

ZONING CHANGE REVIEW SHEET

C8/1

CASE NUMBER: C14H-2010-0006

HLC DATE:

February 22, 2010

April 26, 2010

May 24, 2010

June 28, 2010

APPLICANT: Castle Hill Historic District Nomination Team
(Nomination by Laura Kelso and Richard Queen)

CONSULTANT: Terri Myers, Preservation Central

HISTORIC NAME: Castle Hill Local Historic District

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: Approximately 39 acres developed with individual lots generally along Blanco Street and Baylor Street and between 6th Street and 12th Streets. (Please refer to attachments for a specific detailed list by address of the entire location or refer to the location map included in this project).

ZONING FROM: SF-3-NP, SF-3-H-NP, SF-4A-NP, SF-5-NP, P-H-NP, MF-3-NP, MF-4-NP, MF-4-H-NP, GO-NP, LO-NP, LO-MU-H-CO-NP, MF-5-CO-NP, CS-MU-CO-NP, CS-1-MU-CO-NP and CS-MU-V-CO-NP.

TO: SF-3-HD-NP, SF-3-H-HD-NP, SF-4A-HD-NP, SF-5-HD-NP, P-H-HD-NP, MF-3-HD-NP, MF-4-HD-NP, MF-4-H-HD-NP, GO-HD-NP, LO-HD-NP, LO-MU-H-HD-CO-NP, MF-5-CO-HD-NP, CS-MU-CO-HD-NP, CS-1-MU-CO-HD-NP, and CS-MU-V-CO-HD-NP.

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed Historic District Combining District Overlay for the subject area with the exception of the eight tracts along the west side of Baylor Street from the beginning of Baylor Street north of the alley below West 10th Street and going north to West 12th Street. This includes zoning changes from:

family residence, neighborhood plan (SF-3-NP),

family residence – historic, neighborhood plan (SF-3-H-NP),

family residence – small lot - neighborhood plan (SF-4A-NP),

urban family residence (SF-5-NP)

public – historic – neighborhood plan (P-H-NP)

multi-family residence (moderate – high - density) – neighborhood plan (MF-4-NP),

multi-family residence (moderate – high - density) – historic, neighborhood plan (MF-4-H-NP)

multi-family residence (high - density) neighborhood plan (MF-5-CO-NP)

general office - neighborhood plan (GO-NP)

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limited office - neighborhood plan (LO-NP)
limited office - mixed use – historic - neighborhood plan (LO-MU-H-CO-NP)
commercial services, conditional overlay, mixed use, neighborhood plan (CS-CO-MU-NP)
or (CS-MU-CO-NP),
commercial services (liquor sales), mixed use, conditional overlay, neighborhood plan CS-1-MU-CO-NP, and
commercial services, mixed use, vertical mixed use, conditional overlay, neighborhood plan CS-MU-V-CO-NP, zoning

to:

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

HISTORIC LANDMARK COMMISSION ACTION:

February 22, 2010	Postponed to March 22, 2010
March 22, 2010	Postponed to May 24, 2010
May 24, 2010	

ZONING AND PLATTING COMMISSION ACTION:

July 27, 2010

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DEPARTMENT COMMENTS:

Background: The Castle Hill Local Historic District is the city's second local historic district nomination, but the first of any size. Harthan Street, the first local historic district, was comprised of ten properties. Within the approximately 39 acres of the proposed Castle Hill Historic District, there are 175 properties. The owners of 58% of the land area within the district signed a petition in support of this application as of the date it was accepted by the city. (A 51% level of support is required by the Land Development Code for consideration of the historic district (HD) zoning overlay.)

Brief History of the District: James Raymond, the last treasurer of the Republic of Texas and the first Treasurer of the State of Texas, originally owned this area as part of 200 acres west of downtown Austin. Raymond sold 32 acres of this land to the Texas Military Institute (TMI), the iconic structure that is now the namesake for the district. The Castle, or TMI, was established in 1869. In 1871 Raymond platted the first subdivision within the West Austin area, "Raymond Heights," consisting of large lots along West 6th Street. Most of these lots were developed with large mansion properties, five of which, built between 1872 and 1877, remain in the district with little alteration. By the end of the 1870s, TMI had once again moved, later to become what is now Texas A & M University. The building itself served as a German school for the next decade.

The subject tract comprises most of the eastern portion of the West Line National Register Historic District (NRHD). The district was named for the establishment of the City's first streetcar line, which ran along what is now West 6th Street. Much of the second wave of development during the period of significance (1870-1960) for Castle Hill occurred as a result of the availability of this transportation for working class families and individuals.

Description of the District: The district is primarily residential, although the Fire House #4, build in 1908, and some commercial properties along West 6th Street serve the neighborhood. 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 178 total properties identified within the district, 116 were considered contributing at the time of application. (See attached map) This high degree of architectural integrity (66.85%) substantiates the appropriateness of a Historic District Combining Overlay. The ordinance requires 51% be contributing. Also within the proposed district are 16 city landmarks. In addition to the Fire House, mentioned above, the District contains a "Moonlight Tower," a streetscape feature that is also a landmark, at the corner of West 12th and Blanco Streets.

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The staff recommendation includes reducing the northeast boundary incrementally to exclude some properties the staff regard as oriented to the Commercial corridor of Lamar Boulevard and due to the terrain are physically distinct from the remainder of the neighborhood. The fact that Baylor Street is discontinuous just below West 10th Street emphasizes this separation. The third map attached to this report demonstrates the steep slopes in this area and shows the eight properties the staff recommends excluding. The effect of this change on the application is marginal; the total number of structures would be 169, of which 111, or 55.78%, would be contributing structures.

Informing Stakeholders: Prior to this Historic Landmark Commission meeting, both the applicants and City staff held meetings 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 May 3 and May 13, 2010 in the City conference room at One Texas Center. The notification contained a copy of the proposed Design Standards.

The Design Standards have been revised several times at the behest of staff, including Green Energy staff, and in response to citizen input. The final revision based on these meetings, comments, and suggestions are now attached for your review. A listing of the meetings held by the applicant is also incorporated in the attached information.

Conservation and Green Energy: The proponents of the Castle Hill Local Historic District have taken care to incorporate green energy and conservation precepts into the design guidelines. Raising the bar for demolition as well as encouraging repair, renovation, additions and re-use before demolition recognizes "embodied energy deserves to be another factor in the equation of sustainable design, particularly for historic preservation. The historic built environment represents a huge resource that can be conserved and made efficient for the twenty-first-century challenge of fossil-fuel exhaustion." (from Embodied Energy and Historic Preservation: A Needed Reassessment Author(s): Mike Jackson Source: APT Bulletin, Vol. 36, No. 4 (2005), pp. 47-52 Published by: Association for Preservation Technology International (APT) Stable URL: <http://www.jstor.org/stable/40003163>). In order to illustrate this principal, refer to the table below from the same article which compares the costs of re-use versus demolition and rebuilding, even when the rebuilding is to incorporate energy-saving features:

Table 1: Life-cycle analysis comparing embodied energy and operating energy between reuse of an existing building and construction of a new building, illustrating the time it takes before a net energy savings is achieved

These three scenarios all point to the fact that reusing an existing building and making it more energy efficient results in an immediate savings of total energy use. If building new, no net savings of total energy are achieved until a future date that can be *greater than the life expectancy of many new buildings*.

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Scenario 1: Do nothing to the existing building and build a new building. The existing building will remain and be used by a different user. The new building will be designed to meet Energy Star standards of operating efficiency.

- Embodied energy 1,200 MBtu/sq. ft. for the new building (mid-range value)
- Existing building operating energy at 70,000 Btu/sq. ft.
- New building operating energy at 35,000 Btu/sq. ft.

34.2 years before any life-cycle energy savings is achieved

Scenario 2: Demolish the existing building with partial salvage. Construct new office building to meet Energy Star standards.

- Embodied energy: 1,200 MBtu/sq. ft. (existing)
- Embodied energy: 1,200 MBtu/sq. ft. (new)
- Embodied energy: - 400 MBtu/sq. ft. (salvage)
- Total embodied energy: 2,000 MBtu/sq. ft.
- New-building operating energy at 35,000 Btu/sq. ft.

57 years before any life-cycle energy savings is achieved

Scenario 3: Renovate existing building, improving its efficiency by 30 percent, although not meeting Energy Star performance standards. Construct new building to meet Energy Star Standards.

- Embodied energy: 400 MBtu (rehab)
- Operating energy: 50,000 Btu (rehab)
- Embodied energy: 1,200 MBtu/sq. ft. (new)
- Operating energy: 35,000 Btu/sq. ft. (new)

53.3 years before any life-cycle energy savings is achieved

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

More Information about the Castle Hill Local Historic District: The nomination prepared by the Castle Hill Historic District Nomination Team 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.) The full nomination of the Castle Hill local historic district is located at www.castlehilllocalhistoricdistrict.com. 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.

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CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Susan Kirby

PHONE: 974-3524

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

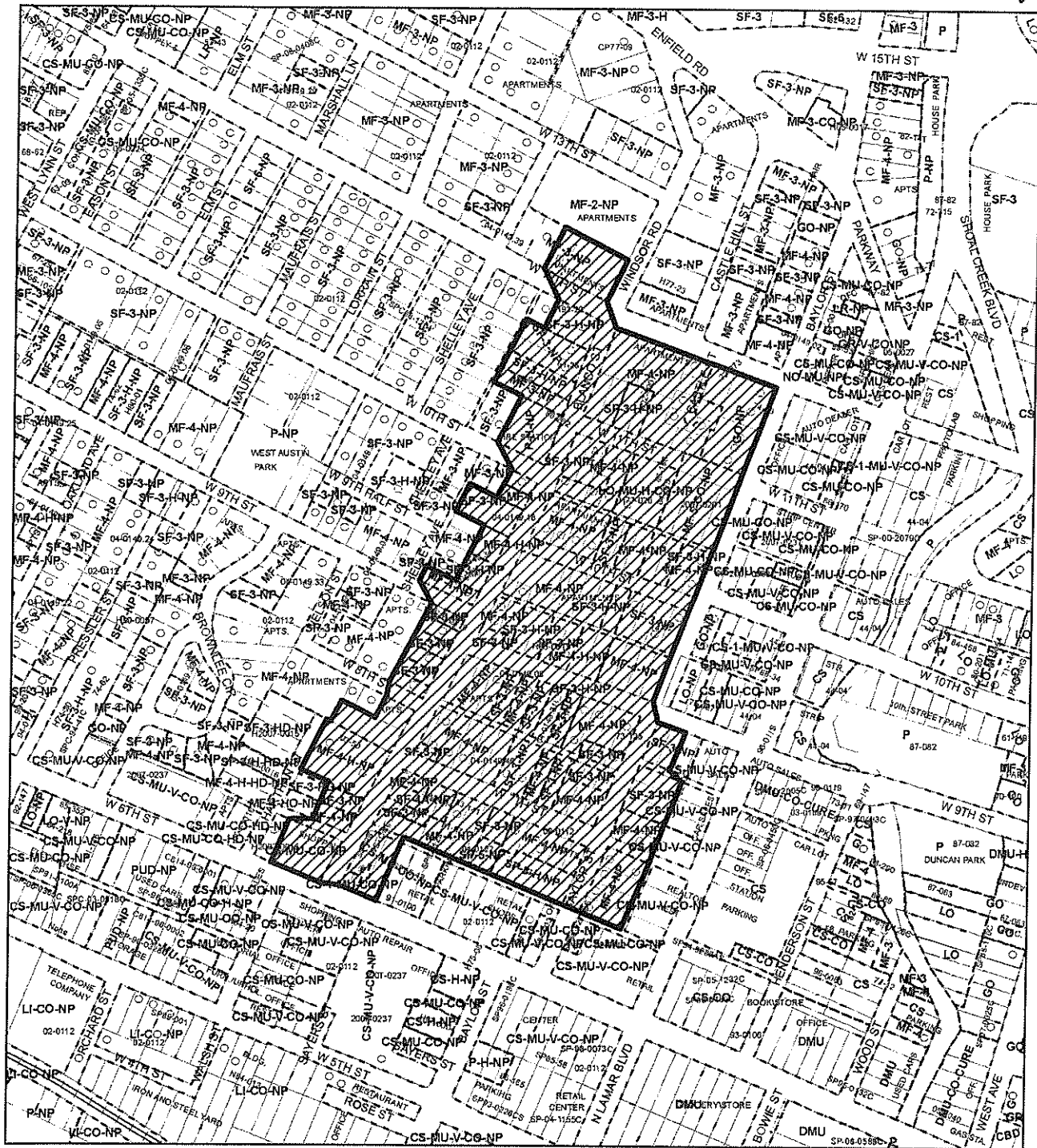
BASIS FOR RECOMMENDATION:

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 here: www.castlehilllocalhistoricdistrict.com

LEGAL DESCRIPTION: See Exhibit C here: www.castlehilllocalhistoricdistrict.com

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1" = 400'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING
 ZONING CASE#: C14H-2010-0006
 ADDRESS: CASTLE HILL HISTORIC DISTRICT
 SUBJECT AREA: 0.000 ACRES
 GRID: H22-23
 MANAGER: S. SADOWSKY

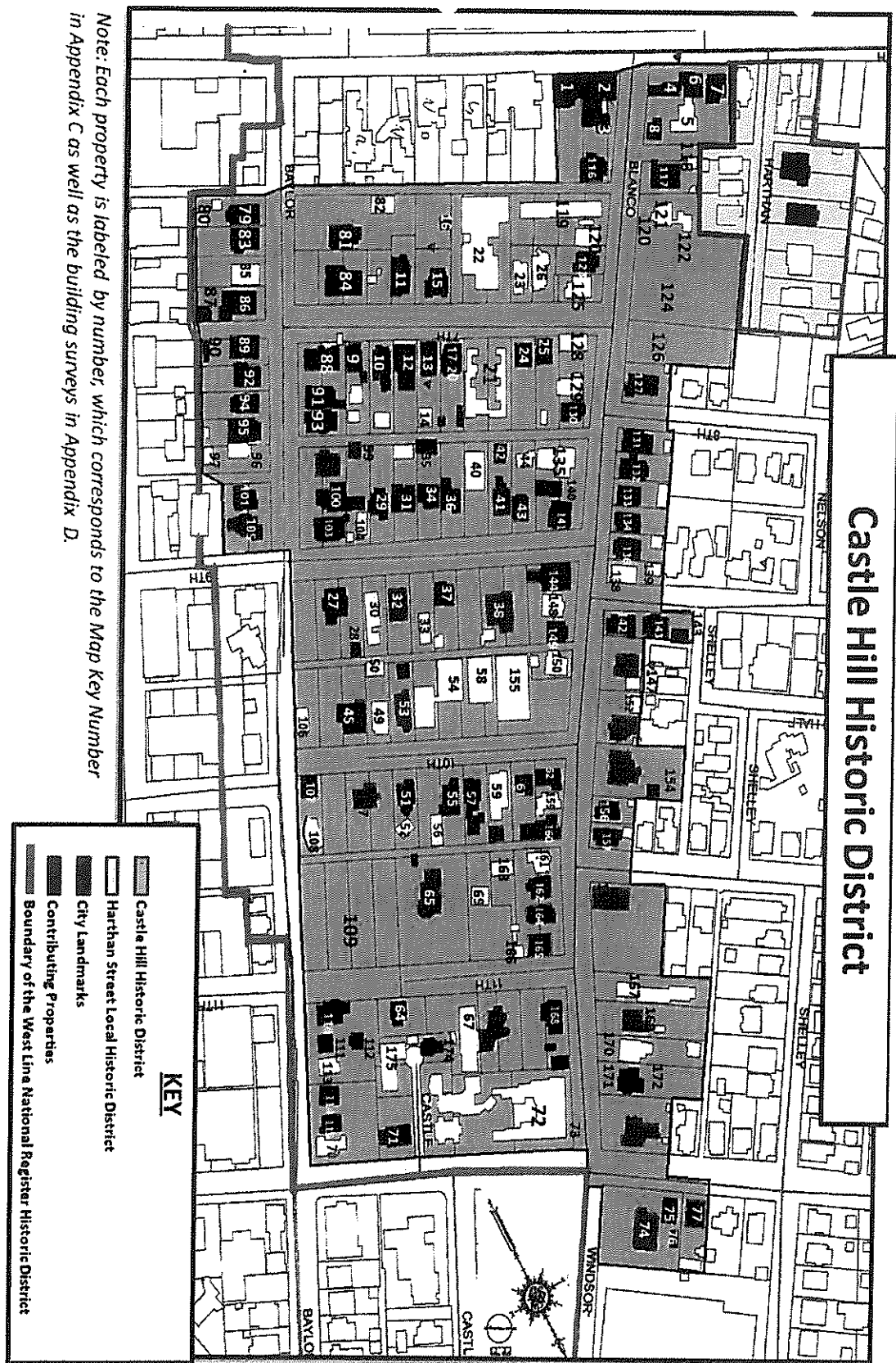


This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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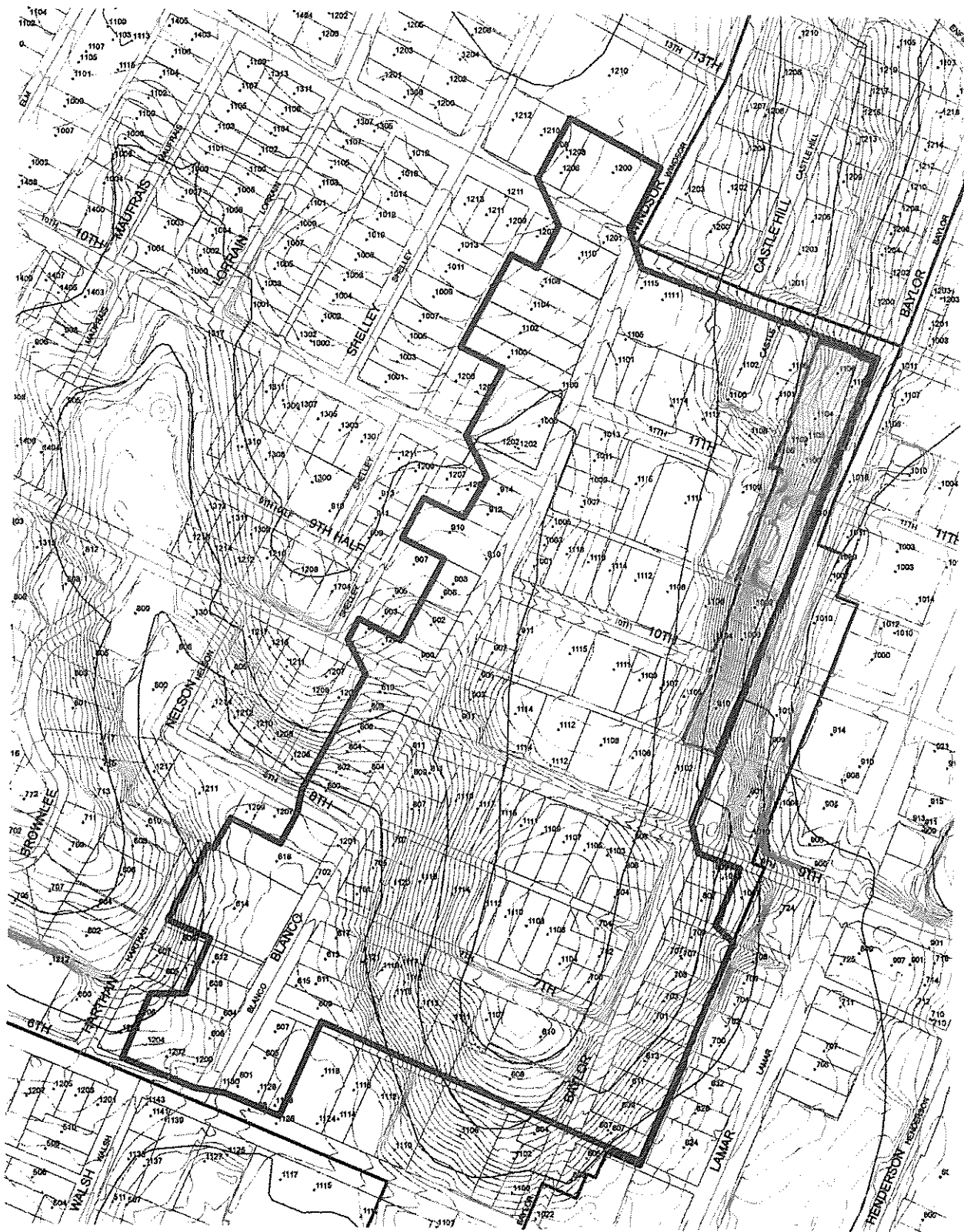
Castle Hill Historic District Contributing, Non-Contributing and Historic Landmark Properties

Note: Each property is labeled by number, which corresponds to the Map Key Number in Appendix C as well as the building surveys in Appendix D.



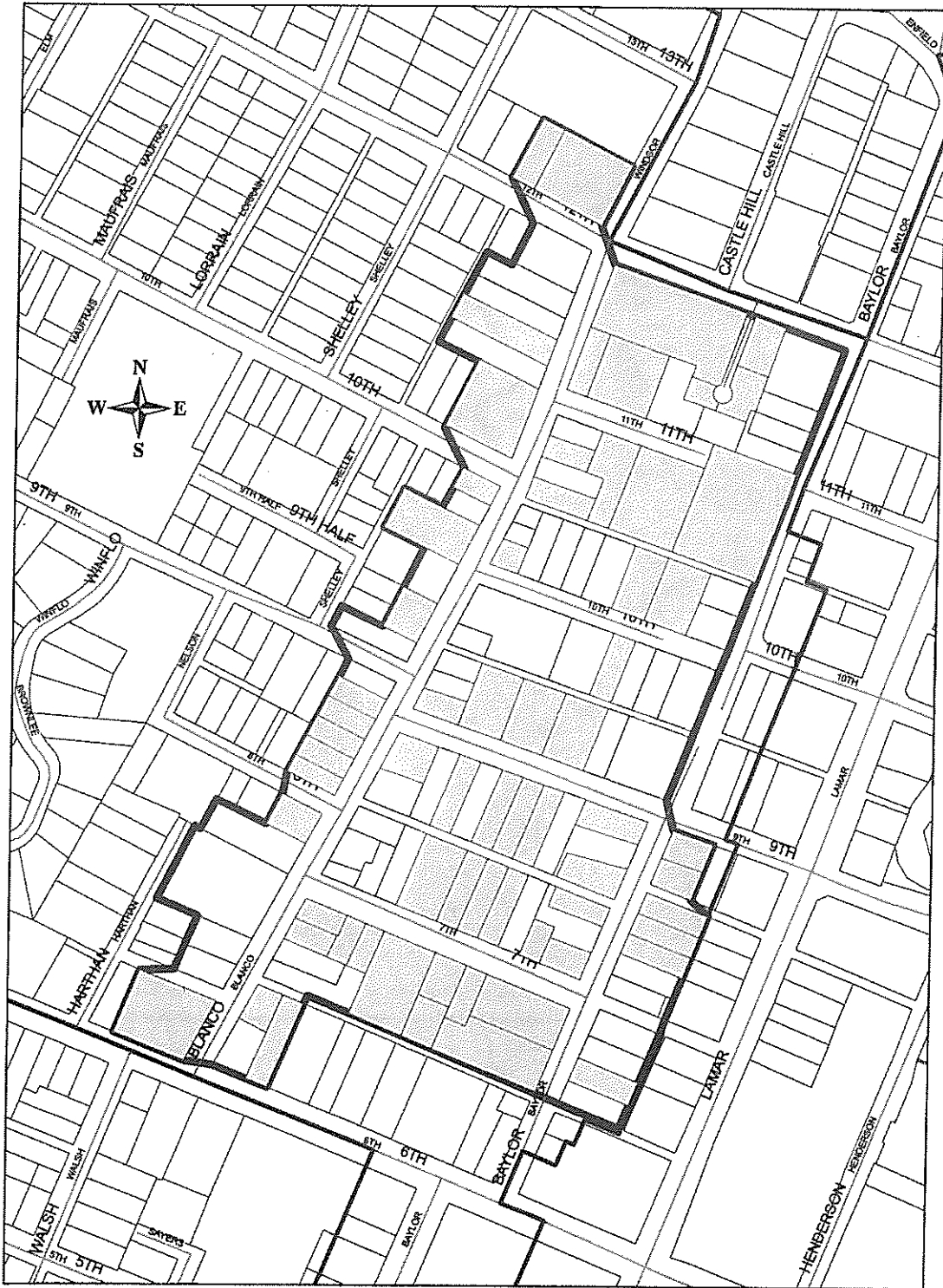
Staff Recommendation for Amended Northeast Boundary
Proposed Castle Hill Historic

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Castle Hill Historic District – Map of Petition of Owners in Support



City of Austin - Zoning Case C14H-2010-0006
Proposed Castle Hill Historic District
Property Owners in Favor of District as of Nomination



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Castle Hill Historic District Nomination Form



City of Austin

LOCAL HISTORIC DISTRICTS

HISTORIC DISTRICT NOMINATION FORM

1. **NAME OF DISTRICT** Castle Hill Historic District
2. **GEOGRAPHICAL DESCRIPTION** (General description of the district boundaries):
North: West 12th Street, between Baylor and Blanco Streets, including
1200 Windsor Road, 1206 West 12th and 1208 West 12th Streets;
South: West 6th Street & Alley between Blanco & Baylor Streets;
East: East lots facing Baylor street South of West 9th Street and north of
Alley, just north of West 6th Street; West lots facing Baylor north of West
9th Street and South of West 12th Street;
West: West lots facing Blanco Street between West 6th Street and West
12th Street.

ACREAGE: 29.21

3. PROPERTIES WITHIN THE DISTRICT

TOTAL: 175

CONTRIBUTING

NUMBER: 116 PERCENT OF TOTAL: 66.85%

RESIDENTIAL BUILDINGS

(Houses, Apartment Houses, Garage Apartments)

NUMBER CONTRIBUTING: 106 PERCENT OF TOTAL: 89.38%

COMMERCIAL BUILDINGS:

NUMBER CONTRIBUTING: 10 PERCENT OF TOTAL: 7.96%

EDUCATIONAL/INSTITUTIONAL BUILDINGS:

NUMBER CONTRIBUTING: 1 PERCENT OF TOTAL: .88%

PARKS/PUBLIC LANDSCAPES:

NUMBER CONTRIBUTING: 1 PERCENT OF TOTAL: 1.7%

NON-CONTRIBUTING

NUMBER: 59 PERCENT OF TOTAL 33.14%

RESIDENTIAL BUILDINGS:

(Houses, Apartment Houses, Garage Apartments)

NUMBER NON-CONTRIBUTING: 56

COMMERCIAL BUILDINGS

NUMBER NON-CONTRIBUTING: 3

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NON-CONTRIBUTING (continued)

EDUCATIONAL/INSTITUTIONAL BUILDINGS

NUMBER NON-CONTRIBUTING: 1

PARKS/PUBLIC LANDSCAPES

NUMBER NON-CONTRIBUTING: 1

WHAT ARE THE MAIN REASONS BUILDINGS WERE DETERMINED TO BE NON-CONTRIBUTING TO THE DISTRICT?

The alterations made to the buildings over the years rendered them non-contributing OR they are built in the non-historic period and are of contemporary design and scale.

4. PRINCIPAL ARCHITECTURAL STYLES AND PERIODS OF CONSTRUCTION:

Classical Revival, Craftsman and Late-Victorian buildings make-up the majority of the structures.

Commercial
Classical Revival

5. PERIODS OF SIGNIFICANCE

1870-1960

6. ARCHITECTURAL COMPOSITION OF THE DISTRICT

A. CONTRIBUTING RESIDENTIAL BUILDINGS

1. HOUSES

A. STORIES

How many stories are the contributing houses in the district (one-story, two-story, more than two stories)?

Predominantly single-story and two-story structures.

B. MATERIALS

1. WALLS

What are the principal exterior wall materials used on contributing houses in the district?

Wood (horizontal siding, wood shingle) limestone and brick

2. ROOF

What are the principal roof materials used on contributing houses in the district?

Composition shingles and metal

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3. WINDOWS

What are the principal window materials used on contributing houses in the district?

Wood sash (and replacement sash)

C. ROOF TYPES

What roof types define the architectural character of contributing houses in the district (front-gabled, side-gabled, hipped)?

Hipped including hip with gables; Gabled including front-, side-, and cross-gabled roofs.

D. ADDITIONS

For additions which define the historic and architectural character of the district, describe the height, placement on the house, and whether the materials of the addition match those on the main house.

Additions, when found on contributing structures, are on the rear of the houses and generally contain compatible siding materials. 908 Blanco Street has a historic-period addition. 608 Baylor Street has a non-historic addition to the rear of the house and is not visible from the streetscape. 806 Baylor Street has been altered, though the alterations may have occurred within the historic period. 1104 Blanco has a non-historic second story added to the house. 1107 West 10th Street has a non-historic second story addition, which renders it non-contributing. 810 Blanco Street also has an overly large addition, which renders it non-contributing.

E. PORCHES

Describe the size (full- or partial-width) and materials of front porches on contributing residential buildings in the district, and whether front porches are a significant architectural feature of the houses in the district.

Front porches are a dominant feature of the district. A variety of styles are represented, including: inset, full-width, partial-width, wrap-around and two-story. Porch posts vary as well, and include square and turned wood, full-length and partial-length with piers. Many of the Victorian and Classical Revival structures have turned wood posts, while the craftsman styles features more square turned posts.

F. CHIMNEYS

Describe the principal materials and placement of chimneys on contributing residential buildings within the district.

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Brick and limestone are the principle materials for chimneys. Most chimneys are located on the interior of structures. Older residences tend to have multiple chimneys.

2. GARAGE APARTMENTS

Are garage apartments an architectural feature which defines the character of the district? Describe the location on the property, principal exterior materials and roof types of contributing garage apartments.

The district contains garage apartment, most of which are located to the rear of the primary structure, and accessed from alley drives. Several structures along Blanco Street have street-facing garage apartments accessed from driveways off the Street or off a side-street.

3. APARTMENT BUILDINGS

Describe the number of stories and principal exterior materials of apartment buildings which contribute to the historical character of the district.

Apartment buildings are predominantly two-story, contemporary or non-historic structures. A handful of apartments remain in former single-story residences, including 610 Baylor Street, 806 Baylor Street and 1105 West 9th Street. Other apartments are available in duplex-style houses.

4. WALLS/FENCES/LANDSCAPE FEATURES

Describe the height, materials, and placement of walls, fences, and other landscape features which define the historical and architectural character of the district.

Fences & stone walls can be found among some buildings and are located generally around the front perimeter of the yard. Most are made of wood, stone or decorative iron. The height tends to be less than 4 feet and some residences feature iron fences with front gates, built upon a brick or limestone foundations. Most properties tend to have back-yard fences for privacy. Typical height for back-lot fences is about 6-8 feet. Most are made of vertical wood pickets and are not visible from the street. The mature landscaping is a dominant feature of the district. Nearly all properties have large deciduous trees and shrubs, and several old live oaks and southern magnolias.

B CONTRIBUTING COMMERCIAL BUILDINGS

1. STORIES

How many stories are the contributing commercial buildings in the district (one-story, two-story, more than two stories)?

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One- and two-story.

2. MATERIALS

A. WALLS

What are the principal exterior wall materials used on contributing commercial buildings in the district?

Commercial buildings are predominantly brick, wood or stucco.

B. ROOF

What are the principal roof materials used on contributing commercial buildings in the district?

Composition shingle and metal and built-up tar gravel.

C. WINDOWS

What are the principal window materials used on contributing commercial buildings in the district?

Wood-sash, metal casement, vinyl-replacement and sash.

3. ROOF TYPES

What roof types define the architectural character of contributing commercial buildings in the district (front-gabled, side-gabled, hipped)?

Hipped, gabled and flat roofs.

4. SIGNS

A. What types of signs define the architectural character of contributing commercial buildings in the district (flush-mounted, awning, window, projecting)?

Some are flush-mount, others are located on awnings. One building features a painted sign.

B. What type of lighting is used on signs which define the architectural character of contributing commercial buildings in the district (indirect, back-lit, neon, etc.)?

Spotlights point from the ground to signs.

C. CONTRIBUTING EDUCATIONAL/INSTITUTIONAL BUILDINGS

Describe the location, number of stories, and exterior materials of educational or institutional buildings which contribute to the architectural character of the district.

The City of Austin Fire Station located at 1000 Blanco Street is a governmental building that is contributing to the district. It is two-story, composed of brick, with a flat roof and double-hung, segmental-arch windows.

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D. CONTRIBUTING PARKS/PUBLIC LANDSCAPES

Describe the location and features of parks and public landscapes in the district which contribute to the architectural character of the district.

There is one public landscape – the moonlight tower at the corner of Blanco Street and West 12th Street. It is considered a contributing structure.

7. ASSESSMENT OF INTEGRITY

Describe the criteria for assessing the integrity of buildings within the district (whether a building is contributing or non-contributing).

The West Line National Register Historic District Application provided the primary guidance for assessing contributing or non-contributing status. Some structures that were altered since the 2004 National Register application were deemed to be non-contributing due to the nature of their alterations. These determinations were made in accordance with the guidelines established by the National Park Service for historic districts.

8. BUILDING LOCATIONS AND LANDSCAPE FEATURES:

Describe the set-backs, location of secondary buildings (garage apartments, detached garages, etc.), driveway types, sidewalk locations, on-street parking configurations, and street lighting which exemplify the district.

Setbacks vary slightly on residential buildings, but generally provide a uniform streetscape. Most drive ways are located to the rear of residences along Baylor, West 7th, and West 9th Streets. Street-facing, single-car driveways are located along Blanco, West 10th and West 11th Streets. Sidewalks and curbs are primarily concrete, with some older residences featuring limestone curbs. Majority of garage and garage apartments are located at the rear of residences. Only a few contemporary apartment buildings contain street-facing parking lots, notably 911 Blanco Street, 1115 & 1111 West 10th Street, and 1100 Blanco Street. Parallel-parking is only available street parking. No street furniture. Little Street lighting is available, mostly contemporary in style and attached to large electric poles and lines that dominant Blanco Street.

9. HISTORIC CONTEXT OF THE DISTRICT

On separate sheets, provide a narrative description of the development and settlement patterns in the district, the names and dates of subdivisions within the district, the cultural, economic, ethnic, and social history of the district, and identify the persons prominent in the development of the district with a bibliography of sources consulted.

Please see Appendix B for the narrative on the history of the district.

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10. ARCHITECTS AND BUILDERS

Identify the architects and builders of contributing buildings within the district with a brief biographical sketch, and a list of the buildings attributed to each person identified.

Please see Appendix I for a list of architects and builders.

NOMINATION PREPARED BY:

Name: Terri Myers
Company Name: Preservation Central Inc.
Address: 823 Harris Avenue
Austin, Texas, 78705
Telephone: 512-478-0898 FAX: None
E-mail: terrimyers@preservationcentral.com

NEIGHBORHOOD ASSOCIATION REPRESENTATIVE

Neighborhood Association: Castle Hill Historic District
Name: Laura Kelso
Address: 901 Blanco Street
Austin, TX 78703
Telephone: 512-297-3455 FAX: _____
E-mail: laura@lkelso.com

FOR COMMISSION USE ONLY

On this _____ day of _____, 20____, the Historic Landmark Commission voted to:

_____ Recommend historic area (HD) zoning for the district as presented.

_____ Recommend changes to the nomination as follows:

_____ Recommend disapproval of historic area (HD) zoning for the district.

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PART 1 – INTRODUCTION

PURPOSE

The Castle Hill Historic District (“district”) Design Standards (“standards”) provide a guide for decision-making regarding alterations to the exterior appearance of buildings and sites the district. The goals of the Castle Hill Historic District Design Standards are to:

1. Preserve district’s historic heritage.
2. Encourage the rehabilitation, maintenance and retention of historic structures.
3. Ensure that alterations to existing buildings are compatible with the character of the structure and the district.
4. Discourage demolition of contributing buildings and buildings easily restored to contributing character.
5. Assist property owners and designers in developing plans for historic properties.
6. Ensure that new construction is compatible with the historic character of the district.

This document is a tool for:

- Property owners, tenants, contractors, design professionals, realtors or anyone else planning a change to the exterior or site of a building or new construction within the district; and
- The Historic Landmark Commission in their evaluation of whether to grant a Certificate of Appropriateness for any project covered by these Standards.

The Standards set out the requirements for:

1. Rehabilitation, restoration, and alteration of existing buildings and sites,
2. Construction of new buildings, and
3. Construction of additions to existing buildings within the boundaries of the district.

WHAT DESIGNATION ACCOMPLISHES FOR THE HISTORIC DISTRICT

Local historic district designation is intended to protect and enhance existing historic resources. By establishing historic district overlay rezoning, the City of Austin provides a mechanism to ensure that changes within the district are compatible with the historic character of the district. All buildings within the district may not have the individual significance to be designated as a City Historic Landmark; but the significance of the district emanates from the significance of the *collection* of historic buildings within its boundaries rather than each building individually.

Historic district designation does not prevent change, but does provide appropriate parameters for change as it relates to the special character of the district. Conversely, designation of the historic district does not require property owners to make changes to their properties.

The Historic Landmark Commission’s review within the district is limited to construction that affects the exterior of the building and its site – interior remodeling does not require review and approval by the Commission. Design standards for rehabilitation and restoration of historic structures protect property owners’ investments and encourage better design. These standards will protect and maintain the historic appeal of the district.

PART 2 - LOCAL GOVERNANCE OF THE DISTRICT

DISTRICT BOUNDARIES

The Castle Hill Historic District boundaries include:

- All lots fronting Blanco Street, including the properties located at 1200 Windsor Road, 1206 West 12th Street and 1208 West 12th Street;
- All lots on the west side of Baylor Street, and east lots between West 9th Street and an the alley that runs adjacent to 607 & 608 Baylor Street; and
- All properties running along interior streets West 7th, 9th, 10th, and 11th Streets, as well as 1101 through 1111 West 12th Street. (A detailed boundary description may be found in the Local Historic District nomination form).

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REQUIREMENT OF A CERTIFICATE OF APPROPRIATENESS

Any new construction or redevelopment activities which affect the exterior of a building or a site within the district must adhere to the principles of these standards and must be approved by the Historic Landmark Commission with a Certificate of Appropriateness before a building permit will be issued by the City.

A Certificate of Appropriateness is NOT required for:

- Remodeling the interior of the building.
- Routine maintenance projects, including painting, staining, repointing of masonry, foundation repair, etc.

A Certificate of Appropriateness IS required for:

- Replacement of siding, porches, doors, windows, or roofing materials.
- Exterior alterations to existing buildings and sites including, but not limited to, the construction of additions, decks, pools, or the installation of new windows, doors or roofs.
- Demolition of existing buildings.
- New construction.
- Relocation of existing buildings into or out of the district.
- Landscape changes requiring a City permit.
- Any other project reviewed by the City Historic Preservation Office that is not covered by the exclusions to the Standards below.

THE DESIGN REVIEW PROCESS

The City Historic Preservation Office will review applications to determine if a Certificate of Appropriateness is necessary.

Applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office at least 21 days before a scheduled Historic Landmark Commission meeting. The City Historic Preservation Office conducts a preliminary review of the application for a Certificate of Appropriateness and may contact an applicant for additional information or to suggest changes prior to presenting the case to the Historic Landmark Commission. The Historic Landmark Commission may grant the Certificate of Appropriateness if the application conforms to the Standards set out below, or may require modifications to the plans. Appeal of a denial of a Certificate of Appropriateness may be made to the appropriate land use commission and, if denied, to the City Council. For properties within the Castle Hill Historic District, appeals will be made to the Planning Commission.

ADMINISTRATIVE AUTHORITY OF THE CITY HISTORIC PRESERVATION OFFICE

The City Historic Preservation Office has authority to approve minor projects without requiring a full review by the Historic Landmark Commission. Applicants may contact the City Historic Preservation Office to determine whether a project is eligible for administrative approval.

Property owners may contact City staff in the early planning stages of a project for assistance in interpreting the Standards, suggesting solutions to problems, and explaining the review process and requirements. The Historic Preservation Office staff can also provide on-site consultations and other technical assistance.

SPECIAL REQUIREMENT FOR APPLICATIONS FOR DEMOLITION

The Commission will not release an application for the demolition of an existing primary building within the district until it has granted a Certificate of Appropriateness for the replacement building. NOTE: Demolition applications for garages, sheds, carports, or other outbuildings may be approved by the City Historic Preservation Office.

PENALTIES FOR VIOLATIONS

Any person or corporation who violates provisions of the Standards is subject to the same criminal misdemeanor and/or civil penalties that apply to any other violation of the City Code.

C8/21

PART 3 – DISTRICT CHARACTER

The Castle Hill Historic District comprises approximately six blocks in a residential section of Old West Austin, extending from West 6th Street to West 12th Street; and from Blanco Street to Baylor Street. It contains 123 lots and roughly 175 buildings and structures. More than 100 of these structures contribute to the historic character of the district. There are 16 City of Austin landmarks located in the District as well as several state and National Historic Register properties. The district derives its name and history from land originally associated with the former Texas Military Institute, an iconic building located at 1111 West 11th Street.

The Castle Hill Historic District has demonstrated historical significance - a number of the contributing properties to the district date from the 19th century, and were among the first recognized by the city to have historical significance through designation as historic landmarks, including: the Ziller-Wallace House at 1110 Blanco Street (1877); the Culver-Guinn House at 1102 Blanco Street (1900); the Brass-Goddard House at 1108 West 9th Street (1898); the Finks-Coffey House at 908 Blanco Street (1898); the Hearn House (1893); and the Cruchon-Cabaniss-Spiller House located at 1200 Windsor Road (1877), the John Garland James House (1870) at 1114 West 11th Street; the Nicholds House (1898), at 1106 West 10th Street, the McBride-Knudsen House (1896) at 1109 West 10th Street, and the William Green Hill House (1890), at 910 Blanco Street. Fire Station No. 4, located at 1000 Blanco, was constructed in 1905 in the Romanesque Revival style. It is the oldest fire station in use in Austin, and is a designated Austin Historic Landmark.

Most contributing properties within the district but are not designated Austin Landmarks retain a high level of historic integrity and contribute to the West Line National Historic Register District.

The lot at 614 Blanco Street was the site of the Armstrong Odom House, lost after two destructive fires, the last occurring in 1995. Built in 1888 by noted architect A.O. Watson for William E. Armstrong, director of the American National Bank, the property retains its City of Austin Historic Landmark designation, its distinctive stone wall and four of its five wrought iron gates survive.

ARCHITECTURAL COMPOSITION and CHARACTERISTICS OF CONTRIBUTING BUILDINGS WITHIN THE DISTRICT

Building Forms, Types, and Architectural Style

Most of the contributing buildings in the district were built as and are still used as single-family residences, although some have been converted to duplex or multi-family use, or have garage apartments on the site. There are roughly a half dozen apartment or condominium buildings located throughout the district.

The architecture of the District reveals its periods of development. The oldest structure in the district is the Castle, the former Texas Military Institute built between 1869 and 1870. The earliest residences on 11th and 10th Streets are limestone cottages. Many of these residences display variations of the wing-and-gable configuration prevalent in late Victorian residential design, and some are attributed noted builder Nick Dawson.

The buildings along West 9th Street demonstrate a variety of styles and materials and massing. The Brass-Goddard House at 1108 West 9th Street is a large, three-story limestone residential structure designed by the architect Jacob Larmour. It features a Mansard roof and a wide, wrap-around porch. Its neighbor to the west, 1112 West 9th, is a two-story Queen Anne style residence with classical influences.

Residential construction in the 1910s and 1920s reflects the transition from traditional cottages to bungalows; these houses show more of a rectangular plan than the earlier wing-and-gable types, and represent the shift from Victorian vernacular architecture to the standard bungalow type. The vast majority of the earliest houses in the district are one- or one-and-a-half story buildings. Bungalows, the most common type of middle-class residential architecture of the 1920s, are found throughout the district, with a concentration in the Maddox Heights and Silliman subdivisions. All of these early building types generally featured wood siding, symmetrical window patterns, and prominent front porches.

Building Height and Massing

Buildings within the district were constructed with reference to the varied topography of the area. The district primarily contains one- and two-story buildings, with a few on the west side of the 600-900 block of Baylor that are up to three stories tall. Many of the buildings were either built on top of the hill, or built into the slope of the hill, so that the second story of the house may actually be the primary living space, and the first story serves more as a basement level for the house.

The Castle is the most prominent building in the district, built on the top of Castle Hill. Several of the earliest residential structures also used the height of the area to their advantage, and retain their prominent settings, as befit the style of the

CS/22

Victorian Era. Later buildings, such as the transitional cottages and bungalows, tended to be more organic in their surroundings, and have a lower profile, or are built into the slope of the hill.

Roof Forms and Roofing Materials

Most contributing houses in the district have hipped roofs or gabled roofs, although the earlier houses within the district have more complex roof styles, including the Mansard roof at the Brass-Goddard House at 1108 West 9th Street. Transitional cottages built in the first two decades of the 20th century generally have a hipped roof, many also have dormers in the roof. The vernacular Victorian houses of the late 19th century and the bungalows of the 1910s and 1920s generally feature gabled roofs, with either a side- or front-gabled configuration.

The prevailing material for roofs within the district is composition shingle, which likely replaced wood shingles. Some historic houses also have acquired standing seam metal roofs. A small number of homes have tile or slate roofs, while some contemporary multi-family structures have flat, gravel roofs.

Exterior Materials

The most prevalent siding materials in the district are wood, brick, and limestone; nearly all of the contributing houses retain their original exterior wall materials. A few homes have replaced wood siding with vinyl or aluminum, but this has caused the house to be determined non-contributing to the district.

Residential additions generally have the same siding materials as the original part of the building; in some cases, fiber-cement siding has been used in place of wood on additions or rear buildings. Foundations usually are pier-and-beam and generally hidden by skirting, which matches the siding material of the house or has a concrete, or stucco finish. Older buildings retain their original foundations, which consist of limestone walls built upon bedrock. Some of these buildings have been altered to create the effect of a basement. The homes at 1114 West 9th Street and 608 Baylor Street exemplify this type of development.

Windows and Fenestration Patterns

Many of the contributing properties have large, operable windows designed to facilitate air circulation. The prevailing window type is a one-over-one, wood frame, wood sash unit in single, paired, and triple configurations.

Some houses also display a more ornate window type, ranging from a diamond-paned window as a primary or dormer window, or a window with multi-paned top sash and single pane bottom sash.

Nearly all the contributing homes in the district retain their original windows on the street-facing facade. A number of houses contain more than one type of window, with a more decorative or ornate windows found on the front of the house than on the side or rear. Fenestration patterns vary on the houses in the district, but all contributing primary houses exhibit a pattern that is typical for their date of construction and architectural style. The transitional cottages and bungalows feature single and paired windows, which are clearly an important decorative architectural feature on the facades of these houses.

Doors

The vast majority of the contributing houses in the Castle Hill district retain their original entry doors. A common door type is a single, solid wood door with either one large centrally placed glass panel or three smaller glass panels in its upper half. Most houses have single-leaf entry doors. Doors, like the windows, illustrate some degree of architectural embellishment – older houses also have transoms and sidelights.

There are examples of stained glass edging of glass panels in doors, as seen at 1108 Blanco Street.

Chimneys

Chimneys, where present, are constructed of brick or limestone and are rectangular in profile. Most, but not all, have been left in their original unpainted state.

C8/23

Porches

Most of the contributing buildings in the district have prominent, character-defining front porches that were designed to catch prevailing breezes and contribute to the historic streetscape. These front porches extend across at least half of the front façade, if not all the way across the façade, or in a wraparound configuration, as seen in several of the late Victorian homes. Most porches on contributing buildings retain their original posts, including single, paired, and triple-square posts as well as round, spindle or fluted columns. The craftsman style houses have squared columns and flat wood railings, whereas other houses have turned wood balusters. Solid wall-type railings incorporated from the porch foundation skirt are also seen.

Architectural Details

Architectural ornamentation, such as double posts, columns, decorative railings, or gingerbread follow the architectural style of the house. Doors facing porches also have a degree of ornamentation, consisting of transoms, sidelights or stained glass, reflecting the style and period of the house's construction. Several homes feature decorative details along porch eaves, reflecting a Victorian influence. Other homes, such as 1108 West 9th, feature stone detailing in the porch columns.

Windows are often ornamented, with a decorative sash, such as a diamond-paned upper- or fixed-sash. In addition, several Victorian-era houses have ornate stone headers above the windows

Cornice ornamentation consists of carved eave brackets, an ornamental cornice frieze or shaped rafter ends. Many gable ends are ornamented with patterned shingles and/or windows.

BUILDING ORIENTATION and LANDSCAPE CHARACTERISTICS OF CONTRIBUTING BUILDINGS

Topography

The district is located along a hillside rising north above West 6th Street and along the bluff that overlooks Shoal Creek, west of Lamar Boulevard. The area is characterized by steep slopes on the east and gentle hills that slope down grade from north to south. Generally, the houses built within the district reflect their position on the top or slope of the hill, with more monumental houses reflecting their settings at the top of the rise, and smaller houses on the slopes of the hill. Many houses also feature retaining walls, reflecting a desire for a flatter building lot on the slope of the hill.

Trees and other Landscape Features

The district is characterized by large mature deciduous trees, lawns, and concrete walkways leading from the curb to the entry of the houses. A concrete sidewalk runs along the west side of Baylor and Blanco Streets; parts of the east side of Baylor and Blanco Street; a portion of the south side of West 7th and 10th Streets; and along West 12th, 9th and 6th Streets.

C8/24

Building Placement and Setbacks

The terrain of the district dictates the setback of the houses in the district. On the west side of Blanco Street, the houses with uphill-sloping lots are set near the mid-point of the long side of the lot, creating wide front lawns, which characterize this side of the street. On the east side of the street, the houses are set close to the street due to the steep gradient of the lots from the front to back. The same is true of Baylor Street. There are a few exceptions where lots are unusually large, allowing for more generous yards and setbacks. This is true for the Cruchon---Cabaniss-Spiller House and the John Garland James House.

Driveways and Garages

Properties within the district generally have narrow driveways at the edge of the lot leading to a garage or carport in the rear. The prevailing material for driveways is concrete. Lots along down slopes (east side of Baylor and Blanco Street) generally lack driveways due to the layout of the lots. Some houses have a concrete parking pad near the front of the lot. Though front yard parking pads have become a recent means of providing for off-street parking, these pads do not contribute to the historic character of the district and should not be considered a prototype for future redevelopment and new construction. On the intersecting West 7th, 9th and 10th Streets access is provided from driveways, garages or carports located along public alleys behind the properties. Some homes along Blanco and Baylor also have side alley access to rear drives or outbuildings. Garages and carports are generally detached structures – integral garages are a rarity in the district.

Outbuildings

Several of the houses in the district have outbuildings generally located behind the primary building on the property, and not visible from the street. The outbuildings are typically one-story, constructed of wood, and serve as detached garages. These homes, such as the house at 1112 West 7th Street have historic outbuildings and features that may include a wash house, outhouse, horse stall, chicken yard, and small two-room cottage. Many homes have auxiliary outbuildings that serve as garages or garage apartments with access from public alleys.

Fences and Walls

Few homes in the district have fences that face the primary street. Most perimeter treatments are short, decorative, iron fences or stone walls. The house located at 602 Blanco has a wood picket fence around the front yard. At 614 Blanco Street is a historic limestone wall that rises to a height of 7 to 8 feet and retains its original wrought iron gates. Most properties do have privacy fences around their rear yard, which are generally composed of wood, and are 6 to 8 feet high. Many properties within the district have low stone or concrete retaining walls adjacent to sidewalks or driveways.

Streets and Curbing

Most streets in the district have simple concrete curbing that appears to date from the 1930s and has no ornamentation. A few properties, such as the Castle and 908 Blanco, have limestone curbs.

Street Lights and Street Furniture

There is only one historic street lamp – the Moonlight Tower at the intersection of West 12th Street and Blanco Street.

PART 4. – THE PRESERVATION PLAN AND DESIGN STANDARDS

General Applicability

All construction activity requiring a Certificate of Appropriateness within the district will follow the Design Standards defined in this document. The Standards are based upon the Secretary of the Interior's Standards for Rehabilitation, and are applicable to all properties within the district, as well as the unique characteristics of the contributing buildings within the district. For properties designated as individual historic landmarks (H), the Secretary of the Interior's Standards shall govern to the extent of conflict with these Design Standards.

The Secretary of Interior's Standards

Make every reasonable effort to use a property in a way that requires minimal alterations to the building, structure, or site and its environment.

Do not destroy the distinguishing original qualities or character of a building, structure or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.

Recognize the building as a product of its time. Do not make alterations that have no historical basis or which seek to create an earlier appearance.

C8/25

Respect changes that have taken place in the course of time as evidence of the history and development of the building.

Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship that characterize a building.

Repair rather than replace deteriorated architectural features whenever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjecture.

Undertake the surface cleaning of a building with the gentlest means possible. Do not sandblast or use other cleaning methods that damage the materials of the building.

Contemporary design for alterations and additions to existing properties is acceptable when the alterations and additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property or neighborhood.

New additions or alterations to structures shall be done in such a manner that if the addition or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

REFERENCE to City Ordinances

The following Standards identify requirements for construction within the district that are in addition to all existing city ordinances, as modified by this document. Front yard setback requirements for new construction and maximum height for single family construction are modified as noted herein.

Notwithstanding the provisions of § 25-2-1052 (A)(2), Article 10 Compatibility Standards, shall apply to the Castle Hill Historic District.

EXCLUSIONS

These Design Standards do not apply to:

Construction that is not visible from public streets (alleys are not considered "public streets" for the purposes of this document);

Exterior paint color; or

The interior of a building.

DESIGN STANDARDS FOR THE CASTLE HILL LOCAL HISTORIC DISTRICT

General District Standards

The following standards reflect over-arching principles of design and architectural detail, and apply to all properties within the district. Unless stated, the standards are required. Recommendations/Advisory Standards are not mandatory, but will be considered in the Certificate of Appropriateness process particularly when tax benefits are associated with the proposed work.

Requirements

Repair, rather than replace, original materials. Replace only materials that are deteriorated beyond repair or that detract from and are not original to the building. Replacement materials shall match the original materials when feasible.

Do not make changes to the public view of an existing contributing or non-contributing building that have no historic basis and/or that seek to create the appearance of an architectural style that is not original to the existing building.

Use best efforts to utilize photographic or physical evidence when reconstructing original historic details.

Single Family or Single Family Use: The allowable height for additions and new construction is the average height of the adjacent properties on either side of the subject property or 32', whichever is greater.

All other development: Height requirements in the City of Austin Compatibility Standards apply.

C8/26

Recommendations/Advisory Standards

Locate new buildings and site features in a manner that complements the historic character of the district.

For buildings which are non-contributing due to alterations, seek to restore historic appearance of building where feasible and appropriate. A tax abatement is available for these projects meeting certain other criteria. Check with the Historic Preservation Office or on this website, www.ci.austin.tx.us/historic, for applicability.

SITE IMPROVEMENTS

Required Standards

Fences

Repair, rather than replace existing historic fences, walls, retaining walls, and steps as character defining features of the district.

New front yard fences must be four (4) feet or less in height, open, and must avoid obscuring the front of the building. Acceptable materials include iron, wire mesh, painted wood pickets.

Privacy, chain link, and wire mesh fences shall not be located in the front yard, or less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.

Chain link fences are prohibited in the front yard.

Masonry retaining walls (exposed on one side, earth-retaining on the other) are permitted as per city code.

Masonry site walls (exposed on both sides of the wall) may not exceed 2' in height unless pre-existing.

Preserve existing mature trees greater than 60" in circumference or 19" in diameter.

Driveways

Repair, rather than replace existing concrete ribbon or lattice driveways.

Do not replace concrete drives with asphalt.

Driveway entrances shall be consistent with the pattern on contributing buildings on the same primary street.

Mechanical Equipment

Locate all new mechanical or energy conservation equipment in a manner that does not obscure or damage historical architectural features of contributing buildings, and to the rear or side of the building.

Rainwater collection systems that are visible from the public street must use traditional materials such as metal and wood; use of PVC containers or piping is not permitted within the public view.

Photovoltaic and solar thermal installations on existing contributing buildings must be designed to be in scale with the existing structure's roofline, and must not damage historical architectural features or materials. These roof systems must be on the same plane as the roof. The color of the panels must be compatible with surrounding roof materials.

Wind power systems shall be located to the rear of the site or to new (rear) building additions. The color of the turbine and tower must be muted and free from graphics.

Recommendations/Advisory standards

Photovoltaic and solar thermal systems should be considered only after energy-efficiency and weatherization strategies have been implemented in the structure to reduce energy consumption.

Locate photovoltaic, solar thermal, wind power, and satellite dishes on ancillary/secondary structures or new additions to the maximum extent feasible.

Locate photovoltaic, solar thermal, and satellite dishes on the back of the roof whenever possible so that they are not visible from the street.

C8/27

Consider the installation of new ribbon or lattice driveways for single family homes.

Use natural vegetation as a fence or buffer to screen new construction from public view where appropriate.

Rehabilitation or Alteration of Contributing Buildings

Required Standards.

Maintain the historic style and retain character-defining features. Character-defining features generally include exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.

Do not install new materials that obscure or endanger original materials, including but not limited to painting of original masonry or installation of vinyl or aluminum siding over original wood siding.

Repair existing original windows unless determined infeasible due to excessive deterioration that is adequately documented in the application for a certificate of appropriateness. Utilize recommended repair practices listed below where feasible.

Replacement windows, where permitted, must match the original, size, profile, muntin shape, configuration, and details. Do not use vinyl-clad windows. Do not use false muntins attached to or inserted between insulated glass panels.

Roofs.

When replacing a roof, maintain the original roof form and other character defining features of the roof including overhangs, barge boards, rafter tails, and cresting, where existing.

Unacceptable roof materials are those that are not used elsewhere in the district, are not appropriate for the subject property, or have otherwise been determined incompatible with the district or the subject property.

When repointing existing masonry, new mortar shall match the original mortar in color, composition, texture, and tooling.

Do not enclose original front porches to create interior space.

Recommendations/Advisory standards

Materials, general. When replacement materials are required, consider sustainably-harvested or reclaimed materials where appropriate.

Wood. Repair original wood wherever possible using epoxy repair techniques.

Windows. To maximize energy efficiency of existing windows, consider

- installation of clear heat-rejecting window film

- replacement of deteriorated weatherstripping and glazing compound

- restoration of historic functioning shutters

- installation of sun control awnings;

- solar screens that are compatible with the historic screens in the district. Solar screens, if used, must be wood framed.

- installation of interior insulating curtains and blinds

Roofs.

Acceptable roof materials include but may not be limited to composition shingle, metal roofs of all types except corrugated metal, fiberglass shingles, metal shingles, as determined appropriate.

When appropriate, consider Energy Star qualified roof products, which lower roof surface temperature and can reduce peak cooling demand by 10-15 percent.

Consider adding a radiant barrier in the attic or underneath the roof deck to reduce summer heat gain and reduce air-conditioning loads.

C8/28

Additions to Existing Buildings

This section applies to all additions with specific standards that apply to contributing and non-contributing buildings as noted.

Required Standards

For contributing buildings, a new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character defining features. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway, as long as they comply with other sections of these Standards and applicable codes.

For contributing buildings, two-story additions to one-story buildings must be set back a minimum of 1/3 the depth of the building measured from the front wall of the house (excluding the porch), or 15 feet measured from the front wall of the house (excluding the porch), whichever number is greater.

Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.

Materials of the addition (walls, roofing materials, and windows) shall be compatible with the original building, and may include use of modern materials such as fiber-cement siding, as appropriate.

New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.

Windows shall be compatible in form and materials with the existing building, and can be used to define contemporary design when determined appropriate for the particular application.

Recommendations/Advisory Standards

Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side roof that is set back from the front of the building at least 15' or 1/3 the building depth.

Design a one-story addition to a one-story building if allowed under impervious cover regulations. Use existing attic space for additional living area if possible.

When constructing a two-story rear addition, consider the use of vegetative screening at the back and side property lines to respect the privacy of your property and that of your neighbors.

New Construction

The historic context of the district defines the massing, scale, materials, and site design of new construction. New architecture should reflect the era of its construction. This creates a timeline of architectural style that represents the evolution of architecture and construction methods.

Required Standards

Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.

Front yard setbacks shall be consistent with historic setbacks by taking the average of the existing setbacks of contributing properties within the same blockface.

Form and Architectural Style

Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form.

Design new buildings so that they are compatible with but discernible from historic buildings in the district. Do not replicate a historic style in new construction.

New construction should have window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those seen on contributing buildings throughout the district.

C8/9
21

Materials

Select materials for new construction to be compatible with those existing in the district. Examples include but are not limited to wood siding, limestone, brick, fiber-cement siding, and stucco.

In windows, do not use false muntins attached to or inserted between insulated glass panels.

Boxed wood chimneys are not permitted.

Materials proposed for use but not referenced in this section will be evaluated on a case by case basis to determine appropriateness in the context of existing adjacent buildings. Applicant must provide justification for suitability of proposed material for use.

For new single-family houses, a garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.

For multi-family and commercial buildings, new and replacement parking shall meet the following requirements.

All parking lots shall be located to the side or rear of the building and out of view of the principal street and must be screened from adjacent properties zoned or used SF-5 or more restrictive by a 12 foot landscaped area.

Garages shall be located at the side, rear or underneath structures. Whenever possible, a garage door or doors shall not face the principal street. A garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or 1/3 of the depth of the building from the front wall of the building, whichever is greater.

Recommendations/Advisory Standards:

Design the proportion of the proposed new building's front façade to be compatible with the front façade proportion of surrounding contributing buildings.

Consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be compatible with existing adjacent buildings.

Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with surrounding contributing buildings.

Entry porches are encouraged for new construction, if complementary to the overall design and scale of the building.

Protect large trees and other significant site features from damage during construction and from delayed damage due to construction activities such as root loss or compaction of the soil by equipment.

Consider Energy Star qualified roof products, which lower roof surface temperature and can reduce peak cooling demand by 10-15 percent. Consider adding a radiant barrier in the attic or underneath the roof deck to reduce summer heat gain and reduce air-conditioning loads.

Passive energy savings measures such as usable shutters and awnings are highly encouraged.

C8/30

STAKEHOLDER MEETINGS AND COMMENTS

CHHD Draft Design Standards

Page 1 of 2

Kirby, Susan

From: Laura Kelso [REDACTED]
Sent: Friday, April 16, 2010 4:06 PM
To: Rusthoven, Jerry; Kirby, Susan; Sadowsky, Steve
Cc: Jamie O'Neill; Tere O'Connell; Laura Kelso
Subject: CHHD Draft Design Standards
Importance: High
Attachments: 4-16 CHHD design standards .doc

Dear Jerry, Susan and Steve,

Attached, please find a revised Design Standard for the Castle Hill Historic District (CHHD). We welcome your feedback and insights. We'd appreciate you letting us know if you want to make revisions before the Design Standard city-sponsored meeting notices are sent to owners in the proposed district. We'd like to ensure that we're working from a common document.

A little background: we've had a LOT of conversations with owners/preservation folks over the last month. The attached draft represents their input. We have also vetted the standards with various owners in the proposed district, and are continuing that process now. We still have some more meetings scheduled, so we'll continue to collect input.

Here is a short summary of our work to date:

Neighborhood group meetings: 4
One-on-One meetings: 6
Phone calls: 8-10
Email exchanges: 10

Summary of Changes to Design Standards

We worked with Tere O'Connell (who has graciously volunteered tens of hours of her time) on changes to the standards to fill some holes. Based on feedback from owners within the proposed CHHD, and on recommendations from historic preservation professionals, the attached design standards have been modified in the following ways:

- 1) We changed the verbiage to ensure that the Standards only apply to changes to homes that are visible from "public streets," as opposed to the initial wording which said "public rights of way." That language could have included alleys, which gave pause to some owners.
- 2) We re-formatted the first section of the standards on "rehabilitation to existing contributing buildings" and organized that section a little differently according to activity, rather than building feature.
- 3) We combined "Additions to Contributing Buildings" to "Non-Contributing" buildings so that the Standards were flexible and fair to owners. There are specific provisions that only address additions to contributing buildings and vice versa.
- 4) We developed two sections for new construction: one to address houses and one to address buildings that could be developed on properties that are zoned SF-6 or less restrictive zoning. The purpose of this change is to assure compatibility between neighboring properties that differ in density. Much of the new construction provisions address height, massing, scale, set-backs, materials and site development. We strived to provide flexibility for modern design, so long as it comports with the streetscape of Castle Hill.
- 5) One thing in particular to notice in new construction section is the height limits -- we sought to adopt the same limits for the district that currently exist in code under the compatibility standards.

5/20/2010

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CHHD Draft Design Standards

Page 2 of 2

If you have any questions, please don't hesitate to contact me. Otherwise, we look forward to hearing your feedback at your earliest convenience. As soon as we hear back from you, we plan to send the new draft Design Standards to the master list we've compiled of residents within the proposed CHHD, along with a short survey we've created. The survey not only helps further our outreach efforts, but also encourages those owners who have not attended a "CHHD Street Meeting" or met one-on-one with us, to read the Design Standards and reply to us with their feedback and/or questions.

In advance, thanks for your thoughts and help on this.

Best Regards,
Laura

--
laura kelso
new media editor & writer
~~phone number~~
p. 512.297.3455
<http://twitter.com/laurakelso>

5/20/2010

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CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
Process		HLC backup will be posted on COA website Thursday, May 20, 2010	City Staff
Process		Owner would like the analysis that made his buildings contributing	District Owner - City Standards Meeting - 5/13/10
Process		How does contributing building raise bar?	District Owner - City Standards Meeting - 5/13/10
Process		Who can amend Standards? What is process?	City Standards Meeting - 5/13/10
Process		Rezoning in LHD - process? Does overlay change process?	City Standards Meeting - 5/13/10
Process		What is the appeals process for a COA?	District Owner - City Standards Meeting - 5/13/10
Process		Modular homes - impact from LHD? Add language?	District Owner - City Standards Meeting - 5/13/10
1	General	Remove suggestions, etc from Standards - create appendix with suggested best practices, recommendations, etc. "Mandatory" vs. "should".	District Owner - City Standards Meeting - 5/13/10
1	General	Include definition of contributing and non-contributing	District Owners - Sat morning coffee 4/24/10
	General	Include explanation of available tax benefits:	District Owners - City Standards Meeting - 5/03/10
1		"Tax freezes will apply to rehabilitation of contributing houses within the district (and to non-contributing if the rehabilitation will restore the house to contributing status) and may include additions, so long as they are constructed in accordance with the design standards. New construction will not qualify for a tax benefit."	
		What is the process to make sure the value of remodel goes into the value of house, not land? County issue? How do District Owners protect the value of the tax incentive?	
2	General	Does not agree that new construction require a certificate of appropriateness.	District Owner - 5/13/10
3	General	Include more detail on process re: demolition of existing contributing and non-contributing properties; cite and quote from Code where appropriate	District Owners - Sat. morning coffee 4/24/10
8	Driveways and garages	Reconcile off-street parking requirements with anti-parking pads language.	District Owners - Sat morning coffee 4/24/10
10	General	Need to explain language in standards; define difference between "shall" and "should", clarify what it means to say "to the extent possible" and "consider." Review and edit standards accordingly.	Tere O'Connell, 4/23/10
10	1.A.5 Standards	"New additions or alterations to structures shall be done..." comment: "Difficult to Access"	District Owner - 5/13/10
10	1.B Exclusions	Need to address corner lots - Standards apply to primary street view only - not side street view?	District Owner - City Standards Meeting - 5/03/10
10	11.A.2 False historicism	Confusion re "modern" vs "contemporary construction"	District Owner - City Standards Meeting - 5/03/10

05.15.10

CHHD Compiled Comments on 04.21.10 Standards - 05.20.10 final.docx

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CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
10	II.A.2 False historicism	Need to clarify term. Use examples. Should be able to build a new house and use the building forms that already exist in the District. The standards prohibit false historicism, specifically the introduction of faux historic details to an existing or new house. There was a great deal of discussion on this issue with many of the audience members feeling that bungalow-type houses should be allowed within the district. Staff will address this issue – perhaps to greater clarify that false historic elements should not be introduced onto a contributing house, but to allow new houses within the district to follow traditional building types. Audience members also requested that “replication” be more clearly defined.	District Owners, others - City Standards Meeting – 5/03/10
10	II.A.2.a Elements in New construction	Need to clarify – does not make sense	District Owner – written comments on 04/21/10 draft
10	B.1.b Front yard fence	Need to define “low in height.” Does height depend on grade of yard? DC: “There are high fence in the district already” Design standards need to be clarified – what is meant by a “low” wall in the front of the house – this is not clear enough – there needs to be a specific height set out in the design standards for the height of front walls or fences. There was discussion about the prohibition against chain link fences – chain link fences should be prohibited on all sides of the yard, not just the front. An audience member asked whether a cinder-block wall could be stuccoed and still be permitted within the district. The general feeling is that the prohibition is against naked or painted cinderblock walls – a stucco finish would be acceptable. There needs to be a clearer definition of what constitutes a side yard for purposes of determining the appropriate type of fence or wall. There needs to be greater clarification regarding a privacy fence which is visible from the street.	City Standards Meeting – 5/03/10, District Owner
10	B.1.c Privacy fence	Privacy fence and gate parallel to main street view that ties into the side of the house should be allowed.	District Owners, Others - City Standards Meeting – 5/03/10

05.15.10

CHHD Compiled Comments on 04.21.10 Standards - 05.20.10 final.docx

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CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
11	B.1.c Privacy fence	Delete" and must comply with City fence height codes." – already covered by code. [reference in fy section?]	District Owner – written comments on 04/21/10 draft
11	B.1.c and d fence	Conflicting – clarify that (d) applies only to contributing buildings	District Owner – written comments on 04/21/10 draft
11	B.1.d Fence	Prohibited unless preexisting.	District Owner - City Standards Meeting – 5/13/10
11	B.1.d Fence	Stone walls exist in District, "low stone walls" should be allowed	District Owner – written comments on 4.21 draft, City Standards Meeting – 5/13/10
11	B.1.d Fence	Delete "wire mesh" fence language.	City Standards Meeting – 5/13/10
	B.2 Landscape	Be less restrictive on landscape issues. Suggestion to define by height relative to total house.	District Owners –written comments on 04/21/10 draft, Sat morning coffee 4/24/10, City Standards Meeting 5/03/10
		"tough to enforce"	
11		There needs to be a clearer definition of what constitutes "obscuring the front o the house with vegetation." There was some discussion about taking out the provisions relating to trees. There was support for allowing xeriscaping rather than insisting on front lawns in the district.	
		Will rainwater harvesting equipment be considered "mechanical equipment"? Yes – while green measures are encouraged for greater energy efficiency, all equipment, whether solar panels or rainwater harvesting equipment should be sited in a place which does not obscure the architectural features of the house or compete with the historic character of the house.	
11	B.2.a	Delete "use grass..." – outside the scope of the Standards	District Owner – written comments on 04/21/10 draft
11	B.2.b	Delete – already covered by code.	District Owner – written comments on 04/21/10 draft
11	B.2.d	There are examples that violate this section already.	District Owner – written comments on 04/21/10 draft
11	B.2.e	PVC ok if painted green? Disagreement.	District Owners - City Standards Meeting – 5/13/10
11	B.3. Driveways	Focus on the historic element of a driveway – narrow entry. Why are asphalt drives not compatible?	District Owners, others - City Standards Meeting – 5/03/10
		Provide a better definition of what constitutes an asphalt driveway.	
11	B.3. Driveways	Recommend delete driveway requirements	District Owners, others - City Standards Meeting – 5/03/10
11	B.3.a and b - Driveways	Delete – outside of historical scope / goal	District Owner – written comments on 04/21/10 , City Standards Meeting 5/13/10

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CHHD Compiled Comments on 04.21.10 Standards - 05.20.10 final.docx

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CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
		surrounding historic neighborhood, including views. Locations with the least impact on historic property, natural and urban viewsheds, and major community entryways should be considered first. When possible, locate systems on the ground or on a non-contributing ancillary structure. Consider minimum intervention and reversibility when selecting systems and their placement on site. Minimize impact on the visual character of the surrounding historic neighborhood. Both vertical and horizontal axis turbines and their tower must be a neutral color, free from graphics, and of a non-reflective finish."	
12	C.1.b.1 Preserve materials	A question arose concerning the situation of wood siding that has been covered with lead-based paint – could that siding be removed and replaced with hard-plank siding? The staff recommended encasing the lead-based paint on the historic siding if the historic siding was in good condition. The main consideration is the preservation of historic fabric on the house.	District Owner - City Standards Meeting – 5/03/10
12	C.1.b.2 Restore	Intro statement – add "if feasible" at end – after "materials". Should this be "best efforts"?	District Owner – written comments on 4.21 draft, City Standards Meeting 05/13/10
12	C.1.b.2.ii Windows	Should allow solar screens. Solar screens should match existing wood framed insect screens. Should be removable. Define what is historic awning – material used.	District Owners - Sat morning coffee 4/17/10
13	C.1.b.3. Replace materials	Add "reasonable" between "beyond [reasonable] repair	District Owner – written comments on 4.21 draft
13	C.1.b.3. Replace materials	Recommend add list of unacceptable materials for CHHD. Tie roofing, what else?	District Owner - City Standards Meeting – 5/13/10
13	C.1.b.3.i Reclaimed materials	Delete – outside the scope/goal	District Owner – written comments on 4.21 draft
13	C.3.iii Roofs	Add metal as type of roofing material. Metal roofing material should be non-reflective, in a finish or color which does not draw attention from the historical form of the house. A question arose as to why metal roofs would be prohibited. Staff responded that the standards to not prohibit metal roofs, so the question then became what types of metal roofs would be allowed? Traditional styles of metal roofs should be acceptable, and the roofs should be galvalume or painted to minimize their appearance to the greatest extent	District Owners Sat morning coffee 4/17/10, City Standards Meeting – 5/03/10, City Standards Meeting – 5/13/10

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CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
13	C.3.iii Roofs	Delete "when appropriate, consider Energy Star..." Outside historical scope/goal.	District Owner – written comments on 4.21 draft, 05/13/10 City Standards meeting
13	C.3.iii Roofs	Confusion on complicated roof forms, simple roof forms? Where appropriate?	District Owner - 05/13/10 City Standards meeting
13	C.3.iv Front porch	Why not enclose an exiting front porch?	District Owner – written comments on 04.21.10 Draft 05.13.10
13	C.4, Reconstruct features	Add "Use best efforts to" Reconstruct missing...	District Owner – written comments on 4.21 draft, City Standards Meeting 05/13/10
14	D.2 Story	Clarify that a second story addition is allowed. Should encourage low-profile (dormered) design	Sat morning coffee 4/24/10, City Standards Meeting – 5/03/10, City Standards Meeting – 5/13/10
14		Audience members expressed concern that the design standards encourage one-story additions to one-story houses, even when the construction of a one-story addition will increase the impervious cover on the site and asked the proponents to re-think that provision.	
14	D.2 Story	Delete – forces owner to use up impervious cover and reduce yard	District Owner – written comments on 4.21 draft
14	D.5 Screening	How do you enforce this?	District Owner – written comments on 4.21 draft
14	D.5 Screening	Delete – outside scope and goals.	District Owner – written comments on 4.21 draft
14	D.6 Height	Audience members felt the 32-foot building height requirement should be removed from the design standards because the height of buildings in the district is already covered by the McMansion Ordinance. Staff felt that the building height requirement should be kept in the standards in case the McMansion Ordinance is changed. The building height should be set for the district whether or not the McMansion Ordinance remains in effect.	City Standards Meeting – 5/03/10
14	D.6 Height	Suggested by [mostly] non-district attendees to lower 32' to McMansion	City Standards Meeting – 5/13/10
14	D.6 Height	Delete – stay with city code	District Owner – written comments on 4.21 draft
14	D.7 Height of 2 nd Story	Confusing – need clearer definition/example	District Owner – written comments 05.13.10
14	D.7 Height of 2 nd Story	Confusing – need clearer definition/example – came up in city meeting again.	City Standards Meeting – 5/13/10

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CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
14	D.9 Additions	Ask city if a trade off can be provided: set second floor additions back from front of house, but allow redux of imperious cover requirements	District Owners - Sat morning coffee 4/17/10
14	D.10 Define addition	Need definition/examples of how to define addition from original	City Standards Meeting - 5/03/10
14	D.10 Define addition	Why draw attention to addition?	District Owner - written comments on 4.21 draft
14	D.11 Corner lot	Should have exemption for back yard view from side street for corner lots. Audience members asked for consideration of the visibility of back porches and decks as well as the provision for entry porches on new construction.	District Owners - City Standards Meeting - 5/03/10
14	D.11 Corner lot	Delete whole paragraph - if it has little impact then it should be allowed.	District Owner - written comments 05.13.10
13	C.1.b.3.iii Roofs	Verify that metal shingles are appropriate for contributing buildings (TO)	Richard Morgan, Austin Energy, 3/22/10
15	E. General	An District Owner asked the proponents to develop a design exception for properties between 10th and 12th Streets on Baylor, since these lots were located a block west of Lamar and overlooked the back of commercial buildings on Lamar. These lots are more valuable for their views out over downtown, so a design exception should be developed to allow greater height and more walls of glass facing downtown than would otherwise be allowed within the district	District Owner - City Standards Meeting - 5/03/10
15	E.1.a Setback	Side setback includes any public right of way.	District Owner - written comments on 4.21 draft
15	E.1.c Trees	Delete - covered by city code	District Owner - written comments on 4.21 draft
15	E.1.e	Delete - not in goal or scope for historical. "neighbor to neighbor" - not in scope	District Owner - written comments on 4.21 draft
15	E.1.f.1 Style	"(1) Contemporary design is appropriate" conflicts with LHD goal, e.1(a), e.1.(f)(i), among others	District Owner - written comments on 4.21 draft
15	E.1.f.1.2,3 Style	Why have this section? Confusing.	District Owner - written comments on 4.21 draft
15	E.1.g.1 Materials	"What if those materials are not appropriate?" Wants to be able to use other materials, such as "poured concrete" or "metal siding" as siding on new construction. Concerned that this provision was very limiting and that it would not allow for exceptions for new, modern construction, single-family homes.	District Owner - written comments on 4.21 draft
15	E.1.g.1 Materials	Other types of stone already in the district - not just limestone.	District Owner - written comments on 4.21 draft
15	E.1.g.1	Include list of prohibited materials. River stone?	City Standards Meeting - 5/13/10

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CHHD Compiled Comments on 04.21.10 Standards - 05.20.10 final.docx

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CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
	Materials		
15	E.1.g.2 Roofs	Clarify. What does "where appropriate" mean? Are flat roofs, shed dormers, etc. allowed or not?	District Owner – written comments 05.13.10
15	E.1.g.2 Roofs	"Consider energy star... Delete this clause – not in scope of historic goals.	District Owner – written comments on 4.21 draft
16	E.1.g.3 Windows	Window form should be more flexible for new construction – triangle, half circle, etc should be allowed.	District Owner – written comments on 4.21 draft
16	E.1.g.3.iii Windows	Wall/window ratio suggested be less restrictive for Baylor from 10" to 12", nor not applicable.	05/13/10 City Standards meeting - Jan K.
16	E.1.g.3.iii Windows	Delete – outside of goal and scope defined.	District Owner – written comments on 4.21 draft
16	E.1.g.3 Windows	Window form should be more flexible for new construction – triangle, half circle, etc should be allowed.	District Owner – written comments 05.13.10
16	E.1.g.4 Front Door	Delete "Provision localized exterior lighting that the main entry" – covered by City code already.	District Owner – written comments on 4.21 draft
16	E.1.g.5 Porches	Audience members asked for consideration of the provision for entry porches on new construction.	City Standards Meeting – 5/03/10
16	E.1.g.5 Porches	Audience member recommended language: new construction porches be "complimentary in scale and design"	City Standards Meeting – 5/13/10
16	E.1.g.7 Chimneys	Change to "masonry product" instead of stone or brick	District Owner – written comments 05.13.10
16	E.2 Single Fam Construction	Coordinate with subchapter F for front yard setbacks Clarify requirements for side yard setbacks – concerned that "equal to or greater than" is potentially disruptive to the historic pattern Lost language from earlier draft re: historic patterns of building setbacks	Judith Morrow Sanders, 4/21/10
17	E.3.a.2 Dumpster	Delete clause – already covered in city code.	District Owner – written comments on 4.21 draft
17	E.3.a.4 Recreational use	Delete clause – outside historic goal and scope.	District Owner – written comments on 4.21 draft
17	E.3.a.3	Disagree with provision on "reflective glass" would prohibit glass wall in condo.	District Owner – written comments on 4.21 draft
17	E.3.b.1	Punitive – leave owner with a 20 foot wide structure – 50 ft minus 2x 15ft side setback	District Owner – written comments on 4.21 draft

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CHHD Compiled Comments on 04.21.10 Standards - 05.20.10 final.docx

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CHHD SUGGESTIONS AND OUTSTANDING ISSUES

PAGE	SECTION	COMMENT	SOURCE
17	E.3.b.1-3	Delete three sections – reference/use McVansion code	District Owner – written comments on 4.21 draft
18	E.3.b.3.i – iv	Delete four sections – use COA compatibility standards	District Owner – written comments on 4.21 draft
18	E.3.c.1. not in historic goals.	– not in historic goals.	District Owner – written comments on 4.21 draft
18	E.3.c.2.i – iv	Delete four sections – use COA compatibility standards	District Owner – written comments on 4.21 draft
19	E.3.e-1	Delete – outside historic scope and goals. (f) delete unless city code.	District Owner – written comments on 4.21 draft
ju	E.	Confirm all sections that to not match COA compatibility language – correct? COA legal reviewing?	City Standards Meeting – 5/13/10

CS/HD

Castle Hill Historic District Update

Page 1 of 3

Kirby, Susan

From: Laura Kelso ~~laura.kelso@cityofaustin.org~~
Sent: Tuesday, April 27, 2010 5:19 PM
To: Laura Kelso
Subject: Castle Hill Historic District Update
Attachments: 4-27-10 CHHD Draft Design Standards .pdf

Dear Neighbors,

This e-mail is to update you on the status of the Castle Hill Historic District (CHHD) application, and provide you with the latest draft copy of the Design Standards for the District.

As most of you know, the application for the CHHD was filed in February 2010. The application must now make its way through 3 "official" city meetings before being approved or rejected. These city meetings include:

- 1) Landmark Commission
- 2) Planning Commission
- 3) City Council

The first of those 3 meetings, Austin's Landmark Commission, is scheduled for May 24, at 7pm in City Hall. The following 2 meetings have not been scheduled yet.

As many of you know, we've gathered a lot of feedback about the proposed Design Standards from owners by way of various "neighborhood coffee meetings," "district block meetings," as well as via phone calls and emails.

Neighbor Tere O'Connell, Architect & Principal at Volz & Associates, Inc. generously offered her time and expertise to help us revise the Standards, based on feedback from many of you, as well as feedback from city of Austin staff. I have attached the most recent version of the draft Design Standards to this email.

To those of you who have participated so far, thank you so much for your input. For those of you who have not been able to attend a coffee meeting, Street meeting, or send your Design Standard feedback/questions to us via email, it's not too late!

The next step in the application is that the city will host 2 meetings in May:

- May 3rd, at 7pm at 505 Barton Springs Road, 3rd Floor Training Room
- May 13, at 7pm at 505 Barton Springs Road, 3rd Floor Training Room

The purpose of these meetings 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.

5/20/2010

C8/A1

Castle Hill Historic District Update

Page 2 of 3

All of these meetings are open to the public, though clearly, comments and feedback 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 CHHD process, or you can also reach the city staff: Susan Kirby at 924-3524 or susan.kirby@ci.austin.tx.us

Kind Regards,
Laura Kelso

P.S. Below, for your convenience, please find a brief Castle Hill Historic District Refresher.

What is a Local Historic District?

- 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.
- 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.
- 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.
- 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:

- Provide neighborhood stability through the regulation of existing building preservation and new design
- Regulate the design of alterations that are visible from the street, specifically:
 - the rehabilitation and repair of existing historic (or "contributing"*) buildings to preserve their historic character
 - building additions
 - new construction
 - some site features such as driveways and fences

What these Design Standards do NOT do:

- 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.

5/20/2010

C8/42

Castle Hill Historic District Update

- Regulate interiors
- 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."

C8
H3

COMMENTS AND LETTERS FROM CITIZENS

From: Jeff Crawford [~~jeffcrawford@austin.tx.us~~]
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 [~~Joan.Huntley@austin.tx.us~~]
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.

C8/44

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

~~Huntley, Joan~~

From: tillie katz [tillie.katz@att.net]
Sent: Tuesday, March 30, 2010 11:35 AM
To: Kirby, Susan
Cc: ~~psolemon@austintexas.gov~~
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

C8/45

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

C8/46

Thanks,

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

From: tillie katz [~~m.tillie.katz@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@earthlink.net~~]
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

C8
A7

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

Castle Hill Local Historic District - 48

(512) 974-3524

susan.kirby@ci.austin.tx.us

C8/48

From: tillie katz [~~mailto:tillie.katz@ci.austin.tx.us~~]
Sent: Tuesday, March 30, 2010 11:35 AM
To: Kirby, Susan
Cc: ~~cc: [redacted]~~
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 that 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.)

C8/49

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

Castle Hill Local Historic District - 50

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

C8/50

From: tillie katz [mailto:~~tillie.katz@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: Mike Sullivan [mailto:~~msullivan@earthlink.net~~]
Sent: Friday, April 30, 2010 3:45 PM
To: Kirby, Susan; Sadowsky, Steve
Cc: ~~msullivan@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?

C8/13

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@lhc.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 <~~erin@lhc.com~~>

Date: Thu, 13 May 2010 20:48:25 -0500

To: Laura Kelso <~~laura@lhc.com~~>

Cc: Trey Damico <~~trey@lhc.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@lhc.com~~

To: ~~laura@lhc.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,

Castle Hill Local Historic District - 52

C8/52

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
new media editor & writer
~~e. laura211@kelso.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.

C8/53

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."

Hotmail is redefining busy with tools for the New Busy. Get more from your inbox. See how.
<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 EveningFrom: 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

Castle Hill Local Historic District - 54

C8/54

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.

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

Castle Hill Local Historic District - 55

Sincerely,
Erin Blake
Old Castle Hill Condominiums HOA

C8/55

From: ~~laura@oldcastlehill.com~~
To: ~~laura@oldcastlehill.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,

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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

From: howard waugh sr. [~~howard@waugh.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

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

Castle Hill Local Historic District - 56

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

C8/50

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 [mailto:billgimson@comcast.net]
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

Castle Hill Local Historic District - 57

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.

08/57

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 [mailto:~~jcrawford@castlehilllhd.com~~]
Sent: Thursday, May 20, 2010 2:23 PM
To: ~~john@eng.com; lga@ustin.com; patti_hille@yahoo.com; megankleone@gmail.com; dlooney@mail.utexas.edu; terrimyersepreservationcentral.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

C8/58

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

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

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: C14H-2010-0006
Contact: Susan Kirby, 512-974-3524
Public Hearing: May 24, 2010, Historic Landmark Commission

Your Name (please print) William Chuang

Your address(es) affected by this application 614 E 18th Street, Austin

☐ I am in favor
☒ I object

Signature [Signature]

Date 5/18/2010

Daytime Telephone: 512-966-3229, 408-880-8879

Comments: 1) no more over hundred year old building

2) the new special character building 3) the proposed only benefit for their tax reduction

4) will jeopardize the development of Austin in whole

5) 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

6) the government should focus on portize the income and development of the city, and keep historical

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

Planning

City of Austin
Planning & Development Review Department

Susan Kirby

P.O. Box 1088

Austin, TX 78767-8810

Susan Kirby @ CI, Austin, Texas
Steve, Sackbury @ CI, Austin, Texas

C8/59

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

☐ I am in favor
☒ I am in object

Your Name (please print): **Susan Engle**
 1405 W. 30th Street
 Your address(es) affected by this application
 Susan Engle S

Signature: _____ Date: _____
 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.**

If you use this form to comment, it may be returned to: **NPZDCHP01**
 City of Austin
 Planning and Development Review Department
 Susan Kirby
 P. O. Box 1088
 Austin, TX 78767-8810 or WK # 480-980-1512
 Fax Number: (512) 974-9104 to answer some questions I have.

MAY 17 2010

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.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

60

PUBLIC HEARING INFORMATION

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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 WAGE
 Your Name (please print) ☒ I am in favor
 606 HARTMAN ST ☐ I object

Your address(es) affected by this application
 822 N. Nueces
 Date 5/15/10

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/CMP

C8/61

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

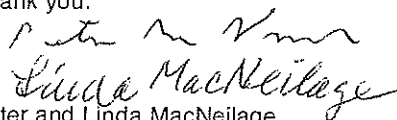
Dear Ms. Kirby and Landmark Commissioners:

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 MacNeillage
478-7069

C8/62

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

Page 1 of 2

Kirby, Susan

From: Laurie Limbacher <lla@castin.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 <rb1@castin.com>
Date: Wed, 17 Feb 2010 00:47:37 -0600
To: Laurie Limbacher <lla@castin.com>, John Rosato <john@swag.com>, <jarriaga@shoglobal.net>, Patti Hansen <patti_piles@yahoo.com>, <meghan.kirby@castin.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

C8/3

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

C8/64

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 (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 (Blanca Perez)

Blanca Perez

Signature

2/15/10

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/Cmr

☐ I am in favor
☒ I object

C8/65

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

Bill Choate
Your Name (please print)

200 Baylor #101
Your address(es) affected by this application

Bill Choate
Signature

2/16/10
Date

Daytime Telephone: 477-1510

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

☐ I am in favor
☒ I object

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City of Austin

Planning & Development Review Department

Susan Kirby (formerly Villarreal)

P.O. Box 1088

Austin, TX 78767-8810

MAR 01 2010

MPZD/CHP

C8/66

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

Peter Black
Your Name (please print)

☐ I am in favor
☒ I object

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

Signature

Date

Daytime Telephone: 512 415-8160

Comments: This notice arrived 2/18/10. There is insufficient time to read, decipher, & weigh in on a position. 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. 22-23-24-25-26.

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 1068

Austin, TX 78767-8810

RECEIVED

FEB 24 2010

INFORMATION

C8
67

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)

807 BLANCK Austin TX

Your address(es) affected by this application

Signature

Daytime Telephone: (512) 791-9936

Date

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/CRAU

C8/68

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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

ABUVE JACOBSON
Your Name (please print)

1117 W. 7th St.

Your address(es) affected by this application

Susan Kirby

Signature

2/14/10
Date

Daytime Telephone: 512-481-1032

Comments: HISTORIC DESIGNATIONS

COME WITH HEAVY RESTRICTIONS
ON MAKING ANY CHANGES
TO A PROPERTY. I SURELY
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

08/19

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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. PENROD

☒ I am in favor
☐ I object

Your address(es) affected by this application

1117 W. 9TH Street of Org 2/13/10

Signature

Date

Daytime Telephone: 512-472-8561

Comments:

Producers are favor. for
lined at the street address for
32 years. The producers have
used grounds to change
the character of this historic
neighborhood. Please pass
this important rezoning
application. Vital.

If you use this form to comment, it may be returned to: 1117 E. 9TH ST. MY HOME IN
City of Austin 1117 W. 9TH ST.

Planning & Development Review Department
Susan Kirby (formerly Villarreal)
P. O. Box 1088
Austin, TX 78767-8810

C8/70

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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 Horst

☒ I am in favor
☐ I object

Your address(es) affected by this application

901 W 9th Unit 702 Austin

Signature

Don Horst

Date

2/16/10

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 24 2010

NPZD/61110

C8/1

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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

Nancy Telle

Your Name (please print)

1201 Castle Hill #203

Your address(es) affected by this application

Murphy Gella

2-15-10

Signature

Daytime Telephone: 771-7448

Date

Comments:

Old West Austin is disappearing in mid of 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/CNR

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or www.ci.austin.tx.us/historic

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Case Number: C14H-2010-0006

Contact: Susan Kirby, 512-974-3524

Public Hearing: July 27, 2010, Planning Commission
Aug. 19, 2010, City Council

PETER F. + LINDA A. MACNEILAGE
Your Name (please print)

6806 HARTMAN ST. 78703
Your address(es) affected by this application

David MacNeilage 7/16/10
Signature Date

Daytime Telephone: *(512) 478-7069*

Comments: *Please see attached letter of support*

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

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

Kirby, Susan

From: howard waugh sr. [mailto:~~howard@hughes.net~~]
Sent: Wednesday, July 21, 2010 3:49 PM
To: Kirby, Susan
Subject: Castle Hill Local Historic District Rezoning

C8/13

Dear Ms. Kirby,

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 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.

Sincerely,

Norma Gene Waugh

608 Harthan Street

Austin, TX 78703

Kirby, Susan

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

C8/74

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.

7/21/2010

Kirby, Susan

From: Jim Murphy [redacted]
Sent: Monday, February 22, 2010 1:16 PM
To: Villarreal, Susan
Subject: CH14H-2010-0006

C8/15

I am writing to object to the Castle Hill Historic District. I have problems with the inclusion of several of the non historic prosperities on West 7th, Blanco, and west 6th.

Compatibility with the property we own at 1120 w 6th is an issue. There is already a neighbor plan in effect. Is this the method of amending that plan.

Once again I own property at 1181 and 1120 W 6th and am opposed to this Rezoning.

Jim Murphy
President
Sweetish Hill Bakery
3501 Dime Circle
Suite 101
Austin, Tx 78744
~~sweetishhillbaker@gmail.com~~
~~www.sweetishhill.com~~
512-791-6059 (cell)

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

7/16/10

C8/16

Case Number: C14H-2010-0006

Dear Ms. Kirby and Planning 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, built in 1869. The area within the boundaries of the district retains a significant inventory of historic properties, a number of them built by some of early Austin's prominent families. Most of the land can be traced back to one original owner - James Raymond, the first Treasurer of the State of Texas. Many of the 66% of "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. The intermixing of mansions and bungalows reveals a story about Austin's past, including the economic ebb and flow of the city's growth. Local Historic District (LHD) designation will preserve the unique character of this historically significant and architecturally important neighborhood.

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. 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 will be retained.

Austin's historic resources are quickly disappearing. The time to save these resources is now, before it is too late. Austin is behind the curve when it comes to designating local historic districts, containing only a single small LHD. By comparison Portland, a city to which Austin is often compared, has 13 LHDs, San Antonio has 26, and Houston has 14. In September of 2009 Dallas had 15 and it now has 20. These numbers reflect the recognition, by the leaders of other cities, that historic resources are valuable, and need to be retained and protected now.

We urge you to take action so that our era will be remembered as one in which our city's leaders, in recognition of the value of retaining evidence of our shared history, and of our unique sense of place, stood firm - resisting the corrosive effect of unconstrained development, and the cries of a vocal minority with no coherent alternative beyond self-interest. Please show your support for this application so that Austin can be numbered among the cities that have taken constructive action to protect and preserve their historic heritage.

Thank you.


Peter F. and Linda A. MacNeilage
(512) 478-7069

Kirby, Susan

From: kay hart [~~mailto:kayhart@adomn.com~~]
Sent: Monday, May 24, 2010 1:40 PM
To: lga@austin.com; john@swag.com; patti_niles@yahoo.com; meghankleon@gmail.com;
~~dleary@mail.utexas.edu; torrinmeyers@preservationcentral.com; Sadowsky, Steve~~
Cc: Kirby, Susan
Subject: Castle Hill LHD

C8/11

Members of the Landmark Commission,

I own and live in a Landmark house, one of the Pillow houses, at 1403 W. 9th. My husband and I have lived in our house for over thirty years. I am so pleased that the Castle Hill area is applying to be designated as a historic district. I am aware that other cities have had historic districts for some time. In my opinion, it is about time that the capital city of our state follow suit.

With the downtown area so close to our neighborhood, we are constantly under pressure from developers whose plans would change the whole nature of our historic neighborhood. I believe in the merits of historical preservation and its benefits to our whole city.

It is my understanding the Castle Hill LHD application is complete and the number of residents within the proposed LHD who are in favor of the LHD actually exceeds the requirements.

I heartily approve of the Castle Hill application for a historic district and hope it sails through all the boards that it must satisfy.

Kay Hart
1403 W. 9th
477-4306