	LOT 1-2 BLK 34 HYDE PARK ADDN NO 1	No
3911 Avenue	D	LOT 30-34 BLK 10 HYDE PARK ADDN NO 2	No
3912 Avenue	D	LOT 15-16 BLK 33 HYDE PARK ADDN NO 1	Yes
3913 Avenue	D	LOT 19-20 BLK 5 HYDE PARK ADDN NO 2	Yes
3914 Avenue	D	LOT 13-14 BLK 33 HYDE PARK ADDN NO 1	No
4001 Avenue	D	LOT 21-22 BLK 5 HYDE PARK ADDN NO 2	Yes
4002 Avenue	D	LOT 11-12 BLK 33 HYDE PARK ADDN NO 1	Yes
4003 Avenue	D	LOT 23-24 BLK 5 HYDE PARK ADDN NO 2	Yes
4004 Avenue	D	LOT 9-10 BLK 33 HYDE PARK ADDN NO 1	No
4005 Avenue	D	LOT 25-26 BLK 5 HYDE PARK ADDN NO 2	No
4006 Avenue	D	LOT 7-8 BLK 33 HYDE PARK ADDN NO 1	Yes
4007 Avenue	D	LOT 27-28 BLK 5 HYDE PARK ADDN NO 2	Yes
4008 Avenue	D	LOT 5-6 BLK 33 HYDE PARK ADDN NO 1	Yes
4009 Avenue	D	LOT 29-30 BLK 5 HYDE PARK ADDN NO 2	No
4010 Avenue	D	LOT 3-4 BLK 33 HYDE PARK ADDN NO 1	Yes
4011 Avenue	D	LOT 31-32 BLK 5 HYDE PARK ADDN NO 2	Yes
4012 Avenue	D	LOT 1-2 BLK 33 HYDE PARK ADDN NO 1	No
4013 Avenue	D	LOT 17-19 BLK 18 HYDE PARK ADDN NO 2	Yes
4014 Avenue	D	LOT 20-22 BLK 18 HYDE PARK ADDN NO 2	Yes
4015 Avenue	D	LOT 11&12 * & S 12.5FT LOT 10 BLK 24 HYDE PARK ADDN NO 1	No
4100 Avenue	D	LOT 8&9 * & N 12.5FT LOT 10 BLK 24 HYDE PARK ADDN NO 1	Yes
4101 Avenue	D		Yes

4106 Avenue	D	LOT 23-24 BLK 18 HYDE PARK ADDN NO 2	Yes
4108 Avenue	D	LOT 25-27 BLK 18 HYDE PARK ADDN NO 2	Yes
4110 Avenue	D	LOT 28-29 BLK 18 HYDE PARK ADDN NO 2	Yes
4111 Avenue	D	LOT 7 * & S 12.5FT LOT 6 BLK 24 HYDE PARK ADDN NO 1	Yes
4112 Avenue	D	LOT 30-32 BLK 18 HYDE PARK ADDN NO 2	No
4113 Avenue	D	LOT 5 * & N 12.5FT LOT 6 BLK 24 HYDE PARK ADDN NO 1	Yes
4113 1/2 Avenue	D	LOT 5 * & N 12.5FT LOT 6 BLK 24 HYDE PARK ADDN NO 1	Yes
4115 Avenue	D	LOT 1-4 BLK 24 HYDE PARK ADDN NO 1	Yes
4200 Avenue	D	LOT 17-19 BLK 15 HYDE PARK ADDN NO 2	No
4201 and			
4201 1/2 Avenue	D	LOT 15&16 BLK 23 HYDE PARK ADDN NO 1	Yes
4203 Avenue	D	LOT 13&14 BLK 23 HYDE PARK ADDN NO 1	Yes
4204 Avenue	D	LOT 20-21 BLK 15 HYDE PARK ADDN NO 2	Yes
4205 Avenue	D	LOT 11&12 BLK 23 HYDE PARK ADDN NO 1	Yes
4206 Avenue	D	LOT 22-24 BLK 15 HYDE PARK ADDN NO 2	Yes
4207 Avenue	D	LOT 9&10 BLK 23 HYDE PARK ADDN NO 1	Yes
4208 Avenue	D	LOT 8 BLOOR MRS M W SUBD	Yes
4209 Avenue	D	LOT 7&8 BLK 23 HYDE PARK ADDN NO 1	Yes
4210 Avenue	D	LOT 7 BLK 15 BLOOR MRS M W SUBD	Yes
4211 Avenue	D	LOT 5&6 BLK 23 HYDE PARK ADDN NO 1	Yes
4212 Avenue	D	LOT 6 BLK 15 BLOOR MRS M W SUBD	Yes
4213 Avenue	D	LOT 3&4 BLK 23 HYDE PARK ADDN NO 1	Yes
4214 Avenue	D	LOT 1&2 BLK 23 HYDE PARK ADDN NO 1	No
4214 1/2 Avenue	D	LOT 5 BLK 15 BLOOR MRS M W SUBD	Yes
4215 Avenue	D	LOT 1&2 BLK 23 HYDE PARK ADDN NO 1	No
4300 Avenue	D	LOT 17-18 & PART OF LOTS 19-22 BLK 13 HYDE PARK ADDN NO 1	Yes
4301 Avenue	D	W 85FT OF LOT 12-16 BLK 14 HYDE PARK ADDN NO 1	Yes
		E 78FT OF LOT 20 * & E 78FT OF N 5.4FT OF LOT 19 * & E 78FT OF S 8.55 LOT 21 BLK 13 HYDE PARK ADDN NO 1	Yes
4302 Avenue	D	PARK ADDN NO 1	Yes
4304 Avenue	D	E 78FT LOT 22 * & E 78FT OF N 16.45 LOT 21 BLK 13 HYDE PARK ADDN NO 1	Yes
4305 Avenue	D	LOT 10&11 BLK 14 HYDE PARK ADDN NO 1	Yes
4306 Avenue	D	LOT 23-24 * & S 6.25FT LOT 25 BLK 13 HYDE PARK ADDN NO 1	Yes
4307 Avenue	D	LOT 8&9 * & S 10FT LOT 7 BLK 14 HYDE PARK ADDN NO 1	Yes
4308 Avenue	D	LOT 26-27 * & N 18.75FT OF LOT 25 * & S 2.5FT OF LOT 28 BLK 13 HYDE PARK ADDN NO 1	Yes
4309 Avenue	D	LOT 5&6 * & N 15FT LOT 7 BLK 14 HYDE PARK ADDN NO 1	Yes
4310 Avenue	D	LOT 29 * & N 22.5 FT OF LOT 28 * & S 12.5FT OF LOT 30 BLK 13 HYDE PARK ADDN NO 1	Yes
4311 Avenue	D	LOT 3&4 BLK 14 HYDE PARK ADDN NO 1	No

4312 Avenue	D	E 68.5FT OF LOT 31-32 * & E 68.5OF N12.5 LOT 30 BLK 13 HYDE PARK ADDN NO 1	Yes
4313 Avenue	D	LOT 1&2 BLK 14 HYDE PARK ADDN NO 1	Yes
4400 Avenue	D	E 82FT OF LOT 17-18 * & E 82FT OF S 9FT LOT 19 BLK 6 HYDE PARK ADDN NO 1	Yes
4401 Avenue	D	LOT 13-16 BLK 5 HYDE PARK ADDN NO 1	Yes
4402 Avenue	D	E 82FT OF LOT 20 * & E 82FT OF N 16FT LOT 19 BLK 6 HYDE PARK ADDN NO 1	Yes
4404 Avenue	D	LOT 21 * & S 13FT OF LOT 22 BLK 6 HYDE PARK ADDN NO 1	No
4405 Avenue	D	LOT 11&12 BLK 5 HYDE PARK ADDN NO 1	Yes
4406 Avenue	D	LOT 23 * & N12FT OF LOT 22 BLK 6 HYDE PARK ADDN NO 1	Yes
4407 Avenue	D	LOT 9&10 BLK 5 HYDE PARK ADDN NO 1	Yes
4408 Avenue	D	LOT 24-25 BLK 6 HYDE PARK ADDN NO 1	Yes
4409 Avenue	D	LOT 7&8 BLK 5 HYDE PARK ADDN NO 1	Yes
4410 Avenue	D	LOT 26-28 BLK 6 HYDE PARK ADDN NO 1	Yes
4411 Avenue	D	LOT 5&6 BLK 5 HYDE PARK ADDN NO 1	Yes
4412 Avenue	D	LOT 29-30 BLK 6 HYDE PARK ADDN NO 1	Yes
4413 Avenue	D	LOT 3&4 BLK 5 HYDE PARK ADDN NO 1	No
4414 Avenue	D	LOT 31-32 BLK 6 HYDE PARK ADDN NO 1	Yes
4415 Avenue	D	LOT 1&2 BLK 5 HYDE PARK ADDN NO 1	Yes
3800 Avenue	F	LOT 6 SHADOW LAWN	Yes
3801 Avenue	F	S 65FT LOT 19 SHADOW LAWN	Yes
3802 Avenue	F	S 75FT LOT 7 SHADOW LAWN	Yes
3803 Avenue	F	S 48.24FT LOT 18 * & N 11.76FT LOT 19 SHADOW LAWN	No
3804 Avenue	F	N25FT LOT 7 * & S 51.6FT LOT 8 SHADOW LAWN	Yes
3805 Avenue	F	S 8.24 FT LOT 17 * & N 51.76FT LOT 18 SHADOW LAWN	Yes
3808 Avenue	F	N48.4 FT LOT 8 * & S 11.6FT LOT 9 SHADOW LAWN	Yes
3809 Avenue	F	CEN 55FT LOT 17 SHADOW LAWN	Yes
3811 Avenue	F	S 28.24FT LOT 16 * & N 36.76FT LOT 17 SHADOW LAWN	Yes
3813 Avenue	F	N 70.88FT LOT 16 SHADOW LAWN	Yes
3815 Avenue	F	LOT 15B * RESUB OF LOTS 14-15 SHADOW LAWN	Yes
3817 Avenue	F	LOT 15A * RESUB LOT 14-15 SHADOW LAWN	Yes
3819 Avenue	F	LOT 14C * RESUB LOT 14-15 SHADOW LAWN SHADOW LAWN	Yes
3820 Avenue	F	CEN 67FT LOT 9 SHADOW LAWN	Yes
3821 Avenue	F	LOT 14B * RESUB LOT 14-15 SHADOW LAWN SHADOW LAWN	Yes
3823 Avenue	F	LOT 14A * RESUB LOT 14-15 SHADOW LAWN	Yes
3824 Avenue	F	LOT 10 * & N 21.4FT LOT 9 SHADOW LAWN	Yes
3907 Avenue	F	S 60.5FT LOT 13 SHADOW LAWN	No
3909 Avenue	F	N 48FT LOT 13 SHADOW LAWN	Yes
3911 Avenue	F	W 95.5FT LOT 12 SHADOW LAWN	Yes

3913 Avenue	F	W 95.5FT LOT 11 SHADOW LAWN	Yes
4000 Avenue	F	LOT 17-19 * & S 10FT LOT 20 BLK 32 HYDE PARK ADDN NO 1	No
4002 1/2 Avenue	F	LOT 21-22 * & N 15FT LOT 20 BLK 32 HYDE PARK ADDN NO 1	No
4003 Avenue	F	LOT 11-12 BLK 31 HYDE PARK ADDN NO 1	Yes
4005 Avenue	F	LOT 9-10 BLK 31 HYDE PARK ADDN NO 1	Yes
4006 Avenue	F	LOT 23-25 BLK 32 HYDE PARK ADDN NO 1	No
4007 Avenue	F	LOT 7-8 BLK 31 HYDE PARK ADDN NO 1	Yes
4008 Avenue	F	LOT 26-28 BLK 32 HYDE PARK ADDN NO 1	Yes
4009 Avenue	F	LOT 5-6 BLK 31 HYDE PARK ADDN NO 1	Yes
4011 Avenue	F	LOT 4 * & S 9FT LOT 3 BLK 31 HYDE PARK ADDN NO 1	Yes
4012 Avenue	F	LOT 29-32 BLK 32 HYDE PARK ADDN NO 1	Yes
4013 Avenue	F	LOT 1-2 * & N 16FT LOT 3 BLK 31 HYDE PARK ADDN NO 1	Yes
4100 Avenue	F	LOT 17-19 BLK 25 HYDE PARK ADDN NO 1	Yes
4101 Avenue	F	LOT 15&16 BLK 26 HYDE PARK ADDN NO 1	No
4103 Avenue	F	LOT 13&14 BLK 26 HYDE PARK ADDN NO 1	No
4104 Avenue	F	LOT 20-22 BLK 25 HYDE PARK ADDN NO 1	Yes
4105 Avenue	F	LOT 11&12 BLK 26 HYDE PARK ADDN NO 1	No
4106 Avenue	F	LOT 23-25 BLK 25 HYDE PARK ADDN NO 1	Yes
4107 Avenue	F	LOT 8-10 BLK 26 HYDE PARK ADDN NO 1	Yes
4108 Avenue	F	LOT 26&27 BLK 25 HYDE PARK ADDN NO 1	Yes
4109 Avenue	F	LOT 5-7 BLK 26 HYDE PARK ADDN NO 1	Yes
4110 Avenue	F	LOT 28&29 BLK 25 HYDE PARK ADDN NO 1	Yes
4111 Avenue	F	LOT 3&4 BLK 26 HYDE PARK ADDN NO 1	Yes
4112 Avenue	F	LOT 30-32 BLK 25 HYDE PARK ADDN NO 1	No
4113 Avenue	F	LOT 1&2 BLK 26 HYDE PARK ADDN NO 1	No
4200 Avenue	F	LOT 17-20 BLK 22 HYDE PARK ADDN NO 1	Yes
4201 Avenue	F	LOT 14-16 BLK 21 HYDE PARK ADDN NO 1	Yes
4204 Avenue	F	LOT 21&22 BLK 22 HYDE PARK ADDN NO 1	Yes
4205 Avenue	F	LOT 9-13 BLK 21 HYDE PARK ADDN NO 1	Yes
4206 Avenue	F	LOT 23&24 BLK 22 HYDE PARK ADDN NO 1	Yes
4208 Avenue	F	LOT 25-27 BLK 22 HYDE PARK ADDN NO 1	Yes
4209 Avenue	F	LOT 7&8 BLK 21 HYDE PARK ADDN NO 1	Yes
4210 Avenue	F	LOT 28&29 BLK 22 HYDE PARK ADDN NO 1	Yes
4211 Avenue	F	LOT 4-6 BLK 21 HYDE PARK ADDN NO 1	No
4212 Avenue	F	LOT 30-32 BLK 22 HYDE PARK ADDN NO 1	Yes
4213 Avenue	F	LOT 1-3 BLK 21 HYDE PARK ADDN NO 1	Yes
4300 Avenue	F	LOT 17-19 BLK 15 HYDE PARK ADDN NO 1	Yes

4302 Avenue	F	LOT 20&21 BLK 15 HYDE PARK ADDN NO 1	Yes
4303 Avenue	F	W 75 FT LOT 12-16 BLK 16 HYDE PARK ADDN NO 1	Yes
4307 Avenue	F	LOT 9-11 BLK 16 HYDE PARK ADDN NO 1	Yes
4308 Avenue	F	LOT 22-24 BLK 15 HYDE PARK ADDN NO 1	Yes
4309 1/2 Avenue	F	LOT 5 BLK 16 HYDE PARK ADDN NO 1	No
4309 Avenue	F	LOT 6-8 BLK 16 HYDE PARK ADDN NO 1	Yes
4310 Avenue	F	LOT 25-28 BLK 15 HYDE PARK ADDN NO 1	Yes
4311 Avenue	F	LOT 3&4 BLK 16 HYDE PARK ADDN NO 1	Yes
4312 Avenue	F	LOT 29&30 BLK 15 HYDE PARK ADDN NO 1	Yes
4313 Avenue	F	LOT 1&2 BLK 16 HYDE PARK ADDN NO 1	Yes
4314 Avenue	F	LOT 31&32 BLK 15 HYDE PARK ADDN NO 1	Yes
4400 Avenue	F	LOT 1 BLK A VIEW ON SHIPE PARK THE	No
4402 Avenue	F	LOT 2 BLK A VIEW ON SHIPE PARK THE	No
4404 Avenue	F	LOT 22&23 BLK 4 HYDE PARK ADDN NO 1	No
4406 Avenue	F	LOT 24&25 BLK 4 HYDE PARK ADDN NO 1	Yes
4410 Avenue	F	LOT 26-30 BLK 4 HYDE PARK ADDN NO 1	No
3824 (rear) Avenue	F	LOT 10* & n 21.4FT LOT 9 SHADOW LAWAN	Yes
4400 block Avenue	F	Bridge	Yes
3800 Avenue	G	LOT 20 SHADOW LAWN	Yes
3801 Avenue	G	S 65.4FT OF LOT 37 SHADOW LAWN	Yes
3802 Avenue	G	S 75FT LOT 21 SHADOW LAWN	Yes
3803 Avenue	G	S 50FT OF LOT 36* & N10FT OF LOT 37 SHADOW LAWN Part 1-65% OF N 25FT OF LOT 21* & S 50FT OF LOT 22 SHADOW LAWN; Part 2- 35% OF N 25FT OF	Yes
3804 Avenue	G	LOT 21* & S 50FT OF LOT 22 SHADOW LAWN	Yes
3805 Avenue	G	N 50FT OF LOT 36 SHADOW LAWN	Yes
3807 Avenue	G	S 50FT OF LOT 35 SHADOW LAWN	Yes
3809 Avenue	G	N 50FT OF LOT 35 SHADOW LAWN	Yes
3810 Avenue	G	N 50FT LOT 22* & S 26FT LOT 23 SHADOW LAWN	Yes
3811 Avenue	G	S 50FT OF LOT 34 SHADOW LAWN	Yes
3812 Avenue	G	N 74FT LOT 23 SHADOW LAWN	Yes
3814 Avenue	G	LOT 24C* RESUB LOT 24 SHADOW LAWN	No
3815 Avenue	G	N 50 FT OF LOT 34 SHADOW LAWN	Yes
3816 Avenue	G	LOT 24B* RESUB LOT 24 SHADOW LAWN	Yes
3817 Avenue	G	LOT 33 SHADOW LAWN	Yes
3900 Avenue	G	E 122FT OF S 77FT LOT 25 SHADOW LAWN	No
3901 Avenue	G	LOT 32* & S 25FT OF LOT 31 SHADOW LAWN	Yes
3903 Avenue	G	LOT 31-A* RESUB OF LOT 30-31 SHADOW LAWN	Yes

3904 Avenue	G	CEN 52 FT LOT 25 SHADOW LAWN	Yes
3905 Avenue	G	LOT 30-A *RESUB OF LOT 30-31 SHADOW LAWN	No
3907 Avenue	G	N50FT OF LOT 30 SHADOW LAWN	No
3908 Avenue	G	N 75FT LOT 25 SHADOW LAWN	No
3909 Avenue	G	LOT 29 SHADOW LAWN	Yes
3910 Avenue	G	S 58FT LOT 26 * & SE 29.5X58 FT OF LOT 12 SHADOW LAWN	Yes
3911 Avenue	G	S50FT OF LOT 28 * & S50FT OF W6.8FT OF LOT 47 SHADOW LAWN	No
3912 Avenue	G	LOT 27 * & N 5.5 FT OF LOT 26 * & 29.5X39.5 FT OF LOT 11-12 * LESS 8.5X66&10X38 LOT 27 SHADOW LAWN	Yes
3913 Avenue	G	N50FT OF LOT 28 * & N50FT OF W6FT OF LOT 47 SHADOW LAWN	Yes
4000 Avenue	G	LOT 17-22 BLK 31 HYDE PARK ADDN NO 1	No
4001 Avenue	G	LOT 14-16 BLK 30 HYDE PARK ADDN	Yes
4003 Avenue	G	LOT 10-13 BLK 30 HYDE PARK ADDN	Yes
4004 Avenue	G	LOT 17-22 BLK 31 HYDE PARK ADDN NO 1	Yes
4006 Avenue	G	LOT 23-24 BLK 31 HYDE PARK ADDN NO 1	No
4007 Avenue	G	LOT 7-9 BLK 30 HYDE PARK ADDN	Yes
4008 Avenue	G	LOT 25-26 BLK 31 HYDE PARK ADDN NO 1	Yes
4009 Avenue	G	LOT 4-6 BLK 30 HYDE PARK ADDN	Yes
4010 Avenue	G	LOT 27-28 BLK 31 HYDE PARK ADDN NO 1	Yes
4011 Avenue	G	LOT 1-3 BLK 30 HYDE PARK ADDN	No
4012 Avenue	G	LOT 29-30 BLK 31 HYDE PARK ADDN NO 1	Yes
4014 Avenue	G	LOT 31-32 BLK 31 HYDE PARK ADDN NO 1	Yes
4100 Avenue	G	LOT 17-19 BLK 26 HYDE PARK ADDN NO 1	Yes
4101 Avenue	G	LOT 14-16 BLK 27 HYDE PARK ADDN NO 1	No
4102 Avenue	G	LOT 20-22 BLK 26 HYDE PARK ADDN NO 1	No
4103 Avenue	G	LOT 12&13 BLK 27 HYDE PARK ADDN NO 1	Yes
4104 Avenue	G	LOT 23&24 BLK 26 HYDE PARK ADDN NO 1	Yes
4105 1/2 Avenue	G	LOT 7&8 BLK 27 HYDE PARK ADDN NO 1	Yes
4105 Avenue	G	LOT 9-11 BLK 27 HYDE PARK ADDN NO 1	Yes
4106 Avenue	G	LOT 25&26 BLK 26 HYDE PARK ADDN NO 1	Yes
4107 Avenue	G	LOT 5&6 BLK 27 HYDE PARK ADDN NO 1	Yes
4108 Avenue	G	LOT 27-29 BLK 26 HYDE PARK ADDN NO 1	No
4109 Avenue	G	LOT 5&6 BLK 27 HYDE PARK ADDN NO 1; LOT 1-4 BLK 27 HYDE PARK ADDN NO 1	Yes
4110 Avenue	G	LOT 30-32 BLK 26 HYDE PARK ADDN NO 1	Yes
4200 Avenue	G	LOT A & S 9FT OF LOT B HYDE PARK RESUB LOTS 17-24 BLK 21	Yes
4201 Avenue	G	LOT 15&16 BLK 20 HYDE PARK ADDN NO 1	Yes
4203 Avenue	G	LOT 13&14 BLK 20 HYDE PARK ADDN NO 1	Yes

LOT B * LESS S 9FT HYDE PARK RESUB LOTS 17-24 BLK 21 LOT B * LESS S 9FT HYDE PARK

4204 Avenue	G	RESUB LOTS 17-24 BLK 21	No
4206 Avenue	G	LOT C HYDE PARK RESUB LOTS 17-24 BLK 21	Yes
4207 Avenue	G	LOT 11&12 BLK 20 HYDE PARK ADDN NO 1	Yes
4208 Avenue	G	LOT 25&26 BLK 21 HYDE PARK ADDN NO 1	No
4209 Avenue	G	LOT 9&10 BLK 20 HYDE PARK ADDN NO 1	No
4210 Avenue	G	LOT 27&28 BLK 21 HYDE PARK ADDN NO 1	Yes
4211 Avenue	G	LOT 6-8 BLK 20 HYDE PARK ADDN NO 1	No
4213 Avenue	G	LOT 1-5 BLK 20 HYDE PARK ADDN NO 1	Yes
4214 Avenue	G	E 70FT OF LOT 29-32 BLK 21 HYDE PARK ADDN NO 1	No
4300 Avenue	G	E 91.7FT LOT 17-19 BLK 16 HYDE PARK ADDN NO 1	Yes
4301 Avenue	G	W 65FT LOT 15&16 BLK 17 HYDE PARK ADDN NO 1	Yes
4303 Avenue	G	W 65FT LOT 13&14 BLK 17 HYDE PARK ADDN NO 1	No
4307 Avenue	G	LOT 10&11 * & W 65FT OF LOT 12 BLK 17 HYDE PARK ADDN NO 1	Yes
4308 Avenue	G	LOT 22 * N 6FT LOT 21 * & S 12.5FT LOT 23 BLK 16 HYDE PARK ADDN NO 1	Yes
4309 Avenue	G	LOT 8&9 BLK 17 HYDE PARK ADDN NO 1	Yes
4310 Avenue	G	N 12.5FT OF LOT 23 * & LOT 24-26 BLK 16 HYDE PARK ADDN NO 1	Yes
4311 Avenue	G	LOT 6&7 BLK 17 HYDE PARK ADDN NO 1	Yes
4312 Avenue	G	LOT 27 * & S 12.5FT LOT 28 BLK 16 HYDE PARK ADDN NO 1	Yes
4313 Avenue	G	LOT 4-5 BLK 17 HYDE PARK ADDN NO 1	Yes
4314 Avenue	G	LOT 29 & N 12.5FT LOT 28 BLK 16 HYDE PARK ADDN NO 1	Yes
4315 Avenue	G	LOT 1-3 BLK 17 HYDE PARK ADDN NO 1	Yes
3801 - B Avenue	G	S 65.4FT OF LOT 37 SHADOW LAWN	No
3913 rear Avenue	G	N 50FT OF LOT 28 * & N 50FT OF W 6FT OF LOT 47 SHADOW LAWN	No
4302 - Avenue	G	LOT 20 * & S 19FT LOT 21 BLK 16 HYDE PARK ADDN NO 1	Yes
4400 block Avenue	G	Bridge	Yes
4400 block Avenue	G	ALL OF BLK 3 HYDE PARK ADDN NO 1	Yes
3800 Avenue	H	S 50FT OF LOT 38 SHADOW LAWN	Yes
3801 Avenue	H	S 64.35 FT OF LOT 56 SHADOW LAWN	No
3802 Avenue	H	N 24.55FT OF LOT 38 * & S 38.50FT OF LOT 39 SHADOW LAWN	Yes
3803 Avenue	H	S 50FT OF LOT 55 * & N 10 FT OF LOT 56 SHADOW LAWN	Yes
3804 Avenue	H	N 61.50FT OF LOT 39 SHADOW LAWN	Yes
3805 Avenue	H	N 50FT OF LOT 55 SHADOW LAWN	Yes
3807 Avenue	H	S 60FT OF LOT 54 SHADOW LAWN	Yes
3808 Avenue	H	S 70FT OF LOT 40 SHADOW LAWN	Yes
3809 Avenue	H	S 20FT OF LOT 53 * & N 40FT OF LOT 54 SHADOW LAWN	Yes

3810 Avenue	H	N30FT OF LOT 40 * & S40FT OF LOT 41 SHADOW LAWN	Yes
3811 Avenue	H	CEN 60FT OF LOT 53 SHADOW LAWN	Yes
3813 Avenue	H	S45FT OF LOT 52 * & N20FT OF LOT 53 SHADOW LAWN	Yes
3814 Avenue	H	S55FT OF N60FT OF LOT 41 SHADOW LAWN	No
3815 Avenue	H	NPT OF LOT 52 SHADOW LAWN	Yes
3816 Avenue	H	LOT 42 * & N5FT OF LOT 41 SHADOW LAWN	Yes
3900 Avenue	H	LOT 43 SHADOW LAWN	Yes
3904 Avenue	H	S50FT OF LOT 44 SHADOW LAWN	Yes
3906 Avenue	H	N50FT OF LOT 44 SHADOW LAWN	Yes
3908 Avenue	H	S50FT OF LOT 45 SHADOW LAWN	Yes
3910 Avenue	H	N50FT OF LOT 45 SHADOW LAWN	No
3912 Avenue	H	90% OF S50FT OF LOT 46 SHADOW LAWN; 10% OF S50FT OF LOT 46 SHADOW LAWN	Yes
3914 Avenue	H	N50FT OF LOT 46 SHADOW LAWN	Yes
3916 Avenue	H	E124.6FT AV OF LOT 47 SHADOW LAWN	No
4001 Avenue	H	LOT 14-16 BLK 29 HYDE PARK ADDN	No
4002 Avenue	H	LOT 17-21 BLK 30 HYDE PARK ADDN	Yes
4003 Avenue	H	LOT 12-13 BLK 29 HYDE PARK ADDN	No
4004 Avenue	H	LOT 22-24 BLK 30 HYDE PARK ADDN	Yes
4005 Avenue	H	LOT 9-11 BLK 29 HYDE PARK ADDN	Yes
4008 Avenue	H	LOT 25-26 * & S10FT OF LOT 27 BLK 30 HYDE PARK ADDN	Yes
4009 Avenue	H	LOT 4 ALTENHEIM ADDN	No
4010 Avenue	H	LOT 28-29 * & N15FT OF LOT 27 BLK 30 HYDE PARK ADDN	Yes
4014 Avenue	H	LOT 30-32 BLK 30 HYDE PARK ADDN	Yes
4015 Avenue	H	LOT 3 ALTENHEIM ADDN	No
4017 Avenue	H	LOT 1&2 ALTENHEIM ADDN	No
4100 Avenue	H	LOT 17&18 BLK 27 HYDE PARK ADDN NO 1	No
4101 1/2 Avenue	H	LOT 13-14 BLK 28 HYDE PARK ADDN NO 1	No
4101 Avenue	H	LOT 15&16 BLK 28 HYDE PARK ADDN NO 1	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	No
4103 Avenue	H	LOT 12 * & S12.5FT OF LOT 11 BLK 28 HYDE PARK ADDN NO 1	Yes
4104 Avenue	H	LOT 22 * N 11.17FT LOT 21 * & S 13.8FT OF LOT 23 BLK 27 HYDE PARK ADDN	No
4105 Avenue	H	LOT 10 * & N12.5FT OF LOT 11 BLK 28 HYDE PARK ADDN NO 1	No
4107 Avenue	H	LOT 7-9 BLK 28 HYDE PARK ADDN NO 1	Yes
4108 Avenue	H	LOT 24-28 * & N 11.17FT OF LOT 23 BLK 27 HYDE PARK ADDN NO 1	Yes
4109 Avenue	H	LOT 5-6 BLK 28 HYDE PARK ADDN NO 1	Yes
4111 Avenue	H	LOT 3-4 BLK 28 HYDE PARK ADDN NO 1	Yes

4112 Avenue	H	LOT 29&30 BLK 27 HYDE PARK ADDN NO 1	Yes
4114 Avenue	H	LOT 31&32 BLK 27 HYDE PARK ADDN NO 1	No
4115 Avenue	H	LOT 1&2 BLK 28 HYDE PARK ADDN NO 1	Yes
4200 Avenue	H	LOT 17-19 BLK 20 HYDE PARK ADDN NO 1	Yes
4201 Avenue	H	LOT 14-16 BLK 19 HYDE PARK ADDN NO 1	Yes
4203 Avenue	H	LOT 12-13 BLK 19 HYDE PARK ADDN NO 1	Yes
4204 Avenue	H	LOT 20-22 BLK 20 HYDE PARK ADDN NO 1	Yes
4205 Avenue	H	LOT 10-11 BLK 19 HYDE PARK ADDN NO 1	Yes
4206 Avenue	H	LOT 23-25 BLK 20 HYDE PARK ADDN NO 1	Yes
4207 Avenue	H	LOT 8-9 BLK 19 HYDE PARK ADDN NO 1	Yes
4208 Avenue	H	LOT 26 * & S 16.5FT LOT 27 BLK 20 HYDE PARK ADDN NO 1	Yes
4209 Avenue	H	LOT 5-7 BLK 19 HYDE PARK ADDN NO 1	Yes
4213 Avenue	H	LOT 3-4 BLK 19 HYDE PARK ADDN NO 1	Yes
4215 Avenue	H	LOT 1-2 BLK 19 HYDE PARK ADDN NO 1	Yes
4304 Avenue	H	LOT 21&22 BLK 17 HYDE PARK ADDN NO 1	No
4308 Avenue	H	LOT 23-26 BLK 17 HYDE PARK ADDN NO 1	Yes
4309 Avenue	H	LOT 6-7 BLK 18 DIV 1 HYDE PARK ADDN NO 1	Yes
4310 Avenue	H	LOT 27&28 BLK 17 HYDE PARK ADDN NO 1	Yes
4311 Avenue	H	LOT 4-5 * & S12.5FT OF LOT 3 BLK 18	No
4312 Avenue	H	LOT 29&30 BLK 17 HYDE PARK ADDN NO 1	No
4314 Avenue	H	LOT 31&32 BLK 17 HYDE PARK ADDN NO 1	Yes
4315 Avenue	H	LOT 1-2 * & N12.5FT OF LOT 3 BLK 18 HYDE PARK ADDN NO 1	Yes
4401 Avenue	H	LOT 13-16 & S10.7FT OF LOT 12 BLK 1 HYDE PARK ADDN NO 1 PLUS 26X111.4 GRAY T	Yes
4405 Avenue	H	LOT 7-11 & N14.3FT OF LOT 12 HYDE PARK ADDN NO 1 PLUS PT ADJ VAC ALLEY	Yes
3916 rear Avenue	H	E124.6FT AV OF LOT 47 SHADOW LAWN	No
UNT D 43RD AT AVENUE H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA, UNT C			
4210 A&B;		43RD AT AVENUE H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA, UNT A 43RD AT	
4212 A&B Avenue	H	AVENUE H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA, UNT B 43RD AT AVENUE	No
4305-4307 Avenue	H	H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA	Yes
3800 Duval	St.	LOT 8-10 BLK 18 HYDE PARK ADDN NO 1	Yes
3802 Duval	St.	LOT 57 SHADOW LAWN	Yes
3804 Duval	St.	S56.7FT OF LOT 58 SHADOW LAWN	Yes
3810 Duval	St.	N43.3FT OF LOT 58 * & S36.7FT OF LOT 59 SHADOW LAWN	Yes
3812 Duval	St.	N63.36FT OF LOT 59 * & S16.64FT OF LOT 60 SHADOW LAWN	Yes
3816 Duval	St.	CEN52.99FT OF LOT 60 SHADOW LAWN	Yes
3818 Duval	St.	N50FT OF S69.6FT OF LOT 61 SHADOW LAWN	No
	St.	N30.4FT OF LOT 60 * & S19.6FT OF LOT 61 SHADOW LAWN	No

4000 Duval	St.	63X139 FT ABS 310 SUR 10 GRAY T	Yes
4002 Duval	St.	62.5X137FT OF ABS 310 SUR 10 GRAY T	Yes
4004 Duval	St.	75X135.85FT OF ABS 310 SUR 10 GRAY T	No
4006 Duval	St.	44X135FT OF ABS 310 SUR 10 GRAY T	Yes
4008 Duval	St.	44X135FT OF ABS 310 SUR 10 GRAY T	Yes
4012 Duval	St.	UNT A BLD 1 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA; UNT B BLD 1 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA	No
4014 Duval	St.	UNT A BLD 2 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA; UNT B BLD 2 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA	No
4016 Duval	St.	60X130FT OF ABS 310 SUR 10 GRAY T	Yes
4100 Duval	St.	LOT 14-16 BLK A STATESMAN ADDN	No
4104 Duval	St.	LOT 11-13 BLK A STATESMAN ADDN	No
4106 Duval	St.	LOT 8-10 BLK A STATESMAN ADDN	Yes
4110 Duval	St.	LOT 5-7 BLK A STATESMAN ADDN	Yes
4112 Duval	St.	LOT 1-4 BLK A STATESMAN ADDN	Yes
4200 Duval	St.	LOT 15-16 BLK B STATESMAN ADDN	Yes
4202 Duval	St.	LOT 12-14 BLK B STATESMAN ADDN	No
4204 Duval	St.	LOT 10-11 BLK B STATESMAN ADDN	No
4206 Duval	St.	LOT 7-9 BLK B STATESMAN ADDN	No
4222 Duval	St.	PERSONAL PROPERTY COMMERCIAL DOLCE VITA GELATO & ESPRESSO BAR	Yes
4224 Duval	St.	PERSONAL PROPERTY COMMERCIAL BLOSSOM SKIN CARE /PERSONAL PROPERTY	Yes
4230 Duval	St.	COMMERCIAL GAITANS BARBER SHOP	No
4302 Duval	St.	PERSONAL PROPERTY COMMERCIAL JULIOS CAFE	Yes
4306 Duval	St.	ABS 310 SUR 10 GRAY T ACR .143	Yes
4312 Duval	St.	ABS 310 SUR 10 GRAY T ACR .143	Yes
4314 Duval	St.	ABS 310 SUR 10 GRAY T 100 X 125FT	No
4400 Duval	St.	ABS 310 SUR 10 GRAY T 50 X 125FT	Yes
4406 Duval	St.	LOT 1 BLK 1 MOORE ALBERT R SUBD	Yes
4406 Duval	St.	LOT 4 BLK 1 MOORE ALBERT R SUBD	No
3820 A&B Duval	St.	LOT 62 * & N15.2FT OF LOT 61 SHADOW LAWN	Yes
3820 C&D Duval	St.	LOT 62 * & N15.2FT OF LOT 61 SHADOW LAWN	Yes
4400 block Duval	St.	Bridge	Yes
4402 A&B Duval	St.	LOT 2 BLK 1 MOORE ALBERT R SUBD	Yes
4408 - Duval	St.	LOT 5 BLK 1 MOORE ALBERT R SUBD	Yes
4410 Duval	St.	LOT 5 BLK 1 MOORE ALBERT R SUBD	Yes

4308 Duval.	St.	ABS 310 SUR 10 GRAY T ACR .143	Yes
4404 Duval.	St.	LOT 3 BLK 1 MOORE ALBERT R SUBD	Yes
4316 Duval St.		ABS 310 SUR 10 GRAY T 60 X 125FT	Yes
3800 Speedway		LOT 1 *LESS S 15FT OLT 78 DIV D OAKLAND SQUARE	Yes
3801 Speedway		S 61.92 FT OF LOT 5 SHADOW LAWN	Yes
3802 Speedway		LOT 2 *LESS SW 17X24FT OLT 78 DIV D OAKLAND SQUARE	No
3803 Speedway		S 44FT OF LOT 4 * & N 16FT OF LOT 5 SHADOW LAWN	Yes
3804 Speedway		LOT 3 OLT 78 DIV D OAKLAND SQUARE	No
3805 Speedway		N 56FT OF LOT 4 SHADOW LAWN	No
3806 Speedway		LOT 4 OLT 78 DIV D OAKLAND SQUARE	No
3807 Speedway		S 57FT LOT 3 SHADOW LAWN	No
3809 Speedway		S 14FT OF LOT 2 * & N 43FT OF LOT 3 SHADOW LAWN	No
3810 Speedway		LOT 5 OLT 78 DIV D OAKLAND SQUARE	Yes
3811 Speedway		CEN 57FT LOT 2 SHADOW LAWN	No
3813 Speedway		S 33.5FT OF LOT 1 * & N 29FT LOT 2 SHADOW LAWN	No
3815 Speedway		N 75FT LOT 1 SHADOW LAWN	No
4000 Speedway		LOT 17-23 BLK 33 HYDE PARK ADDN NO 1	Yes
4001 Speedway		LOT 9-16 BLK 32 HYDE PARK ADDN NO 1	Yes
4006 Speedway		LOT 24-26 BLK 33 HYDE PARK ADDN NO 1	Yes
4007 Speedway		LOT 7-8 BLK 32 HYDE PARK ADDN NO 1	Yes
4008 Speedway		LOT 27-30 BLK 33 HYDE PARK ADDN NO A	Yes
4009 Speedway		LOT 5-6 BLK 32 HYDE PARK ADDN NO 1	No
4010 Speedway		LOT 27-30 BLK 33 HYDE PARK ADDN NO 1	Yes
4012 Speedway		LOT 31-32 BLK 33 HYDE PARK ADDN NO 1	Yes
4015 Speedway		FOUR THOUSAND FIFTEEN SPEEDWAY CONDOMINIUMS AMENDED	No
4100 Speedway		LOT 17-19 BLK 24 HYDE PARK ADDN NO 1	No
4101 and			
4101 1/2	Speedway	LOT 15&16 BLK 25 HYDE PARK ADDN NO 1	Yes
4103 Speedway		LOT 13&14 BLK 25 HYDE PARK ADDN NO 1	No
4104 Speedway		LOT 20-22 BLK 24 HYDE PARK ADDN NO 1	No
4105 Speedway		LOT 11&12 BLK 25 HYDE PARK ADDN NO 1	No
4107 Speedway		LOT 9&10 BLK 25 HYDE PARK ADDN NO 1	Yes
4108 Speedway		73% OF LOT 23-25 BLK 24 HYDE PARK ADDN NO 1; 27% OF LOT 23-25 BLK 24 HYDE PARK ADDN NO 1	Yes
4109 Speedway		LOT 7&8 BLK 25 HYDE PARK ADDN NO 1	Yes
4110 Speedway		LOT 26-28 BLK 24 HYDE PARK ADDN NO 1	Yes
4111 Speedway		UNT 1-4 BLD A SPEEDWAY CONDOMINIUMS PLUS 25.0% INT IN COMMON AREA;	No

4112 Speedway	LOT 29-32 BLK 24 HYDE PARK ADDN NO 1	Yes
4113 Speedway	LOT 3&4 BLK 25 HYDE PARK ADDN NO 1	Yes
4115 Speedway	LOT 1&2 BLK 25 HYDE PARK ADDN NO 1	Yes
4200 Speedway	UNT 101 BLD A PECAN PARK CONDOMINIUMS PLUS 11.298% INTEREST IN COMMON AREA X 10 CONDOS; % ROX COVERT, 3402 SHOUTHILL CIR., AUSTIN, TX 78703	No
4201 Speedway	LOT 15&16 BLK 22 HYDE PARK ADDN NO 1	No
4203 Speedway	LOT 13&14 BLK 22 HYDE PARK ADDN NO 1	Yes
4204 Speedway	LOT 21&22 BLK 23 HYDE PARK ADDN NO 1	No
4205 Speedway	LOT 7-12 BLK 22 HYDE PARK ADDN NO 1	No
4206 Speedway	LOT 23&24 BLK 23 HYDE PARK ADDN NO 1	No
4208 Speedway	LOT 25&26 BLK 23 HYDE PARK ADDN NO 1	Yes
4209 Speedway	LOT 4-6 * & S 5FT LOT 3 BLK 22 HYDE PARK ADDN NO 1	No
4210 Speedway	LOT 27&28 BLK 23 HYDE PARK ADDN NO 1	Yes
4212 Speedway	LOT 29&30 BLK 23 HYDE PARK ADDN NO 1	No
4213 Speedway	LOT 1&2 * & N 20FT LOT 3 BLK 22 HYDE PARK ADDN NO 1	Yes
4214 Speedway	LOT 31&32 BLK 23 HYDE PARK ADDN NO 1	No
4300 Speedway	LOT 17-26 BLK 14 LOT 7-11 BLK 15 HYDE PARK ADDN NO 1	No
4301 Speedway	LOT 14-16 BLK 15 HYDE PARK ADDN NO 1	Yes
4303 Speedway	LOT 12&13 BLK 15 HYDE PARK ADDN NO 1	Yes
4309 Speedway	LOT 5&6 BLK 15 HYDE PARK ADDN NO 1	Yes
4311 Speedway	LOT 3&4 BLK 15 HYDE PARK ADDN NO 1	Yes
4313 Speedway	LOT 1&2 BLK 15 HYDE PARK ADDN NO 1	Yes
4400 Speedway	LOT 17&18 BLK 5 HYDE PARK ADDN NO 1	Yes
4401 Speedway	BLD A-BLDG D NORTH FORK CONDOMINIUMS PLUS 2.5% INT IN COMMON AREA	No
4402 Speedway	LOT 19 * & S 17.2FT LOT 20 BLK 5 HYDE PARK ADDN NO 1	Yes
4404 Speedway	LOT 21 * N 7.8FT LOT 20 * & S 8.3FT LOT 22 BLK 5 HYDE PARK ADDN NO 1	Yes
4406 Speedway	N 16.7FT LOT 22 * & S 24.3FT LOT 23 BLK 5 HYDE PARK ADDN NO 1	Yes
4408 Speedway	LOT 24 * N .7FT LOT 23 * & S 15.3FT LOT 25 BLK 5 HYDE PARK ADDN NO 1	Yes
4409 Speedway	UNT 101 NORTH FORK II CONDOMINIUMS AMENDED PLUS 24.5% INT IN COMMON AREA (for each)	No
4410 Speedway	LOT 26 N 9.7 FT LOT 25 * & S 8.2 FT LOT 27 BLK 5 HYDE PARK ADDN NO 1	Yes
4413 Speedway	LOT 1-6* LESS E PORTION OF LOT 1-3 BLK 4 HYDE PARK	No
4414 Speedway	LOT 30 * & N 23.5FT LOT 29 BLK 5 HYDE PARK ADDN NO 1	Yes
4416 Speedway	LOT 31 & 32 BLK 5 HYDE PARK ADDN NO 1	Yes
4308-4312 Speedway	LOT 27-32 BLK 14 HYDE PARK ADDN NO 1	No
4412 A&B Speedway	LOT 28 * N 16.8FT LOT 27 * & S 2.5FT LOT 29 BLK 5 HYDE PARK ADDN NO 1	Yes

Speedway
(Moonlight
4000 block tower)

Yes

The Hyde Park Preservation Plan and Design Standards

December 9, 2010

RELEVANT DEFINITIONS	2
THE HYDE PARK PRESERVATION PLAN: OVERVIEW	5
1. THE NEED FOR A PRESERVATION PLAN	5
2. THE OVERALL PURPOSE OF THE HYDE PARK PRESERVATION PLAN	5
3. THE SPECIFIC GOALS OF THE HYDE PARK PRESERVATION PLAN	6
THE PARTS OF THE HYDE PARK PRESERVATION PLAN	6
1. ADHERENCE TO DESIGN STANDARDS	6
A. <i>The Neighborhood Conservation Combining District</i>	7
B. <i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i>	7
C. <i>Hyde Park Local Historic District Design Standards</i>	8
D. <i>Previous Agreements about Specific Properties in the District</i>	8
2. EDUCATIONAL EFFORTS	9
3. REGULATION PROCEDURE OVERVIEW	9
A. <i>Review by the Development Review Committee</i>	9
B. <i>Requirement of a Certificate of Appropriateness</i>	9
4. PERIODIC REVIEW	10
DESIGN STANDARDS	11
1. GENERAL STANDARDS	11
2. EXCLUSIONS	12
3. RESIDENTIAL STANDARDS: SINGLE FAMILY AND CONTRIBUTING MULTIFAMILY - PRESERVATION AND RESTORATION	12
4. RESIDENTIAL STANDARDS: ADDITIONS TO CONTRIBUTING SINGLE FAMILY AND MULTI-FAMILY STRUCTURES	14
5. RESIDENTIAL STANDARDS: NEW CONSTRUCTION OF SINGLE FAMILY STRUCTURES	15
6. COMMERCIAL PROPERTY STANDARDS	17
7. MULTI-FAMILY PROPERTY STANDARDS	17
8. PUBLIC SPACE STANDARDS	17

Relevant Definitions

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

Certificate of Appropriateness: The documentation provided by the Historic Landmark Commission after review of proposed changes to a contributing structure in the historic district certifying that the proposed change is in conformance with these Design Standards. Certificates of Appropriateness are governed by Section 25-11-2 and 25-11-212 of the City of Austin Land Development Code, which provide that a person must obtain a Certificate of Appropriateness to change, restore, remove, or demolish an exterior architectural or site feature of a structure that is contributing to the historic district. The City Historic Preservation Officer can approve applications for Certificates of Appropriateness for the following:

1. Accurate restoration or reconstruction of a documented missing historic architectural element of the structure or site;
2. Changes which do not affect the appearance of the structure or site from an adjacent public street;
3. Construction of a ground-floor one-story addition or outbuilding with less than 600 square feet of gross floor area
4. Two-story additions to the rear of two-story houses; or
5. A pool, deck, fence, back porch enclosure, or other minor feature.

Contributing Structure: A structure that fits the following criteria:

1. Contributes architecturally and/or historically to the historic character of the historic district.
2. Is at least 50 years old and maintains a high degree of integrity in that it retains its historic appearance.
3. Was built during the period of significance for the historic district.

The determination of whether a structure is contributing to the historic district is made by the historic preservation professional who evaluated the survey and inventory of the buildings within the district, in conjunction with professional city staff. A structure is designated contributing to the historic district by the ordinance establishing the district.

Altered structures may still be considered contributing to the character of the historic district if the alterations are minor and have not significantly compromised the integrity of materials and design of the building. However, a building which has been significantly altered and no longer retains its historic appearance is no longer contributing to the district, even if the building is over 50 years old.

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

Façade: The front or principal face of a building.

Historic District: A historic area (HD) combining district is the collection of structures which give an area its historic character. By definition, at least 51% of the principal buildings within the historic area (HD) combining district must be designated as contributing to the district.

Noncontributing Structure: A structure that fits the following criteria:

1. Is less than 50 years old.
2. Has been significantly altered over time so that the building no longer conveys its historic appearance.
3. Has been moved into the district less than 50 years ago.

A building which is over 50 years old but which has been significantly altered is non-contributing to the district until such time as the building is restored to its historic appearance. Current city incentives are available to owners of these properties to encourage restoration of the structure. Hyde Park Local Historic District Design Standards do not apply to noncontributing structures.

Preservation: Measures necessary to sustain the existing form, integrity, and materials of a historic property. Preservation work generally focuses on maintenance and repair of historic materials and features rather than extensive replacement and/or new construction.

Reconstruction: New construction which replicates the form, features, and detailing of a non-surviving site, landscape, building, structure, or object. Reconstruction replicates the appearance and historic location of a non-surviving feature. Examples of reconstruction include the construction of new window screens which replicate historic screens on a structure, or the replacement of missing eave brackets or porch features. Reconstruction should be attempted only when physical and/or documentary (photographic) evidence is available of the size, scale, proportion, and materials of missing features.

Rehabilitation: The repair, alterations, and additions to a historic property which make a compatible use of the property possible, while preserving those portions or features of the structure which convey the historic, cultural, or architectural values of the structure. Rehabilitation generally involves the construction of additions to historic buildings.

Restoration: The accurate depiction of the form, features, and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstruction of missing features from the restoration period. A restoration project is one that restores the historic appearance of a building by removing later additions or modifications, such as synthetic siding, aluminum windows, reconstructing missing architectural features, and preserving the historic fabric of the structure.

Period of Significance: A time period during the history of a neighborhood or district when a substantial amount of construction activity took place. For Hyde Park, the period of significant is from 1892 to 1960. The majority of resources in the district (87%) were built during this period of significance.

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 Hyde Park Compatibility Standards**, authored by Black, Atkinson, & Vernooy.
3. **Compatibility with the immediately surrounding structures.** New buildings should be reviewed in the context of their surroundings.

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. In the event there is a contradiction between the Hyde Park Local Historic District Design Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Hyde Park Local Historic District Design Standards will govern.

D. Previous Agreements about Specific Properties in the District

1. 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.
2. 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 remain a source for developers and home owners to help resolve questions of proposed development in advance of permitting and construction, on a voluntary basis.

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 that exceed ordinary repair or maintenance.
- 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.

The Historic Landmark Commission has the authority to grant exemptions to the Design Standards if it determines that proposed new construction or changes to existing buildings or sites will maintain the relevant historic style and retain the character-defining features of the historic district.

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.

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.

1.3: Avoidance of False Historicism

Respect each contributing structure as an example of the architecture of its time. Do not make alterations that have no historic basis, such as the addition of gingerbread trim to a 1920s bungalow. Do not give an existing contributing structure a "historic" appearance it never had. When developing plans for additions, porches, and other exterior alterations, look to other houses of similar vintage to see how these changes were made historically, and then use that information as a guide to developing an appropriate size, scale, and massing for your proposed exterior change.

1.4: Appropriate Treatment Options for Contributing or Potentially Contributing Structures

1. Preserve the historic fabric: Repair deteriorated historic features and architectural elements.
2. Reconstruct missing or un-repairable architectural features with the following:
 - a) Recycled historic materials that approximate the size and match the scale, profile, and appearance of the deteriorated or missing feature, if available.
 - b) New material that that approximates the size and matches the scale, profile, and appearance of the historic material.

Reconstruct or rebuild missing architectural features using photographic or physical indications as a guide.

1.5: Energy Efficiency

Historic preservation and energy efficiency can work hand-in-hand. Do not change the architectural character of a contributing structure to maximize energy

efficiency; instead, develop a compatible means of preserving a contributing structure and conserving energy.

1. Solar panels: Design photovoltaic and solar thermal installations on contributing buildings so that they are in scale with the existing roofline and do not damage historic architectural features or materials. Do not put free-standing solar panels on the street sides of a structure. This does not apply to landscape lighting.
2. Rainwater collection systems: Rainwater harvesting is encouraged. If PVC piping is used for rainwater system, all pipe visible from the street shall be painted to resemble metal. Rainwater collection tanks may be of any material, but if visible by pedestrians from the primary street, they shall be unobtrusive.
3. Other: Graywater recycling, use of HDPE in lieu of PVC, xeriscaping, tree stewardship, recycling of building materials, and wildlife habitat creation and maintenance are encouraged.

2. Exclusions

The following features are excluded from any design standards:

1. Paint color
2. Interiors of houses

3. Residential Standards: Single Family and Contributing Multifamily - Preservation and Restoration

3.1: 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 historic facade of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible. If replacement of exterior wall materials is necessary, choose a material identical in size, profile, and appearance as the historic material.

3.2: Doors and Doorways

1. Do not enlarge, alter, or relocate single doorways on the façade of the house.
2. Retain and repair an original entry door. In cases where replacement of an original entry door is required, or where the house does not have the original door, choose a replacement door that is compatible in terms of design and appearance with the historic character of the house.
3. Retain the glazing (window or glass) in its original configuration on doors that contain glass.

Look to other houses of similar age and style in choosing a replacement door, or consult publications, catalogs, or design professionals to determine the appropriate door styles and materials for the age and style of your house.

3.3: Windows

Original windows are one of the most important features of the façade of a house and define the character of the contributing buildings in the district. Many contributing structures in Hyde Park still retain their old-growth wood windows.

1. Repair or rehabilitate the original windows and screens.
2. The energy efficiency of original windows can be improved by using methods that do not damage historic sashes, glass, or frames, such as weatherstripping, insulating weight pockets, adding insulated glass and the necessary additional balancing weights, or adding a clear interior film, or a combination of these methods.
3. Do not use tinted glass or tinted film on original windows.
4. If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows. .

3.4: 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.

Preserve the original front and street-side porches. Do not enclose open front and street-side ground-floor porches with screening, glass, or other enclosure materials. Screens are appropriate for rear porches or other porches, including second-floor front porches.

3.5: 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.

1. 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.
2. 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.

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

3.6: Chimneys

Preserve existing chimneys. Use original or similar replacement materials to rebuild a fallen or unstable chimney.

3.7: 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.

1. When rebuilding an original garage or adding a second story to it, preserve the roof pitch and style of siding.
2. When installing new garage doors, make them complementary in design to the original structure.

4. Residential Standards: Additions to Contributing Single Family and Multi-Family 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.

4.1: Preservation of Historic Character

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.

4.2: Location

Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street.

4.3: Roof, Fenestration, and Siding

1. Make the pitch and height of the roof of the addition compatible to that of the existing house.
2. 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.
3. Use exterior siding materials on the addition which match or are compatible with that of the existing house.

4.4 Size and Scale of Additions:

1. Design additions to have the same floor-to-ceiling height as the existing house.

2. Locate second story additions at least 15' back from the front house wall. The front house wall is the exterior wall closest to the street. Houses on corner lots have only one front wall.
3. Design additions so that they do not overwhelm the original building.
4. Do not raise a first story to become a second story.

Recommendations:

1. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible.
2. Consider adding one-story additional to one-story houses.
3. 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.
4. 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.
5. Do not locate windows so as to invade the privacy of neighboring properties.

5. Residential Standards: New Construction of Single Family Structures

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.

5.1: Massing, Scale, and Architectural Elements

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 to Historic Landmark Commission, include photographs of all existing adjacent buildings and any other buildings on the block which have inspired design choices for the new construction.

5.3: Porches

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

5.4: Height

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.

5.5: Roofs

Use a hipped roof, gabled roof, or a combination of hipped and gabled roof on new houses, as these roof forms are traditional on the contributing structures in the district. Use a simple roof on new construction in blocks where bungalows with simple roof forms prevail. Shed roofs are appropriate for porches, but are not appropriate as the principal roof on the main structure.

5.6: Entrances

Locate the primary entrance to the building on the front.

5.7: Exterior Wall Materials

Use exterior wall materials that are compatible with those on the contributing structures on the block, such as wood, cementitious siding, brick, or stone.

5.8: Chimneys

Do not use wood siding on a chimney.

5.9: 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 façade of a building.

5.10: Garage Apartments/Secondary Units

Secondary units in Hyde Park traditionally face the street and share access to parking with the primary unit, except in the case of corner lots, where the secondary unit may face the side street and access parking from the side street. Pursuant to the Hyde Park NCCD, garage apartments and secondary units are allowed only on lots equal to or greater than an area of 7,000 square feet.

1. Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.
2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.
3. Use wood or wood-appearing garage doors.
4. Retain the historic appearance of contributing garages and carriage houses when designing an addition to them.

5.11: 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.

5.12: Fences

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

6. 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.

7. 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.

8. 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.

Preserve and maintain the width, materials, and historic location of contributing civic structures, including sidewalks, retaining walls, and bridges. Maintain the historic facades of public buildings and park structures in compliance with the Secretary of the Interior's Standards.