

COMMENTS AND LETTERS FROM CITIZENS

From: Jeff Crawford [jeffcrawford@austin.rr.com]
Sent: Thursday, May 20, 2010 2:23 PM
To: john@swsg.com; lga@austin.com; patti_niles@yahoo.com; meghankleon@gmail.com; dleary@mail.utexas.edu; terrimyers@preservationcentral.com
Cc: Sadowsky, Steve; Kirby, Susan
Subject: Castle Hill LHD Hearing by the Landmark Commission

Dear Commissioners,

I am writing this email in support of the Castle Hill Local Historic District. I live about two blocks from this proposed LHD & think the approval of this LHD would help to maintain the historical character of our neighborhood. The application for the Castle Hill LHD is complete and is supported by the required percentage of residents located within the district's boundaries. Our home is being considered for historical designation and we believe in the merits of historical preservation and its benefits to the city.

I hope you vote for the approval of the Castle Hill Local Historical District.

Thanks,

Jeff Crawford

1412 West Ninth Street

Austin

From: Joan Huntley [hntlyjoan@yahoo.com]
Sent: Monday, May 17, 2010 10:38 AM
To: laura@lkelso.com
Cc: Kirby, Susan; Charlotte Orth; Larry Halford; Laura Porcaro
Subject: Castle Hill Local Historic District

Good Morning, Laura! I'm so sorry I didn't get to connect with you before Sunday's meeting, but in reading and reflecting on the proposal after Thursday evening's meeting, several things came to thought:

1. The Secretary of Interior's Standards pretty well cover the spirit and sense of what is desired in our historic district (H.D. hereafter), but without the "have to" that is desired by the H.D. overlay. How about simply creating our H.D. overlay by referring to the Nat'l. Standards and calling out specifics where the Nat'l. Standards don't address such things. Example: Solar, wind, rainwater collection aren't addressed in the detail we might want to see.

I like the general statements at II. A, C, D, and E as reflecting more specific guidelines for changes. These could be stated and add introductory language referencing our H.D. back to the Nat'l. Standards

II. B Site Improvements. calls out more specific features and it may be appropriate to mention each individually with our stated desires.

2. I realized no one had mentioned ramps for our aging population in the district, and there are several homes where there is no choice but in the front yard...or a mechanical lift likewise sited!

3. With my desire to create a co-housing community on our property which includes 1105 W. 10th and drops down the slope to 910 Baylor, I realized several solutions for parking and access don't agree with the proposed compatibility standards:

- a) Cars will need to be parked from the Baylor frontage, so will be quite visible from the street.
- b) It would be appropriate to have a hydraulic lift from the Baylor street level up to a walkway mid-way on the slope along the units built on the most level portion of the site so people could easily access their homes without having to climb stairs. This doesn't appear to be permitted in B.4. Mechanical Equipment.

4. Given the considerations I've listed in 3., would you please consider excluding the property at 910 Baylor from the Compatibility Standards along with Jan Kubicek's property at the north end of Baylor at 12th.

Respectfully submitted,

Joan Huntley
512.478.1025
HntlyJoan@yahoo.com

From: tillie katz [tilliez@earthlink.net]
Sent: Tuesday, March 30, 2010 11:35 AM
To: Kirby, Susan
Cc: psolomon@austin.rr.com
Subject: Re: Castle Hill Historic District

Ms. Kirby, thank you very much for sending me the information I requested. After reading the material I have decided having my house on West 11th. part of the Castle Historic District for two reasons. They are that I don't think my house is that architecturally interesting and adds much to the street and I think that piece of land would be better served with two living units on it. Of course , I know I have great taste and would have them fit with the neighborhood, so how about leaving my house out of the District. I am kidding, but wanted you to understand my position. Please let me know when the next meeting for this issue is scheduled. Tillie Katz

----- Original Message -----

From: Kirby, Susan
To: tillie katz
Sent: Monday, March 22, 2010 11:02 AM
Subject: RE: Castle Hill Historic District

Dear Ms. Katz,

A Historic District is different than a Historic Landmark, in that a structure just needs to have been built during the "contributing period" and not remodeled or changed so much that it is unrecognizable from its historic appearance. In that sense, a building doesn't have to be the residence of a famous person, or the location of an historic action or event, nor an example of outstanding architecture to be "historic" as part of an Historic District. The concept of a local Historic District is that it is the collection of buildings together, the "neighborhood" more or less, that is historic, not each individual building in and

of itself. Your building is already in the "West Line National Register Historic District," which is a recognition of the houses in the general area south of Enfield from West Lynn to Baylor (approximately) and the proponents of the local Historic District would like to have city regulations, which control landuse and zoning, to protect and enhance the National recognition. (National Recognition does not imply any protection or regulation, although there are advisory "process" requirements.)

That answers the second question, and as for the first question, if you were to file a building, demolition or relocation permit today on your property on W. 11th Street, it would be reviewed by this office (Historic Preservation Office) and if greater than 500 sq. Ft., the Historic Landmark Commission. If the Commission believed there was sufficient reason to suspect the structure could be a Historic Landmark, the Commission might elect to initiate a Historic Zoning case on the property to prevent demolition or relocation. If the structure did not meet the criteria for a Landmark, the Commission would possibly make recommendations to the owner regarding the case, which would be advisory in nature. That process would be the same if a local Historic District zoning change is passed by the City Council; however, the difference would be that there would be development standards included in the ordinance that the Landmark Commission would use to approve or deny applications, rather than no objective standards and no authority other than advisory authority.

Right now, the standards for the Castle Hill Historic District are in draft form (attached) and meetings are being planned with property owners and residents to finalize the drafts. The City is planning to hold a meeting on City property so that all are notified (by Travis Central Appraisal District records) and can have a say in the development of the guidelines. The draft guidelines mainly speak to single-family development, and I think need to be broadened to include some other forms of uses and building types, particularly for new construction.

All that said, from what I know of your property, it is quite a bit larger than the single family house. The "standards" would discourage the demolition of the contributing house, but would still theoretically allow you to build around it, if that were possible given other Code requirements such as drainage, setbacks, topography, etc. (I can't speak to all of those in detail myself). Your property is a bit unique, and so it might take a little more study to assess exactly what could be done with the remainder of the property other than the small house, and it would be possible given that difference to have some guidelines specifically for your tract, I would think. You may want to contact the Castle Hill neighborhood in advance of the Design Standards meeting to talk about what you think would be beneficial, and the idea of some specific standards for your tract given its odd configuration/location. The website for the neighborhood group proposing the change is: www.castlehilllocalhistoricdistrict.com

I would also be willing to meet with you and the folks in our "Development Assistance Center" who have more environmental and engineering knowledge, to gain some knowledge about what is feasible with the tract under current code and what would be acceptable in a Historic District. This is a thumbnail description of the process, you might find more information at: www.ci.austin.tx.us/historic

Thanks,

Susan Kirby

Senior Planner, Historic Preservation

Neighborhood Planning and Zoning Department

(512) 974-3524

susan.villarreal@ci.austin.tx.us

From: tillie katz [mailto:tilliez@earthlink.net]
Sent: Friday, March 19, 2010 10:42 AM
To: Kirby, Susan
Subject: Castle Hill Historic District

Ms. Kirby , I am writing to ask a couple of questions. I am the owner of 1108 West 11th. St. that is up for rezoning to historic.

1.Would you tell me what that would mean for my piece as far as building new on the property, or what does the change entail for my house?

2.What makes this house historical?

Thank you, Tillie Katz

p.s. when is the next meeting on this issue?

From: Phil Solomon [psolomon@austin.rr.com]
Sent: Thursday, April 01, 2010 10:53 AM
To: Kirby, Susan
Subject: Re: Castle Hill Historic District
Susan-Should I also send you a notice of my protest for the properties at 608 and 612 Blanco St.? Thankx Phil Solomon 472-9263

On Mar 31, 2010, at 7:31 PM, Kirby, Susan wrote:

Dear Ms. Katz,

Thank you for your reply. The Historic District process outlined in the Land Development Code (LDC) mandates the "nomination" containing proposed boundaries is

submitted by people living in the proposed district, not city staff. Based on the way the first local Historic District, Harthan Street, was handled, and the process used to implement the neighborhood plans, I believe City Council will vote to include property where an owner has objected to the Historic District overlay zoning on a separate vote.

It appears you intend to protest the historic district zoning, if this is so, you will need to send me something that says you object or protest the re-zoning of your property, with the address or legal description, and you may send an electronic copy or fax with your signature, and then follow it up by mailing in the original.

The next meetings on the Design Standards, which the City will be hosting, have not yet been scheduled. The public hearing before the Historic Landmark Commission is presently set for May 24, 2010 at 7:00 pm, in City Council Chambers, 301 West 2nd Street. I will let you know when additional dates have been set.

Whether or not the proposed district is approved by the City Council, the Historic Preservation Office would like to work with you to achieve your goal of two living units without losing the 100+ year old folk Victorian cottage. There may be alternatives that have not been considered in developing your property.

I understand your opinion about the architectural appeal of the house on 11th Street. Local historic districts recognize historic preservation has evolved from saving a single exceptional monument hemmed in on all sides by modern development to the perspective that a collection of historic buildings better exemplifies the total environment, development history, and community planning through time. Whereas Historic Landmark status generally requires fairly strict conservation of a building as it was, a local historic district is architectural and historic zoning for contemporary use, recognizing the need for some change, but protecting the streetscape from distortion so the area remains a vital, functioning part of the city. Your objection notwithstanding, I encourage you to participate in the discussions with the neighboring property owners concerning design standards to try and achieve consensus on a vision for the area.

Thank you,

Susan Kirby

Senior Planner, Historic Preservation

Neighborhood Planning and Zoning Department

(512) 974-3524

susan.kirby@ci.austin.tx.us

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Susan Kirby

Senior Planner, Historic Preservation
Neighborhood Planning and Zoning Department
(512) 974-3524
susan.villarreal@ci.austin.tx.us

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2.What makes this house historical?

Thank you, Tillie Katz

p.s. when is the next meeting on this issue?

From: Mike Sullivan [Ltmsullivan@hotmail.com]
Sent: Friday, April 30, 2010 3:45 PM
To: Kirby, Susan; Sadowsky, Steve
Cc: Ltmsullivan@hotmail.com
Subject: CH-LHD vs OWANA

Ms Kirby and/or Mr Sadowsky

This now seems to me like a very quiet effort to implement what has become a very unpopular idea.

It is obvious to me that the district was very creatively gerri-mandered.

Witness the fact that the district DOES NOT even include Castle Hill Street.

It just doesn't pass the smell test;

I am on the OWANA steering committee, and the surprise and opposition I have heard are remarkable, Now it's beginning to look like the City has become the primary push behind this unpopular idea.

One question I am asked by OWANA members, and can not answer, regards the support required for the application..

Is it accurate that earlier these applications required 60% support, and that threshold is now 51%?

If so, when was the threshold changed, and by whom, and what method?

What threshold of support was required for this application, and how was that support documented?

Has written support been verified by CoA personnel?

If not, when will it be verified?

In the case of those who didn't understand the implications or wish to withdraw their support, how do they make that known to the CoA?
 Some of these people are not comfortable dealing with the applicant after all that has taken place. The promotion of this idea was never an OWANA effort, but some OWANA authorities were promoting it, without the knowledge or consent of the Steering Committee, and now they don't know who to believe or trust.
 The 60% - 51% question keeps coming up, and I am now on the OWANA Steering Committee, and I would like to know the story so I could provide at least that tid-bit, as well as the other questions I am forwarding.

Thank you very much
 MIKE SULLIVAN
 512-484-0767

FW: 2nd Castle Hill Design Standard Meeting Tomorrow Evening
 From: Laura Kelso [laura@lkelso.com]
 Sent: Thursday, May 13, 2010 11:31 PM
 To: Jamie O'Neill
 Cc: Tere O'Connell; Kirby, Susan
 Subject: FW: 2nd Castle Hill Design Standard Meeting Tomorrow Evening
 A little feedback from tonight's meeting...
 Thanks,
 Laura

----- Forwarded Message
 From: Erin Blake <erinblake@hotmail.com>
 Date: Thu, 13 May 2010 20:48:25 -0500
 To: Laura Kelso <laura@lkelso.com>
 Cc: Trey Damico <treydamico@gmail.com>
 Subject: RE: 2nd Castle Hill Design Standard Meeting Tomorrow Evening

Hi Laura,

You and Jamie are doing a great job of getting through all of these meetings! My short stay at tonight's meeting was due to the fact that all of the other owners seemed intent on finding fault with the design standards. From a review of the design standards, there didn't seem to be much listed about non-contributing buildings; but, we're prepared to abide by the new LHC design standards with our siding project.

Thanks again for all of your hard work and dedication to this project.

Sincerely,
 Erin Blake
 Old Castle Hill Condominiums HOA

From: laura@lkelso.com
 To: laura@lkelso.com
 Date: Wed, 12 May 2010 21:40:33 -0500
 Subject: 2nd Castle Hill Design Standard Meeting Tomorrow Evening

2nd Castle Hill Design Standard Meeting Tomorrow Evening Dear Neighbors,

This is a quick e-mail to remind you that the second of the two city-sponsored Castle Hill Design Standard meetings will be held tomorrow evening, May 13th, at 7 pm at 505 Barton Springs Road (3rd Floor Training Room).

Like the first meeting held on May 3rd, the purpose of tomorrow night's meeting is to discuss the draft Design Standards in detail and gather any additional feedback from owners before the Standards - and the full application - will be considered by the Landmark Commission on Monday, May 24th.

All of these meetings are open to the public, though clearly, comments and thoughts from owners within the proposed district carry significantly more weight than feedback from folks who do not own property within the proposed district.

As always, please let me know if you have any questions or feedback about the Castle Hill Local Historic District process, or you can also reach the city staff: Susan Kirby at 924-3524 or susan.kirby@ci.austin.tx.us <<http://ci.austin.tx.us>>

Kind Regards,

Laura Kelso

--

[laura_kelso](mailto:laura_kelso@lkelso.com)

new media editor & writer

e. laura@lkelso.com <<http://lkelso.com>>

p. 512.297.3455

<http://twitter.com/laurakelso>

P.S. For your convenience, I have attached the most recent version of the draft Design Standards to this email. Also, below, please find a brief Castle Hill Historic District Refresher.

What is a Local Historic District?

a.. A Local Historic District is a type of zoning overlay that is designated for a geographically or thematically defined area that contains a significant concentration of buildings, structures, or objects united by their history and/or architecture.

a.. Local Historic Districts are intended to retain the special character of a specific area or neighborhood by keeping the structures and other attributes as cohesive as possible. There are more than 2,000 such areas across the country, and every major city in Texas has several local historic districts.

a.. The main feature of a LHD is the establishment of design standards that are created to ensure that exterior alterations to existing buildings or to newly constructed buildings remain compatible with the overall character of the district.

a.. These design standards are required to be complimentary to the national Secretary of Interior's Standards for Rehabilitation, and provide clarification and specific guidance for several common building and site-related issues.

What the Castle Hill Historic District Design Standards Do:

a.. Provide neighborhood stability through the regulation of existing building preservation and new design

b.. Regulate the design of alterations that are visible from the street, specifically:

a.. the rehabilitation and repair of existing historic (or "contributing"*) buildings to preserve their historic character

b.. building additions

c.. new construction

d.. some site features such as driveways and fences

What these Design Standards do NOT do:

a.. Regulate parts of the building that are not visible from the street, as long as they are in accord with base and neighborhood plan zoning requirements.

b.. Regulate interiors

c.. Regulate paint colors

Buildings located in LHDs can be demolished (although demolition of sound contributing buildings is discouraged), but nothing can be torn down until the replacement building has received approval from the city of Austin's Historic Landmark Commission.

*A contributing building is "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."

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<http://www.windowslive.com/campaign/thenewbusy?ocid=PID28326::T:WLMTAGL:ON:WL:en-US:WM_HMP:042010_2>

----- End of Forwarded Message

Re: 2nd Castle Hill Design Standard Meeting Tomorrow Evening
From: Laura Kelso [laura@lkelso.com]

Sent: Friday, May 14, 2010 11:51 AM

To: Erin Blake

Cc: Trey Damico

Subject: Re: 2nd Castle Hill Design Standard Meeting Tomorrow Evening

Attachments: Demonstration of Owner Support.doc
Hi Erin,

Thanks so much for your note.

Yes, the beginning of last night's meeting was a little contentious, but I feel like once the city took control and said the meeting was about the DESIGN STANDARDS, and not the LHD process, people began to focus a little more on the substance at hand. :)

Thanks so much for coming though - we really appreciate your participation!

At the upcoming Landmark Meeting (on Monday, May 24th) we're going to ask District Owners to PLEASE come out and support the Castle Hill LHD application. That meeting will be much more of a place where owners can stand and vocalize their support (in contrast to the last couple of city-held Design Standard meetings. Those turned more into forums for LHD critics, many of whom don't even live or own in our district! Sigh).

At any rate, I want to make sure that you're okay with the siding options for non-contributing structures as they stand now in the current Design Standards? If you want to make any suggestions/tweaks, please just let us know, OR if you have any remaining questions, we'll do our best to get you answers... Also, I've attached a "Demonstration of Owner Support" form to this email in case you and Trey feel ready to sign on in support. To be airtight, I'm thinking you should email/notify Old Castle Hill Condo residents to let them know, as well as get the support of your other HOA Members...(not sure how many HOA members you guys have?)

FYI, the de Saligny condos signed on in support. (Do you know Rhys Uleric there? He posted notice to everyone in the condos. He had the exec committee of the De Saligny HOA sign on in support.)

Does that make sense? As I said, not even sure you want to go down that road, but if you do, we'd obviously be so appreciative for the extra "signature" support before the Landmark Meeting!!!

Thanks again, Erin.

Talk more soon,

Laura

On 5/13/10 8:48 PM, "Erin Blake" <erinblake@hotmail.com> wrote:

Hi Laura,

You and Jamie are doing a great job of getting through all of these meetings! My short stay at tonight's meeting was due to the fact that all of the other owners seemed intent on finding fault with the design standards. From a review of the design standards, there didn't seem to be much listed about non-contributing buildings; but, we're prepared to abide by the new LHC design standards with our siding project.

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Kind Regards,
Laura Kelso

From: howard waugh sr. [hwaughsr@Austin.rr.com]
Sent: Wednesday, May 19, 2010 3:50 PM
To: Kirby, Susan
Subject: Historic Landmark Application for Castle Hill District

Your copy of letter sent to members of the Commission

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Dear Ms. Or Mr.

I am writing to urge you to vote favorably for the proposed Castle Hill Historic District. There are a number of reasons I believe positive action on this application is appropriate:

First, it ensures the preservation, in an appropriate context, of a unique area of Austin containing not only a section of the City's early educational history (represented by the Castle - once the Texas Military Institute, and it's related buildings), but also a section of homes, both elegant two-story ones as well as bungalows homes, both elegant two-story ones as well as bungalows built by newcomers of the early 20th century who helped develop our City's businesses and professional groups. For example, my father, a physician in Johnson City, along with his brother-in-law, John Wall - who lived on West 12th Street - established a furniture store on Congress Avenue, which they eventually sold to one of my uncle's nearby neighbors, the Cabaniss family (whose home at 1200 Windsor Road is within the Castle Hill district boundaries). The Cabaniss family decided to use

their family name for the furniture business, and it continued to be one of the primary furniture stores in our city for many years.

Second, during my nearly 90 years, one of my own special experiences was the privilege of being a student at UT under J. Frank Dobie, who instilled in all his great love for our native Texas building materials, such as the limestone and the bricks used in the construction of the Castle. To my mind, we honor his memory by ensuring the preservation of this historic area. Third, the owners of a majority of the property in this area have signified their interest in having Historic District standards that protect the character of this neighborhood. Quite a number of them have worked passionately to achieve protections for this area. These are the people who pay substantial taxes on their property and the protections they are asking for should be heard and honored. While I don't live within the boundaries of the proposed district I do live on Harthan Street, which was the first street to be designated an historic district, and it shares a property line with the Castle Hill Historic District.

Finally, when working as a reporter for the San Antonio Express-News I had the honor of interviewing and writing columns about members of the Maverick family, and members of the Conservation Society such as Ethel Harris, her daughter Wanda Ford, and many others who had dedicated boundless time and effort to saving so much of early San Antonio's historic character - efforts which have proved to be of such economic value in terms of the City becoming a magnet for tourism. As the capitol of our state I am hopeful that Austin can follow suit and preserve areas like the Castle Hill district that reveal information about our ancestors, those people who provided the foundation on which our City is built. To do so will most surely prove to be beneficial to Austin as well.

Thank you for your vote of support for this proposed historic district.

Norma Gene Waugh
608 Harthan Street
Austin, TX 78703

From: Bill Gimson [billgimson@hotmail.com]
Sent: Wednesday, May 19, 2010 8:36 PM
To: undisclosed-recipients
Subject: Castle Hill Historic District

We are writing in full support of the Castle Hill Historic District. As new residents to Austin we were looking for an in town location with character and a neighborhood feel. We found that combination on Harthan Street (610) in the Historic District and are now renovating the McCulloch House (previously owned by a direct descendant of Henry McCulloch, whose brother, Col. Ben McCulloch, was the Texas Ranger and Republic of Texas veteran for whom Camp Ben McCulloch is named).

We love the idea that we will have the privilege to live in a house that has seen so much history and has stood for almost 100 years. We have now discovered that Austin has a rich history and feel strongly that it should be preserved. As the owners of the first house to be renovated on a historic street we are in a unique position. From our vantage point, the process of obtaining permits has been as near to seamless as one could expect. There are of course certain requirements that must be complied with, but these are reasonable and clearly intended to preserve the integrity of the homes and the neighborhood. We have also found that our neighbors are very flexible and helpful and the city is cooperative. In short

from our vantage point making the decision to live on Harthan St. was the right one for all the reasons already mentioned... and we can't wait to move in.

Sincerely Yours,
Bill and Susana Gimson
404-493-3986

The New Busy think 9 to 5 is a cute idea. Combine multiple calendars with Hotmail. Get busy.

From: Jeff Crawford [jeffcrawford@austin.rr.com]
Sent: Thursday, May 20, 2010 2:23 PM
To: john@swsg.com; lga@austin.com; patti_niles@yahoo.com; meghankleon@gmail.com; dleary@mail.utexas.edu; terrimyers@preservationcentral.com
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Thanks,

Jeff Crawford

1412 West Ninth Street

Austin

PUBLIC HEARING INFORMATION

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www.ci.austin.tx.us/development

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Case Number: C14H-2010-0006

Contact: Susan Kirby, 512-974-3524

Public Hearing: May 24, 2010, Historic Landmark Commission

William CHAVIS

Your Name (please print)

614 618 Blonco St. Austin,

Your address(es) affected by this application

Signature

Date

Daytime Telephone: *512-961-3229, 408-888-8879.*

Comments: *① no any over hundred year old building. ② the proposed only benefit for their tax reduction. ③ will jeopardize the development of Austin in whole. ④ under current US economic, reducing the government tax income is not a wise choice, we should all focus to recover the current economic as our goal. ⑤ the governor should focus, prioritize the income and development of the city, and keep historical*

If you use this form to comment, it may be returned to:

Building

City of Austin
Planning & Development Review Department

Susan Kirby

P. O. Box 1088

Austin, TX 78767-8810

*Susan Kirby @ ci.austin.tx.us
Steve, Sadowsky @ ci.austin.tx.us*

05/17/2010 07:12

480-484-7001

DESERT MTN HS

PAGE 01/01

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): **NRD-2010-0022**

Contact: Susan Kirby, (512) 974-3524

Public Hearing:

April 26, 2010 Historic Landmark Commission

Your Name (please print) Susan Engle

☐ I am in favor
☒ I object

Your address(es) affected by this application
1405 W. 30th Street

Signature Susan Engle Date 5

Comments: I feel the two story home is not in keeping with the size and structure of the surrounding homes. I strongly object to the proposed expansion, which greatly increases the size of the home across from mine.

MAY 17 2010

If you use this form to comment, it may be returned to: Please
City of Austin
Planning and Development Review Department
Susan Kirby
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104
or WK # 480-484-7024
I have some questions I have.

PUBLIC HEARING INFORMATION

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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Case Number: C14H-2010-0006

Contact: Susan Kirby, 512-974-3524

Public Hearing: May 24, 2010, Historic Landmark Commission

PETER + LINDA MACNEIL WAGNER

Your Name (please print)

606 HARTMAN ST

Your address(es) affected by this application

P 2 N N 5/15/10

Date

Subscribed MacNeil Wagner

Daytime Telephone: (512) 478-7069

Comments:

Please see attached comments

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Susan Kirby

P. O. Box 1088

Austin, TX 78767-8810

RECEIVED

MAY 20 2010

NPZD/CMPU

City of Austin
Planning & Development Review Department
Susan Kirby
P.O. Box 1088
Austin, TX 78767-8810

5/15/10

Case Number: C14H-2010-0006

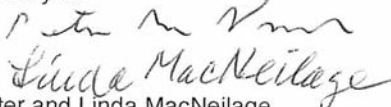
Dear Ms. Kirby and Landmark Commissioners:

We enthusiastically support the creation of the Castle Hill Historic District. Once referred to simply as "the Hill", the district is home to one of Austin's most iconic historical structures - the Texas Military Institute. The area within the boundaries of the district retain a significant inventory of Landmark properties, a number of them built by some of early Austin's prominent families. Many of the "contributing" properties are relatively modest bungalows - reflecting a period of development in Austin's history - a time when large land tracts were subdivided and bungalows were built on relatively small parcels of land. Not an area of homogeneous homes, it nevertheless represents a remarkable concentration of Landmark properties, and the intermixing of mansions and bungalows reveals a story about Austin's past, in the form of a Gestalt of an historic area, whereby the whole transcends the contributions of the individual parts.

This application, which shares a property line with the Harthan Street Local Historic District, was originally submitted as the Blanco Street Historic District in July of 2008. Since then the boundaries of the application have expanded in response to the interest expressed by nearby owners to have their properties included, and so, along with the boundaries, the name was changed to reflect the larger area. Much volunteer time and effort has been devoted to fulfilling the criteria for a Local Historic District application. Owners of the majority of the property within the proposed district boundaries want the protections afforded by Design Standards to ensure that the integrity of the historic character of this area is retained.

The changes made by City Council to the LHD ordinance, which reduced the percentage of owner support for the establishment of a district from 60% to 51% (as typically required elsewhere in the country), reflect recognition of the fact that a strong consensus of support for a district is not to be expected. We urge you to not be distracted by the voluble nay-sayers (most of whom do not live in the district), and instead recognize and support the extraordinary commitment of the numerous volunteers who have worked to prepare this application, some of whom have invested years in the effort, all motivated by the City's desire implicit in its adoption of an ordinance for the establishment of Local Historic Districts.

Thank you.


Peter and Linda MacNeilage
478-7069

FW: Letter of support for formation of Castle Hill Historic District

Page 1 of 2

Kirby, Susan

From: Laurie Limbacher [lga@austin.com]
Sent: Wednesday, February 17, 2010 10:20 AM
To: Villarreal, Susan; Sadowsky, Steve
Cc: Rusthoven, Jerry
Subject: FW: Letter of support for formation of Castle Hill Historic District

Hello,

It does not look like any of you were copied on this email, so I am forwarding it.

Has the CHPO received an application from Castle Hill? Their letter indicates that they have 55% support. Is it possible to have their land owner information entered in to the GIS to check this?

Thanks.

Laurie Limbacher

----- Forwarded Message

From: Randy Brown <liv1@austin.rr.com>
Date: Wed, 17 Feb 2010 00:47:37 -0600
To: Laurie Limbacher <lga@austin.com>, John Rosato <john@swsg.com>, <jarriaga-tx@sbcglobal.net>, Patti Hansen <patti_niles@yahoo.com>, <meghankleon@gmail.com>, Dan Leary <dleary@mail.utexas.edu>, <terrimyers@preservationcentral.com>
Subject: Letter of support for formation of Castle Hill Historic District

To: Austin Historic Landmark Commission

Dear Commissioners:

I write to express support for the application to create the Castle Hill Historic District. This new local historic district would help protect the character and historic integrity of a longtime Austin neighborhood.

The Castle Hill District ---which encompasses Blanco, Baylor and West 7, 9th 10th, 11th and part of West 12th Streets -- is an excellent candidate for LHD status. It already is home to more than a dozen city landmarks and some of the city's oldest buildings, including the Castle, which dates to 1869-70. Despite development pressures over the last few decades, this district remains highly cohesive and retains many of its original homes.

The application meets all the city's criteria for LHD zoning. More than 55% of residents support the creation of the District. And the proposed design guidelines for the district will help balance the needs of new development against the desire on the part of residents to maintain the character and historic fabric of the streetscapes. Preservation and rehabilitation of buildings will encourage both conservation and heritage tourism, which can help drive city revenues. Moreover, LHDs, unlike stand-alone city landmarks, will not take properties off the tax rolls. Thus, it achieves the goal of many residents to protect historic structures without the loss of tax revenue to the city.

Thank you for your leadership on these issues, and I hope you will recommend the adoption of this LHD application.

5/20/2010

FW: Letter of support for formation of Castle Hill Historic District

Page 2 of 2

Sincerely,

Randy Brown

----- End of Forwarded Message

5/20/2010

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Case Number: C14H-2010-0006

Contact: Susan Kirby (formerly Villarreal), 512-974-2769

Public Hearing: Feb. 22, 2010, Historic Landmark Commission

Blanca Perez

Your Name (please print)

701 Blanco

Your address(es) affected by this application

Blanca Perez

☐ I am in favor
☒ I object

Signature

Date

Daytime Telephone:

(512) 834-7441

Comments: *I am concerned that by changing the zoning in this area, which my property is on, will devalue my property value. There needs to be more time to explore and be more informed about this change or proposed changes.*

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Susan Kirby (formerly Villarreal)

P. O. Box 1088

Austin, TX 78767-8810

MAR 01 2010

MPZD/CNR

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Case Number: C14H-2010-0006

Contact: Susan Kirby (formerly Villarreal), 512-974-2769

Public Hearing: Feb. 22, 2010, Historic Landmark Commission

B:11 Choate

Your Name (please print)

1200 Baylor #101

Your address(es) affected by this application

Bill Choate

Signature

Date

Daytime Telephone: 477-1510

Comments: The houses on Baylor need to be torn down. They are not historical.

If you use this form to comment, it may be returned to:

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Planning & Development Review Department

Susan Kirby (formerly Villarreal)

P. O. Box 1088

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MAR 01 2010

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Case Number: C14H-2010-0006

Contact: Susan Kirby (formerly Villarreal), 512-974-2769

Public Hearing: Feb. 22, 2010, Historic Landmark Commission

☒ Peter Black
Your Name (please print)

☐ I am in favor
☒ I object

☒ 905 Blanco ST.
Your address(es) affected by this application

☒ [Signature]
Signature

☒ 2/18/10
Date

☒ Daytime Telephone: 512 415-8160

Comments: This notice arrived 3/16/10. There is insufficient time to read, decipher, & weigh in on a provision. I am surprised the City does not require a 120 day advance notice to all property owners a threat by this historic district. I object to the last minute notification and therefore object to the zoning change. I am sincerely requesting an extension. I will be out of Austin in Feb. 22, 2010.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Susan Kirby (formerly Villarreal)

P. O. Box 1088

Austin, TX 78767-8810

RECEIVED

FEB 24 2010

MPB/CMM

Feb 24 2010 9:58PM

FS&A LLC

5123669955

P. 1

PUBLIC HEARING INFORMATION

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Case Number: C14H-2010-0006

Contact: Susan Kirby (Formerly Villarreal), 512-974-2769

Public Hearing: Feb. 22, 2010, Historic Landmark Commission

Your Name (please print)

FRANK STEIN/HEARDNESS LLC



Your address(es) affected by this application

807 BLANCK AUSTIN TX

Signature

Date: 2/22/10

Daytime Telephone: (512) 791-9936

Comments: I NEED MORE TIME TO EVALUATE THIS PROPOSAL. THANK YOU.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Susan Kirby (Formerly Villarreal)

P. O. Box 1088

Austin, TX 78767-8810

FEB 25 2010

NEZD/CHEU

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Case Number: C14H-2010-0006

Contact: Susan Kirby (formerly Villarreal), 512-974-2769

Public Hearing: Feb. 22, 2010, Historic Landmark Commission

Your Name (please print) AYUNE JACKSON

1117 W. 7th St.

Your address(es) affected by this application

Pauline Jackson

2/14/10

Signature

Date

Daytime Telephone: 512-481-1032

Comments:

HISTORIC DESIGNATIONS
COME WITH HEAVY RESTRICTIONS
ON MAKING ANY CHANGES
TO A PROPERTY. I SIMPLY
DON'T LIKE THAT,

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Susan Kirby (formerly Villarreal)

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14H-2010-0006

Contact: Susan Kirby (formerly Villarreal), 512-974-2769

Public Hearing: Feb. 22, 2010, Historic Landmark Commission

Your Name (please print)

ROBERT T. RENO

☒ I am in favor
☐ I object

Your address(es) affected by this application

1117 W. 9TH Street of 1117 W. 9TH ST

Signature

Date

Daytime Telephone: 512-472-8561

Comments:

Structure in favor. I've lived at the street address for 32 years. The neighbors have been known to change the character of this historic neighborhood. Please pass this important rezoning application. Vital.

1117 E W. 9TH ST. My house is at 1117 W. 9TH ST.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Susan Kirby (formerly Villarreal)

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14H-2010-0006

Contact: Susan Kirby (formerly Villarreal), 512-974-2769

Public Hearing: Feb. 22, 2010, Historic Landmark Commission

Your Name (please print)

Don Herbst

☒ I am in favor
☐ I object

Your address(es) affected by this application

901 W 9th Unit 702, Austin

[Signature]

Signature

2/16/10

Date

Daytime Telephone: 925-325-3675

Comments:

If you use this form to comment, it may be returned to:
City of Austin

Planning & Development Review Department

Susan Kirby (formerly Villarreal)

P.O. Box 1088

Austin, TX 78767-8810

FEB 23 2010

NPZD/val

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

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Case Number: C14H-2010-0006

Contact: Susan Kirby (formerly Villarreal), 512-974-2769

Public Hearing: Feb. 22, 2010, Historic Landmark Commission

Your Name (please print)

Nancy Toelle

Your address(es) affected by this application

1201 Castle Hill #203

Your address(es) affected by this application

Muey Gella

Daytime Telephone:

771-7448

Signature

Date

2-15-10

Comments:

Old West Austin is
disappearing in mid of
measures that will
preserve our historic
neighborhood from destruction
at the hands of people who
value proximity to the city center
over preservation of its
historic part.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Susan Kirby (formerly Villarreal)

P. O. Box 1088
Austin, TX 78767-8810

RECEIVED

FEB 23 2010

NPZD/Chr

PUBLIC HEARING INFORMATION

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Case Number: C14H-2010-0006

Contact: Susan Kirby (formerly Villarreal), 512-974-2769

Public Hearing: Feb. 22, 2010, Historic Landmark Commission

Malcolm R. Parker

Your Name (please print)

620 Blanco

Your address(es) affected by this application

Malcolm R. Parker

Signature

02/22/10

Date

Daytime Telephone: 512-474-2006

Comments: More time is needed to evaluate the impact that this proposal will have on current property values.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Susan Kirby (formerly Villarreal)

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14H-2010-0006

Contact: Susan Kirby (formerly Villarreal), 512-974-2769

Public Hearing: Feb. 22, 2010, Historic Landmark Commission

Your Name (please print) KURT SAUER

☐ I am in favor
☒ Object

Your address(es) affected by this application 1001 LORRAIN

K. Sauer

2-18-10

Signature

Date

Daytime Telephone: 476-1400

Comments: I read this Notice yesterday when I opened several days of mail. Today I spoke with a member of CWAHA's zoning committee who learned about this hearing yesterday & still had not received notice. I have not had time to study the design guidelines or other information about this LHD. I believe the 2/22 hearing should be postponed for 30 days to give folks and CWAHA zoning time to review this information.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Susan Kirby (formerly Villarreal)

P. O. Box 1088

Austin, TX 78767-8810

FEB 19 2010

FEB 19 2010

RECEIVED

C/4H-2010-0006

Dec 19TH 2010

FAX 512-974-9104

To: Susan Villarreal

Please find enclosed FAX wherein I
oppose the proposed historic district
as it would apply to Baylor Street
along 11TH to 12TH and my property
on 12TH at 1101 W. 12TH

Thanks for your attention. Please forward
my opposition to the Commission.

Joe Kunkle

Owner 1101 W. 12TH 1100, 1106, 1104 Baylor
Thanks

FEB 22 2010

NPZDICHPU ✓