

Late Backup

Changes to the Hyde Park Historic District Design Standards
since first reading (November 18, 2010)

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On December 7, 2010, City staff hosted and facilitated a meeting for stakeholders to discuss the proposed Design Standards. During the meeting, stakeholders reviewed the Design Standards prepared by the nomination team after review and comment by City staff, and which had been endorsed by the Hyde Park Neighborhood Association. Stakeholders voiced opinions and concerns over the following sections; these suggestions were adopted and incorporated into the latest set of proposed Design Standards, and represent a general consensus of those present at the December 7 meeting.

The following sections were changed:

1.4: Sequence of Appropriate Treatment Options for Contributing or Potentially Contributing Structures – the words “sequence of” were deleted at the suggestion of those who voiced concern that they would be forced to preserve and repair historic features at any cost.

1.5: In the section dealing with solar panels, the prohibition against locating solar panels on the street sides of a structure was modified by adding “freestanding” solar panels.

1.5: Substituting “clad in a traditional material or screened” referring to rainwater collection tanks visible by pedestrians from the primary street was not incorporated into the latest Design Standards – the provision stands that those collection tanks must be “unobtrusive.”

3.1: The group decided to delete the word “front” façade in favor of just façade, since the façade is the front of the house; the other sides are elevations.

The section stating “repair damaged or deteriorated exterior wall materials to the greatest extent possible” was replaced with “where reasonably possible.”

3.3: The group agreed to remove the last sentence from Section 4:
If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows. ~~Do not use windows which contain the muntins and mullions (pane dividers) between the panes of glass—match the profile of the historic windows to be replaced.~~

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

5.2: The group decided to delete this section dealing with windows in new construction.

5.6: Locate the primary entrance to the building on the front. ~~facing the street.~~

The group further discussed the possibility of clarifying what was meant by the “front wall” of a building, especially in cases where the house has a projecting front gable – the group agreed that any measurements regarding the “front wall” of a house would be that wall which projects the furthest from the front plane of the house.

The nomination team clarified that the proposed Design Standards apply only to contributing structures within the District, as set forth by Code, but added that non-contributing structures which would be contributing if non-historic modifications were reversed, would also benefit from the Design Standards.

Late Backup

There was concern about the associated criminal and civil penalties for failure to comply with the requirement to obtain a Certificate of Appropriateness for work on contributing structures as well as concern that the contributing structures also fall under the demolition by neglect provisions of the Code.

The Hyde Park Preservation Plan and Design Standards

December 9, 2010

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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, & Vermooy.
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.