

**From:** Melanie Martinez

**Sent:** Monday, June 08, 2015 4:46 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon

**Subject:** Please Support Blue Bonnet Hills LHD Designation

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

I am a musician/artist who is lucky enough to own two homes I've restored in Fairview Park, where I've lived for the past 25 years. If you don't know, Fairview Park is the older, Victorian-era section of Travis Heights, north of Blue Bonnet Hills.

Unfortunately, Fairview Park is barely remembered today, as more than 50 percent of its historic fabric has been lost. Since I moved there and began restoring my home in the 1980s, I've watched my portion of the street (one of the oldest streets in Travis Heights) disappearing into an anonymous suburban landscape. Today, every house I can see from my front porch was built in the past 10 years, after scraping the vintage house that stood there before it.

Ten years ago, in 2005, as I watched those original houses that were built by teachers and students of the School for the Deaf demolished or trucked away, in desperation and wondering how to stop the loss, I created the Travis Heights-Fairview Park Historic District Project. At that time, there was no Local Historic District Ordinance and we knew from what was happening to Rainey Street that National Register Districts do nothing to protect historic neighborhoods. So, along with a handful of other neighborhoods asking the same thing, we joined the city's first community work group to create the Local Historic District Ordinance. Our neighborhood project has ridden the waves with this ordinance from the very first draft, along with all its changing requirements through the years, till this very day.

All along, it has been extremely onerous and expensive. No other neighborhood is as large as ours and the ordinance was not created with such a large effort in mind. With 1,200 houses, the process (led solely by volunteers raising money from yard sales, auctions, concerts and more to pay professional fees and doing everything else ourselves) has been slow-going. All the while, we've continued losing contributing structures. Since 2005 when we started, the edges of our original district have become frayed to the point we had to compromise by shrinking our plan to save this tiny area of 109 parcels that retains such high historic integrity in the center of the neighborhood. The Blue Bonnet Hills group of neighbors has been working under our umbrella to follow all the processes required of them for several years now.

Every neighborhood is a storybook and each house is a page in the story. When enough pages are gone, there is no longer a story and we've lost so many pages already. We have been trying for decades to preserve it with only landmark designation against owners' wishes as a possible way to preserve only the most notable individual properties—and even that process limits designation to two a month from the whole city, whereas a historic district looks at the **collection** of houses, our storybook, as a whole

and honors that unique story. Austin's Local Historic District Ordinance gives us, as communities, an opportunity we've never had before to protect the story of our city.

Our coalition's strength is seen in what each of us has given up. The district squeezes us as preservationists to work constructively with forces for change. It squeezes those who advocate change to build upon the past. Its mandated procedures squeeze us all as property owners, too. Yet all of us, for our own reasons, have come to the conclusion that "the juice is worth the squeeze." It's our opponents who have placed themselves beyond accommodation.

It really is in the best interest of the council to approve this district for this reason: your vote won't settle our difference with opponents but it will determine how and where those differences are played out in the future.

If we don't get the district we'll be back to fighting out our basic differences over and over, issue by issue and project by project, all without benefit of guidelines or ground rules. This is miserable for everyone involved. And guess where we'll be doing that! If I were on the city council, I would not look forward to that. I'd much rather have the Historic Landmark Commission play its role than to struggle over the future of the neighborhood dragged before Council again and again and again.

The district won't solve all our problems, nor is it intended to.

Differences over teardowns, McMansions, adaptive reuse and new construction, repair and replacement, traditional materials and new technologies will continue to confront us daily as our community evolves, pushed by competing interests. So we should try to find a practical way to move down the road together.

To miss this chance would be a misfortune for one and all. We will realistically have this one chance to create a district, but other forces will keep coming without hindrance. This moment is a celebration of our civic purpose, of who we are as friends and neighbors coming together for the sake of ourselves and each other.

Being the founder of the greater Travis Heights Historic District, I feel like the grandmother of Blue Bonnet Hills LHD. I know and have worked with all of these neighbors, and know that there is enough abundant goodwill and good sense among them to make the district possible and enough of the opposite—here and there—to make it necessary.

Thank you for your time in reading this. Please feel free to contact me if you need any more clarification on our history and past efforts.

Sincerely,

Melanie Martinez

[www.historictravisheights.org](http://www.historictravisheights.org)

(512) 294-7243

**From:** Les Case Eric Hougland

**Sent:** Monday, June 08, 2015 3:02 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon;

**Subject:** Blue Bonnet Hills Local Historic District

Dear Mayor Adler, Mayor *Pro Tem* Tovo, and members of the city council,

Please vote to approve the Blue Bonnet Hills Local Historic District (LHD) nomination and application. The neighborhood supporters have followed the requirements of the LHD ordinance and they have demonstrated **twice now** in the past year that they have **majority support (over 51%) for historic zoning**. Blue Bonnet Hills LHD has gone before the Historic Landmark Commission and been approved all three times and the Planning Commission voted 5-1 to recommend the LHD designation on May 26th.

I am a 20-year resident of the Travis Heights neighborhood and almost a 40-year resident of Austin. My husband and I cycle through many Central Austin neighborhoods and see tear-down after tear-down. Once these old homes are gone, they are gone forever, and little by little, Austin's historic neighborhoods are disappearing. Only by designating Local Historic Districts can the city prevent this from happening.

The Blue Bonnet Hills LHD has been a 10-years-long grassroots neighborhood effort. I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on June 11th.

Thank you.

Eric Hougland  
1803 Travis Heights Blvd.  
Austin, Texas 78704

**From:** Elizabeth Brooks

**Sent:** Saturday, June 06, 2015 1:09 PM

**To:** Troxclair, Ellen

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon

**Subject:** FW: Blue Bonnet Hills, LHD, C14H-2014-0014

Dear Council Member Troxclair:

I am a neighbor/supporter writing in favor of the Blue Bonnet Hills Local Historic District (LHD) nomination and application. The neighborhood supporters have followed the requirements of the LHD ordinance and they have demonstrated **twice now** in the past year that they have a **majority support (over 51%) for historic zoning**. Blue Bonnet Hills LHD has gone before the Historic Landmark Commission and been approved all three times and the Planning Commission voted 5-1 to recommend the LHD designation on May 26.

This has been a 10-years-long grassroots neighborhood effort. I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on June 11.

Thank you.

Elizabeth Brooks

1010 Milam Place

Austin, TX 78704

**From:** [[mailto:](#)] On Behalf Of Carolyn Grimes

**Sent:** Saturday, June 06, 2015 1:17 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon

**Subject:** Blue Bonnet Hills LHD, C14H-2014-0014

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members:

I support designating Blue Bonnet Hills a Local Historic District.

I served on the committee which established Hyde Park's Local Historic District in December 2010, and that designation has been very successful in preserving our neighborhood. It brought an end to unnecessary demolitions, while giving owners the opportunity to update, expand, and continue to express their personal, wonderfully "Austin" styles. There are few restrictions, and design standards enhance the neighborhood's growth without removing its character. Properties continue to change hands at a steady pace, and our property values have increased at a reasonable pace, too.

As a realtor, I see countless buyers and flippers who are actively looking for a substantial and quick return on their real estate investments, and the older, central parts of Austin have become a prime target for speculative redevelopment. Buyers look for the best return on their investment, and they do it through demolitions of small homes and uber-expansion on the small lots, including those near Hyde Park's local historic district. The resulting properties are not only out of scale with the surrounding homes, they set the stage for more and more inappropriate redevelopment and the elimination of the many small, affordable family homes and neighborhoods. Developers may refer to these houses as "shacks" or "tear-downs," but people said the very same thing about many of Hyde Park's classic Victorians and craftsman bungalows only a few decades ago.

On November 1, 2014, Lori Hawkins and Shonda Novak published "Tear-down Trend Transforming Central Austin Neighborhoods" in the *American-Statesman*. They point out that it is "a shift fueled by the city's swift growth, changing demographics and strong demand for housing in the urban core." They point out the "trend of tearing down older houses and replacing them with new, bigger homes ... is sweeping established neighborhoods ... and changing the character of Central Austin neighborhoods."

There are few tools that guide investors, developers, homeowners, and architects/designers on how to preserve the distinctive historic features and character of older homes and neighborhoods while still enabling them to expand their homes for modern families. Local Historic Districts provide such a tool.

I encourage you to allow Blue Bonnet Hills to use local historic district designation - *the only tool that will allow these neighbors to protect the historic character of their neighborhood*. Future generations of Austin residents and visitors will appreciate the efforts to preserve these distinctive historic sections of our city.

Thank you for considering this request.

Best Regards,

**Carolyn Grimes**

REALTOR® GRI® CNE® ABR® e-Pro®  
Coldwell Banker United, Realtors®  
512-426-3559 (cell & text)  
[www.cbunited.com/Carolyn.Grimes](http://www.cbunited.com/Carolyn.Grimes)

*and*

Chair, 39th Annual Historic Hyde Park Homes Tour  
November 8, 2015  
[HydeParkHomesTour.org](http://HydeParkHomesTour.org)

**From:** Virginia Ivey [[mailto:](#) ]

**Sent:** Monday, June 08, 2015 1:30 AM

**To:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon

**Subject:** support Bluebonnett Hills Historic District

**Re: Blue Bonnet Hills LHD, C14H-2014-0014**

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

Cc Steve Sadowsky, Kalan Contreras, Elizabeth Johnson, Shannon Halley

I live in Travis Heights and I am writing to ask that you pass the Blue Bonnet Hills Local Historic District (LHD) nomination and application. The neighborhood supporters have followed the requirements of the LHD ordinance and they have demonstrated **twice now** in the past year that they have **majority support (over 51%) for historic zoning**. Blue Bonnet Hills LHD has gone before the Historic Landmark Commission and been approved all three times and the Planning Commission voted 5-1 to recommend the LHD designation on May 26th.

This has been a 10-years-long dedicated neighborhood effort. I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on June 11th.

Thank you.

Virginia Ivey  
Stuart Sullivan  
504 Pecan Grove Road

Austin, Texas 78704  
Virginia Ivey, Realtor  
504 Pecan Grove Road  
Austin, Texas 78704

Mobile: 512-658-1146  
Office: 512-447-3336

**From:** Donna Morrow [<mailto:>]

**Sent:** Monday, June 08, 2015 10:50 AM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon; Sadowsky, Steve

**Subject:** Bluebonnet Hills Local Historic District

Please support the formation of the Bluebonnet Hills Local Historic District.  
I am a property owner within the proposed LHD and have been a part of this long effort.  
Both the Historic Landmark Commission and the Planning Commission have approved our local historic district. We need to save some of what makes Austin such a great place to live, before it's too late.

Thank you,  
Donna Morrow  
504 Terrace Dr.  
78704  
512-442-3669

**From:** Cory Walton [<mailto:>]

**Sent:** Monday, June 08, 2015 12:15 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; [Sherri.gallo@austintexas.gov](mailto:Sherri.gallo@austintexas.gov)

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon

**Subject:** Please Adopt Blue Bonnet Hills Local Historic District C14H-2014-0014

Honorable Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

I'm writing to urge your support and adoption of Local Historic District designation for the Bluebonnet Hills neighborhood area (Case number C14H-2014-0014).

As the laborious documentation compiled for this district's nomination clearly indicates, this residential area represents a quality and character reflective of a significant historic period of Austin's growth and development. This character is highly valued, can never be duplicated, and is presently under serious economic threat of destruction without the help of this designation.

Preserving the historic character of contributing structures, and ensuring that character is respected in additions and new structures in the area will add to the economic as well as the aesthetic and educational value of the area. These values will far exceed any

small taxbase deferrals that might occur when individual property owners improve their structures in compliance with quality LHD design standards.

And please remember that, unlike individual Historic Landmark designations which arguably were abused in some of Austin's most affluent neighborhoods in the past, the tax breaks to owners of contributing structures in the proposed Local Historic District do not remove the properties from the tax roles, rather they merely afford the owners temporary relief from the weighty annual increases from which you have been struggling to help relieve all Austinites.

I know that securing for future generations one of the best and most irreplaceable elements of Austin's character is a top priority for this council as our city continues to grow and evolve.

Thank you for your consideration and support.

Best regards,

Cory Walton  
1701 Bouldin Avenue

**From:** Russell Fraser [<mailto:> ]

**Sent:** Monday, June 08, 2015 12:46 PM

**To:** Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Adler, Steve

**Cc:** Contreras, Kalan; Halley, Shannon; Sadowsky, Steve; Johnson, Elizabeth

**Subject:** Blue Bonnet Hills Case C14H-2014-0014

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

My wife and I reside at 507 Lockhart Drive, in the proposed district and *we urge you to approve our application*. The two of us have been working on this since last summer as block captains, and I am sure that after 3 HLC hearings (because of one neighbor's opposition), and two planning commission hearings (again, the second hearing was due to the same neighbor's opposition), all the "i's" have been dotted, and the "t's" crossed.

We have overwhelming support:

- o within the district,
- o within the SRCC neighborhood association, the membership has voted in support (the only "no" vote was by the same disgruntled neighbor mentioned above),
- o there are other neighborhoods including Bouldin Creek starting their own LHD efforts.

There are many benefits to a local historic district, including economic:

- o The recent UT Austin School of Architecture study, released in 2015, "The Economic Impact of Historic Preservation in Texas" shows that *historic rehabilitation added over \$770 million* in economic benefits in 2013, excerpts are:

o historic rehabilitation for the purposes of this study, was *defined narrowly* to include only work done on properties designated as historic landmarks or included within historic districts. Designated properties represent only small fraction of the buildings eligible for historic rehabilitation across the state..."rehabilitation" is defined as US Census "alterations":, such as façade reconstruction, major roof repair, or room alterations".  
o *Most rehabilitation projects are undertaken by property owners.*

Please do not delay this application anymore than it already has been! We are a volunteer effort and some have been working on an LHD for years!

Sincerely,

Russell and Sally Fraser

**From:** Angela Reed [<mailto:> ]

**Sent:** Monday, June 08, 2015 2:00 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; [lelie.pool@austintexas.gov](mailto:lelie.pool@austintexas.gov); Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Zimmerman, Don

**Cc:** Sadowsky, Steve; Contreras, Kalan; Cortez, John Michael; Searle, Michael; Tiemann, Donna; Rodriguez, Genoveva; Hutchins, Christopher J.; Nicely, Katherine

**Subject:** Blue Bonnet Hills LHD this Thursday

Dear Mayor Adler, Mayor Pro Tem Tovo and Council:

I am again writing to express my support for the Blue Bonnet Hills Local Historic District. As you know, we - the supporters of Blue Bonnet Hills - have been through a very long process of public hearings and look forward to bringing this case to a conclusion. I have attached my previous letters of support, which were sent March 19th and May 18th.

The organizers of the LHD has just learned that our primary opponent to this district, Mr. Panju, has requested a postponement. We - the 58% of homeowners who signed in support of this District, and even the 22% who are not engaged in this issue personally and so did not sign one way or the other, as well as most of the 20% who signed in opposition - hope to see this case move forward this Thursday. The length of this process is becoming a clear hardship for our citizens as we are living in a zoning limbo in our neighborhood, and some homes await changes in ownership, others aren't sure of which City department to consult when permitting their changes, and we are all simply exhausted after preparing for and attending the multiple meetings that this kind of ordinance typically requires, much less the additional meetings we've participated in, due to delays. Also, since filing the application last July, this will be the 9th public meeting concerning this LHD zoning (this includes SRCC meetings), where City staff has had an opportunity to answer questions by Commissioners, and/or where both sides have presented their perspectives of the issue. We have also met personally with as many neighbors who will meet with us on evenings and weekends. The meetings I mention are just in the past year and do not include the many neighborhood meetings prior to submitting the application over the past 9 years. We feel this case has had more than sufficient public awareness and opportunities for citizen engagement.



Mr. Panju has thus far attempted to delay our process as long as possible, unfortunately not to try and meet on common ground, but to further canvas the neighborhood, taking City Code and the Design Standards out of context in order to change neighbors' opinions, as well as to exhaust LHD organizers.

**We submitted this LHD application to the City in July 2014, almost one year ago,** then waited the required two months maximum for the application and signatures to be reviewed and approved by the Planning Department and City Legal. We were then scheduled for HLC in late November, and since then have had the following delays, all initiated by Mr. Panju:

--We were heard a second time by HLC because Mr. Panju pointed out that notice was sent out by the city one day late. After that November hearing, it was scheduled again in late January to satisfy the notice requirement.

--We were heard a third time by HLC after Mr. Panju brought in question that the City failed to have the Design Standards vetted by Austin Energy Green Building (which the Design Standards template had been vetted, but BBH in particular had not been prior to HLC so this was a matter of interpretation, which Mr. Panju argued successfully to City Legal). The third HLC meeting was held in May.

--We were heard by the Planning Commission first in late April, but because of the 3rd HLC meeting, we had to present at PC again, and also at request by Mr. Panju who argued that we did not have sufficient sign-on support by the neighborhood. PC asked us to return a second time after again demonstrating sign-on support. This is beyond what City Code requires, but we returned in late May after confirming our majority support by the neighborhood yet again.

--And this week, Mr. Panju would like us to postpone yet again our hearing on June 11th, so this case will potentially not come to a conclusion until August or September at the earliest, more than one year after filing our application.

As you all are aware, any developer in Austin would not be required to endure this kind of delay in their permitting or zoning, while in Travis Heights we have more than 109 property owners who await a decision.

I hope you will vote for Blue Bonnet Hills LHD, which has truly been a very long (10 years in the making) grass-roots effort by our citizens in an effort to protect our central neighborhood's quicklyvanishing unique historic character. We have met and exceeded every requirement of the Ordinance. I also hope that you can vote on our case this Thursday on June 11th, realizing we potentially have two additional hearings after this one - and not delay this case any further.

Thank you for your careful attention to our case, and for your service to our city.

Sincerely,

Angela Reed

512-653-6343

**From:** Matthew Borah [<mailto:> ]

**Sent:** Monday, June 08, 2015 3:11 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon

**Subject:** Blue Bonnet Hills LHD, C14H-2014-0014

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

I am a property owner within the proposed Blue Bonnet Hills Historic District and am writing in support of the application to rezone the area as a historic district. I believe that Austin's older neighborhoods are an important part of our City's history and culture which should be valued and protected. The economic success and growth that Austin has experienced and will likely continue to experience in the years to come presents a serious threat to older single family neighborhoods in desirable locations close to Downtown. The only way to preserve neighborhoods like Blue Bonnet Hills against these threats is through local historic zoning. I believe that historic neighborhoods are an important resource that are worth preserving and that any inconvenience or infringement on my property rights as a result of the local historic district designation are far outweighed by the benefit of preserving the original character of Blue Bonnet Hills for generations to come.

Sincerely,

Matthew Borah  
505 East Mary Street

**From:** Kathy Henley [<mailto:> ]

**Sent:** Monday, June 08, 2015 8:34 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth

**Subject:** Re: Blue Bonnet Hills LHD, C14H-2014-0014

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

My husband and I have owned two properties in Blue Bonnet Hills for 30+ years and we're in favor of the Blue Bonnet Hills Local Historic District (LHD) nomination and application.

I ask you to remember that gone is gone. As a visiting friend from Europe said, "Austin needs to wash the new off." The city is booming but that doesn't mean it has to lose its soul.

I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on June 11th.

Thank you.

Kathy Henley and Michael Schwarz

409 Terrace and 308 Leland

**From:** Gregory Tran [<mailto:> ]

**Sent:** Monday, June 08, 2015 9:55 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon

**Subject:** Re: Blue Bonnet Hills LHD, C14H-2014-0014

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

I am a supporter writing in favor of the Blue Bonnet Hills Local Historic District (LHD) nomination and application. The neighborhood supporters have followed the requirements of the LHD ordinance and they have demonstrated **twice now** in the past year that they have **majority support (over 51%) for historic zoning**. Blue Bonnet Hills LHD has gone before the Historic Landmark Commission and been approved all three times and the Planning Commission voted 5-1 to recommend the LHD designation on May 26th.

This has been a 10-years-long grassroots neighborhood effort. I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on June 11th.

Thank you.

**Gregory Tran, Realtor**  
Certified Negotiation Expert

*The Gregory Group*  
*Keller Williams Realty*  
[gregorygrouptx.com](http://gregorygrouptx.com)  
512-765-4337

**From:** Gretchen Otto [<mailto:> ]

**Sent:** Monday, June 08, 2015 11:10 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon

**Subject:** Blue Bonnet Hills LHD, C14H-2014-0014

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

I am a property owner/supporter writing in favor of the Blue Bonnet Hills Local Historic District (LHD) nomination and application. I'm also asking for this to be moved forward and NOT postponed any

further. It's already been almost a year since the application was submitted, and we've had countless meetings since then, both with neighbors and as part of the formal city process. The small but vocal opposition is trying to drag this process out as long as they possibly can, but to the detriment of the neighborhood and everyone involved. We've lived in limbo long enough--no one who is buying or selling a house, or wanting to remodel or demolish a structure, can move ahead with any certainty until a decision is made on this issue.

The neighborhood supporters have followed the requirements of the LHD ordinance and they have demonstrated they have **majority support (over 51%) for historic zoning**. Blue Bonnet Hills LHD has gone before the Historic Landmark Commission and been approved all three times, and the Planning Commission voted 5-1 to recommend the LHD designation on May 26th.

The city of Austin has a process in place that's meant to help neighborhoods preserve their historic character. We have met all of the requirements for this process. We are not asking for a variance or a new ordinance or a code change. We are merely asking you to follow what is already in the code.

I hope that as you consider this application, you think about the future of Austin and how this decision will reverberate far beyond our group of 109 homes. Many other neighborhoods are closely watching this process, and if you deny our application, why would any other group spend the huge amounts of time necessary to bring forward their own application? The requirement for a full and complete application are quite onerous for an all-volunteer effort, and no one will want to risk doing all that work for nothing. Meanwhile, the pressures of development are unrelenting. There are so few pre-WWII homes left in Austin, please help us save a small piece of our history.

This has been a 10-years-long grassroots neighborhood effort and I think we've already gone above and beyond with meetings, communications, and dealing with delay tactics. I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on June 11th.

Thank you.

Gretchen Otto

512 East Mary Street

**From:** Ian Reddy [[mailto:](#) ]

**Sent:** Tuesday, June 09, 2015 12:21 AM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Zimmerman, Don; Contreras, Kalan; Cortez, John Michael; Searle, Michael; Tiemann, Donna; Rodriguez, Genoveva; Hutchins, Christopher J.; Nicely, Katherine; Sadowsky, Steve; Pool, Leslie

**Subject:** Please Approve - Blue Bonnet Hills Historic District

To full Council,

I am writing in support of the Blue Bonnet Hills Historic District. As you know this has been a 10 year effort by the neighborhood of Blue Bonnet Hills and we are hoping you agree with the vast majority of our neighbors to preserve and protect our district with your approval. Blue Bonnet Hills is one of the original neighborhoods in Austin and would be the first historic district south of the river and only the fourth historic district in the entire city. Unlike all of the other major cities in Texas (a throughout the country) who have dozens of local historic districts, Austin is severely underrepresented. And as the capital of Texas we hope that you see the wisdom in protecting the history of our great city.

Thank you,

Ian Reddy  
1924 Newning Avenue  
Austin, Texas 78704

**From:** bob gee [[mailto:](#) ]

**Sent:** Tuesday, June 09, 2015 1:08 AM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth

**Subject:** Blue Bonnet Hills LHD, C14H-2014-0014

Dear Mayor Adler and City Council members:

I'm writing in support of the Blue Bonnet Hills Local Historic District as a homeowner in the district. I've also become involved in the effort as a block captain and have spoken with 36 homeowners in the district (a great way to get to know my neighbors), those in favor and against. I've also met Austinites who are homeowners of other historic districts. The more I've learned about the issue, the more I'm convinced it's a great fit for our neighborhood. What follows is a brief insider's guide to the Blue Bonnet Hills Local Historic District effort:

#### The supporters

We are artists, engineers, musicians, educators, writers, architects and nurses, among many other professions. We are single, married, raising kids, retired. We are a reflection of Austin. We bought homes in the neighborhood as long ago as 1972 and as recently as two years ago, drawn by the architectural charm. When we submitted our application nearly a year ago, we counted 58 percent in favor. At the Planning Commission meeting last month, support was at 56 percent, according to city staff. We have met with every homeowner we could reach, even a couple living overseas. (Despite that,

roughly a quarter of homeowners have not responded to knocks on the door and letters. A few said they wish to remain neutral.) We have met at doorsteps and over drinks at homes and local watering holes. We have clarified and altered the design standards based on those conversations.

### The opposition

Among the small number of homeowners opposed to the district, some have been misled to believe that the historic district would lead to high maintenance costs (not true), that special, expensive materials must be used for repairs (not true), that permits must be obtained for such work as replacing a broken window or roof shingle (not true). Even after being told otherwise by city staff and members of the Historic Landmark Commission and Planning Commission, Arif Panju, the neighbor who has made a name for himself for employing such scare tactics with elderly homeowners on fixed incomes, continues to mislead. At the Planning Commission meeting a homeowner said he feared facing fines of \$1,000 a day if he didn't mow his yard. (The chairwoman stopped him to explain that he was mistaken.) Just this week, a flyer distributed to most homes in Blue Bonnet Hills urging opposition to the historic district states it isn't needed because city zoning rules already prevent demolitions in Blue Bonnet Hills (not true) and that developers can only make decisions about how to develop a property with the consent of the neighborhood (not true). What the opposition doesn't mention is the fact that homes can be renovated and modern additions are possible. That the design standards don't dictate taste, but scale.

### The tactics

The opposition has sought to delay the historic district application at every turn. With each delay, Arif Panju is able to peddle his scare tactics to more homeowners. Homes go on the market and are sold. Organizers are forced to re-canvas the neighborhood. Now 11 months since the application was submitted to the city, the City Council will take a vote on Blue Bonnet Hills. After six city meetings (three Historic Landmark Commission meetings, two Planning Commission meetings and an informational meeting), we hope this will be the last.

### Why Blue Bonnet Hills?

The organizers have jumped through every hoop, dotted every "i," crossed every "t" that is required by city ordinance for creating local historic districts. The Historic Landmark Commission unanimously voted in favor of the Blue Bonnet Hills LHD three times, the Planning Commission voted 5-1 to recommend creation of the district. The South River City Neighborhood Association voted 35-1 to endorse the district. As Austin continues to experience rapid growth and more of our city's history is scraped and hauled off to the landfill, we find ourselves at a crossroads. Do we want to preserve some of that history, cultural identity and sense of place? Before we realize it, the old Austin perched on the hillside sloping down to Big Stacy Park -- rows of bungalows and cottages that have nurtured Austin's middle class for nearly a century -- will be gone. Unless you act now.

Sincerely,

Robert W. Gee

302 Terrace Drive

**From:** Kathy Henley [<mailto:> ]

**Sent:** Monday, June 08, 2015 8:34 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth

**Subject:** Re: Blue Bonnet Hills LHD, C14H-2014-0014

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

My husband and I have owned two properties in Blue Bonnet Hills for 30+ years and we're in favor of the Blue Bonnet Hills Local Historic District (LHD) nomination and application.

I ask you to remember that gone is gone. As a visiting friend from Europe said, "Austin needs to wash the new off." The city is booming but that doesn't mean it has to lose its soul.

I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on June 11th.

Thank you.

Kathy Henley and Michael Schwarz

409 Terrace and 308 Leland

**From:** Gregory Tran [<mailto:> ]

**Sent:** Monday, June 08, 2015 9:55 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon

**Subject:** Re: Blue Bonnet Hills LHD, C14H-2014-0014

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

I am a supporter writing in favor of the Blue Bonnet Hills Local Historic District (LHD) nomination and application. The neighborhood supporters have followed the requirements of the LHD ordinance and they have demonstrated **twice now** in the past year that they have **majority support (over 51%) for historic zoning**. Blue Bonnet Hills LHD has gone before the Historic Landmark Commission and been approved all three times and the Planning Commission voted 5-1 to recommend the LHD designation on May 26th.

This has been a 10-years-long grassroots neighborhood effort. I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on June 11th.

Thank you.

**Gregory Tran, Realtor**

Certified Negotiation Expert

*The Gregory Group*

*Keller Williams Realty*

[gregorygroup.tx.com](http://gregorygroup.tx.com)

512-765-4337

**From:** Gretchen Otto [<mailto:> ]

**Sent:** Monday, June 08, 2015 11:10 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Halley, Shannon

**Subject:** Blue Bonnet Hills LHD, C14H-2014-0014

Dear Mayor Adler, Mayor Pro Tem Tovo, and Council Members,

I am a property owner/supporter writing in favor of the Blue Bonnet Hills Local Historic District (LHD) nomination and application. I'm also asking for this to be moved forward and NOT postponed any further. It's already been almost a year since the application was submitted, and we've had countless meetings since then, both with neighbors and as part of the formal city process. The small but vocal opposition is trying to drag this process out as long as they possibly can, but to the detriment of the neighborhood and everyone involved. We've lived in limbo long enough--no one who is buying or selling a house, or wanting to remodel or demolish a structure, can move ahead with any certainty until a decision is made on this issue.

The neighborhood supporters have followed the requirements of the LHD ordinance and they have demonstrated they have **majority support (over 51%) for historic zoning**. Blue Bonnet Hills LHD has gone before the Historic Landmark Commission and been approved all three times, and the Planning Commission voted 5-1 to recommend the LHD designation on May 26th.

The city of Austin has a process in place that's meant to help neighborhoods preserve their historic character. We have met all of the requirements for this process. We are not asking for a variance or a new ordinance or a code change. We are merely asking you to follow what is already in the code.

I hope that as you consider this application, you think about the future of Austin and how this decision will reverberate far beyond our group of 109 homes. Many other neighborhoods are closely watching this process, and if you deny our application, why would any other group spend the huge amounts of time necessary to bring forward their own application? The requirement for a full and complete application are quite onerous for an all-volunteer effort, and no one will want to risk doing all that work for nothing. Meanwhile, the pressures of development are unrelenting. There are so few pre-WWII homes left in Austin, please help us save a small piece of our history.



This has been a 10-years-long grassroots neighborhood effort and I think we've already gone above and beyond with meetings, communications, and dealing with delay tactics. I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on June 11th.

Thank you.

Gretchen Otto  
512 East Mary Street

## PUBLIC HEARING INFORMATION

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

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

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

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

For additional information on the City of Austin's land development process, visit our website:  
<http://www.austintexas.gov/planning>.

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

**Case Number: C14H-2014-0014**

**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: June 11, 2015, City Council**

*Michael Hondorp*

Your Name (please print)

*512 Terrace Dr 78704*

Your address(es) affected by this application

*[Signature]*

Signature

*8 June 2015*

Date

Daytime Telephone: *917 684 6664*

Comments: \_\_\_\_\_

*I oppose!*

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

City of Austin

Planning & Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Tom Fitzpatrick

509 East Annie Street – Austin TX, 78704 – (512) 845-9650 –

8 June 2015

Mayor Steve Adler  
Mayor ProTem Kathie Tovo  
Council Member Ora Houston  
Council Member Delia Garza  
Council Member Pio Renteria  
Council Member Greg Casar  
Council Member Ann Kitchen  
Council Member Don Zimmerman  
Council Member Leslie Pool  
Council Member Ellen Troxclair  
Council Member Sheri Gallo

**Subject: Blue Bonnet Hills LHD - C14H-2014-0014**

Dear Mayor, Mayor Pro Tem Tovo and Council:

I live at 509 E. Annie, within the boundaries of the Blue Bonnet Hills subdivision, and I strongly support the Blue Bonnet Hills Local Historic District (LHD) designation to protect neighborhood character and resist development pressures that further diminish affordability. I will appreciate your vote to approve the designation.

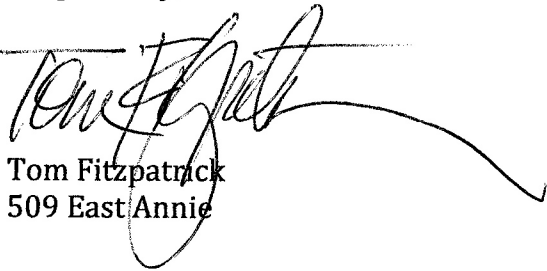
I moved to Austin and our home in this neighborhood in 1983. I was fortunate to have an elderly neighbor, Annie Mae Gissell, who was born and lived her entire life (to that point) in the house at 513 E. Annie, built by her father, a very active contractor in Austin. We shared a love of gardening; I maintained her yard and she let me experiment with a garden and drifts of bulbs, rain lillies and native flowers on the mostly vacant, well-treed lot between us, which had a driveway and a portion of the garage for her house. She inspired me to appreciate the unusually personal character and history of our neighborhood. I served as president of our neighborhood association (SRCC) for several years in mid 80's and was active (several thousand volunteer hours) in various comprehensive planning exercises and development defenses into the 90's. I was exhausted and exasperated by the lack of policy protections for quality of life and physical character in areas like Travis Heights/Fairview Park/Bluebonnet Hills and the lakefront.

Two events have roused me to be involved again. Most positively, after a series of renter occupants (some of whom were the most creative baby sitters on earth!) the Gissell house is now owned by a delightful young family who love the neighborhood and brought the sound of little girls laughing back into earshot. On the downside: in

between me and this family, in spite of the McMansion ordinance and the Tree ordinance and the best intentions of a Neighborhood Plan, large old live oaks and mountain laurels have been removed, the root systems of "protected" trees have been substantially reduced, tree canopy has been reduced, old stone retaining walls have been removed, and an out-of-scale, out-of character, out-of-context contumely is being built on the lot between us, blocking all views of porches and neighbors down the block.

Protection of historic neighborhoods is called for in the Imagine Austin Plan and the South River City Citizens Neighborhood Plan, recognizing that this additional policy tool is needed to protect the unique character of our central neighborhoods and the rare and diminishing stock of historic structures and small, relatively affordable old homes. The neighborhood association voted last month to specifically support the Blue Bonnet Hills LHD. The Blue Bonnet Hills Addition is well suited for the historic district designation by virtue of its distinctive history and character, as indicated by approvals from the Historic Landmark Commission and the Planning Commission. I ask that you vote in favor of the Blue Bonnet Hills Local Historic District when this is presented to the City Council. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Tom Fitzpatrick", with a long, sweeping horizontal line extending to the right.

Tom Fitzpatrick  
509 East Annie

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Case Number: C14H-2014-0014  
Contact: Steve Sadowsky, 512-974-6454  
Public Hearing: June 11, 2015, City Council

JOE HOLM

Your Name (please print)

512 TERRACE DR 78704

Your address(es) affected by this application

*Joe Holm*

Signature

☐ I am in favor  
☒ I object

6/9/15  
Date

Daytime Telephone: 512-538-4129

Comments: *The neighborhood is currently restricted by a fair amount of zoning restrictions. Between CRZs, McManis, Permeable cover, and lot setbacks, the neighborhood is well-controlled. Adding historic zoning is too subjective of a measure to control the way people build. It's unnecessary.*

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Zoning Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810