

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2014-0014

HLC DATE:

November 17, 2014

January 26, 2015

PC DATE:

December 9, 2014 (pulled
from agenda)

April 14, 2015

May 26, 2015

APPLICANT: Bluebonnet Hills Local Historic District Project (Michele Webre)

HISTORIC NAME: Bluebonnet Hills Historic District

WATERSHED: Blunn Creek

ADDRESS OF PROPOSED ZONING CHANGE: Roughly bounded by Annie Street on the north, East Side Drive on the east, Leland Street on the south, and Brackenridge Street on the west.

ZONING FROM: SF-3-NP and SF-3-H-NP to SF-3-NP-HD and SF-3-H-NP-HD.

SUMMARY STAFF RECOMMENDATION: Staff recommends the creation of the proposed historic district and the zoning changes to add the HD (Historic Area) overlay to all existing base zoning.

Staff further recommends the following clarifications to the proposed Bluebonnet Hills Historic District Design Standards, found in the District Preservation Plan:

p. 23 – “Each property is unique and lot size/shape can vary; therefore, each property will be reviewed individually and exceptions to the Design Standards may be allowed by the Historic Landmark Commission if appropriate for unique conditions.”

p. 23 – “A Certificate of Appropriateness is not necessary for work proposed to a non-contributing building within the District, and these Design Standards do not apply to non-contributing buildings. However, the owners of a non-contributing building (especially if it is of historic age) may want to consider these standards as guidelines for considering design options that reflect the architectural character of the neighborhood.”

p. 25 – “All houses within the District will be reviewed with primary reference to the front street appearance of the house. Houses located on corner lots will be treated the same as houses on interior lots for the purposes of these Standards.”

p. 29 – “Retain and restore original windows, window surrounds, shutters, and screens whenever possible. If the original windows, shutters, or screens are deteriorated beyond feasible repair, replace them with in-kind materials.”

p. 30 – “Retain and restore original doors, door surrounds, sidelights, and transoms whenever possible. If the original door is deteriorated beyond repair, replace it in-kind, or with a door that is historically appropriate for the style of the house. If the original door surrounds, sidelights, and transoms are deteriorated beyond repair, replace it in kind.

QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:

110
At the time the district nomination was submitted, creation of the historic district had the support of 57.5% of the property owners within the district. The nomination currently has the support of the owners of 51.19% of the land within the district. Contributing properties account for 86 of the 115 properties within the proposed district (74.7%).

CH

HISTORIC LANDMARK COMMISSION ACTION: November 17, 2014: Recommended the proposed zoning changes from SF-3-NP and SF-3-H-NP to SF-3-HD-NP and SF-3-H-HD-NP. Vote: 4-0 (Limbacher, Leary, and Rosato ill). January 26, 2015 (re-heard by the Historic Landmark Commission after the determination of a notice issue): Recommended the proposed zoning changes from SF-3-NP and SF-3-H-NP to SF-3-HD-NP and SF-3-H-HD-NP). Vote: 5-0-1 (Myers absent; Leary abstained). May 18, 2015: Received and approved the comments (none) from the Austin Energy Green Builder Program. Vote: 5-0 (Rosato and Myers ill).

PLANNING COMMISSION ACTION: April 14, 2015: Postponed the public hearing for additional information requested from staff to May 26, 2015.

DEPARTMENT COMMENTS: The Bluebonnet Hills Historic District has one landmark within the proposed district. The original survey of the district, done as part of the larger survey of all of Travis Heights, was performed in 2009. The nomination team re-surveyed the proposed Bluebonnet Hills Historic District properties in 2014 to ensure the accuracy of the earlier findings and to make any changes that reflected a change in conditions. Staff also surveyed the proposed district in 2014 to confirm the survey findings.

CITY COUNCIL DATE: June 11, 2015

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: South River City Neighborhood Association

BASIS FOR RECOMMENDATION:

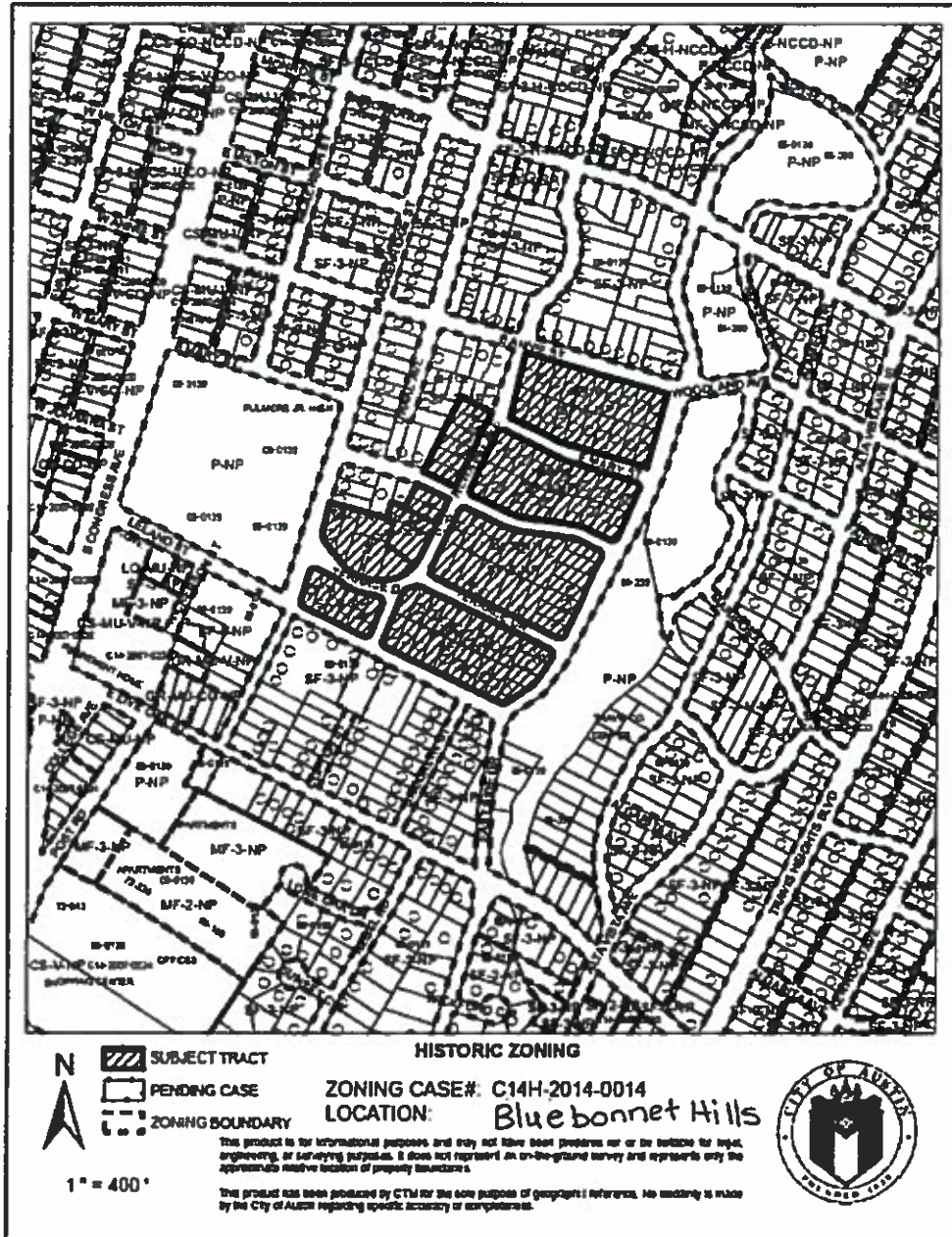
Architecture and historical significance. Please see the attached nomination for detailed discussions of the architecture and historical significance of the proposed Bluebonnet Hills Historic District.

ESTIMATED ANNUAL TAX ABATEMENT: N/A. Designation as a historic district will enable property owners to apply for an ad valorem property tax abatement for rehabilitating contributing houses in accordance with a plan approved by the Historic Landmark Commission, and in conformance with Section 25- of the Land Development Code.

PRESENT USE: The Bluebonnet Hills Historic District is exclusively residential.

LOCATION MAP

CU/B



Case Number:
C14H-2014-0014

PETITION

Date: 5/20/2015
Total Square Footage of Buffer: 898093.6791
Percentage of Square Footage Owned by Petitioners Within Buffer: 51.19%

CL/H

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0302001005	411 TERRACE DR	ABRAHEIM KEVIN L & DONNA M	yes	14282.89	1.59%
0302001409	1906 NEWING AVE 78704	ALAGHI BAND AHMAD & MEHRI HASBI	no	7955.94	0.00%
0302001425	509 TERRACE DR	ALBI CHRISTOPHER P	yes	7565.57	0.84%
0302001211	500 LELAND ST 78704	ANDREWS BRANIMON F & JOSEPH F CHASE	yes	8675.31	0.97%
0302001019	504 LELAND ST 78704	ASTHALTER MICHAEL WILLIAM	yes	8439.63	0.94%
03020020416	508 E MARY ST 78704	BARKER NORMAN R JR ET AL	yes	8459.77	0.94%
03020020410	1802 EAST SIDE DR 78704	BASQUETTE RONALD LEE	yes	7811.95	0.87%
0302001210	501 LELAND ST 78704	BAWDALE JOHN ANDREW & HEATHER MARIE WITBECK	no	6576.73	0.00%
03020020215	1922 EAST SIDE DR 78704	BENTLEY PHILIP H	no	9827.36	0.00%
03020020419	501 E MARY ST 78704	BRIDGEMAN JAMES	yes	7714.77	0.86%
0302001410	1908 NEWING AVE 78704	BLACKWOOD CHRISTA ANN	yes	7480.79	0.83%
03020010106	511 TERRACE DR AUSTIN 78704	BOES DAVID & KAMA HERIQUE	no	7651.35	0.00%
03020010116	514 LOCKHART DR 78704	BORAK BRIAN	no	6231.85	0.00%
03020010103	505 E MARY ST 78704	BORAN MATTHEW	yes	7701.64	0.86%
03020020202	503 LOCKHART DR 78704	BRAYNEC RONALD V	yes	7964.08	0.89%
03020010403	505 E ANNIE ST 78704	BRUBAKER WELLY ALLAN & ELEANOR LIVETH ABINOGLIN	yes	6731.29	0.75%
03020010104	507 TERRACE DR	BUCKNER ROBERT	no	7468.88	0.00%
03020020212	1918 EAST SIDE DR 78704	BUEL LESLIE ANN	yes	6598.95	0.73%
03020020302	503 E MARY ST 78704	CALVERT WILLIAM HAMILTON	yes	7386.23	0.82%
03020010111	1900 EAST SIDE DR 78704	CANCHOLA MARIA ROSA & GORRIB RUI DAS	no	13177.99	0.00%
03020020409	517 E ANNIE ST 78704	CARLTON ROSS M & DAWN M	yes	7392.84	0.82%
03020020413	514 E MARY ST 78704	CARRON MICHAEL D	no	8570.55	0.00%
03020020305	509 LOCKHART DR 78704	CLAYBELL WEN STARR APT A	no	8389.64	0.00%
03020010309	517 E MARY ST 78704	COHEN MICHAEL WAYNE	yes	6311.81	0.70%
03020010110	2000 EAST SIDE DR 78704	COXMAN PAUL MADISON JR & CHERYL A DROWN	yes	9248.79	1.03%
03020020209	1910 EAST SIDE DR 78704	DUBOSE LUCY RAMSEY	no	10180.39	0.00%
03020020219	508 TERRACE DR AUSTIN 78704	FERMAN BOB & MINYEA ZAPATA	yes	8106.98	0.90%
03020010101	501 TERRACE DR 78704	FINCH TRAVIS BROOK & DONNA ANN LATHROP	no	11600.61	0.00%
03020020405	509 E ANNIE ST 78704	FITZPATRICK THOMAS & MELANIE A FITZPATRICK	yes	7334.49	0.82%
03020010109	517 TERRACE DR	FLANAGAN DEBORAH FAYE	yes	7678.24	0.85%
03020010111	1910 NEWING AVE 78704	FLORES TELJAN	no	7346.31	0.00%
03020010104	507 LOCKHART DR 78704	FRASER RUSSELL E JR & SALLY	yes	7971.36	0.89%
03020010103	500 LOCKHART DR 78704	FREEMAN MARK R	no	9724.22	0.00%
03020010103	407 TERRACE DR	FUSARIS KARI W	yes	7288.37	0.81%
03020010106	510 TERRACE DR	GARCIA ENEIDMA E	no	7781.26	0.00%
03020010106	515 TERRACE DR	GARCIA FLORA OLIMPIA	no	7482.18	0.00%
03020010116	802 TERRACE DR 78704	GEE ROBERT W	yes	8547.27	1.06%
03020010101	301 TERRACE DR AUSTIN 78704	GIESINGER JOHN W & MARY C POWELL	yes	9038.52	1.01%
03020020207	513 LOCKHART DR 78704	GUARATANO DANIEL & PHONGGAMU	no	10189.25	0.00%
03020010107	513 E MARY ST 78704	GIBSON JENNIFER M & JOSEPH M HEBERT	no	6561.26	0.00%
03020020208	515 LOCKHART DR 78704	GREENBERG DANIEL M	no	10779.80	0.00%
03020010113	516 LELAND ST 78704	GROSSMAN SHELLI & JOHN DAVID	yes	6647.47	0.74%
03020010113	1978 NEWING AVE 78704	GRUND CRAD W & SYBIL R CASE	yes	13646.39	1.52%
03020010110	504 LOCKHART DR 78704	HAWLEY NOAH & BUTTANY KYLE HAWLEY	yes	7812.25	0.87%
03020010107	409 TERRACE DR	HAWLEY RATHY	yes	4536.58	0.51%
03020010114	1970 EAST SIDE DR 78704	HEER LAWRENCE NORMAN	no	8558.91	0.00%
03020020201	501 LOCKHART DR 78704	HILL KATHLEEN AMY	no	13674.21	0.00%
03020020217	517 TERRACE DR AUSTIN 78704	HONDORP MICHAEL B & JOSEPH B HINK	no	7491.07	0.00%
03020020306	511 E MARY ST 78704	HURELL LAUREN & JOACHIM	yes	7314.00	0.81%
03020020421	513 E ANNIE ST 78704	HUNTER ROBERT BRENT	yes	7221.39	0.80%
03020020304	507 E MARY ST 78704	JONES DAVID F & CYNTHIA L WILE CYNTHIA L WILLIAMS	yes	7765.77	0.81%
03020020213	500 TERRACE DR 78704	KARLINS INGRID	yes	10180.66	1.13%
03020020413	1914 NEWING AVE 78704	KEENEY HEATHER B B	no	11571.09	0.00%
03020010116	514 TERRACE DR AUSTIN 78704	KEENEY ROBERT B & CHRISTINA RICH KLEBERG	yes	8370.36	0.93%
03020020305	509 E MARY ST 78704	KREPP KAREN R APT 229	yes	7592.28	0.85%
03020010114	1907 NEWING AVE 78704	KROCKIT JEFFREY B	no	2913.50	0.00%
03020020411	518 E MARY ST 78704	LANBERT ELIZABETH ANN % PERSONAL ADMINISTRATORS	no	8494.15	0.00%
03020020412	516 E MARY ST 78704	LANBERT ELIZABETH GS TRUST % PERSONAL ADMINISTRATORS	no	8184.00	0.00%
03020020415	510 E MARY ST 78704	LANIER TROY & MIRIAM MURTUZA	no	7958.50	0.00%
03020020225	1914 EAST SIDE DR 78704	LESIE LAURA ELIZABETH BAFFORD	no	8422.81	0.00%
03020020315	516 LOCKHART DR 78704	LIPSCOMB KELLY	no	7120.10	0.00%
03020010110	510 LELAND ST 78704	LOZELLE LUE ANN	no	6567.84	0.00%
03020020111	3001 EAST SIDE DR 78704	MAESTRYCHOWICZ GREGORY J	yes	6504.94	0.72%
03020010117	1915 BRACKENRIDGE ST 78704	MARTIN CHARLOTTE CLAIRE	no	8849.81	0.00%
03020010102	509 TERRACE DR 78704	MILLER CHRISTOPHER & MICHELLE HOWELL & SARA K MILLER	yes	7678.55	0.86%
03020010108	1918 NEWING AVE 78704	MONTGOMERY JON	yes	11812.10	1.29%
03020020303	505 LOCKHART DR 78704	MONTGOMERY JON	yes	8068.71	0.90%
03020020402	501 E ANNIE ST 78704	MONTGOMERY JON G	yes	6757.14	0.75%
03020020312	522 LOCKHART DR 78704	MONTGOMERY JON GILL	yes	6546.47	0.73%
03020010114	514 LELAND ST 78704	MORENO CANDELARIO	no	6221.54	0.00%
03020020221	504 TERRACE DR AUSTIN 78704	MORROW DONNA J	yes	8230.02	0.92%
03020010112	2004 EAST SIDE DR 78704	OTERO CARMELO C	yes	10581.97	1.18%
03020020414	512 E MARY ST 78704	OTTO GRETCHEN ALYNN & MARK THOMAS SMITH	yes	8008.84	0.89%
03020010109	1920 NEWING AVE 78704	OWEN ROBERT C & MEREDITH MARTI MEREDITH MARTIN ROUFTREE	no	7517.51	0.00%
03020020319	506 LOCKHART DR 78704	PANDEY ANA	no	7415.59	0.00%
03020010112	1912 NEWING AVE 78704	PARKER MICHAEL S	no	7571.16	0.00%
03020020420	500 E MARY ST 78704	PARKINSON TONY & MARTYNNIE	yes	8140.80	0.91%
03020010108	1904 NEWING AVE 78704	PATRISON ROBERT & RACHAEL RAWL RACHAEL RAWLINS	yes	7720.65	0.86%
03020020408	515 E ANNIE ST 78704	PENNINGTON CECIL P	yes	7552.44	0.84%
03020010107	510 TERRACE DR	PERLUCCI CAPRICE	yes	7540.32	0.84%
03020010115	512 LELAND ST 78704	PONZIOA THERESA	no	6354.25	0.00%
03020010120	506 TERRACE DR 78704	POLSON ELIDA ESTHER	no	7818.17	0.00%
03020010122	1924 NEWING AVE 78704	REDDY JAM SUMEL	yes	27985.18	3.11%
03020020417	508 E MARY ST 78704	REGANNE AU PASCAL G & SYBIL R	yes	7959.74	0.89%
03020010109	303 TERRACE DR AUSTIN 78704	RICE DAVID RICHARD & LISA BUEHAKVENTURA RICE	no	8442.31	0.00%
03020010113	510 LOCKHART DR 78704	SAMER COURTNEY	no	6557.39	0.00%
03020020314	516 LOCKHART DR 78704	SAMER HARRY III & COURTNEY	no	6121.02	0.00%
03020020422	511 E ANNIE ST 78704	SARABI RAHMIM A ALI REZA SARABI & MINOO SARABI	no	6876.00	0.00%
03020010108	508 LELAND ST 78704	SCHWARZ MICHAEL W	yes	2745.00	0.31%
03020010117	510 LOCKHART DR 78704	SHENOY PRATHIMA I	no	6827.00	0.00%
03020020222	502 TERRACE DR AUSTIN 78704	SHOLK KRISTEN	no	8037.78	0.00%
03020010118	1913 BRACKENRIDGE ST 78704	STACZYNSKI ELIZABETH A & MARK E GARDNER	yes	4635.73	0.52%
03020020404	507 E ANNIE ST 78704	STEWART ANDREW B & LAURA	yes	6768.56	0.75%
03020020308	515 E MARY ST 78704	TEKADA EVELYN	yes	7395.61	0.82%
03020020418	504 E MARY ST 78704	TOMGATE JOHN T	yes	7905.19	0.88%
03020020214	TERRACE DR 78704	TRAVIS COUNTY TRUSTEE	no	7501.48	0.00%
03020020401	501 E ANNIE ST 78704	VALUITY & ROBERTS LLC	no	7030.98	0.00%
03020010121	502 LOCKHART DR 78704	VAN NORT DORIE ANNE BLAIR	no	7528.22	0.00%
03020020318	506 LOCKHART DR 78704	VASQUEZ LEE P	no	7214.15	0.00%
03020020219	1918 EAST SIDE DR 78704	WATKINS THOMAS H	no	6880.75	0.00%
03020020206	511 LOCKHART DR 78704	WEBER MICHELLE MARIE	yes	9254.46	1.03%
03020010103	505 TERRACE DR AUSTIN 78704	WHITE VALKENAAR MICHELLE	no	7669.28	0.00%
03020020117	506 LELAND ST 78704	WHITTEN LYNN	no	6291.88	0.00%
03020010118	506 LELAND ST 78704	WHITTEN LYNN & JAMES JACKSON B JAMES JACKSON BUTLER	no	6425.90	0.00%
03020020301	501 E MARY ST 78704	WILLIAMS LYNN T & MAURE	yes	11840.56	1.32%
03020010102	503 TERRACE DR 78704	WILLIAMS CHRISTINA G	yes	7769.13	0.87%
03020020210	1912 EAST SIDE DR 78704	WORKS CARLA	no	6806.83	0.00%
03020010101	Address Not Found		no	9828.39	0.00%
03020010101	Address Not Found		no	12846.94	0.00%
03020010101	Address Not Found		no	9891.59	0.00%
Total				898093.61	51.19%

From: Kasper, Heidi

To: Sadowsky, Steve

Subject: FW: Bluebonnet Hills Historic District

Date: Monday, March 09, 2015 2:15:12 PM

Hi Steve,

The language incorporated in the Bluebonnet Hills Historic District is ok from our standpoint and is in keeping with what we have recommended for inclusion in design standards for historic districts.

Thanks,

Heidi Kasper, AIA, LEED AP BD&C | AE Green Building, CES | Austin Energy

811 Barton Springs Rd, Suite 400 | Austin, Texas 78704 | (512) 482-5407

From: Kasper, Heidi

Sent: Wednesday, February 18, 2015 5:14 PM

To: Sadowsky, Steve

Cc: AE Green Building

Subject: RE: Bluebonnet Hills Historic District

Hi Steve,

Thank you for including us in your process. The language you have included is in keeping with what we have recommended for inclusion in design standards for historic districts. Just for as a point of clarification the City does not have a Green Building Code. The City adopts an energy code and we administer Green Building ratings which are distinct from the code. In some cases the ratings are required due to various development agreements but they are not universally required and are not a code.

Thanks again, for keeping including us.

Sincerely,

Heidi Kasper, AIA, LEED AP BD&C | AE Green Building, CES | Austin Energy

811 Barton Springs Rd, Suite 400 | Austin, Texas 78704 | (512) 482-5407

C11/15

October 28, 2014

11/6

City of Austin, Planning Department
505 Barton Springs Road, 5th Floor
One Texas Center
Austin, Texas 78704

Re: Blue Bonnet Hills Local Historic District Application

Dear Sir or Madam,

Please find enclosed our application for the Blue Bonnet Hills Local Historic District. We have 109 properties and have received 61 property owners' signatures or 56% sign-on.

Thank you for your attention to this matter. Please do not hesitate to call Michele at 512-422-1262, Josh at 512-888-2038, or Emily at 336-655-7933 if you have any questions.

Michele Webre

Michele Webre, Coordinator
Blue Bonnet Hills Local Historic District Project
HistoricTravisHeights.org
511 Lockhart Dr.
Austin, Texas 78704
512-422-1262

Emily Reed

Josh Conrad and Emily Reed,
Preservation Consultants
805 W. 16th St.
Austin, Texas 78701
512-888-2038
336-655-7933

Enclosures

cc: Josh Conrad
Emily Reed

SCANNED



CH 1/8

D. 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.

E. 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.

7. ASSESSMENT OF INTEGRITY

Describe the criteria for assessing the integrity of buildings within the district or how you decided whether each building is contributing or non-contributing.

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.

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.

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.

NOMINATION PREPARED BY:

Name: Emily Reed & Josh Conrad Emily Reed

Company: _____

Address: 805 W. 16th St
Austin TX 78701

Telephone: 336 655 7933 FAX: —

E-mail: reedemilyf@gmail.com

NEIGHBORHOOD ASSOCIATION REPRESENTATIVE

Name: MICHELE WEBRE Michele Webre

Neighborhood Association: BLUE BONNET HILLS

Address: 511 LOCKHART DR.
AUSTIN, TX 78704

Telephone: 512-422-1262 FAX: _____

E-mail: MICHELE.WEBRE@GMAIL.COM

10/28/14

SCANNED

C11/a

Blue Bonnet Hills Local Historic District

Application

Austin, Texas



CU
10

Blue Bonnet Hills Local Historic District Nomination Form

**Submitted to
the City of Austin City Historic Preservation Office**

**Prepared by
Josh Conrad and Emily Reed
on behalf of
Blue Bonnet Hills Neighborhood**

July 2014

Contents

Nomination Application Form

Appendix A. Maps

Appendix B. Inventory of Properties

Appendix C. Survey Sheets with Owner Signatures

Appendix D. Preservation Plan

CU
/

Blue Bonnet Hills Local Historic District Nomination

C4
12

BLUE BONNET HILLS LOCAL HISTORIC DISTRICT NOMINATION FORM

1. NAME OF DISTRICT

Blue Bonnet Hills Local Historic District

2. GEOGRAPHIC DESCRIPTION

The Blue Bonnet Hills Historic District encompasses approximately four blocks and 22 acres. The proposed district boundaries follow those of the "Blue Bonnet Hills Addition, being the Paul Pfeifer Subdivision," platted in 1928. The boundaries are E. Annie Street to the north, East Side Drive to the east, and Leland Street to the south. To the west, the boundaries are Newning Avenue and Brackenridge Street. The district includes homes on the south side of the 500 block of E. Annie Street, two homes on Brackenridge Street (1913 & 1915), homes in the 1800 to 2000 block of East Side Drive, homes on the north side of Leland Street west of Newning Avenue, all homes in the 500 block of Lockhart Drive, all homes in the 500 block of E. Mary Street, the homes in the 1800 to 2000 block of Newning Avenue, and all homes on Terrace Drive.

3. PROPERTIES WITHIN THE DISTRICT

There are 115 properties within the district; 86 structures (75%) are contributing to the historic character of the district and 29 properties (25%) are not contributing, including one vacant lot. Structures inventoried include principal structures and outbuildings of substantial scale that serve as a residence. In order to be considered contributing, structures must date to the district's period of significance (1928-1964) and maintain integrity (see Section 7).

4. PRINCIPAL ARCHITECTURAL STYLES AND PERIODS OF CONSTRUCTION

Representing almost 60 percent of the properties in the Blue Bonnet Hills District, the Craftsman style is the most prevalent architectural style. Minimal Traditional style homes and Tudor revivals represent approximately 19 percent and 11 percent of the contributing structures in the district, respectively. The contributing Craftsman style homes in the district were constructed between 1928 and 1950, with a median year built date of 1931. Although found throughout the district, Craftsman style homes are particularly concentrated on Lockhart Drive, Mary Street, and Terrace Drive. Constructed between 1932 and 1951, the contributing Minimal Traditional style homes have a median year built date of 1937. The Tudor revival style homes in the district were constructed between 1930 and 1939 and have a median year built date of 1933.

C11
13

ARCHITECTURAL STYLES OF CONTRIBUTING STRUCTURES IN THE DISTRICT

STYLE	COUNT	PERCENT
Craftsman	50	59%
Minimal Traditional	16	19%
Tudor Revival	9	10%
Colonial Revival	3	3%
Ranch	2	2%
Mediterranean Revival	1	1%
Prairie	1	1%
Classical Revival	1	1%
Modernistic	1	1%
No Discernable Style	2	2%
TOTAL	85	100%



511 Lockhart Drive is a good example of the **Craftsman** style in the Blue Bonnet Hills Historic District. This single-family, rectangular plan dwelling was constructed in 1928. The structure has clapboard siding and rests on a masonry pier and beam foundation. The windows are double hung and feature wooden screens. The glazed front door also has a screen door. The roof is a front-facing jerkinhead gable featuring an extended cornice, exposed rafters, and brackets. The partial-width front porch features a smaller jerkinhead gable and mimics the detailing of the larger gable. The porch is supported by square posts and features wood railings and banisters.

500 Lockhart Drive is a good example of the **Minimal Traditional** style. Constructed in 1950, this one-story, side-gabled, massed plan house is clad in wood. The low-pitched roof has composition shingles. Consistent with the simplicity of design common to Minimal Traditional style homes, the house has a little architectural detailing. The windows are double hung eight-over-eight and six-over-six pane styles. A partial width porch features a shed roof and metal porch supports.



C11
14



514 Terrace Drive is a good example of the Tudor Revival style. The house was constructed in 1937 and features rubblework masonry exterior walls. The roof is comprised of composition shingles with steeply pitched front gables typical of the Tudor style. The larger gable features a decorative arched attic vent echoing the arched fanlight window below. The entryway is also arched, with a glazed front door.

5. PERIOD(S) OF SIGNIFICANCE

The period of significance for the Blue Bonnet Hills Historic District is 1928 to 1964. Blue Bonnet Hills was platted in 1928 and the first homes in the district were also constructed in that year (see Section 9). The final year of the period of significance is 1964, 50 years prior to the date of this application (2014). Only fourteen structures within the district were constructed outside of the period of significance.

6. ARCHITECTURAL COMPOSITION OF THE DISTRICT

CONTRIBUTING SINGLE-FAMILY RESIDENTIAL BUILDINGS

A STORIES

The overwhelming majority (85%) of contributing single-family residential structures in the district are single-story buildings. There are five 1.5 story homes and eight two-story contributing structures in the district, although few of these were originally constructed with 1.5 or two stories. This group of homes includes structures that were originally one story with a later addition that does not detract from the character of the resource, allowing for contributing status.

B MATERIALS

WALLS

Almost 70 percent of contributing buildings in the district are clad in wood. About ten percent have asbestos siding, and there are six stucco and four stone homes. Other exterior materials with a small representation include aluminum and brick.

ROOF

Most homes in the district (60 percent) have composition shingle roofs, although about 30 percent are metal.

WINDOWS

Over 90 percent of windows in the district are wooden double-hung units. Other window materials include vinyl and aluminum.

CL
16

C. ROOF TYPES

The most prevalent roof type in the district is side-gabled (40 percent), followed by front-gabled (25 percent). Other roof types include cross-gabled, hipped, and flat.

D. ADDITIONS

Additions to contributing structures allow the buildings to retain integrity and are therefore commonly found at the rear of the house and executed with compatible materials and scale. 502 Lockhart Drive provides an example of a half-story addition that is compatible with the existing character.

E. PORCHES

Front porches are a significant architectural feature of houses in the district. Porches are present on the vast majority of contributing structures in the district; over 80 percent have a full or partial width front porch. Porches with simple stoop roofs are also found on approximately 14 percent of contributing buildings.

F. CHIMNEYS

Only 11 contributing buildings in the district have chimneys. When present, chimneys are constructed of a variety of materials, including brick, stone, and metal.

G. GARAGE APARTMENTS

There are three contributing structures in the district that are garage apartments. The garage apartment 1926 Newning Avenue is associated with the John House at 1924 Newning Avenue, and was constructed two years after the principal residence on the southwestern (rear) part of the lot. The building is clad in wood and has a hipped-with-gable roof. The garage apartment at 308 Leland Street is located to the rear of 409 Terrace Drive. These two buildings are located on a parcel that has been subdivided into two since its original platting. The structure at 308 Leland Street is estimated to have been constructed in circa 1950, at a time when automobiles had become much more prevalent (approximately 20 years later than 409 Terrace Drive). 308 Leland Street is clad in wood and has a side gable roof. The garage apartment at 519 E Mary Street was likely historically associated with the single-family dwelling at 1900 East Side Drive that has since been significantly altered and expanded. The garage apartment building is clad in stone and has a hipped metal roof.

H. WALLS/FENCES/LANDSCAPE FEATURES

Because there are only a few streets with sidewalks and roadside mailboxes in the district, many yards have walkways of various types from the street to the front door or porch. These walkways are generally separate from driveways, which often lead to the side or rear of the buildings. Often fences and short retaining walls will line the edge of the street. The most common landscape feature in the district is retaining walls, which are present for approximately 20 percent of the contributing resources. These walls are commonly stone or concrete. The mature trees throughout the district are also a notable landscape feature. Nearly all of the district's lots are shaded by dense tree cover. Along some streets this tree canopy is effectively contiguous, particularly near Blunn Creek.

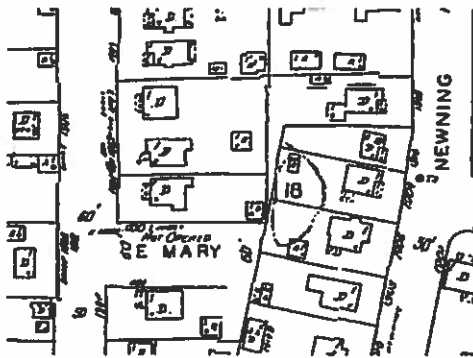
c11
/66

7. ASSESSMENT OF INTEGRITY

The evaluation of architectural integrity and the determination of which buildings are contributing and non-contributing to the historic district was made by architectural historians meeting the Secretary of the Interior's Professional Qualifications for an Architectural Historian, as described in Code of Federal Regulations Title 36, Chapter I, Part 61.

For the Blue Bonnet Hills Historic District, individual structures were evaluated to determine whether each building has retained sufficient historic integrity of those features necessary to convey its significance. The National Park Service has identified seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Structures that have lost integrity were determined to be noncontributing to the district.

In some cases, the nature of additions and other modifications resulted in the loss of integrity of design, materials, and/or workmanship. These types of modifications include incompatible, large-scale additions and replacement or removal of character-defining features. Modifications were considered in sum for each property; replacement of doors or windows alone did not necessarily result in a determination of loss of integrity. Porch enclosures also did not always necessarily result in a determination of loss of integrity; some buildings retain the ability to convey their historic appearance with enclosed partial width porches. Eighteen properties that date to the period of significance were determined to lack sufficient integrity to contribute to the historic character of the district, primarily due to large additions.



Section of E. Mary Street shown on 1962 Sanborn map

Regarding the district as a whole, the Blue Bonnet Hills subdivision retains a remarkable degree of integrity. The spatial organization of the district has remained relatively unchanged over time. Although early maps showed a portion of E. Mary Street west of Newning Street, this section was never opened and was in-filled with lots sometime after 1962. In 1932, the residents of Lockhart Drive petitioned the City Council to open the street from Brackenridge Street to Newning Avenue, which required the purchase of one lot; the remaining land between the lot and Brackenridge Street was donated by the owner.¹ None of the streets

in the district were paved when it was first established, and were still not paved in 1940, based on an analysis of historic aerial photography. Although the streets have since been improved, they have not been widened and sidewalks have not been added.

Seventy-five percent of homes in the district have retained their integrity and are contributing structures. The district appears much as it did during the period of significance.

8. BUILDING LOCATIONS AND LANDSCAPE FEATURES

Buildings are generally oriented towards the street and are set back from the lot line by 20

¹ Austin City Council Meeting Minutes, April 14, 1932.

CU
17

to 40 feet. Although some homes are set back as far as 60 to 70 feet from the lot line, these instances are rare, and the district conveys a uniform streetscape. Almost all properties in the district have a street-facing driveway, often single-car width. About half of the contributing properties have detached garages; few have attached garages or carports. Historically, the majority of homes had garages as well. On the 1935 Sanborn map, there are auto garages noted on 59 of 74 developed lots within the district. Other outbuilding types include detached sheds and studios. See Section 6.A.viii for further discussion of landscape features.

9. HISTORIC CONTEXT OF THE DISTRICT

SOUTH AUSTIN CONTEXT

Blue Bonnet Hills is located in south-central Austin, approximately one mile south of the Colorado River and one block north of Live Oak Street. As of 1927, one year before Blue Bonnet Hills was platted, Live Oak Street was the southern boundary of the city limits. The Colorado River served as the southern boundary of the 1839 plat of Austin; the city limits were not extended south of the river until 1891. In 1852, James G. Swisher granted Travis County right of way through his farm for a road connecting Austin to San Antonio that would later become South Congress Avenue. Development was limited, however, by the lack of a reliable crossing over the Colorado River. After the collapse of several wooden bridges, an iron bridge was constructed in 1883, financed by a toll.² The City of Austin and Travis County purchased the bridge and opened it to the public free of charge in 1886.³ At the time the free bridge was opened, two residential areas had been platted south of the river in anticipation of the desirability of the area for development.

In 1876, James Swisher's son, John Milton Swisher, subdivided 180 acres of the family farm into lots along both sides of South Congress Avenue. Fairview Park, established by Charles Newning and his partners William Stacy and George Warner, was platted in 1886, north and east of the Swisher Addition. Newning established a line of horse-drawn omnibuses that carried southsiders across the bridge; the fare was exclusive of the bridge toll, which he subsidized.⁴ Although Fairview Park enjoyed some early success, including the construction of several large homes for prominent Austin businessmen, growth in the district was limited by two factors: the small market for large homes and lots as well as wealthy Austinites' disinclination to live south of the river, separated from the employment and political center of town.

The late 1920s and early 1930s were an important period in the development of south Austin. The effects of the Great Depression were countered somewhat by New Deal programs, which worked to pave streets and build bridges and parks.⁵ Although citizens had been petitioning the City to pave South Congress since at least 1916, the 90-foot wide paving to Riverside was finally completed in 1931.⁶ In 1928, the Dallas engineering firm Koch and Fowler developed the first comprehensive planning document for the city of Austin, which recommended that all of the land along Blunn Creek between the river and East Live Oak Street become parkland. Much of the land that comprises today's Blunn Creek greenbelt was initially platted as part of residential subdivisions. In 1929 the City purchased almost all of the land that would comprise Big and Little Stacy Parks and the greenbelt from individual property owners as well as the developers of the Travis Heights subdivision.

² "Early Austin Bridge," *The Texas Public Employee*, January 1969.

³ *Ibid.*

⁴ *Austin Weekly Statesman*, Vol. 18, No. 27, Ed. 1, Thursday, May 23, 1889.

⁵ Elizabeth Smyrl, "Travis County," *Handbook of Texas*, <http://www.tshaonline.org/handbook/online/articles/hct08>.

⁶ Austin City Council Meeting Minutes, March 7, 1929; *Austin Daily Statesman*, January 5, 1916, as transcribed in the 1916 Austin File Chronological, Austin History Center.

CU
18

By 1931, 600 lots had been sold in Travis Heights, with 171 homes built.⁷ By 1937, over 300 homes had been built, and developer Harwood Stacy described the year as the neighborhood's best to date.⁸ Meanwhile, in Fairview Park, sales had slowed since the initial opening, and parts of the neighborhood were subdivided to create smaller lots. Woodlawn and Norwood Heights were subdivided from Fairview Park in 1926 and 1930, respectively. Blue Bonnet Hills was platted in 1928, and the small Roy C. Archer subdivision was platted in 1935. Although early development in Fairview Park and Travis Heights was characterized by grand Victorian homes on large lots, more modest homes dominated development in the late 1920s and later. Within the earliest platted subdivisions, bungalows slowly in-filled previously undeveloped lots, creating an eclectic mix of styles and periods of construction. Travis Heights area subdivisions platted in the 1920s and later reflected more rapid and uniform development in terms of style and scale. Blue Bonnet Hills was over 60 percent built out by 1935, with an overwhelming majority of the homes constructed in that period executed in the Craftsman and Tudor Revival styles. The demographics of residents also shifted; in contrast to the wealthy first residents of Fairview Park, Blue Bonnet Hills was a working-class neighborhood comprised of a mix of owners and renters.

A flood in June 1935 caused significant damage to South Austin, including South Congress Avenue. The city entered into an agreement to with the State Highway Department to finance flood repairs to the avenue, and destroyed buildings were also rebuilt. The Statesman noted in 1936 that the businesses that were destroyed "have been replaced by bigger, more attractive structures."⁹ South Congress Avenue continued to develop as a commercial corridor, including several roadside motels. The Austin Motel was established in 1938 and the San Jose Motel was built a year later. According to a 1939 issue of the South Austin Advocate reflecting on the history of South Austin, in 1909 "South Congress was a muddy lane with three grocery stores and one market"; by 1939 there were 13 groceries and markets and many other types of business.¹⁰ In 1941, the South Lamar bridge was constructed, providing an alternative to the Congress Avenue bridge. Development in South Austin still paled in comparison to the growth of the city north of the river. In 1950, the population south of the river was only 15,000, compared to a population of 132,000 for the city as a whole.¹¹ The first high school in South Austin, Travis High School, was constructed in 1953, and in 1956 Oltorf Street was extended to connect Lamar Boulevard and the new Interregional Highway (I-35).

BLUE BONNET HILLS

Historical development patterns in the Blue Bonnet Hills District were traced based on an analysis of Travis County Central Appraisal District year-built data; Austin City Directory records from 1927, 1929, 1930-31, 1932-33, and 1935; and Sanborn maps from 1922, 1935 and 1962. The "Paul H. Pfeifer Subdivision" was platted in March 1928, comprised of 33 lots along Leland Street and Terrace Drive, east of Brackenridge Street. One month later, the subdivision was expanded under the name "Blue Bonnet Hills Addition," which extended the boundaries to the north and east.

The Blue Bonnet Hills Addition had nine blocks with between five and 23 lots in each block. Blocks Six through Eight were platted on the east side of East Side Drive; these 22 lots became

⁷ "Stacy Firm Has Fostered Many Additions," *Austin Statesman*, August 12, 1931.

⁸ "Travis Heights Develops Rapidly," clipping in Austin File Collection 56300: Subdivisions—Travis Heights, Austin History Center.

⁹ Madison, "Our Little Town."

¹⁰ *South Austin Advocate*, Centennial Edition, #21, Vol. 3, April 28, 1939.

¹¹ Mike Cox, "South Austin Comes of Age," *Austin-American Statesman*, 1976, clipping in Austin File Collection 56290: Subdivisions—South Austin, Austin History Center.

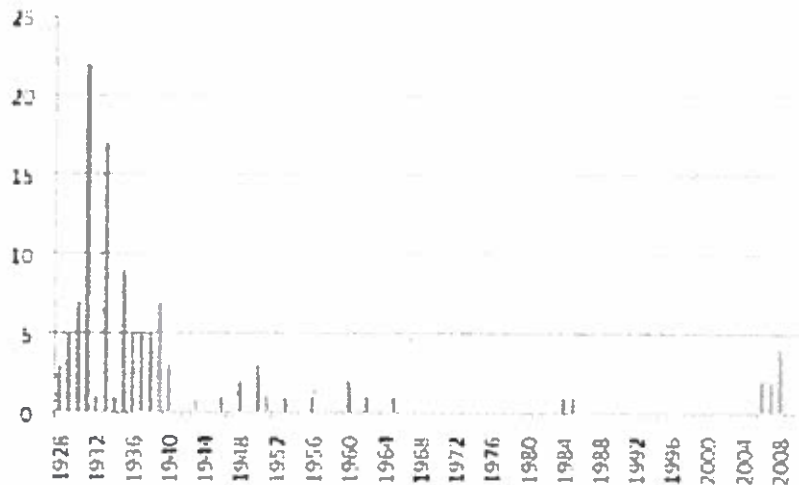
CU
79

part of the Blunn Creek Greenbelt rather than ever being developed as residential property. Only one existing structure is depicted on the 1928 plat map—a relatively large one-story dwelling on Terrace Drive that has since been demolished. Also of note, the portion of Annie Street west of Newning was labeled Turner Avenue on the Blue Bonnet Hills plat map; by the time the first residences were constructed there (1930), the street was known as Annie, a continuation of the street that extended west of S. Congress Avenue. Leland Street was also historically labeled on maps as Sandow Avenue, although this street name did not appear in city directories.

The first homes in the district were constructed the same year the subdivision was platted (1928), on Lockhart Drive and Terrace Drive. The oldest homes in the district are likely 511 Lockhart Drive, 514 Lockhart Drive, and 503 Terrace Drive. Four more homes were constructed in 1929, followed by a surge of building activity in the early 1930s. It should be noted that because a single city directory was published for the years 1930-1931 and 1932-1933, addresses first appearing in these editions were conservatively assumed to have been constructed in the second year of the publishing dates. Based on data from Sanborn maps and city directories, it is estimated that 74 homes, or approximately 63 percent of the district, had been constructed by 1935 (65 of those remain today). At this time, within seven years of its platting, development was spread relatively uniformly throughout the district, with East Side Drive and Leland Street having the most vacant lots. An additional 22 homes were constructed between 1936-1939, after which development began to taper off; seven homes were constructed in the 1940s and six were constructed in the 1950s. According to Sanborn maps, only five vacant lots remained within the district in 1962. The uptick in new home construction in the district beginning in 2006 illustrates the recently renewed interest in the larger Travis Heights/ Fairview Park community as an attractive, close-in neighborhood. This area is so desirable that buyers are willing to purchase developed lots and demolish existing structures to make way for larger modern residences.

About 70 percent of the homes in Blue Bonnet Hills constructed between 1928 and 1935 were Craftsman style, with some Colonial Revival and Tudor Revival styles as well. There were also a handful of early Minimal Traditional style homes present in the district in 1935. Consistent with national trends in architectural styles, homes constructed in the 1940s were primarily Minimal Traditional style, while homes constructed in the 1950 and 1960s were primarily ranch-style homes.

HOMES CONSTRUCTED IN BLUE BONNET HILLS BY YEAR, 1928-2014



cl
/w

SIGNIFICANT EVENTS REFLECTED IN THE DISTRICT

The Blue Bonnet Hills subdivision and its immediate surroundings reflect several important development trends that shaped the growth of the City of Austin and also follow nationwide trends. In 1928, the Dallas engineering firm Koch and Fowler developed the first comprehensive planning document for the city of Austin. Recommendations made in the plan reflected several nationwide trends, including the City Beautiful Movement.

The rapid growth of American cities following the Civil War was largely unplanned, and caused concern among architects. As director of the 1893 World's Columbian Exhibition, architect Daniel Burnham helped to spread a growing nationwide interest in urban planning that would continue to develop over the next several decades as the City Beautiful Movement. This concept promoted beautification through order and harmony in architecture and urban design, including incorporation of parks and green spaces. The execution of some of these trends in Texas was several years behind the east coast (as is also observed in the spread of architectural styles), but is nonetheless part of the legacy of the movement.

The 1928 plan mapped existing as well as proposed parkland, and recommended that all of the land bordering the north side of the Colorado River within the city limits be future park space. In South Austin, the area between South 1st Street and Lamar Boulevard; the area that today is occupied by Edgecliff Terrace; and all of the land along Blunn Creek between the river and Live Oak Street was proposed for parkways. The City took action to purchase the required land almost immediately. The 1927 Austin city directory reported eight parks; by 1931 the number had increased to 12, encompassing 375 acres.

The strip of parkland dividing Blue Bonnet Hills from Travis Heights is known as the Blunn Creek Greenbelt and links Big Stacy Park on the south to Little Stacy Park to the north. Part of the land that comprises the greenbelt was initially platted as part of the Blue Bonnet Hills subdivision in 1928. In the spring of the following year, the City purchased almost all of the land that would comprise these two parks and the greenbelt between. In April of 1929, all of the lots platted east of East Side Drive within Blue Bonnet Hills were sold to the City. Seventeen lots in Blocks Seven and Eight were sold by T.H. Lockhart and his wife Sadie, while the five lots in Block Six were sold by Albert and Beatrice Moore. To complete the contiguous parkway, the Stacy Realty Company, the developers of the Travis Heights subdivision, sold additional land to the City in the following months. Minutes from a 1934 City Council meeting noted the receipt of a letter of thanks from Mrs. Frances H. Stacy for the naming of Stacy Park after her deceased husband, William H. Stacy.

DEVELOPER PAUL PFEIFER

Blue Bonnet Hills was platted by Paul Herbert Pfeifer (1894-1989), a real estate and insurance agent. He is listed in the 1924 Austin city directory as a salesman at Carl Wendlandt & Sons, a real estate firm. In 1927 he was listed as being employed as an agent at Hal Hailey Company; by 1929 he had hung out his own shingle as Pfeifer & Baggett Real Estate, Loans, and Insurance with an office on Lavaca Street. In the 1930-1931 city directory, the company is listed as Paul H. Pfeifer Company Real Estate, Loans, and Insurance with an office on Colorado Street.

Pfeifer was recorded in the 1930 Census as residing with his wife Mildred Giles Pfeifer in a home they owned at 4209 Avenue G in Hyde Park. Pfeifer married Mildred Giles in 1927. She was born in Manor, Texas, and the 1924 city directory indicates that she worked as a teacher while living with her parents on W. 23rd Street. Her father served as president of Capital City Farm Loan Association. In the 1930 Census, Pfeifer reported that his father was born in Germany and his mother was born in Sweden. By the time of the 1940 Census, the

CH
21

Pfeifers had two sons and were living at 911 W. 5th Street. Pfeifer was listed as the owner of the dwelling, with five other households listed as renters at the address. The 1940 Census record indicates that Pfeifer had a 6th grade education; his wife was listed as having completed four years of college. By 1947, the Pfeifers had moved to 4413 Avenue G in Hyde Park. Pfeifer continued to work in real estate and died in Austin in 1989 at age 94.

RESIDENTS OF THE DISTRICT

An analysis of early residents of the district utilizing Austin city directories and the 1940 Census suggests that Blue Bonnet Hills was a working-class neighborhood comprised of a mix of owners and renters. Both sources indicated that households had multiple wage earners, including women. Early residents reported a variety of occupations in the 1940 Census, including grocery clerk, chef, fireman, cashier, and mason. City directory records from 1930 to 1960 listed occupations such as mail carrier, painter, plumber, shoe repairman, carpenter, mechanic, teller, typist, nurse, and teacher.

Teachers included staff at Austin High School and the Texas School for the Deaf (TSD). Recognizing the close connection between the TSD and the surrounding neighborhood, TSD historian Franna Camenisch prepared an inventory of TSD staff members who lived in the Travis Heights/Fairview Park area based on city directories. An analysis of this data showed that there were at least 129 TSD staff members who have resided in the larger Travis Heights/Fairview Park neighborhood and at least seven who resided in the Blue Bonnet Hills subdivision. Jerry Hassell lived at 1912 Newning Avenue, and was listed as residing there in the 1955 Austin city directory. Hassell (1928-2007) was a graduate of the TSD, and taught there for 30 years. He was also the first deaf instructor hired by the University of Texas.¹² Jack Hensley and his wife Norma resided at 1910 Newning Avenue in the 1950s. Hensley (1919-1989) was a student at TSD and returned to teach there for 39 years until his retirement in 1984.¹³ He also served on the school's governing board. The Upper School Library at the TSD was later named the Jack Hoit Hensley Library in his honor.

NEIGHBORING SUBDIVISIONS

When the Blue Bonnet Hills subdivision was established in 1928, most of the immediately surrounding land had been already been platted. To the west were Fairview Park (1886) and Newning and Warner's Subdivision (1894); to the south were Pleasant View (1915) and the Swisher Addition (1876); to the east was Travis Heights (1913). To the north was the Roy C. Archer subdivision, platted in 1935. This small, 15-lot development was subdivided out of Fairview Park and was the only neighboring subdivision to post-date the first development in Blue Bonnet Hills. Although the other adjacent subdivisions had been platted decades before Blue Bonnet Hills, these subdivisions were not yet built out in 1928 and continued to be developed contemporaneously with Blue Bonnet Hills. In terms of architectural character, the style, scale, and age of the housing stock in Blue Bonnet Hills is very similar to that of neighboring subdivisions, including Travis Heights. Like Blue Bonnet Hills, homes in the adjacent subdivisions are primarily one-story, modest-scale homes in the Craftsman, Tudor Revival, and Minimal Traditional styles.

SIGNIFICANT BUILDINGS IN THE DISTRICT

The two-story Moorish-influenced Mediterranean revival residence at 1924 Newning is one of the largest homes in the district and perhaps the most architecturally significant home in the district. The structure is designated as a City of Austin Landmark for its architecture

¹² "Jerry Hassell," http://deafpeople.com/history/history_info/hassell.html.

¹³ "Retired School for Deaf Teacher Dies at 69," *Austin American-Statesman*, January 21, 1989.

CH
1/22

and its associations with Louis and Flossie John, prominent and representative members of Austin's Maronite Lebanese community. The John family owned grocery stores, liquor stores and other businesses.¹⁴ The two-story structure was constructed in 1937 and sits above the street on a hilltop, bordered by a 4-foot stone retaining wall. The house's exterior walls are limestone and rest on a limestone perimeter wall foundation. The tar and gravel roof is flat and features a parapet with decorative points and detailing. The independent front porch is full-length with multiple archways supported by stone square columns. The porch roof is also flat. The house features metal casement windows and a wooden door with glazing. A detached garage and guesthouse were constructed in 1939 in the Minimal Traditional style at the rear of the property; this structure is also contributing to the district.



10. ARCHITECTS AND BUILDERS

No architects or builders have been identified for contributing buildings within the Blue Bonnet Hills Historic District. The neighborhood likely includes a mix of custom homes designed by architects and vernacular homes inspired by model house designs and published pattern books, constructed by local contractors.

NOMINATION PREPARED BY

Josh Conrad and Emily Reed
805 W. 16th St.
Austin, TX 78701
512-888-2038

NEIGHBORHOOD REPRESENTATIVES

Michele Webre
511 Lockhart Dr.
Austin, TX 78704
512-422-1262

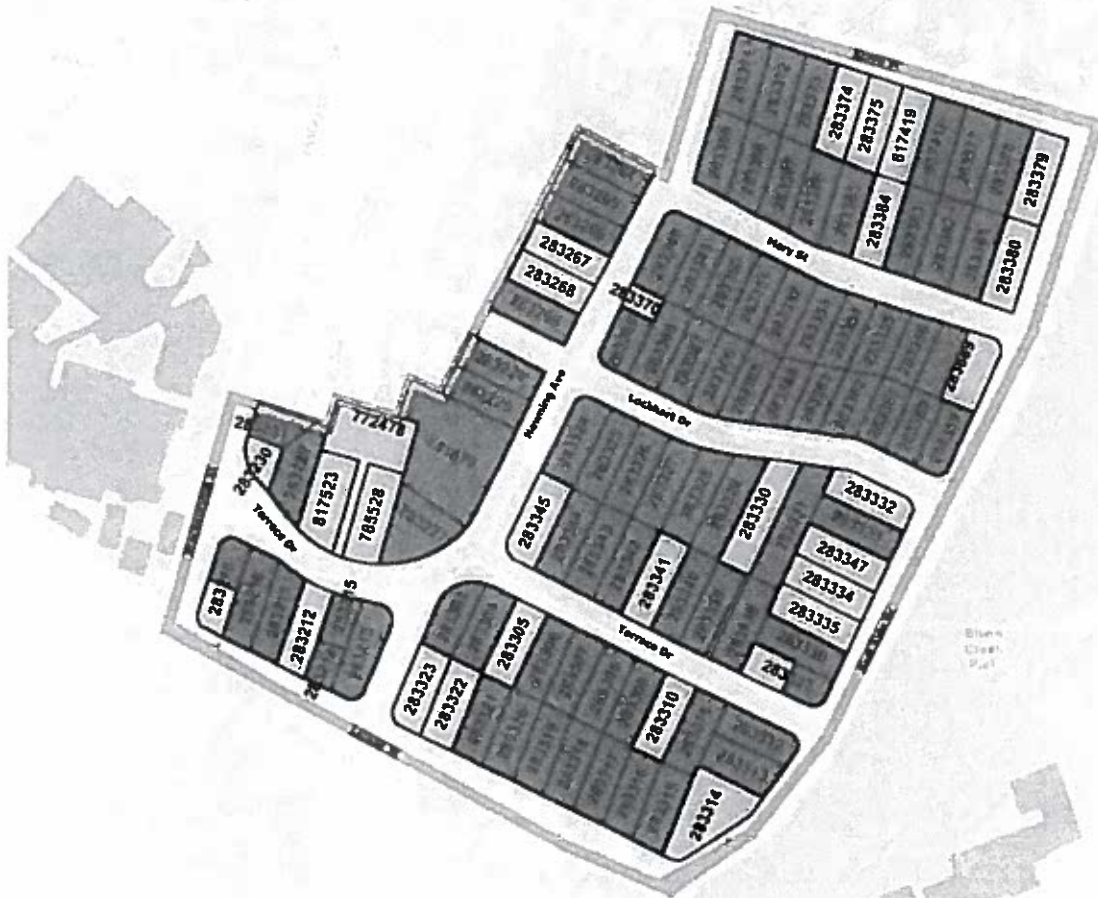
¹⁴ City of Austin, Third Reading Summary Sheet, C14H-2010-0001 (Louis and Flossie John House, 1924 Newning Avenue), <http://www.austintexas.gov/edims/document.cfm?id=140646>

C11
23




Appendix A

Maps

01/24



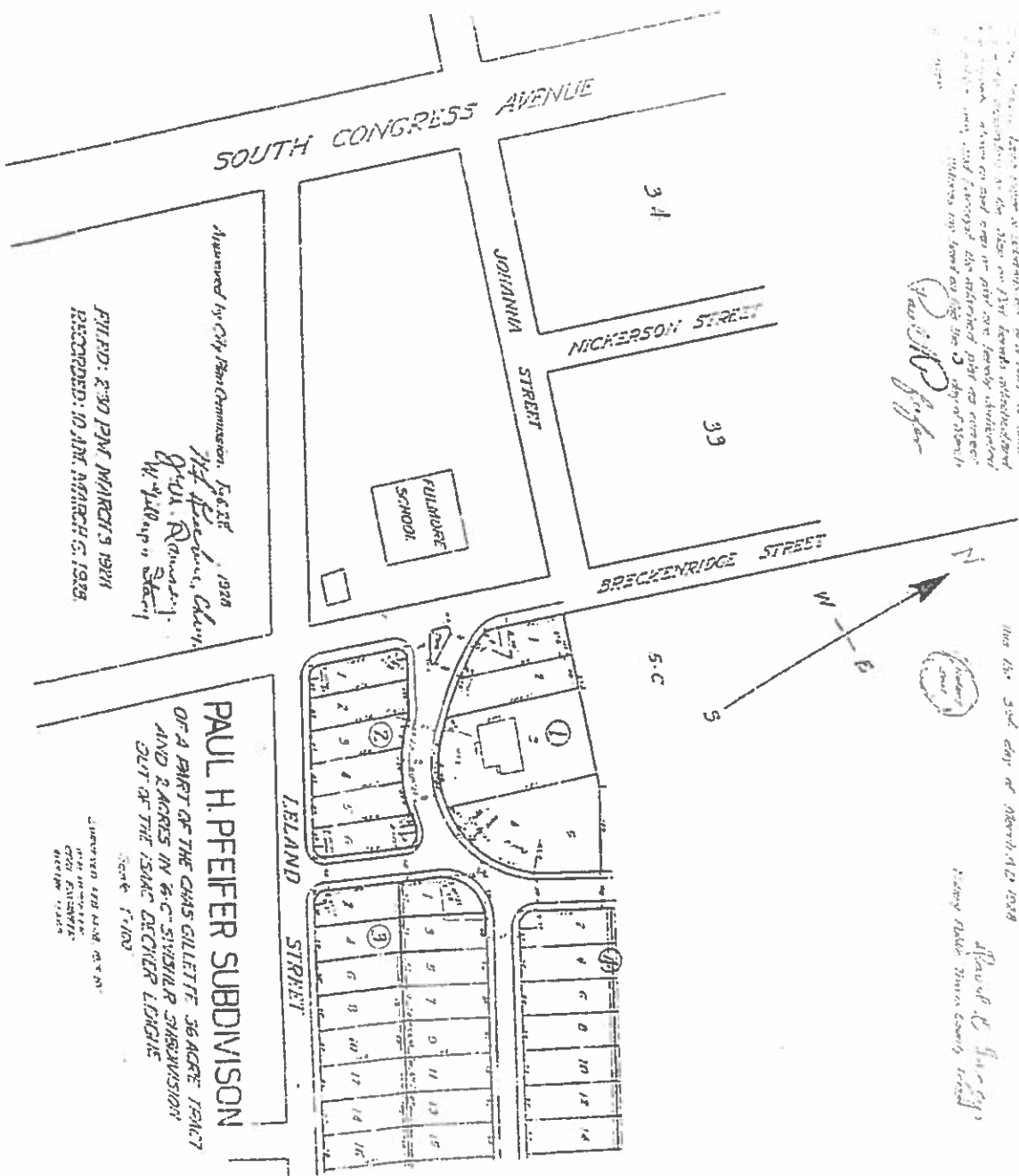
Blue Bonnet Hills Local Historic District

-  Contributing to Historic District
-  Non-Contributing to Historic District
-  Boundaries of Historic District

283316 Travis Central Appraisal District Property ID

Delineations of contributing status by Toot Myers/Preservation Center, and Josh Conrad and Emily Reed.

11/25



THE CITY OF SAN ANTONIO, TEXAS, by its Board of Aldermen, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in the office of the City Clerk, and that the same has been duly recorded in the public records of the City of San Antonio, Texas, and that the same is now a part of the public records of the City of San Antonio, Texas.

Paul H. Pfeiffer

THE CITY OF SAN ANTONIO, TEXAS, by its Board of Aldermen, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in the office of the City Clerk, and that the same has been duly recorded in the public records of the City of San Antonio, Texas, and that the same is now a part of the public records of the City of San Antonio, Texas.

Paul H. Pfeiffer

Paul H. H. H.

FILED 3:24 PM APRIL 11, 1928
RECORDED 4:41 PM APRIL 12, 1928

McClary
Dad

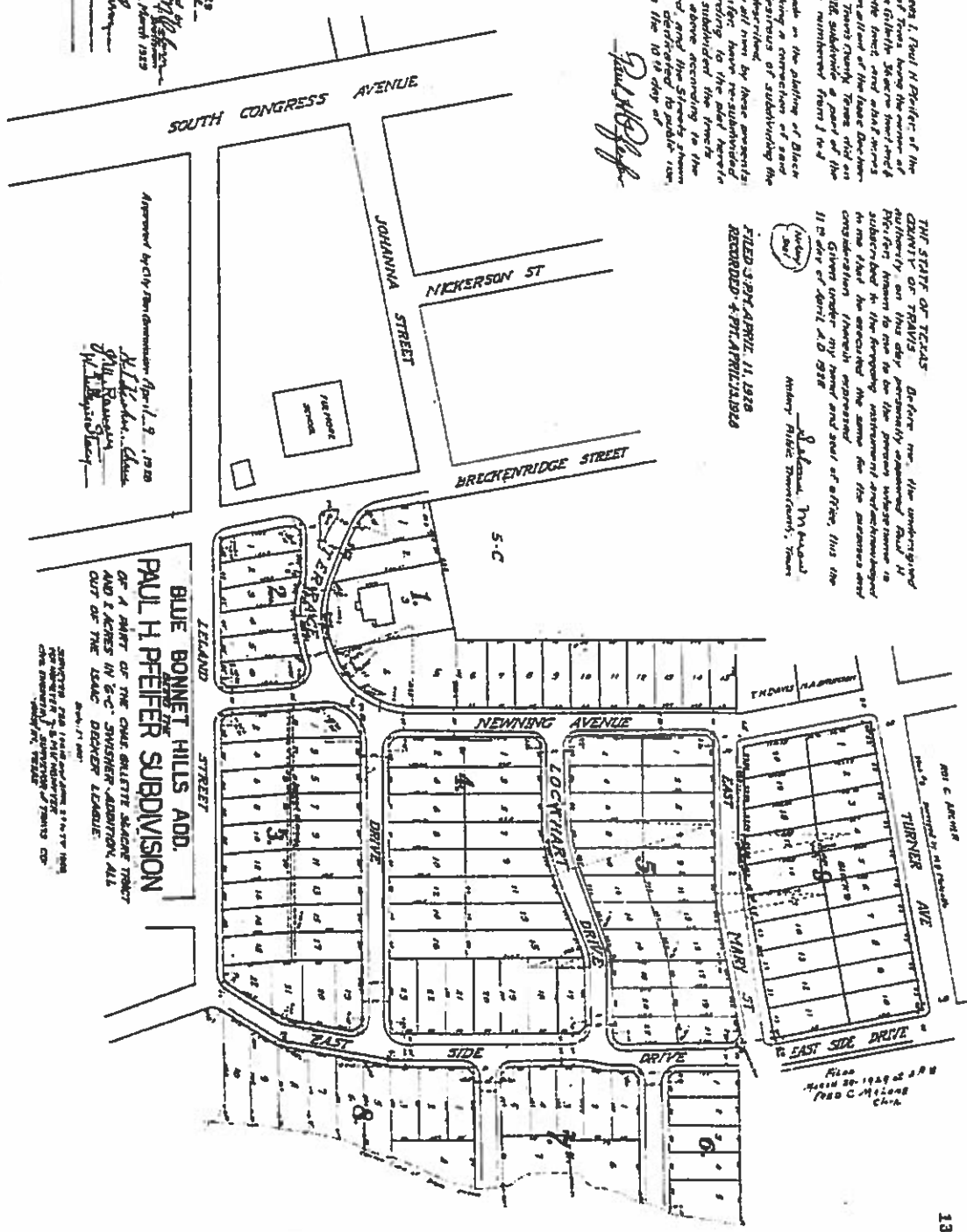
Alfred Ingham
Attorney Public, Massachusetts, Treasurer

[illegible]

Approved by City Plan Commission April 11, 1928
 H. J. Barker, Chairman
 J. M. Rouse
 W. J. Rouse
 W. J. Rouse

BLUE BONNET HILLS ADD.
PAUL H. PEIFFER AND THE **SUBDIVISION**
OF A PART OF THE ONE GILLETTE SQUARE TRACT
AND 2 ACRES IN S.-C. SWISHER ADDITION, ALL
OUT OF THE ISAAC DICKER LEASE.

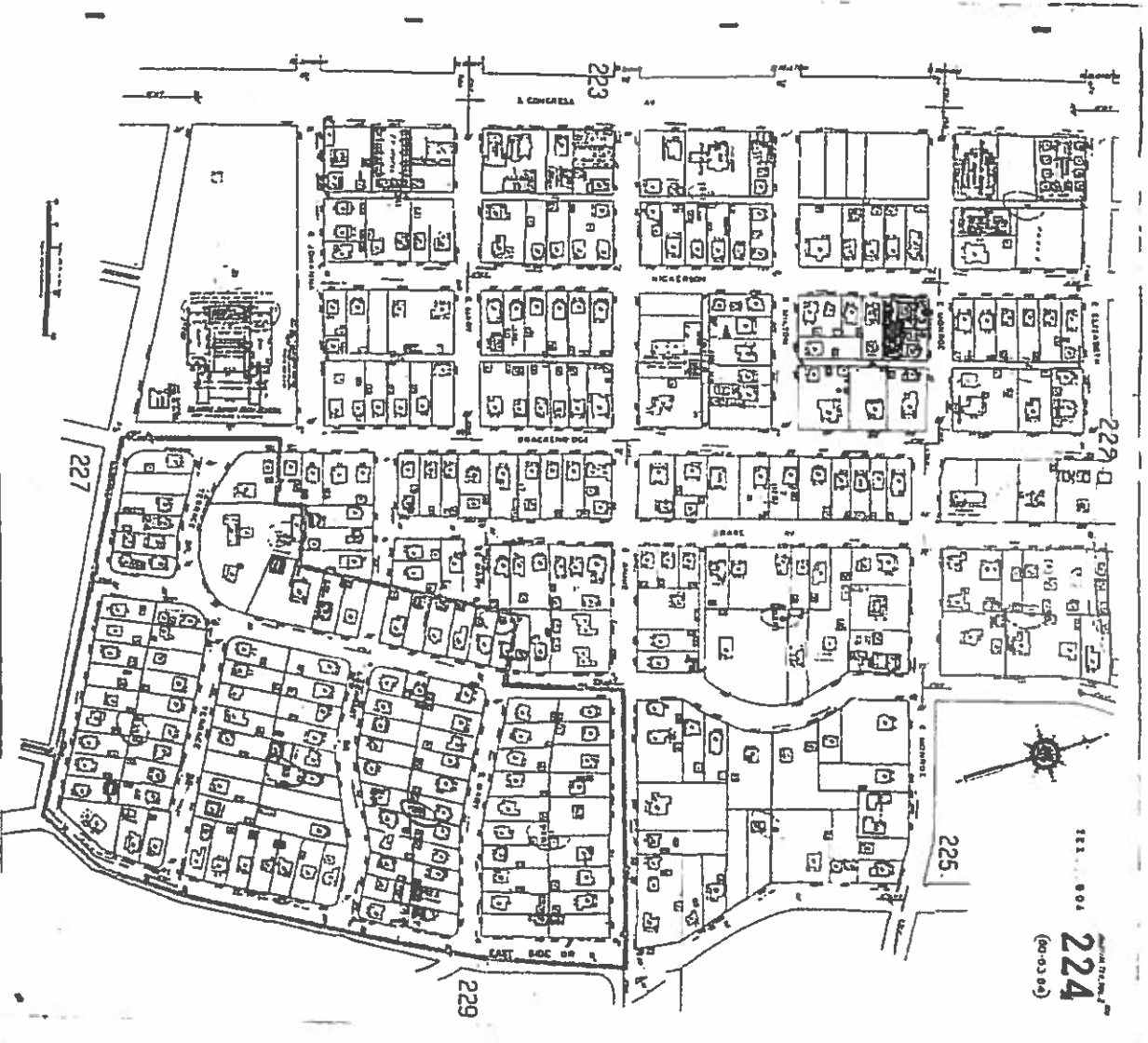
STATION 1000 and down 20 to 700
FOR ABOVE - 1-5 MILE NORTH
OF THE MOUNTAIN SURVEY OF TRANS CO.
- 1000 FT. 700 FT.



122
112



C11/28



121 001
224
(60-03 90)

1962 Sanborn

C 11/29

Appendix D

District Preservation Plan

C4
30

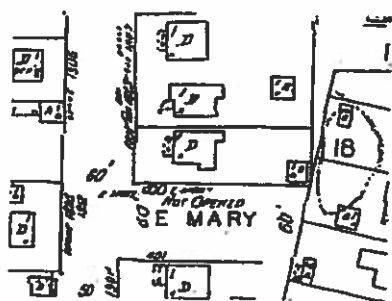
Blue Bonnet Hills Local Historic District
Preservation Plan and Design Standards



CU
31

Blue Bonnet Hills Local Historic District

Preservation Plan and Design Standards



October 2014, Austin, Texas

Prepared by Josh Conrad and Emily Reed, Austin, Texas

Based on Preservation Austin's Local Historic District Design Standards Template, October 2011

C11/32

Table of Contents

Table of Contents	5
Purpose and Goals	1
Design Review Process	3
A. District Boundaries	3
B. Certificate of Appropriateness	3
C. Penalties for Violations	5
D. Periodic Review	5
Architectural Character of the District	7
A. General Landscape Characteristics	7
1. Land Use	
2. Responses to the Natural Environment	
3. Patterns of Spatial Organization	
4. Circulation Networks	
5. Boundary Demarcations	
6. Small-Scale Elements	
B. Local Architectural Type and Character	10
1. L-Plan	
2. Bungalow	
3. Ranch	
4. Domestic Outbuildings	
C. Architectural Styles of Austin	15
1. Revival Styles	
2. Early Twentieth-Century American Styles	
3. mid-CENTURY Styles	
Design Standards	23
A. Certificate of Appropriateness	23
B. General	25
1. Retention of Historic Style	
2. Avoidance of False Historicism	
3. Sequence of Appropriate Treatment Options	
4. Architectural Barriers and Accessibility	
5. Energy Efficiency	
C. Repair and Rehabilitation of Contributing Buildings	27
1. Façade	
2. Exterior Walls	
3. Porches	
4. Roofs	
5. Windows and Screens	
6. Doors	
7. Chimneys	
8. Mechanical Equipment	
D. Additions to Contributing Buildings	31
1. Location and Height	
2. Design and Style	
3. Exterior Walls	
4. Porches	
5. Roofs	
6. Windows and Screens	
7. Doors	
8. Chimneys	
E. Non-Contributing Buildings	35

Table of Contents

C11/33

F. New Construction	36
1. Orientation, Set-Backs, and Height	
2. Design and Style	
3. Exterior Walls	
4. Porches	
5. Roofs	
6. Windows and Screens	
7. Doors	
8. Chimneys	
9. Garages and Accessory Buildings	
10. Independent Fences and Walls	
11. Topography	
12. Landscaping	
13. Mechanical Equipment	
Appendix A: Glossary	41
Appendix B: Secretary of the Interior's Standards for Rehabilitation	47
Appendix C: Treatment Guidelines	49
A. Introduction	49
1. Exterior siding	
2. Roofing	
3. Windows	
B. Common Causes of Deterioration	50
C. When to Preserve and Restore In-Place	50
D. When to Replace Materials	51
E. Treatment Guidelines for Specific Materials	51
1. Wood Siding and Trim	
2. General Masonry	
3. Masonry Cleaning	
4. Brick	
5. Natural Stone	
6. Mortars	
7. Metals	
8. Windows	
9. Paint	
Appendix D: Additional Resources	61
A. Local Resources	61
B. Texas State Resources	61
C. National Resources	61
D. Examples of Standards from other cities	63
E. Sustainability Resources	64
F. Workshops & Seminars	64
G. Books/publications	65

C11
34

C4
1/36

C11
36

Purpose and Goals

Design Standards serve to preserve and protect areas of historical and architectural importance, as well as the overall visual characteristics of Blue Bonnet Hills. The following Design Standards have been developed to provide guidance and support for the repair, rehabilitation, and restoration of historic buildings within the District, and to ensure that new construction is compatible with the architectural 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; as well as for the Historic Landmark Commission in their evaluation of whether to grant a Certificate of Appropriateness for any project covered by these Standards.

The goals of the Design Standards are:

- Protect the eclectic and vibrant character of Blue Bonnet Hills by identifying and preserving the historic components of the District that contribute to this unique character while also encouraging residents to invest in livable adaptations to their homes;
- Preserve the architectural heritage of the District through retention and preservation of historic buildings and landscape features;
- Prevent demolition of contributing buildings and discourage demolition of buildings easily restored to contributing status;
- Support the preservation of historic buildings by providing guidance in building maintenance and repair;
- Ensure that alterations to existing contributing buildings are compatible with the character of the structure and the district;
- Support sustainable design by providing guidance to improve energy efficiency and building performance;
- Establish design criteria for new construction within the District to ensure that new construction will be compatible with the historic character of the District; and
- Stabilize property values by maintaining existing building stock and defining compatible new construction.

C11
3X

C11/32

Design Review Process

A. DISTRICT BOUNDARIES

The district boundaries follow those of the "Blue Bonnet Hills Addition, being the Paul Pfeifer Subdivision," platted in 1928. The boundaries are E. Annie Street to the north, East Side Drive to the east, and Leland Street to the south. To the west, the boundaries are Newning Avenue and Brackenridge Street. The district includes homes on the south side of the 500 block of E. Annie Street, two homes on Brackenridge Street (1913 & 1915), homes in the 1800 to 2000 block of East Side Drive, homes on the north side of Leland Street west of Newning Avenue, all homes in the 500 block of Lockhart Drive, all homes in the 500 block of E. Mary Street, the homes in the 1800 to 2000 block of Newning Avenue, and all homes on Terrace Drive.

B. CERTIFICATE OF APPROPRIATENESS

PURPOSE OF THE CERTIFICATE OF APPROPRIATENESS

The Certificate of Appropriateness review process ensures that proposed changes to a property in the historic district comply with these Design Standards. A Certificate of Appropriateness must be granted before a building permit will be issued by the City.

ACTIVITIES THAT REQUIRE A CERTIFICATE OF APPROPRIATENESS

The design review process does not require property owners to proactively make changes to their properties, such as restoring buildings to their historic appearance. The design review process only comes into play once a property owner initiates a construction project that is substantial enough to require a Certificate of Appropriateness.

According to the City of Austin Land Development Code, a person must obtain a Certificate of Appropriateness to change, restore, remove, or demolish an exterior architectural or site feature of a structure that is contributing to the historic district.

A Certificate of Appropriateness is NOT required for:

- Remodeling the interior of the building;
- Routine maintenance projects, provided that work follows the treatment guidelines set forth in Appendix C to ensure that the work does not affect the historic character of the resource. This may include painting, repointing of masonry, foundation repair, etc., or
- Remodeling of non-contributing buildings.

A Certificate of Appropriateness IS required for:

- Replacing 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 or parts of buildings;
- New construction;
- Relocation of existing buildings into or out of the district; or
- Landscape changes requiring a City permit.

The City Historic Preservation Office will review applications to determine if a Certificate of

C4
39

Appropriateness is necessary.

PROCESS FOR OBTAINING A CERTIFICATE OF APPROPRIATENESS

Applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office per the submission schedule provided by the City Historic Preservation Office. The application form may be obtained from the City Historic Preservation Office or the City of Austin website. 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. The City Historic Preservation Office conducts a preliminary review of the application for a Certificate of Appropriateness and may contact the applicant for additional information, or to suggest changes to the application.

Depending on the scale of the project, the application for a Certificate of Appropriateness will be evaluated by either the City Historic Preservation Officer or the City of Austin Historic Landmark Commission, per the criteria below.

The City Historic Preservation Officer may administratively approve applications for Certificates of Appropriateness for the following:

- Accurate restoration or reconstruction of a documented missing historic architectural element of the structure or site;
- Changes which do not affect the appearance of the structure or site from an adjacent public street, limited to:
 - Demolition of garages, sheds, carports, or other outbuildings that are non-contributing;
 - Construction of a ground-floor, one-story addition or outbuilding with less than 600 square feet of gross floor area;
 - Two-story additions to the rear of two-story houses; or
 - A pool, deck, fence, back porch enclosure, or other minor feature.

The Historic Landmark Commission must hear all other Certificates of Appropriateness.

The Historic Preservation Office or Historic Landmark Commission may grant the Certificate of Appropriateness if the application conforms to these Design Standards. If the Certificate of Appropriateness is not granted, the Historic Landmark Commission may require the applicant to modify the proposed work and revise the application accordingly. 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 per City Code.

The Historic Landmark Commission has the authority to grant exemptions to the Design Standards if it determines that the proposed new construction or changes to existing building(s) or site(s) will maintain the relevant character-defining features of the property and/or historic district.

RESPONSIBILITIES OF THE APPLICANT

The responsibility for demonstrating that the proposed project meets these Design Standards lies with the applicant. The applicant shall submit sufficient photographs or physical documentation to demonstrate that the proposed project meets these standards. The Historic Preservation Office or Historic Landmark Commission may require additional documentation as necessary.

CH
1/40

The historic property may also be designated a Recorded Texas Historic Landmark (RTHL) or a State Archaeological Landmark (SAL), which requires review by the Texas Historical Commission (THC). In this case, the applicant is responsible for submitting the proposed work to the THC for review independent of the Local Historic District review process.

C. 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.

D. PERIODIC REVIEW

These Design Standards are not intended to be static, but subject to periodic review, revision, and amendment. The process for revising or amending the Design Standards shall follow the process set forth for Neighborhood Plans, as described in City of Austin Code, which states:

The director shall conduct a general review of a neighborhood plan not earlier than five years after the adoption of the plan and may recommend amendments of a plan to the Planning Commission and council. The director shall include neighborhood stakeholder input in the review process.

CU
41

C11
42

Architectural Character of the District

A. GENERAL LANDSCAPE CHARACTERISTICS

The following description of the overall landscape and streetscape of the District is based upon the section titled "Understanding Residential Suburbs as Cultural Landscapes" in the *National Register Bulletin for Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.¹

1. LAND USE

HISTORIC LAND USE PATTERNS

This Blue Bonnet Hills (BBH) historic district has historically been a residential district consisting mostly of single-family detached residential houses on small lots (less than 0.5 acre) with a few relatively larger (0.5-1 acre) lots. The district does not contain any commercial or institutional properties, though Fulmore Middle School lies just to the west of the district and Travis Heights Elementary lies just to the east. The district was originally platted with a number of single-family residential lots located east of East Side Drive, the district's eastern boundary, but in 1929 the city purchased this land for what now is the Blunn Creek Greenbelt, a creek-side city park currently running through the middle of the greater Travis Heights residential neighborhood. The park is not a part of the BBH historic district.

CURRENT LAND USE PATTERNS

Today, land use within the district's boundaries continues to be primarily single-family residential mixed with small amounts of new multi-family residential buildings. The relative amount of multi-family residential uses within the district has increased over time.

MULTI-FAMILY RESIDENTIAL LAND USE

Although the district historically included only single-family residences, today a few lots have been recently re-developed for multi-family use on Terrace Drive.

2. RESPONSES TO THE NATURAL ENVIRONMENT

TOPOGRAPHY

The topography of the district generally slopes down to Blunn Creek, east of the district. The average slope of this decline is steep enough to have historically encouraged the use of retaining walls and full-height basement levels on some lots, particularly along Annie, Mary, Lockhart, Terrace, and East Side Drive. Many homes in this area also have 5 to 10-step tall front stairs to reconcile the significant grade difference from the street.

TREES AND NATURAL LANDSCAPE

Many of the district's lots are shaded by dense mature tree cover, while others have only a few large shade trees. Along some streets such as Lockhart, the tree canopy is effectively contiguous over the street. Only along the edges of the district, where it borders Fulmore Middle School and the Blunn Creek Greenbelt, does the density of tree cover give way to more open park-like spaces.

DESIGNED LANDSCAPE

The designed landscape elements within the district are varied and eclectic. Generous front

¹ This National Register Bulletin is available online at <http://www.nps.gov/nr/publications/bulletins/suburbs/index.htm>

C11
43

yards, commonly twenty to forty feet deep, are as often heavily covered with dense groundcover, plantings, fences and stone-lined gardens as they are open grass lawns with a few shade trees. Because there are only a few streets with sidewalks and roadside mailboxes in the district, many yards have walkways of various types from the street to the front door or porch. These walkways are generally separate from driveways, which often lead to the side or rear of the buildings. Often fences and short retaining walls line the edge of the street. Additionally, a lack of sidewalks promotes dense plantings along the street curb, which often spill over into the street. This, along with the dense tree canopy and landscape variety, helps give the district a sense of vibrancy and maturity.

3. PATTERNS OF SPATIAL ORGANIZATION

SUBDIVISION OF LOTS

Lots in the district are nearly all rectangular and less than 0.5 acre, though some lots are double-width. Others, such as 1924 Newning, are uniquely large (0.5-1 acre) and squareish. A few other corner lots have unique shapes.

ORGANIZATION OF LOTS

Buildings are generally oriented towards the street and are set back from the lot line by twenty to forty feet. In a typical small lot, a driveway will extend from the street past the side of the house to the rear of the lot where there might be a back yard, a garage or other outbuildings, but in some instances lots do not have driveways. On larger lots, the main building will either have a large setback or it will have a typical setback and a large rear yard with outbuildings or secondary dwellings.

4. CIRCULATION NETWORKS

STREET PATTERNS

The street pattern in the district is generally rectilinear with slight curves. In some areas the street intersections tend to be relatively wide, occasionally containing small landscaped islands such as at the intersection of Brackenridge Street and Terrace Drive. There are no cul-de-sac street endings in the district.

MAJOR THOROUGHFARES

The major north-to-south collector roads for the district are Newning Avenue and East Side Drive, which lead south to Leland and north to Annie and Monroe, from which drivers can access South Congress Avenue, the major arterial road for the area. However, many of these collector streets are indistinguishable from the local streets in the district in terms of width; all roads in the district are two-lane undivided streets.

ALLEYS

There are no alleys in the district.

SIDEWALKS

Sidewalks are present in very few locations in the district. Those that exist are only present in front of a single house or two on a block.

5. BOUNDARY DEMARCATIONS

DISTRICT BOUNDARIES

C44
44

The boundaries are E. Annie Street to the north, East Side Drive to the east, and Leland Street to the south. To the west, the boundaries are Newning Avenue and Brackenridge Street. The district includes homes on the south side of the 500 block of E. Annie Street, two homes on Brackenridge Street (1913 & 1915), homes in the 1800 to 2000 block of East Side Drive, homes on the north side of Leland Street west of Newning Avenue, all homes in the 500 block of Lockhart Drive, all homes in the 500 block of E. Mary Street, the homes in the 1800 to 2000 block of Newning Avenue, and all homes on Terrace Drive.

PROPERTY BOUNDARIES

Property boundaries vary throughout the district, though it is common for individual properties to have fences and vegetation dividing parcels in the back yard. Generally, front yards are open to the street, though there are many examples of properties with fences, gates, low retaining walls and/or vegetation along the street. Fence styles vary throughout the district but they generally are below six feet.

6. SMALL-SCALE ELEMENTS

Common smaller-scale elements found along the district's street edges include wooden electrical poles, basic street signage, fire hydrants, and other nondescript infrastructural elements such as electrical boxes. When street lighting is provided, it is typically attached to the electrical poles. Other than these elements, the arrangement of street edges of the district are left to the eclectic whims of the property owners.

CL
45

B. LOCAL ARCHITECTURAL TYPE AND CHARACTER

Property types and architectural styles are useful categories for analyzing general types of historic resources commonly found within historic districts. The inventory of historic properties (Appendix C of the local historic district application) provides a list of the specific property types and architectural styles found within the historic district. The following analysis sets forth typical character-defining features of property types and architectural styles. Note that many examples of historic resources do not strictly fit any property type or architectural style classification. Similarly, a typical example of a property type or architectural style may exhibit some of the character-defining features below, but not all. Other examples of historic resources may combine eclectic elements from several property types or architectural styles. This analysis of property types and architectural styles seeks to find commonalities among general trends, though the inventory of resources within a historic district inevitably will include exceptions.

Property type designation is primarily based upon the function intended for the building at the time of its construction. Because form follows function, properties that share a use-type often share similarities in floor plan, roof form, size, and scale. Similar property types often are clustered together due to a variety of factors influencing development, including proximity to transportation, property values, desire for visibility versus desire for privacy, and convenience. Property Type Classifications are based on a combination of the resource's original use or function, stylistic influences, and form/plan type. Although this system works well for the majority of the identified resources, some properties are unique and may not fall under a single standard property type classification. Standard classifications for architectural forms and styles are set forth by the National Park Service in *Bulletin No. 16a, How to Complete the National Register Registration Form*.

C11
46

1. L-PLAN



L-Plan House (515 Annie St.)



L-Plan House with Porch (509 Lockhart Dr.)

Most L-plan houses were constructed after the arrival of the railroad using milled lumber with prefabricated decorative elements. These houses typically are one or one-and-a-half stories in height with an L-shaped floor plan and a cross-gabled roof form. Historic additions to the rear of the building are typical. L-plan houses are usually set back with a front yard. Wood or cast iron fences may be present. Original barns or sheds may be present. Although not original, detached garages may have been added within the district's period of significance.

- **Exterior Walls:** Typically constructed with wood siding or wood shingles finished with paint, although occasionally brick or stone.
- **Foundation:** Pier and beam, typically with brick or wood piers.
- **Porches:** Typically partial-width set within the interior angle of the L-plan. Often feature decorative wood detailing in the Queen Anne Style, such as turned porch posts, turned balusters, and spindle friezes. Mid-twentieth century examples may employ Minimal Traditional Style detailing.
- **Roofs:** Originally usually metal shingle, corrugated metal, or standing seam metal. Often feature decorative wood detailing in the Queen Anne Style, such as bargeboards.
- **Windows:** Double-hung wood-sash, often with a two-over-two or four-over-four configuration. Often feature projecting bay windows or dormer windows.
- **Doors:** Typically paneled wood with glazing.
- **Chimneys:** Original stone or brick masonry chimney or metal stovepipe typically located at interior of floor plan or at gable ends.

CH
4X

2. BUNGALOW



Front-gabled Bungalow (502 Lockhart Dr.)



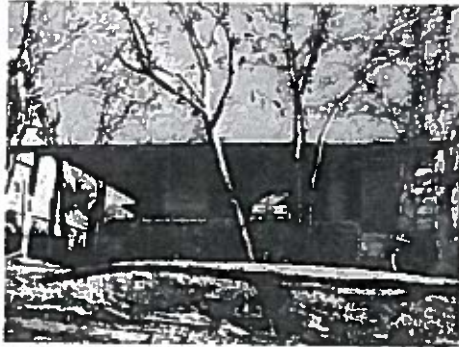
Side-gabled Bungalow (310 Leland St.)

The bungalow is a nationally popular house form that was always constructed after the arrival of the railroad, and typically constructed after local popularization of the automobile. Bungalow plans were standardized, often distributed through lumber companies. Bungalows are usually one-story in height, but sometimes one-and-a-half or two-stories. Floor plans usually are organized with the living room, dining room, and kitchen aligned on one side of the house, and the bedrooms aligned on the other side, so that corridor space is minimized. In Austin, bungalows typically are set back from the street, with a front yard. Concrete sidewalks or driveway runners may be present. Because bungalows often were constructed after the advent of the automobile, a detached garage may be associated with the house, and/or a porte cochere attached to a side of the house.

- **Exterior Walls:** Typically constructed of milled lumber with wood siding finished with paint, but sometimes constructed of brick or stone masonry.
- **Foundation:** Typically pier and beam with brick piers, but sometimes concrete stem wall and footing.
- **Porches:** Typically partial-width with a front-gabled roof form and wood or concrete porch floor. Often feature Craftsman Style tapered porch piers, sometimes on wood or stone bases. However, sometimes feature Classical Revival Style, Tudor Revival Style, Spanish Colonial Revival Style, or Mission Revival Style porch supports and detailing.
- **Roofs:** Roof form typically front- or side-gabled, with deep eaves. Originally usually standing seam metal or asphalt or asbestos shingle. Often detailed with exposed rafter ends.
- **Windows:** Double-hung wood-sash, usually with a one-over-one configuration. Often feature wood screens with geometric detailing on the upper sash with Craftsman Style or Prairie Style motifs. Eyebrow gable windows may be present.
- **Doors:** Typically paneled wood with glazing.
- **Chimneys:** Typically brick masonry chimney located at the side elevation.

CU
48

3. RANCH



Compact Ranch Form (510 Terrace Dr.)



Ranch Form with Large Front Chimney (510 Lockhart Dr.)

The Ranch house probably is the most common house form found in Austin. These houses were constructed nationwide beginning ca. 1940 and continuing with the post-World War II housing boom. Ranch houses were constructed using prefabricated building materials, and often standardized plans were repeated within subdivisions. The Ranch house form is nearly always one-story. The footprint may be rectangular, L-plan, rambling and irregular, or even split-level. The interior floor plan of a Ranch house is open, with free-flowing living, dining, and kitchen spaces, many of which open out to outdoor spaces, such as courtyards or patios. Ranch houses typically lack applied architectural ornament, and instead feature details integral to the design of the house that are influenced by the Ranch Style, Modern Style, or Contemporary Style. In Austin, neighborhoods of Ranch houses include typically suburban landscape patterns, with houses set back from the street with a front yard. Concrete sidewalks and driveways are often present. Garages or carports are integral to the overall form and design of the Ranch house, and most examples include an attached carport or one- or two-car garage.

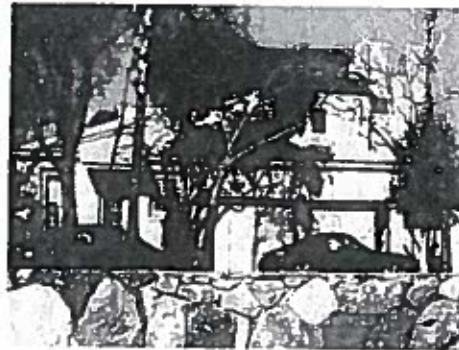
- **Exterior Walls:** Sometimes constructed of milled lumber with wood siding finished with paint or asbestos shingle siding, and sometimes brick or stone masonry. Masonry units often thin with horizontal emphasis, such as Roman brick or flagstone.
- **Foundation:** Typically concrete slab.
- **Porches:** Typically partial-width and recessed under the main roof form. Often feature geometric wood or decorative metal porch supports, or porch roof may be cantilevered. Porch floors typically concrete. Brick or stone planters sometimes integrated into porch design.
- **Roofs:** typically low-sloped and hipped or side-gabled, sometimes with deep eaves. Originally usually asphalt or asbestos shingle.
- **Windows:** Often wood or metal casement; awning or jalousie; or double-hung metal sash. Often feature large, fixed-pane picture windows.
- **Doors:** Typically wood, often with geometric glazing or relief patterns.
- **Chimneys:** When present, often wide, constructed of Roman brick or flagstone masonry, and set asymmetrically on front façade.

CU
49

4. DOMESTIC OUTBUILDINGS



Detached Garage Apartment (308 Leland St)



Detached Secondary Dwelling (1926 Newning Ave.)

The detached garage is the overwhelmingly most common historic domestic outbuilding found in Austin. Detached garages typically are one-story in height with a rectangular footprint and a single, open interior space. Garage apartments may be two stories in height, with an open garage space on the ground floor and a living space above. Some domestic properties retain agricultural outbuildings, such as barns or sheds, which pre-date the residential development of the surrounding neighborhood. Domestic outbuildings typically are sited at the rear of the lot, behind the main house.

- **Exterior Walls:** Most commonly wood siding or board-and-batten, but may be brick or stone.
- **Foundation:** Usually poured concrete slab, but some examples have no foundation, only a dirt floor.
- **Porches:** Domestic outbuildings seldom include porches.
- **Roofs:** Roof form most often front-gabled, but may be side-gabled or hipped. Roofing material usually matches the associated main house.
- **Windows:** Usually limited to side façades. Window materials and configuration typically match associated main house.
- **Doors:** In garages, overhead rolling doors are common, but original hasp-hung doors or hinged doors may be present.
- **Chimneys:** Domestic outbuildings seldom include chimneys.

CH
60

C. ARCHITECTURAL STYLES OF AUSTIN

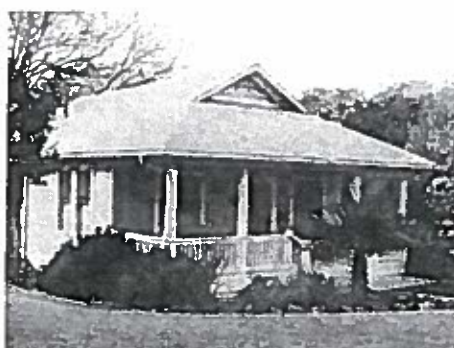
Not all historic resources are exemplary of a particular architectural style. On the other hand, some eclectically combine several styles (especially early twentieth century Revival styles). Other historic resources were constructed during a period of stylistic transition, featuring some elements of a more traditional style (such as Minimal Traditional) combined with other elements of a more progressive style (such as Ranch or Modern). Architectural styles found within the Historic District are listed below. Architectural styles can be integral to the form of the building and related to the property type, or can be displayed through decorative ornament applied to a building. Some typical character-defining features of each architectural style are listed. A resource does not need to display all of the listed character-defining features to be considered a good example of a style; however, when these character-defining features are intact, they must be preserved in order to preserve the overall character of the architectural style. Resources also may exhibit different stylistic elements due to changes over time. If these changes occurred during the historic district's period of significance, such changes should be respected and possibly retained during restoration or rehabilitation projects. Photos of examples of each style are provided with each property type section.

Architectural styles can be integral to the form of the building or manifested in decorative ornament applied to a building. While property types often are clustered together, architectural styles may be very eclectic within a grouping. Architectural styles often vary depending on date of construction or historic use. Some architectural styles were very popular for a confined period of time but then declined in popularity, but because many architectural styles—especially “Revival” styles—have their roots in earlier architectural styles, they are used throughout the historic period rather than in one confined era. Standard classifications for architectural styles are set forth by the National Park Service in Bulletin No. 16a, *How to Complete the National Register Registration Form*, and are derived from texts in American Architectural History such as *American Architecture Since 1780: A Guide to Architectural Styles* by Marcus Whiffen; *Identifying American Architecture* by John J. G. Blumenson; *What Style Is It?* by John Poppeliers, S. Allen Chambers, and Nancy B. Schwartz; and *A Field Guide to American Houses* by Virginia and Lee McAlester. (Refer to in *Appendix D: Additional Resources*.) The inventory of historic resources identified a variety of architectural styles extant within the Historic District today (see *Section C* of this application).

1. REVIVAL STYLES



Tudor Revival House (514 Terrace Dr.)



Classical Revival House (1106 Newning Ave.)

TUDOR REVIVAL

- **Building Form:** Bungalow, L-plan, or irregular.
- **Exterior Walls:** Usually brick masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping. Sometimes stucco. Faux half-timbering often adorning gable-ends. Wing walls or buttresses sometimes accenting front façade.
- **Foundation:** Usually skirted with brick.
- **Porches:** If present, sometimes include low-sloped Gothic arches supported by brick piers.
- **Roofs:** Gable-on-hip or front gabled. Often complex. Eaves sometimes swept.
- **Windows:** Usually double-hung wood sash. Window openings sometimes feature low-sloped Gothic arches. Sometimes feature picture windows with leaded glass in a lattice pattern.
- **Doors:** Round-arched wood doors with small lites.
- **Chimneys:** Prominent brick chimneys, often on front façade. Sometimes feature chimney caps with corbelling or crenellations.

CLASSICAL REVIVAL

- **Building Form:** Center-passage or two-story center-passage plan, or irregular.
- **Exterior Walls:** Wood siding, brick, or stone masonry.
- **Foundation:** Often screened with wood, pressed metal, brick, or stone.
- **Porch:** Full-width porch supported by columns or pilasters with decorative capitals. May have second story balcony.
- **Roof:** Flat, side-gabled, or hipped.
- **Windows:** Typically double-hung wood sash, exterior blinds.
- **Doors:** Typically wood stile and rail, sometimes with glazing, transoms, and/or sidelights.
- **Chimneys:** Brick or stone, if extant.

C11
/52



Colonial Revival House (500 Mary St.)

COLONIAL REVIVAL

- **Building form:** American four-square, two-story center-passage, or bungalow.
- **Exterior walls:** Typically red brick.
- **Foundations:** Typically pier and beam skirted with brick.
- **Porches:** Often lack porches. Sometimes include front-gabled or arched awnings over the main entrance, supported by brackets. If present, porches usually partial-width, with front-gabled roof supported by white wood or stone columns.
- **Roofs:** Side-gable. Wood cornice and enclosed eaves, often painted white.
- **Windows:** Typically double-hung wood sash, painted white. Often flanked by wood shutters.
- **Doors:** Typically wood, sometimes topped with fanlights. Commonly include sidelights, ornate door surrounds, pediments, etc.
- **Chimneys:** Typically red brick.

C11/53

2. EARLY TWENTIETH-CENTURY AMERICAN STYLES



Prairie Style House (1920 Newning Ave.)



Craftsman House (516 Leland St.)

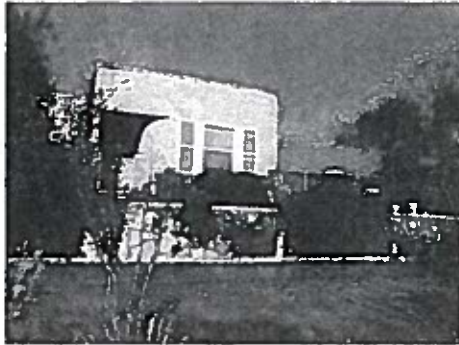
PRAIRIE

- **Building Form:** American four-square, L-plan or bungalow.
- **Exterior Walls:** Typically brick or stone, with wood trim details.
- **Foundation:** Typically skirted with wood, stone or brick.
- **Porches:** Partial-width or full-width, often with front-gabled roof, typically supported by tapered wood or massive square stone or brick columns.
- **Roofs:** Low-sloped hipped or gabled, with deep eaves, often with clean, boxed ends.
- **Windows:** Typically double-hung wood sash, often with decorative transoms and wood screens with geometric detail.
- **Doors:** Typically wood with glazing, sometimes with transoms and sidelights.
- **Chimneys:** Brick, sometimes with corbelling or stone coping.

CRAFTSMAN

- **Building Form:** L-plan or bungalow.
- **Exterior Walls:** Typically wood siding or asbestos shingle, sometimes brick. Sometimes feature wood shingle detailing.
- **Foundation:** Typically skirted with wood or brick. Skirt walls sometimes battered.
- **Porches:** Partial-width or full-width, often with front-gabled roof, typically supported by tapered wood or stone columns but sometimes supported by decorative metal posts.
- **Roofs:** Low-sloped hipped or gabled, with deep eaves, often with exposed rafter ends.
- **Windows:** Typically double-hung wood sash, often with wood screens with geometric detail.
- **Doors:** Typically wood with glazing, sometimes with transoms and sidelights.
- **Chimneys:** Brick, sometimes with corbelling or stone coping.

C11
54



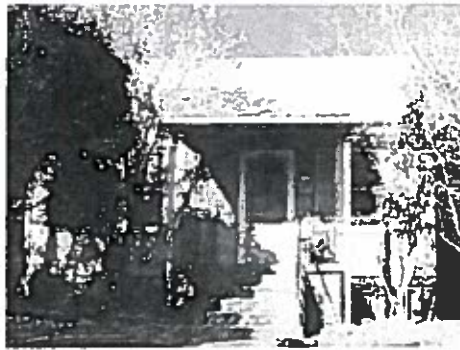
Modernistic House (1928 Newning Ave.)

MODERNISTIC

- **Building Form:** Split-Level or irregular.
- **Exterior Walls:** Often smooth stucco, sometimes with brick detailing
- **Foundation:** Concrete slab.
- **Porches:** If present, typically a small stoop or recessed assymetrically.
- **Roofs:** Flat with parapet, sometimes with small coping at roof line
- **Windows:** Steel fixed and casement frames, also often round "porthole" windows and glass brick; windows often wrap corners
- **Doors:** Wood, often with small simple square or circular lites.
- **Chimneys:** If present, broad and simple stuccoed brick or stone.

C11/55

3. MID-CENTURY STYLES



Minimal Traditional House (1918 Newning Ave.)



Ranch Style House (510 Terrace Dr.)

MINIMAL TRADITIONAL

- **Building Form:** L-plan, modified L-plan, bungalow, or ranch.
- **Exterior walls:** Wood siding or asphalt shingle. Decorative wood shingles, board-and-batten, or waney-edge siding sometimes present at gable ends. Brick or stone veneer sometimes present at water table.
- **Foundation:** Pier and beam with wood skirt, or concrete slab.
- **Porches:** Typically partial-width, supported by simple wood posts, geometric wood posts, or decorative metal posts.
- **Roofs:** Cross-gabled or gable-on-hip.
- **Windows:** Casement or double-hung, wood or metal sash. Fixed picture windows sometimes present at front façade. Decorative wood shutters common.
- **Doors:** Wood, often with small lites in geometric patterns.
- **Chimneys:** If present, simple brick or stone.

RANCH STYLE

- **Building Form:** Ranch or Split-Level.
- **Exterior Walls:** Often brick or stone masonry, often using Roman brick or flagstone; sometimes wood siding or asbestos shingle siding.
- **Foundation:** Concrete slab.
- **Porches:** If present, typically recessed under main roof form and supported by simple wood posts or decorative metal posts. Floor typically concrete. Integral stone or brick planters often common. Details may exhibit influences of Revival Styles.
- **Roofs:** Low-sloped hipped or side-gabled, with deep eaves. Clerestory windows sometimes present at gable ends or below eaves. Details may exhibit influences of Revival Styles.
- **Windows:** Double-hung, casement, awning or jalousie, with wood or metal sash.
- **Doors:** Wood, often with small lites in geometric patterns. Decorative metal screen doors.
- **Chimneys:** If present, broad and simple brick or stone.

11/50

C11
5X

CU
1/58

Design Standards

A. CERTIFICATE OF APPROPRIATENESS

PURPOSE OF THE CERTIFICATE OF APPROPRIATENESS

The Certificate of Appropriateness review process ensures that proposed changes to a property in the historic district comply with these Design Standards. A Certificate of Appropriateness must be granted before a building permit will be issued by the City.

ACTIVITIES THAT REQUIRE A CERTIFICATE OF APPROPRIATENESS

The design review process does not require property owners to proactively make changes to their properties, such as restoring buildings to their historic appearance. The design review process only comes into play once a property owner initiates a construction project that is substantial enough to require a Certificate of Appropriateness.

According to the City of Austin Land Development Code, a person must obtain a Certificate of Appropriateness to change, restore, remove, or demolish an exterior architectural or site feature of a structure that is contributing to the historic district.

A Certificate of Appropriateness is NOT required for:

- Remodeling the interior of the building;
- Routine maintenance projects, provided that work follows the treatment guidelines set forth in Appendix C to ensure that the work does not affect the historic character of the resource. This may include painting, repointing of masonry, foundation repair, etc., or
- Remodeling of non-contributing buildings.

A Certificate of Appropriateness IS required for:

- Replacing 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 or parts of buildings;
- New construction;
- Relocation of existing buildings into or out of the district; or
- Landscape changes requiring a City permit.

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

PROCESS FOR OBTAINING A CERTIFICATE OF APPROPRIATENESS

Applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office per the submission schedule provided by the City Historic Preservation Office. The application form may be obtained from the City Historic Preservation Office or the City of Austin website. 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. The City Historic Preservation Office conducts a preliminary review of the application for a Certificate

C11
59

of Appropriateness and may contact the applicant for additional information, or to suggest changes to the application.

Depending on the scale of the project, the application for a Certificate of Appropriateness will be evaluated by either the City Historic Preservation Officer or the City of Austin Historic Landmark Commission, per the criteria below.

The City Historic Preservation Officer may administratively approve applications for Certificates of Appropriateness for the following:

- Accurate restoration or reconstruction of a documented missing historic architectural element of the structure or site;
- Changes which do not affect the appearance of the structure or site from an adjacent public street, limited to:
- Demolition of garages, sheds, carports, or other outbuildings that are non-contributing;
- Construction of a ground-floor, one-story addition or outbuilding with less than 600 square feet of gross floor area;
- Two-story additions to the rear of two-story houses; or
- A pool, deck, fence, back porch enclosure, or other minor feature.

The Historic Landmark Commission must hear all other Certificates of Appropriateness.

The Historic Preservation Office or Historic Landmark Commission may grant the Certificate of Appropriateness if the application conforms to these Design Standards. If the Certificate of Appropriateness is not granted, the Historic Landmark Commission may require the applicant to modify the proposed work and revise the application accordingly. 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 per City Code.

The Historic Landmark Commission has the authority to grant exemptions to the Design Standards if it determines that the proposed new construction or changes to existing building(s) or site(s) will maintain the relevant character-defining features of the property and/or historic district.

RESPONSIBILITIES OF THE APPLICANT

The responsibility for demonstrating that the proposed project meets these Design Standards lies with the applicant. The applicant shall submit sufficient photographs or physical documentation to demonstrate that the proposed project meets these standards. The Historic Preservation Office or Historic Landmark Commission may require additional documentation as necessary.

The historic property may also be designated a Recorded Texas Historic Landmark (RTHL) or a State Archaeological Landmark (SAL), which requires review by the Texas Historical Commission (THC). In this case, the applicant is responsible to submit the proposed work to the THC for review independent of the Local Historic District review process.

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.

CH
60

PERIODIC REVIEW

These Design Standards are not intended to be static. It is subject to periodic review, revision, and amendment. The process for revising or amending the Design Standards shall follow the process set forth for Neighborhood Plans, as described in City of Austin Code, which states:

The director shall conduct a general review of a neighborhood plan not earlier than five years after the adoption of the plan and may recommend amendments of a plan to the Planning Commission and council. The director shall include neighborhood stakeholder input in the review process

B. GENERAL

All work requiring a Certificate of Appropriateness within the District will follow the Design Standards set forth below. The Design Standards are based upon the Secretary of Interior's Standards for Preservation, Rehabilitation, Restoration, or Reconstruction, as appropriate. These Standards can be found in the Appendix and on the National Park Service website at <http://www.nps.gov/hps/tps/standguide/>. The following Design Standards clarify the interpretation of the Secretary of Interior's Standards for application within the District.

The Design Standards apply to all contributing properties and new construction within the Local Historic District. For a list of contributing properties see Appendix B. The Design Standards only apply to the exterior elements of buildings that are visible from the street (disregarding vegetation, fences or other barriers). For houses within a block, they apply to the three sides of the house visible from the street. For houses on the corner of a block, they apply to all four sides.

The term "in-kind replacement" means replacing a current element (whether a single material or a whole feature) with a new element whose material has the same profile (e.g. thickness), dimension (e.g. width and height), and texture (e.g. grain, smoothness) as the material of the current or historic element (color is not regulated). This new material may or may not be the same material as the current or historic material. Keep in mind that materials can replicate profile, dimensions, and texture and still not be appropriate because its use could be damaging to surrounding materials because it has different vapor transmission rates or expansion/contraction properties. If the historic element does not exist, replication of that material must be based on historical documentation of the building, or if no documentation exists it must be based on the historic elements typically found on buildings of a similar age, type and style in the district. Refer to the Architectural Character section of these Design Standards for information about building styles and features found in the District.

1. RETENTION OF HISTORIC STYLE

Respect the historic style of contributing buildings and retain their historic features, including character-defining elements and building scale and massing, as described in the Architectural Character section of these Design Standards. Avoid replacing and altering historic-age elements of contributing buildings unless they are deteriorated beyond repair and except for specific cases mentioned in the sections below. For historic-age elements deteriorated beyond repair, only replace them "in-kind", except for specific cases mentioned in the sections below. For non-historic elements, either replace them "in-kind" or remove the element.

2. AVOIDANCE OF FALSE HISTORICISM

Do not add stylistic elements that were not originally present, as evidenced by historic documentation. Avoid alterations that have no historic basis and that seek to create the

CH
61

appearance of a different architectural period or a false sense of history. For example, do not add Victorian trim to a Craftsman bungalow or Craftsman details to a 1950s ranch-style house or cottage.

3. SEQUENCE OF APPROPRIATE TREATMENT OPTIONS

Treatment for historic materials within the District shall follow the sequence of priorities set forth in the Secretary's Standards: preservation first, then rehabilitation, then restoration of missing elements if necessary, and, finally, new construction. In order to gain a Certificate of Appropriateness, the applicant shall objectively demonstrate that the proposed project has selected the least intrusive treatment option that is feasible because of the condition of the existing historic materials. (Note that demonstrating financial hardship is a separate and distinct process, set forth in City of Austin Code, Ordinance No. 20090806-068).

For additional guidance, the National Park Service publishes the Interpreting the Standards Bulletins and Preservation Briefs, available online at the following sites:

<http://www.nps.gov/tps/standards/applying-rehabilitation.htm>

<http://www.nps.gov/tps/how-to-preserve.htm>

WHEN TO PRESERVE

Repair rather than replace deteriorated historic features and architectural elements whenever possible. Many times, materials that initially appear beyond repair may be preserved successfully. Guidelines for the conservation of historic materials are set forth in the Appendix to these Design Standards and are available in National Park Service Preservation Briefs.

WHEN TO REHABILITATE

If an original architectural feature has deteriorated beyond repair, the replacement shall match the historic feature in size, scale, profile, and finish. The substitution of compatible recycled historic materials is acceptable, provided that the replacement material is compatible with the historic style and character of the resource. In order to be appropriate, synthetic or composite replacement materials shall match the original in size, scale, profile, and finish. Additional recommendations for the rehabilitation of historic materials are provided in the Appendix to these Design Standards.

WHEN TO RESTORE

Missing architectural features may be restored using photographs, historic architectural drawings, or physical evidence as a guide. Physical evidence might include other matching elements that remain extant on the building or a "ghost" showing where the missing element historically was attached. The restored element shall match the original in size, scale, profile, and finish. Reconstruction of an entire missing building typically is not appropriate.

WHEN TO CONSTRUCT NEW

New construction within the district is appropriate only if it will not demolish or significantly alter an extant contributing resource. For example, new construction may be appropriate on an empty lot or to the rear of a contributing resource.

4. ARCHITECTURAL BARRIERS AND ACCESSIBILITY

When needed or required, accessibility to historic properties can be achieved with careful and creative design solutions. Ramps, lifts, and accessible entrances should be designed in compliance with applicable standards to avoid damage to character-defining features of a

CH
62

historic building. Contributing buildings may qualify for variances from the Texas Accessibility Standards. Contact the Texas Historical Commission (THC) Division of Architecture and/or the Texas Department of Licensing and Regulation (TDLR) for inquiries regarding the Texas Accessibility Standards.

5. ENERGY EFFICIENCY

Construction of any new structures or alterations of existing structures shall be done in such a way as to meet or exceed the intent and requirements of current energy codes except in cases where compliance with the codes would adversely impact the historic character of the property or district.

In no case, however, shall compliance with energy or building codes be used as a reason to demolish a historic, contributing, or potentially contributing structure, or to change a structure in such a way that its historic features are modified or removed. The City of Austin recognizes that protection of our cultural heritage contributes to sustainable communities and preserves the value of embodied energy used in the construction of the building.

C. REPAIR AND REHABILITATION OF CONTRIBUTING BUILDINGS

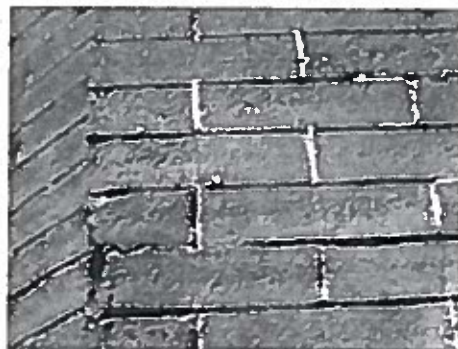
1. FAÇADE

a. Retain the original elevations of the building that are visible from the public right-of-way. Do not change the character, appearance, configuration, or materials of the façade, except to restore buildings to their original appearance.

b. Do not add architectural features to a building that it never had (e.g., do not add a front porch to a house that never had one).



Damaged exterior wall materials can be repaired or replaced in kind, as in this example of a replaced fascia board.
—http://www.cr.nps.gov/hps/tps/standguide/preserve/preserve_wood.htm

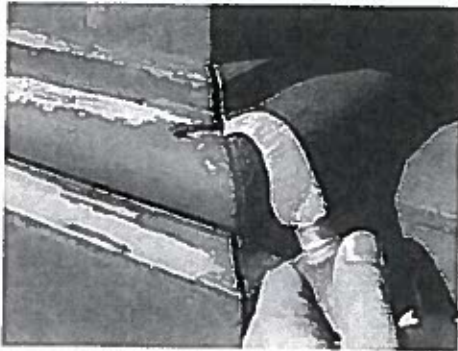


Sandblasting and other abrasive cleaning methods can permanently damage exterior building materials. Clean masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.
—http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_masonry.htm

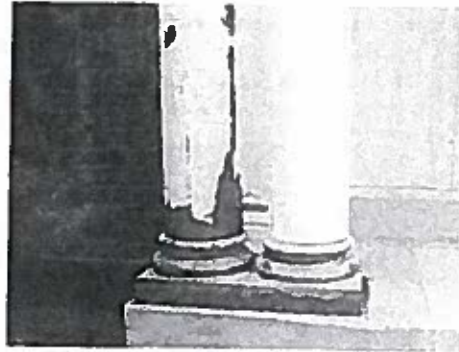
C11
63

2. EXTERIOR WALLS

- a. Repair damaged exterior wall materials, details and ornamentation to the greatest extent possible. Replace only those sections that are deteriorated beyond repair. Replace deteriorated wall materials, details and ornamentation in kind to match existing wall materials.
- b. Do not apply aluminum or vinyl as a replacement for a primary building material. These artificial siding materials may cause irreparable damage to underlying materials and structural members. Fiber cement siding and other board siding that matches wood siding in profile, dimension, and texture may be used as an in-kind replacement material for siding deteriorated beyond repair.
- c. Do not paint masonry that has not already been painted. Moisture may become trapped between the paint and masonry, causing deterioration of the underlying materials and structural members. Painting of exterior walls is not otherwise regulated.



Cracks and unpainted wood on porch elements can lead to decay due to water seepage. Proper caulking and painting can help preserve these elements.
--<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>



Deteriorated wood porch elements can be repaired in place with epoxy consolidants and fillers.
--<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

3. PORCHES

- a. Do not remove any element of an original front porch, except non character-defining porch floors which may be replaced with a concrete slab on grade if desired, as long as all other elements are retained.
- b. Do not enclose a front porch. If a front porch is screened, it shall be installed in a way that is reversible, does not damage any historic fabric, and is compatible with the historic design.
- c. Repair damaged porch elements whenever possible. If replacement is necessary, replace in kind only those elements deteriorated beyond repair. The replacement material shall not promote the deterioration of adjacent materials (refer to treatment guidelines in Appendix C.) Do not add porch elements that were not historically present.
- d. If original porch elements are missing, they may be restored to their historic appearance if sufficient documentation exists to ensure accuracy.