

ZONING CHANGE REVIEW SHEET

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CASE NUMBER: C14H-2010-0019

HLC DATE:

July 26, 2010

APPLICANT: Hyde Park Neighborhood Association (Nomination by Lorre Weidlich)

CONSULTANT: Terri Myers, Preservation Central

HISTORIC NAME: Hyde Park Local Historic District

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: Generally between West 38th and West 45th Streets and Guadalupe Street to Duval Street (Please refer to the location map included in this project).

ZONING

FROM:

SF-3-NCCD
SF-3-H-NCCD
SF-6-NCCD
MF-2-NCCD
MF-3-NCCD
MF-4-NCCD
NO-H-NCCD
LO-NCCD
LO-H-NCCD
LR-NCCD
LR-MU-NCCD
GR-NCCD
CS-NCCD
CS-V-NCCD
P-NCCD

TO:

SF-3-HD-NCCD
SF-3-H-HD-NCCD
SF-6-HD-NCCD
MF-2-HD-NCCD
MF-3-HD-NCCD
MF-4-HD-NCCD
NO-H-HD-NCCD
LO-HD-NCCD
LO-H-HD-NCCD
LR-HD-NCCD
LR-MU-HD-NCCD
GR-HD-NCCD
CS-HD-NCCD
CS-V-HD-NCCD
P-HD-NCCD

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed Historic District Combining District Overlay for the subject area. This includes zoning changes from:

family residence, neighborhood conservation combining district (SF-3-NCCD); family residence – historic, neighborhood conservation combining district (SF-3-H-NCCD); family residence – small lot - neighborhood conservation combining district (SF4A-NCCD); urban family residence - neighborhood conservation combining district (SF-5-NCCD); public – historic – neighborhood conservation combining district (P-H-NCCD); multi-family residence (moderate – high - density) – neighborhood conservation combining district (MF-4-NCCD); multi-family residence (moderate – high - density) – historic, neighborhood conservation combining district (MF-4-H-NCCD); multi-family residence (high - density) neighborhood conservation combining district (MF-5-CO-NCCD); general office - neighborhood conservation combining district (GO-NCCD);

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limited office - neighborhood conservation combining district (LO-NCCD); limited office - mixed use - historic - neighborhood conservation combining district (LO-MU-H-CO-NP); commercial services, conditional overlay, mixed use, neighborhood conservation combining district (CS-CO-MU-NCCD) or (CS-MU-CO-NCCD); commercial services (liquor sales), mixed use, conditional overlay, neighborhood conservation combining district (CS-1-MU-CO-NCCD); and commercial services, mixed use, vertical mixed use, conditional overlay, neighborhood conservation combining district (CS-MU-V-CO-NCCD), zoning.

to:

family residence - historic district - neighborhood conservation combining district (SF-3-HD-NCCD); family residence - historic, historic district, neighborhood conservation combining district (SF-3-H-HD-NCCD); family residence (small lot) - historic district - neighborhood conservation combining district (SF4A-HD-NCCD); urban family residence - historic district neighborhood conservation combining district (SF-5-HD-NCCD); public - historic - historic district - neighborhood conservation combining district (P-H-HD-NCCD); multi-family residence (moderate - high - density) - historic district - neighborhood conservation combining district (MF-4-HD-NCCD); multi-family residence (moderate - high - density) - historic - historic district - neighborhood conservation combining district (MF-4-H-HD-NCCD); multi-family residence (high - density) - historic district - neighborhood conservation combining district (MF-5-CO-HD-NCCD); general office - historic district - neighborhood conservation combining district (GO-HD-NCCD); limited office - historic district - neighborhood conservation combining district (LO-HD-NCCD); limited office - mixed use - historic - historic district - conditional overlay - neighborhood conservation combining district (LO-MU-H-HD-CO-NCCD); commercial services - conditional overlay - mixed use - historic district - neighborhood conservation combining district (CS-CO-MU-HD-NCCD or (CS-MU-CO-HD-NCCD); commercial services (liquor sales) - mixed use - historic district - conditional overlay - neighborhood conservation combining district (CS-1-MU-CO-NCCD); and commercial services - mixed use - vertical mixed use - conditional overlay - historic district - neighborhood conservation combining district (CS-MU-V-CO-NCCD), zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the establishment of the local historic district as proposed. Vote: 6-0-1 (Myers recused).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS:

Background: The Hyde Park Local Historic District is the city's second local historic district nomination this year, and the largest to date. Within the approximately 186 acres of the proposed Hyde Park there are 640 properties. The owners of at least 51% of the land area within the district signed a petition in support of this application. (A 51% level of support is required by the Land Development Code for consideration of the

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historic district (HD) zoning overlay.) There are 480 contributing properties out of the total 640 structures, meeting the additional requirement of at least 51% of the structures being built within the period of "significance," retaining their appearance, and therefore being contributing structures.

Brief History of the District:

Description of the District: The district is primarily residential, although there are several churches, an historic grocery store, and some other businesses on the periphery and at a couple of important intersections. Queen Anne and Classical Revival styles dominate the first buildings completed towards the end of the 19th Century, some of which were large family mansions, while smaller buildings built after the turn of the century tended to be bungalows or a mixture of Classical Revival with traditional bungalows. The overall blend of architectural styles reflects the transition from the Victorian Age to the 20th Century and the development of Austin.

Of the 640 total properties identified within the district, 480 were considered contributing at the time of application. (See attached map) This high degree of architectural integrity substantiates the appropriateness of a Historic District Combining Overlay. The ordinance requires 51% be contributing. Also within the proposed district are many city landmarks. In addition to the Fire House, mentioned above, the District contains a "Moonlight Tower," a streetscape feature that is also a landmark.

Informing Stakeholders: Prior to this Historic Landmark Commission meeting, both the applicants and City staff held a meeting on June 8, 2010 with the district's residents and interested citizens. The purpose was to explain the local historic district (HD) combining overlay and allow many opportunities for comments, questions and suggestions for the Design Standards proposed for this particular district. The Historic Preservation Office notified all property owners and city utility account holders within the subject tract of meetings held on June 8, 2010 in the Boards and Commissions Room at City Hall. The notification contained a copy of the proposed Design Standards.

The Design Standards are being revised at the behest of staff. Most of the changes are to format and have to do with separating recommendations from requirements so the document is very clear. The current revision based on these meetings, comments, and suggestions is now attached for your review.

Conservation and Green Energy: The proponents of the Hyde Park Local Historic District have taken care to incorporate green energy and conservation precepts into the design guidelines. They note the loss of energy when a home is demolished in terms of energy, landfill space and lost material. In addition, new technology in building materials, such as siding and windows, is not always superior to that which was produced in the past. The applicants recognize there may be times when it appears there is conflict between the goals of energy conservation and historic preservation, but by specifying where and how new techniques can be applied while retaining historic fabric

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green energy products and the idea of conservation in general is clearly accepted and promoted in these guidelines.

More Information about the Hyde Park Local Historic District: The nomination prepared by the Neighborhood Association and their consultant includes a full history of the district, photographs and descriptions of both contributing and non-contributing properties in the district at the time of submittal, the preservation plan in its entirety, and an in-depth history of a quarter of the contributing properties. (Contributing properties are those built during the "period of significance" that retain their historic integrity.). Please see attached backup for additional information concerning the overall data collected, the meetings held by the applicant and the revised Design Standards which will apply to building and construction within the district upon approval of the zoning.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Hyde Park Neighborhood Association

BASIS FOR RECOMMENDATION:

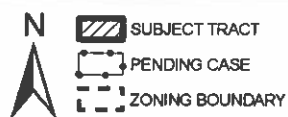
The proposed Castle Hill Historic District nomination is complete and meets or exceeds all ordinance requirements. Please see attached nomination form.

PARCEL NO.s: See Exhibit C:

LEGAL DESCRIPTION: See Exhibit C:

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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

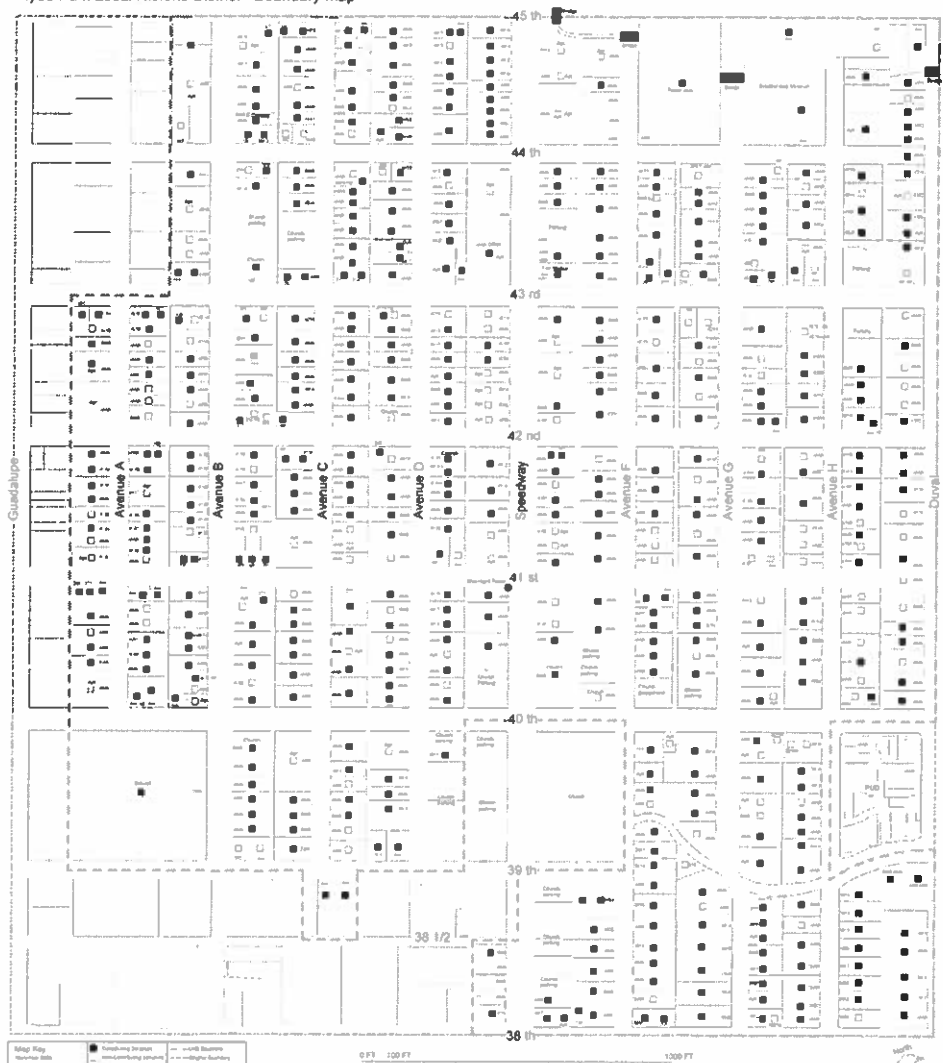


This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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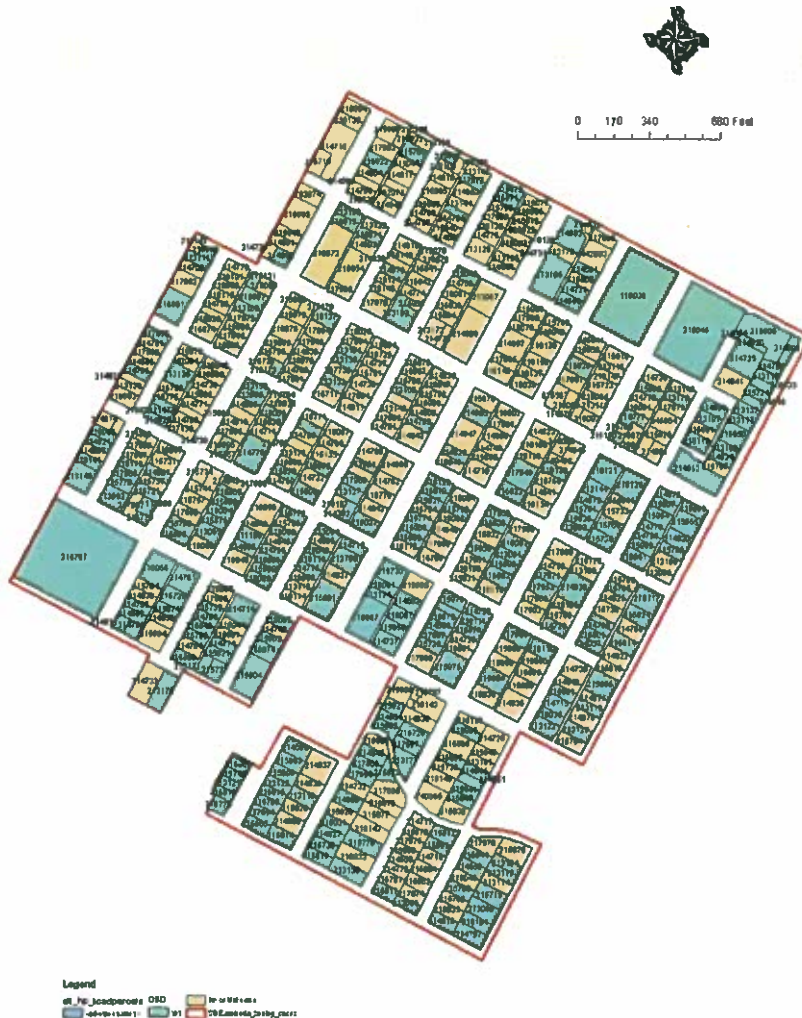
Hyde Park Historic District Contributing, Non-Contributing and Historic Landmark Properties

Hyde Park Local Historic District - Boundary Map



Proposed Hyde Park Local Historic District Petition Map July 2010

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The Hyde Park Preservation Plan and Design Standards

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Relevant Definitions

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

Certificate of Appropriateness: A document issued by the Historic Landmark Commission after review of proposed changes to a historic, contributing, or potentially contributing structure in a local historic district attesting to the fact that the requested change to the structure does not violate the historic appearance of the structure. Ordinance No. 041202-16 of the City of Austin explains "(A) Until a person obtains a certificate of appropriateness, demolition or removal, from the commission or building official, the person may not: (1) change, restore, remove, or demolish an exterior architectural or site feature of a designated historic landmark or a contributing structure; or (2) change, restore, remove or demolish an exterior architectural or site feature of a structure for which a designation is pending (B) Except for a change to the exterior color of a historic landmark, the prohibition of Subsection A does not apply if the historic preservation officer determines that a change or restoration (1) is ordinary repair or maintenance that does not involve changes in architectural and historical value, style, or general design; (2) is an accurate restoration or reconstruction of a documented missing historic architectural element of the structure or site, unless a variance of waiver is requested; or (3) does not change the appearance of the structure or site from an adjacent public street, and is limited to construction of (a) a ground-floor, one-story addition or outbuilding with less than 600 square feet of gross floor areas; or (b) a pool, deck, fence, back porch enclosure, or other minor feature" (page 25).

Contributing Structure: "A structure that contributes to the historic character of a historic area (HD) combining district, was built during the period of significance for the district, and which retains its appearance from that time. An altered structure may be considered a contributing structure if the alterations are minor and the structure retains its historic appearance and contributes to the overall visual and historic integrity of the district. A structure is designated as a contributing structure by the ordinance establishing the historic area (HD) combining district" (Ordinance No. 041202-16 of the City of Austin, page 5).

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

Historic District: "A historic area (HD) combining district in accordance with Chapter 25-2 (*Zoning*)" (Ordinance No. 041202-16 of the City of Austin, page 5). Ordinance No. 20060622-128 of the City of Austin provides that "The council may designate an area as a historic area (HD) combining district if at least 51 percent of the principal structures within the proposed district are contributing structures when the historic preservation officer certifies that the zoning or rezoning application is complete" (page 2).

Noncontributing Structure: Any structure less than 50 years old is non-contributing. In addition, a house older than 50 years can be noncontributing if it was not built during the period of significance of the district or if it does not retain sufficient integrity of materials and design to convey its historic appearance. Any house that was moved into the neighborhood is noncontributing.

Potentially Contributing Structure: "A structure that could qualify as a contributing structure if its historic appearance were restored, as determined by the Landmark Commission" (Ordinance No. 041202-16 of the City of Austin, page 5).

Preservation: The "act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project" (*The Secretary of the Interior's Standards for the Treatment of Historic Properties*, page 17).

Reconstruction: The "act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location" (*The Secretary of the Interior's Standards for the Treatment of Historic Properties*, page 164).

Rehabilitation: The "act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values" (*The Secretary of the Interior's Standards for the Treatment of Historic Properties*, page 61).

Restoration: The "act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period" (*The Secretary of the Interior's Standards for the Treatment of Historic Properties*, page 117).

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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 current 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 an 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 wide. For a full list of Hyde Park neighborhood patterns, see *Hyde Park Neighborhood Plan* (City of Austin Ordinance No. 000413-63, August 13, 2000).
2. **Compatibility with the immediately surrounding structures.** New buildings should be reviewed in the context of their surroundings. For example, no addition to a house should cause it to be incompatible in size or form with its neighboring houses, and no new structure should be incompatible in size or form with its neighboring structures.

Designation of the Hyde Park Local Historic District does not require property owners to make changes to their properties, such as returning buildings to their historic appearance. Additionally, the review of construction projects within the district that results from district designation is limited to those projects that affect the exterior of the building and its site; interior remodeling projects do not require review and approval.

3. The Specific Goals of the Hyde Park Preservation Plan

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

- Preserve the historic fabric of Hyde Park.
- Prevent the demolition of the historic fabric of the neighborhood.
- Encourage the rehabilitation, maintenance, and retention of historic structures.
- Ensure that alterations to existing buildings are compatible with the 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

The Hyde Park Local Historic District will operate within the constraints of several levels of guidelines:

- 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

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 exterior structures in Hyde Park. It 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 mandates the adoption of *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. 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.

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

No Design Standards can be enforced without proper regulation. According to Ordinance No. 041202-16, any 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 Certification of Appropriateness is issued can a building permit be issued.

A. Review by the Development Review Committee

The HPNA Development Review Committee will work with developers and home owners to resolve all questions of proposed development in advance of permitting and construction.

Comment [JM1]:

B. Requirement of a Certificate of Appropriateness

Any 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 taking into account the recommendation of the Hyde Park Development Review Committee, the Historic Landmark Commission will review all applications for the following:

- Exterior changes to existing buildings and sites, including but not limited to the construction of additions, the installation of new windows, doors, or roofs, and the modification of porches.
- New construction.
- Proposed demolition of existing buildings.

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- Relocation of existing buildings into or out of the Hyde Park Local Historic District.
- Landscape changes requiring a City of Austin permit and the removal or significant pruning of any tree protected by the Austin Tree Preservation Ordinance (Ordinance 990225-70), generally those with a trunk diameter of 19 inches or larger measured at 4.5 feet above ground level.

Comment [JM2]:

Comment [JM3]:

Applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office at least 21 days before the scheduled Historic Landmark Commission meeting. 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 Commission will not hear an application for the demolition of an existing building within the District until it has granted a Certificate of Appropriateness for the replacement building. The Historic Preservation Office has the authority to approve minor projects without requiring a full review by the Historic Landmark Commission.

4. Periodic Review

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

Design Standards

1. General Standards

1.1: Prevention of Demolition

Demolition of all structures, including non-contributing structures, 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 review by the Historic Landmark Commission. A permit for demolition for a contributing structure or an exterior part of a contributing structure shall be granted only in extraordinary circumstances and only when a plan for the replacement structure, including the dimensions and design of the structure, has been presented by the applicant. These demolition standards apply to all properties within the Hyde Park Local Historic District, with narrow exceptions for multi-family properties, as described in Multi-Family Property Standards.

In no case shall the maximization of energy efficiency be used as a reason to demolish a historic, contributing, or potentially contributing structure, or to change a structure in such a way that its historic features are modified or obliterated. Hyde Park recognizes that the greenest house is one which has not been torn down and taken to the landfill.

1.2: Retention of Historic Style

Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale. Avoid alterations to the existing fabric of historic buildings.

1.3: Avoidance of False Historicism

Avoid alterations that have no historic basis and that seek to create the appearance of a different architectural period. For example, do not add Victorian trim to a 1920s bungalow or bungalow details to a 1950s ranch-style house or cottage.

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

Repair rather than replace deteriorated historic features and architectural elements. If an existing architectural feature cannot be readily repaired, the replacement shall match the historic feature in size, scale, and materials. When the original materials of a structure are deteriorated beyond the point of preservation, the substitution of compatible recycled historic materials is acceptable. Reconstruct or rebuild missing architectural features with photographic or physical evidence as your guide. Physical evidence can include corresponding appropriate features displayed by other unaltered buildings within the historic district. As a last resort, the use of new materials that duplicate the form of the original materials (based upon photographic or other evidence) is acceptable.

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1.5: Energy Efficiency

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

2. Residential Standards: Single Family

Preservation and Restoration

(City will provide official designation to which this applies)

2.1: Front of Houses

Houses in Hyde Park uniformly face the front street with a generally centered front door, and have windows facing the front yard and street. The front is the front wall of the living space and the porch is at the front of the houses.

Retain the original front facade of a house. Make no changes should be made that would compromise the status of the house as a contributing or potentially contributing resource in the Hyde Park Local Historic District. Repair damaged exterior wall materials to the greatest extent possible.

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

2.2: Windows

Original fenestration is character-defining for a building. In Hyde Park, most old windows are old-growth pine or cypress and are 50 to 100 years old. Original steel-casement and other types of windows are also still extant in Hyde Park. With proper restoration, these units will likely outlast many modern products.

Maintain, repair, and restore, if necessary, the original placement, style, design, materials, and glass of windows.

2.3: Porches

Porches are an integral part of the character of homes in Hyde Park. Different porch styles are appropriate to different house styles.

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

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2.4: Lighting

Exterior lighting has traditionally been located on the ceilings of porches (thus minimizing light pollution and emphasizing the entry) or on the wall adjacent to the entry.

Retain the original location and fixture style of exterior lighting.

2.5: Roofs

The most common roof forms in Hyde Park are hipped roofs, gabled roofs, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and of a simple form for 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 asphalt shingles in the early- to mid-Twentieth Century. Metal roofs returned in popularity as an energy saving approach in the last 20 years of the Twentieth century.

Comment [JM4]:

Retain the original roof pitches of the building. Avoid changes to roofs on the fronts of buildings. Avoid adding to the eave height of original roofs, especially at the front of structures. Retain historic dormers. In replacing roof material, first use either the original material, second, use a product that resembles the original material, third, use metal. 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 dormers that can be documented when roof work is done.

2.6: Chimneys

Maintain existing chimneys.

2.7: Garages

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

Retain original materials and roof pitch. Maintain the historic siding of the garage.

Recommendation: New doors to garages should be of an appropriate style.

3. Residential Standards: Single Family

New Construction

(City will provide official designation to which this applies)

3.1: Houses

Local Historic District designation does not prevent change, but instead provides parameters for change that works with the special character of the district. Hyde Park recognizes that any new residential structure should reflect its time; consequently, contemporary design for new residential construction is appropriate, as long as it fits the architectural patterns of the neighborhood and its immediately surrounding structures. Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.

Use massing, scale, and architectural elements typical of the block in new construction. The geometry of new house construction shall be in a scale with contributing buildings on the same block. Present any new building elevations along with adjacent building elevations for review.

Design fenestration to be similar to the character of fenestration in contributing structures. A half-story approach for second story space is more prevalent in Hyde Park than full second stories and maintains a scale in character with existing houses; consider a half story design for second floor space for new houses.

Front porches on new construction must be at least 7 feet deep, and intended to be useable as a social area. Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab.

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

For appropriate roof forms, look to the roof forms traditionally used on contributing Hyde Park houses. Use roof forms traditionally used on contributing structures, such as hipped and gabled. Shed roofs are appropriate on attached porches but not main structures.

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

3.2: Additions

Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.

An addition shall not require the removal of significant portions of the existing house. The front façade shall remain intact.

Recommendation: Changes should not compromise a house's status as potentially contributing.

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

Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible. Match the pitch and height of the roof of the addition to that of the existing house. On an addition, make windows visible from the street compatible with the main house in terms of sash configuration, proportion, spacing and placement. Make the exterior siding material and profile of an addition match or be compatible with that of the existing house.

Construct one-story additions to one-story houses when possible. Considerations of impervious cover may provide an exception. Design additions to have the same floor-to-ceiling height as the existing house. Locate second story additions at least 15' setback from the front house wall. and should not overwhelm the original building.

Recommendation: Wherever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space.

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Design side wall heights on second floor additions to be in scale and proportion to the original house.

Recommendation: Where attic heights are adequate to support second floor living space, dormers or rear additions that do not exceed the original roof ridge height are preferable, as are side walls that maintain the same proportions.

3.3: Chimneys

Do not locate a new chimney on the front façade. Construct chimneys of brick or stone, or to have the appearance of brick or stone.

3.4: Garages

Design new garages to be detached and located to the rear of the lot and to be of a design that is simple but complementary to the main building. Do not locate garages or carpots on the front façade of a building.

3.5: Garage Apartments/Secondary Units

The traditional pattern in Hyde Park for secondary units is that they face the street and they share access to parking with the primary unit except in the case of corner lots, when some secondary units face the side street and access parking from the side street.

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

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

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

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

3.6: Driveways

A single lane driveway, entered from the front of the lot and located to the side of a house, is character-defining for Hyde Park. They are constructed of gravel or runners. Parking has traditionally been located to the side or rear of the house.

Do not locate a driveway in front of a house. Locate them 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. No circular driveways.

3.7: Fences

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

4. Commercial Property Standards

Commercial development in Hyde Park consists of a mixture of historic, contributing, potentially contributing and noncontributing structures. The commercial structures in Hyde Park that are historic, contributing, or potentially contributing 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 development in Hyde Park shall adhere to the historic patterns of Hyde Park commercial structures.

Recommendation: New commercial structures should be brick, tile, or other historic materials and have the pedestrian features of an entrance on the street and awnings over the public sidewalk.

5. Multi-family Property Standards

There are no multi-family structures in Hyde Park that date from a period of significance in the history of Hyde Park. The majority of multi-family structures, in fact, are at variance with the architectural patterns of residential structures in Hyde Park. No emphasis is put on the preservation or restoration of those multi-family structures that have no historic significance and are at variance with Hyde Park architectural structures.

6. Public Space Standards

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

Maintain the width, materials, and historic location of sidewalks and bridges. Maintain the historic facades of public buildings and park structures. Maintain the historic features of alleys.

(still to include from city: location of solar panels and rain collection systems)