

From:
Cc:
Subject: Blue Bonnet Hills Local Historic District
Date: Wednesday, August 19, 2015 8:50:09 PM

Dear Chair Galindo and Commissioners,

I am a supporter of Blue Bonnet Hills (BBH)'s Local Historic District (LHD). I urge you to consider the merits of this nomination which has been overwhelmingly supported by your recent predecessors three times now over the course of almost a year. It has been delayed through no fault of the LHD nomination or of its supporters. The opposition still remains a small although very vocal minority. The opposition's organizer and a property owner in BBH, Arif Panju, now sits on the Historic Landmark Commission with you and he has thus far not recused himself from trying to vote down Blue Bonnet Hills' LHD efforts. The LHD has consistently demonstrated grass-roots majority support even though a well-funded and organized misinformation campaign has been waged against its effort. We ask that you consider BBH's LHD nomination on its merits. Supporters have gone over and above the requirements of the City of Austin's LHD ordinance. We ask that you vote in support of Blue Bonnet Hills' Local Historic District designation on August 24th.

Thank you for your time and service on behalf of our city.

Julia Hostetter
1609 Alta Vista Ave
Austin, TX 78704

From:

To:

Cc:

Subject: Blue Bonnet Hills Local Historic District

Date: Wednesday, August 19, 2015 11:31:16 PM

Dear Chair Galindo and Commissioners,

My name is Wesley Brubaker of 505 E Annie St 78704 in Blue Bonnet Hills. I have been an Austin resident since I was 6 years old graduating from Westlake High School in 1997 and UT Austin in 2003. My Mother, Father, Brother, Aunt, and Grandmother as well as my wife and children are all long time Austin residents.

My family and I strongly support the designation of Blue Bonnet Hills as a Local Historic District (LHD) and have done so for more than a year. Growing up in fast developing West Austin I was always enchanted with older neighborhoods in Central Austin. In 2010 my dream of owning one such home came true when my wife and I purchased our 1937 home on Annie St just steps away from Little Stacy Park. I am convinced that LHD designation will help to preserve the character and history of this unique neighborhood.

I was actually surprised to learn from a neighbor that Houston, a city renowned for its lack of zoning laws, has far more LHD's than Austin. I not only support LHD designation for my neighborhood but I would hope that active citizens, with the support of the Planning Commission, will bring more LHD's to our beloved city.

Respectfully,

Wesley Brubaker

505 E Annie St

Austin TX 78704

(512) 394-8521

From:
To:

Subject: Bluebonnet Hills Local Historic District
Date: Wednesday, August 19, 2015 7:17:01 PM

Dear Chair Galindo and Commissioners,

I am a property owner/resident in Blue Bonnet Hills (BBH) and I support the Local Historic District (LHD). I urge you to consider the merits of this nomination which has been overwhelmingly supported by your recent predecessors three times now over the course of almost a year. It has been delayed through no fault of our nomination or of us supporters. The opposition still remains a small although very vocal minority. We have consistently demonstrated grass-roots majority support even though a well-funded and organized misinformation campaign has been waged against our effort. The opposition's organizer, Arif Panju, now sits on the Historic Landmark Commission with you and he has thus far not recused himself from trying to vote down Blue Bonnet Hills' LHD efforts. We ask that you consider our LHD nomination on the merits. We have gone over and above the requirements of the City of Austin's LHD ordinance. We ask that you vote in support of Blue Bonnet Hills' Local Historic District designation on August 24th.

Thank you for your time and service on behalf of our city.

Sincerely,
Donna Morrow
504 Terrace Dr
resident of the Bluebonnet Hills subdivision for 35 years.
512-442-3669

From: [Johnson, Elizabeth](#)
To: [Contreras, Kalan](#)
Subject: Fwd: Blue Bonnet Hills Historic District
Date: Thursday, August 20, 2015 9:42:56 AM

Sent from my iPhone

Begin forwarded message:

From: William Calve
Date: August 20, 2015 at 9:41:52 AM CDT
To: "Cc: Steve Sadowsky" <Steve.sadowsky@austintexas.gov>, Beth Johnson <Elizabeth.johnson@austintexas.gov>
Subject: Fwd: Blue Bonnet Hills Historic District

Steve and Beth,

I was asked to send my letter to you also.

Bill Calvert

Begin forwarded message:

Subject: Blue Bonnet Hills Historic District

Dear Chair Galindo and Commissioners:

I am a long term resident of the Blue Bonnet Hills proposed Local Historic District and I am writing to ask your support when this case comes before the commission on Monday the 24th.

Basically I support this effort because of experiences I have had with other historic districts both here in the United States and in Europe. Historic zoning in these instances emphasize the character of a neighborhood and helps to preserve its charm in perpetuity. I am very much in favor of maintaining

architectural integrity in Austin's neighborhoods and appreciate the resulting beauty afforded by it.

I regard the sacrifices/ restrictions are small in comparison with the benefits obtained.

The City of Austin is morphing at an astonishing rate. We need to preserve what's left of our architectural past as we can.

Please support this effort.

Thank you.

William H. Calvert
503 East Mary Street
Austin Texas 78704

From:

To:

Cc:

Subject: I SUPPORT -> Blue Bonnet Hills Local Historic District

Date: Thursday, August 20, 2015 9:18:12 AM

Commissioners,

I live at 1924 Newning Avenue in Blue Bonnet Hills. My home is an Austin City Landmark and I am strongly in support of making Blue Bonnet Hills the first Local Historic District south of the river. Our neighborhood is in overwhelming support of this LHD, despite the intense efforts by Arif Panju, who has initiated a campaign of misinformation against the efforts to preserve and protect the history of Blue Bonnet Hills simply because he is philosophically opposed to LHDs.

The Blue Bonnet Hills application for the LHD has consistently received majority support and is a grass roots efforts that is 10 years in the making. We love our city and our neighborhood and are urging you to support us in its protection from intense market pressures that are resulting in an unprecedented number of demolitions.

Thank you for your continued work to make our city even greater!

Ian Reddy
78704 Resident

From:

To:

Cc:

Subject:

Re: Blue Bonnet Hills Local Historic District

Date:

Thursday, August 20, 2015 11:03:50 AM

Dear Chair Galindo and Commissioners,

I am a supporter of Blue Bonnet Hills' (BBH) Local Historic District (LHD). I urge you to consider the merits of this nomination which has been overwhelmingly supported by your recent predecessors three times now over the course of almost a year. It has been delayed through no fault of the LHD nomination or of its supporters. The opposition still remains a small although very vocal minority. The LHD has consistently demonstrated grass-roots majority support above 51% even though a well-funded and organized misinformation campaign has been waged against its effort. The opposition's organizer and a property owner in BBH, Arif Panju, now sits on the Historic Landmark Commission with you and he has thus far not recused himself from trying to vote down Blue Bonnet Hills' LHD efforts. We ask that you consider BBH's LHD nomination on the merits. Supporters have gone over and above the requirements of the City of Austin's LHD ordinance. We ask that you vote in support of Blue Bonnet Hills' Local Historic District designation on August 24th.

Sincerely,

John Files

9209 Hunters Trace East

Austin, Texas 78758

512-922-8150

From:

To:

Cc:

Subject:

BlueBonnet Hills

Date:

Thursday, August 20, 2015 2:34:31 PM

Dear Chair Galindo and Commissioners,

My family has lived in the same one mile radius of the Congress/Oltorf intersection since 1933. The BBH LHD will provide a sense of place that is being lost in a rapidly changing Austin. This sense of place is what made Austin the city it is today. In a 2014 interview, M. Lindsay Bierman, Chancellor of the UNC School of the Arts and former editor of Southern Living magazine, said three things make a community loveable: "residents who express a passionate pride of place, a tight knit architectural fabric that reinforces an authentic sense of place, and public spaces that cultivate a deep connection to nature". In the South especially, he said, a sense of place roots and defines us. With all the change that we see in Austin, the BBH LHD fills this bill and I hope you will recognize that as well as the incredible work of the district's supporters and support the designation on August 24th.

Thank you for your time and service on behalf of our city.

Elloa Mathews
2610 Friar Tuck
Austin 78704

From:
Cc:
Subject: Re: Blue Bonnet Hills Local Historic District
Date: Thursday, August 20, 2015 8:36:04 PM

Dear Chair Galindo and Commissioners,

I am a supporter of Blue Bonnet Hills' (BBH) Local Historic District (LHD) and the owner of a historic home nearby. I urge you to consider the merits of this nomination which has been overwhelmingly supported by your recent predecessors three times now over the course of almost a year. It has been delayed through no fault of the LHD nomination or of its supporters. The LHD has consistently demonstrated grass-roots majority support above 51% even though a well-funded and organized misinformation campaign has been waged against its effort. The opposition's organizer and a property owner in BBH, Arif Panju, now sits on the Historic Landmark Commission with you and he has thus far not recused himself from trying to vote down Blue Bonnet Hills' LHD efforts. I would ask that you request a ruling from the appropriate city office on Mr. Panju's failure to recuse himself from this particular issue due to a personal conflict of interest. We ask that you consider BBH's LHD nomination on the merits. Supporters have gone over and above the requirements of the City of Austin's LHD ordinance. We ask that you vote in support of Blue Bonnet Hills' Local Historic District designation on August 24th.

Thank you for your time and service on behalf of our city.

Vivian Ballard
1304 Newning Avenue

From:

To:

Cc:

Subject: Blue Bonnet Hills Local Historic District & HLC's 8/24/15 Agenda

Date: Friday, August 21, 2015 2:31:59 AM

Dear Chair Galindo and Commissioners,

I am a property owner and resident in Blue Bonnet Hills (BBH) and one of the volunteer organizers of the Local Historic District (LHD). I urge you to consider the merits of this nomination which has been overwhelmingly supported by your HLC predecessors three times over the course of almost a year. It has been delayed through no fault of the nomination or its supporters.

BBH's LHD has been a grassroots effort with volunteers and two consultants who have worked for free and we've maintained majority support of owners since we originally turned in our completed nomination to the City back in July 2014. Before turning in our nomination, we reached out to neighbors by going door-to-door, emailing, mailing, posting to the neighborhood listserve, making announcements and updates at neighborhood association meetings, and holding a design standards open house presentation in November 2013. Throughout this outreach, we distributed a simple 3-page information packet that had a summary of the Design Standards, FAQs about LHDs, and links to the Design Standards online and pertinent city links and contact info with the Historic Preservation Office. We've also had two different yard signs with our website that have been in neighborhood yards for years, as well as a website and Facebook page. We completed our nomination and turned it in to the City on July 21, 2014 with 58% of the 109 property owners signed in support.

We didn't hear from anyone in opposition until we were scheduled to go before the HLC in November 2014. It's been over a year after we completed our LHD nomination and we are up against a well-funded opposition whose leader, Arif Panju, a fellow BBH property owner, has been litigating against the LHD since the first HLC meeting in November, complaining about minor city processing errors: a one-day late notice and Austin Energy's Green Building review of "no comments" when AEGB had already approved our Design Standards template, then Mr. Panju complained that the third HLC was limited to only a discussion of AEGB when we already had full discussions at the two prior HLC meetings. None of these delays have been about the merits of the LHD nomination itself.

Mr. Panju now sits on the Historic Landmark Commission with you and he has thus far not recused himself from discussing and trying to vote against Blue Bonnet Hills' LHD despite his conflict of interest as a BBH property owner. At the July 27th HLC meeting he attempted to take BBH LHD off a consent postponement agenda to void the three prior HLC votes in favor. That he criticized the wasted time and multiple hearings is ironic as his complaining about minor issues are the reason we have been forced to appear repeatedly before the HLC for now a fourth time. He has cost tax payers thousands of dollars in re-noticing fees and also wasted months of neighbors', city staff, and commissioners' time.

As you know, BBH LHD has been approved by the prior HLC unanimously three times since November 2014, it's been heard by the Planning Commission twice which voted overwhelmingly in our favor, and it was also approved by the City Council on first reading on June 9th. Over a dozen hours have been spent discussing our case during these multiple public hearings and allowing opposition to air any grievances, in addition to two city-held work-group meetings. BBH has been the most publicly vetted LHD in Austin.

Unfortunately, the many delays have emboldened some neighbors in opposition who are a small but vocal minority. We have consistently demonstrated majority owner support even though a misinformation campaign has been waged against our effort, led by Mr. Panju and now others, by telling property owners "HOA" type fees would be imposed on them of \$1,000 a day and they would be required to pay for costly maintenance on their homes. None of that is true although a few scared neighbors still believe it. There are no inspections in LHDs and residents are not required to perform maintenance on their homes other than a duty to avoid demolition by neglect for health that applies to ALL property owners in Austin. The opposition has also been claiming the a LHD will make properties unaffordable when anyone who witnesses what is replacing our once affordable bungalows know the opposite to be

true.

We and HPO have also talked and met individually with neighbors who are opposed and have heard and tried to address their concerns with clarifications to our Design Standards to make it clear that property owners can change out doors and windows, that corner lots do not have a higher burden than other lots, and that exceptions be made for properties, for example an undersized lot or a house positioned in such a way that would require a front facing side addition instead of one on the back. The Era of Significance has been narrowed to 1928-1946 to reflect the period when the majority of our bungalows were built. Contributing houses can have large, modern additions as long as they don't overwhelm the house from the streetview but exceptions are also allowed. Property owners can modernize and renovate any interiors and green energy alternatives are encouraged. They are free to paint their house whatever color they would like. We believe we have allowed for the greatest flexibility for property owners while still maintaining the minimum requirements of the Department of Interior for historic districts.

We ask that you consider our LHD nomination of 1920's and '30's bungalows that represent an early chapter in Austin's history worthy of preserving as one of the first neighborhoods built south of the river. Hyde Park's bungalows were built during the same time period and they have been preserved thanks to its LHD designated in 2010. Blue Bonnet Hills deserves this same recognition. LHDs are common in other Texas cities: Dallas has 21, Houston 19, San Antonio 27, and Fort Worth 11. Austin only has 3 because its LHD ordinance has a much higher burden to meet. Dallas, for example, counts "no responses" as "yes" votes; in Austin property owners must sign in support to count as a "yes." LHDs are called for in the Greater SRCC Neighborhood Plan and in Imagine Austin. They are a part of all major cities' long term planning as preservation and development are not mutually exclusive things.

One final note, some of the people in opposition are claiming there are alternatives to LHDs like conservation districts. That may be true in other states but as you know in Texas by state law cities can only regulate demolitions by either landmark or local historic district designations. There is a NCCD around Newning and Academy north of Blue Bonnet Hills but the NCCD has done nothing to prevent demolitions or incompatible construction. The same goes for a National Register Historic District with Rainey Street as a good example that it is honorific only without any protections. Blue Bonnet Hills does qualify for a NRHD, by the way, but we decided to pursue the LHD first because of the protections it will provide.

We Blue Bonnet Hills LHD supporters have gone over and above the requirements of the City of Austin's LHD ordinance despite a well-funded and organized opposition, we continue to represent the majority of property owners who have said, for over a year now, they want a LHD. We ask that you vote in support of Blue Bonnet Hills' Local Historic District designation on August 24th.

Thank you for your consideration and service to our city.

Michele Webre

511 Lockhart Dr,

[512-422-1262](tel:512-422-1262)

From: -
To: [Galindo, Mary - BC](#); [Clites, Madeline - BC](#); [McKenzie, Grace - BC](#); [Myers, Terri - BC](#); [Papavasiliou, Alexander - BC](#); [Reed, Emily - BC](#); [Tollett, Blake - BC](#); [Whitworth, David - BC](#)
Cc: [Sadowsky, Steve](#); [Johnson, Elizabeth](#); [Contreras, Kalan](#)
Subject: Re: Blue Bonnet Hills Local Historic District
Date: Friday, August 21, 2015 8:11:03 AM

Dear Chair Galindo and Commissioners,

We are property owners and resident in Blue Bonnet Hills (BBH) and I support the Local Historic District (LHD). I urge you to consider the merits of this nomination which has been overwhelmingly supported by your recent predecessors three times now over the course of almost a year. It has been delayed through no fault of our nomination or of us supporters. The opposition still remains a small although very vocal minority. We have consistently demonstrated grass-roots majority support even though a well-funded and organized misinformation campaign has been waged against our effort. The opposition's organizer, Arif Panju, now sits on the Historic Landmark Commission with you and he has thus far not recused himself from trying to vote down Blue Bonnet Hills' LHD efforts. We ask that you consider our LHD nomination on the merits. We have gone over and above the requirements of the City of Austin's LHD ordinance. We sincerely hope that you will vote in support of Blue Bonnet Hills' Local Historic District designation on August 24th.

We thank you for your time and service on behalf of our city.

Sybil Reinhart and Pascal Regimbeau

506 East Mary
Austin - TX 78704

From: [Johnson, Elizabeth](#)
To: [Contreras, Kalan](#)
Subject: FW: Support for Blue Bonnet Hills LHD
Date: Friday, August 21, 2015 11:08:13 AM

Beth Johnson, AICP

Deputy Historic Preservation Officer
Historic Preservation Office
City of Austin Planning and Development Review Dept
One Texas Center 505 Barton Springs Rd 5th Floor
P.O. Box 1088
Austin, TX 78767
(512) 974-7801
(512) 974-6054 fax

www.austintexas.gov

From: Brent Hunter [mailto:hunterbrent@gmail.com]
Sent: Friday, August 21, 2015 11:07 AM
To: Sadowsky, Steve; Johnson, Elizabeth
Subject: Fwd: Support for Blue Bonnet Hills LHD

Hi Steve and Beth,

Please include in your back-up materials. I sent this to the HLC commissioners yesterday.

Sorry I couldn't make the meeting last night. It was my friend's birthday.

Happy Friday,
Brent

----- Forwarded r -----

From: **Brent Hunter**
Date: Thu, Aug 20, 2015 at 5:38 AM
Subject: Support for Blue Bonnet Hills LHD
To: Mary Jo Galindo <bc-Mary.Galindo@austintexas.gov>, bc-Madeline.Clites@austintexas.gov, bc-Grace.McKenzie@austintexas.gov, bc-Terri.Myers@austintexas.gov, bc-Alexander.Papavasiliou@austintexas.gov, bc-Emily.Reed@austintexas.gov, bc-Blake.Tollett@austintexas.gov, bc-David.Whitworth@austintexas.gov

Dear Chair Galindo and Commissioners,

My name is Brent Hunter of 513 E. Annie St. in Blue Bonnet Hills. **I am writing to ask that**

you please support the proposed Blue Bonnet Hills Local Historic District. My home is a contributing structure from 1934 (and now an Austin Historic Landmark).

This has already been voted YES by the HLC 3 times prior and we keep coming back on this issue due to technicalities.

Protection of historic neighborhoods is in Imagine Austin and the Greater SRCC Neighborhood Plan. Major cities across the country have seen for decades the benefits that LHDs provide in protecting the unique character of central neighborhoods. In Texas, Austin is far behind with only 3 LHDs; Dallas has 21, Houston 19, and San Antonio 27. I believe Blue Bonnet Hills LHD will protect the history and character of this distinctive neighborhood while allowing property owners to add on and modernize their houses. I ask that you vote in favor of Blue Bonnet Hills Local Historic District.

I co-own and run a study abroad company where we specifically take college and high school students to locations that are World Heritage Sites. We were just ranked the #1 Study Abroad Program Provider world-wide in a recent poll. People are drawn to places that are historically unique. I think having an LHD in South Austin can also be a future economic benefit to the city as tourists are drawn to see and explore areas of historical significance that do not look like just anywhere else in the US. It's a glimpse of something that sets Austin apart. We increasingly have fewer historic structures in our central neighborhoods so now is the time to make a decision in support of historic preservation.

Also, I live next to new construction that is grossly out of character and context with the neighborhood. It breaks a sense of cohesiveness with the historical and aesthetic character of the homes here. This would have been a different story had the Design Standards of the LHD been in place. If this LHD is not passed this erosion (and not gradual) of historic homes being replaced by large, boxy modular structures disconnected with the tone of the neighborhood will continue thus making any future hopes of creating an LHD impossible. Now is our one chance as a city to make this happen. This is a great move to help support and maintain unique historical neighborhoods for future Austinites. I think it also helps maintain a more affordable housing stock in this central neighborhood. Once homes like my bungalow are demolished the structures that are built are many times more expensive.

Again, I ask that you please vote in support of the Blue Bonnet Hills Local Historic District.

Sincerely,
Brent Hunter
513 E. Annie St.
Austin, TX 78704

PS Photos attached of my home next to the new construction

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Brent Hunter
SOL EDUCATION ABROAD Team

email: _____
web: www.SolEducation.com (university site)
web: www.SolAbroad.com (high school site)

US cel: +512.461.7646

US tel: +512.380.1003

--

Brent Hunter

SOL EDUCATION ABROAD Team

email:

web: www.SolEducation.com (university site)

web: www.SolAbroad.com (high school site)

US cel: +512.461.7646

US tel: +512.380.1003





From:
To: [Galindo, Mary - BC](#)
Cc: [Myers, Terri - BC](#); [Papavasiliou, Alexander - BC](#); [Reed, Emily - BC](#); [Tollett, Blake - BC](#); [Sadowsky, Steve](#);
[Johnson, Elizabeth](#); [Contreras, Kalan](#); [Whitworth, David - BC](#); [McKenzie, Grace - BC](#)
Subject: Blue Bonnet Hills Local Historic District
Date: Friday, August 21, 2015 11:20:42 AM

Dear Chair Galindo and Commissioners,

We live in a 1909 home that we just rebuilt to preserve the INTEGRITY of the neighborhood and our old home. We BELIEVE in preserving the neighborhood.

I am, personally, dismayed by the misinformation distributed by Arif Panju and do not think him worthy of being on the Historic Landmark Commission.

I fully endorse the following statement:

I am a supporter of Blue Bonnet Hills (BBH)'s Local Historic District (LHD). I urge you to consider the merits of this nomination which has been overwhelmingly supported by your recent predecessors three times now over the course of almost a year. It has been delayed through no fault of the LHD nomination or of its supporters. The opposition still remains a small although very vocal minority. The LHD has consistently demonstrated grass-roots majority support even though a well-funded and organized misinformation campaign has been waged against its effort. The opposition's organizer and a property owner in BBH, Arif Panju, now sits on the Historic Landmark Commission with you and he has thus far not recused himself from trying to vote down Blue Bonnet Hills' LHD efforts. We ask that you consider BBH's LHD nomination on the merits. Supporters have gone over and above the requirements of the City of Austin's LHD ordinance. We ask that you vote in support of Blue Bonnet Hills' Local Historic District designation on August 24th.

Thank you for your time and service on behalf of our city.

BRENDA LADD

Photographer • Educator • Artist

512.707.0070
1509 Newning Ave
Austin, TX 78704