



# LOCAL HISTORIC DISTRICTS

## FREQUENTLY ASKED QUESTIONS

### *What are the main purposes of a historic district?*

A historic district accomplishes two principal objectives:

1. A higher bar to the demolition of structures that contribute to the character of the district.
2. Establishment of design standards to help property owners, architects, and contractors choose designs for additions to contributing houses and for new construction that are compatible with the character of the historic district.

### *What do the words “contributing” and “non-contributing” mean?*

A contributing structure is one which retains a high degree of architectural integrity, and was built during the period of significance for the district. A non-contributing structure is one that was not built during the period of significance for the district (generally less than 50 years ago), or, if built during the period of significance, has architectural modifications that compromise the structure’s ability to convey its historic appearance.

### *Do the design standards apply to non-contributing structures within the district?*

No. The only time that the design standards could be applied to non-contributing structures within the district is when a property owner seeks to restore the historic appearance of the structure so that it could contribute to the character of the district.

### *What benefits does the City offer to property owners within historic districts?*

The City offers a property tax abatement for the rehabilitation of contributing properties and for rehabilitation work on non-contributing properties, if the proposed work will make that property contributing through the reversal of the modifications that made the property non-contributing in the initial survey. The program will abate the property taxes on the increased value of the property for a period of 7 years if the property is owner-occupied, and for 10 years if the property is income-producing. City Historic Preservation Office staff can provide further information about the property tax abatement program.

### *What responsibilities do property owners in a historic district take on?*

All property owners within the City of Austin are required to maintain their property to minimum standards, which include the structural soundness of the building, deteriorated roofing or siding materials, broken windows, ensuring the safe anchorage of architectural features, maintaining stairways, porches and balconies, maintaining the chimney, keeping the yard free of debris, vermin, and trash, and adequate drainage to prevent the pooling of water. The City has enacted a provision for owners of contributing properties within locally-designated historic districts, which prioritizes repair over demolition, and sets up a process for city staff to work with property owners to remedy deteriorated or dangerous buildings.

### *Is review by the Historic Landmark Commission required for every change I want to make to my house?*

No. In our experience, many of the changes that property owners wish to make to their contributing structures can be approved by the City Historic Preservation Office. Routine maintenance, replacement of materials with like or in-kind replacement materials, small additions, and site features, (such as pools, walls, and fences) can generally be approved without a public hearing by the Historic Landmark Commission. The Historic Landmark Commission will review proposals for larger-scale projects, such as the construction of a large addition or a secondary dwelling unit, and will use the design standards crafted specifically for the historic district. Further, historic district design standards do not apply to the interior of your house.

### *Will the City dictate my choice of paint colors?*

No. Your choice of paint colors for your house is your decision.

### *Will the City tell me what flowers or trees I can plant in my yard, whether I can have a basketball hoop on my garage, or have a hammock in my yard?*

No. The provisions of a historic district differ substantially from those for a home-owners' association. Historic districts preserve the architectural character of the contributing houses within the district. They are not intended to curtail your enjoyment of your property by you and your family.

### *Can I undertake green and energy-efficiency measures on my house?*

Of course! Historic preservation and energy efficiency go hand in hand. There are many ways to make an older house more energy efficient without sacrificing its historic appearance, and many ways that homeowners can live a more green existence through rainwater collection, solar panels, and other measures. Historic district design standards speak to and encourage energy efficiency and living green. Demolishing a house can send a great deal of material to the landfill, and the manufacture of new materials involves the expenditure of a lot of energy.

# Petition

For Property Owners within the Proposed Local Historic District

Date: 15 December 2014

File Number: C14H-2014-0014

Project: Bluebonnet Hills Local Historic District

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than one which excludes "HD" (Historic District) from its designation.

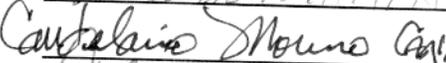
We believe that the proposed Local Historic District is neither in the best interest of area property owners, nor is it the appropriate way to protect and promote our family friendly neighborhood.

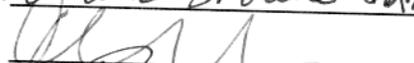
Signature

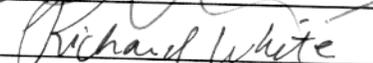
Printed Name

Address

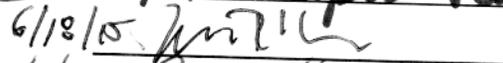
 CHARLOTTE 1915 BRACKEN RIDGE ST

 GONDELARDO MORENO 514 LELAND ST

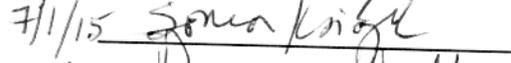
 LIZ LAMBERT 518 + 516 EAST MAR

 Richard White Richard White 501 E Annie St.

DATE **5/8/15**  Caprice Piretti Caprice Piretti 513 Terrace Dr.

6/18/15  JEFF KROLICKI 1907 NEW HILLS AVE

7/1/15  PAUL KSIAZEK 509 LOCKHART

7/1/15  SONIA KSIAZEK 509 Lockhart

10/12/15  Danna Bathrop 501 Terrace

10/12/15  TRAVIS FINCH 2003 NEW HILLS AVE

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I, <sup>TRAVIS FUNCH AND</sup> Donna Lathrop owner of the property  
At 501 Terrace Drive, Austin, Texas 78704, also known as

Lot 1 BLK 3 BLUE BONNET HILLS, hereby state that I have reviewed  
the material for the application for Blue Bonnet Hills Historic Distric and I/or another  
owner of this property certify that I **OBJECT TO** and **DO NOT SUPPORT** the Blue  
Bonnet Hills Historic District nomination or application.

Signature: 

Date: 10-12-15

June 10, 2015

Austin City Council  
The City of Austin  
PO Box 1088  
Austin, Texas 78767-1088

Re: Support of Opposition to Proposed Bluebonnet Hills Local Historic District

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

Having grown up in Austin and practiced architecture here for 37 years, as well as recently serving as President of the Austin History Center Association, I have a very strong interest in preserving "truly notable" buildings which reflect our City's past, for future generations to enjoy and learn from. Local Historical Districts (LHD) require a significant concentration of buildings united by their history and/or architecture; existing LHDs Hyde Park, Harthan Street and Castle Hill possess this; in my opinion, and with due respect, Bluebonnet Hills does not.

I'm very familiar with this area since family members have lived in two next door houses on Terrace Avenue for over 20 years. I have always been impressed with its location.....in between the successfully revitalized South Congress Corridor and the calming Blunn Street Greenbelt, plus Stacy Pool is only blocks away. This, to me, is an ideal walkable, sustainable complete community, but it does not impress me with being historically and architecturally significant, especially enough to deserve LHD status. I would hope that the Bluebonnet Hill community understands this and is able to take advantage of their vital neighborhood and improve it without LHD designation, but more in keeping with the vision of the Imagine Austin Comprehensive Plan. As we all know, the Comp Plan points out many challenges that we will face for the next 30 years, so we need to focus on how all neighborhoods can approach smart growth holistically to help keep Austin the great city that it is, beyond the traditional values and methods we have grown accustomed to. Which means that we need to be very selective when granting LHDs, ensuring that it's for the benefit and good of the entire City, and not just a select few. And finally, we also need to realize the financial burden this puts on the Bluebonnet Hill homeowners, who don't especially want to buy into the LHD, but would like to improve their residences and neighborhood for the sake of the community. Conforming to such intense LHD design guidelines and standards could easily become cost prohibitive, in a City that already has so many affordability issues.

No matter which way you choose to go, I appreciate your attention to my thoughts.

Sincerely,



Evan K. Taniguchi, AIA  
Principal

**From:** Melanie Martinez

**Sent:** Tuesday, October 13, 2015 5:15 PM

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

**Cc:** Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Cortez, John Michael; Varghese, Lesley; Halley, Shannon; Smith, Taylor; Lawler, John; Searle, Michael; Fisher, Ashley; Nicely, Katherine

**Subject:** Re Blue Bonnet Hills LHD--NCCDs have no ability to save historic homes

Dear Esteemed Council Members and Mayor Adler,

I am making another plea for your support for the Blue Bonnet Hills LHD.

I have written to you before about all the reasons why validating this application is the right thing to do so I won't go into the long history and repeat myself. I will just say how distressed I am to see how easy it is for someone to make up lies and pass them around your offices, with no one to research the truth and find out that what they say is inaccurate.

The opposition of the historic districts either don't know what they're talking about or they are lying. As others have written, they really are a small group, trying to make themselves sound larger by doubling up households, or saying that those who signed as neutral are counted as opposed...etc.

Now I hear them saying there are alternatives to the Historic District. I have to cry BS! I've been working on saving this neighborhood of Travis Heights-Fairview Park, which includes Blue Bonnet Hills, one house at a time for the past 10 years. Do you think I haven't looked into alternatives?! If there were even one, I wouldn't have spent all this time working to convince the city to create this ordinance in the first place. I have so many other interests in life. But this is important. I believe the history of Austin is worth sharing with future generations. To show that we have lost historic homes despite there being an NCCD in place, I've attached a couple of images of homes on my block that I could not save in Fairview Park, which has had an NCCD for many, many years now. It is of NO HELP.

I invited Courtney Sames (one of the opponents) to come over to my house on Newning to come inside and see what's going on over here and explain to her why NCCDs don't help and show her what has happened but she declined my invitation.

Everything across the street from me has been demolished and replaced--at least three families were driven out by the ensuing construction. The new properties are easily 3 or 4 or even more times as large as the previous, affordable homes and rentals. The high-price of those houses have increased my property taxes tremendously. They have become short-term rentals or homes with quick turnovers--every 2 years. I have no sense of community on this part of the block any longer. It is sad. Especially since I've invested my life savings in restoring my house and now I'm stuck looking at that while they look at me. A tall hedge will be coming soon.

That said, I still believe there is enough historic integrity here to continue pursuing historic zoning before

it is all lost. You can write off Fairview Park from the history book of Austin--it no longer exists in a visual sense. It was the first neighborhood south of the River from the 1880s and had a beautiful history.

Yesterday, I drove through Travis Heights with Greg Smith of the Texas Historical Commission to see if we still qualify for a National Register Historic District and he said while the edges closest to Congress, Riverside, Live Oak and the streets facing Stacy Park have been degraded and may not count any longer, he was pleasantly surprised at the interior of the area--the Blue Bonnet Hills area, in particular. So there is no question these are historic areas the National Park Service and State of Texas are willing to recognize.

I truly hope you will validate the hard work and spirit of compromise our group has invested over these many years. If not, it will be a sad day in Austin, that marks the end of historic preservation here. If Blue Bonnet Hills can't make it, none can. You can no longer tell the sad neighbors who can't fight a demolition of a beautiful stone cottage in their neighborhood to "Start a historic district." It will be a lie and a cruel thing to do because there will be no hope for that to happen if you vote against Blue Bonnet Hills.

Please do the right thing and support this application. I truly thank those of you who do understand what this means and will vote in favor of Blue Bonnet Hills.

Sincerely,

Melanie Martinez

originator of Travis Heights-Fairview Park Historic District Project

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

1214 Newning Ave.

Austin, TX 78704

(512) 294-7243



Here are just a few of the historic houses within the Fairview Park NCCD that were demolished or moved. I fought hard to save each one of these over the past 10 years but there were no tools available! (I have photos of several more.)

--Melanie Martinez  
1214 Newning Ave.  
Austin, TX 78704  
(512) 294-7243



**From:** Friends of Blue Bonnet Hills

**Sent:** Sunday, October 11, 2015 9:12 AM

**To:** Guernsey, Greg; Rusthoven, Jerry; Sadowsky, Steve; michael francis; Rana Pierucci; Michele White;

**Subject:** Fwd: Please vote against postponement of the Blue Bonnet Hills LHD agenda item

Mr. Guernsey and Mr. Sadowsky,

Please see the letter below that states our "official objection" to the postponement, last week. We gave a copy to the Clerk at Council on October 8th, but wanted to be sure you have a copy for back up. Please be sure it is added as back up before the October 15th Council Meeting.

Thanks so much,

Michele White

512-809-3808

Sincerely,

The Officers of Friends of Blue Bonnet Hills

<http://friendsofbluebonnethills.com>

----- Forwarded message -----

**From:** Friends of Blue Bonnet Hills <

Date: Wed, Oct 7, 2015 at 9:40 PM

Subject: Please vote against postponement of the Blue Bonnet Hills LHD agenda item

To: [Steve.adler@austintexas.gov](mailto:Steve.adler@austintexas.gov), [Nancy.Cardenas@austintexas.gov](mailto:Nancy.Cardenas@austintexas.gov), [Barbara.shack@austintexas.gov](mailto:Barbara.shack@austintexas.gov), [john-michael.cortez@austintexas.gov](mailto:john-michael.cortez@austintexas.gov), [Ora.houston@austintexas.gov](mailto:Ora.houston@austintexas.gov), [Beverly.wilson@austintexas.gov](mailto:Beverly.wilson@austintexas.gov), [Christopher.hutchins@austintexas.gov](mailto:Christopher.hutchins@austintexas.gov), [Delia.garza@austintexas.gov](mailto:Delia.garza@austintexas.gov), [Laura.williamson@austintexas.gov](mailto:Laura.williamson@austintexas.gov), [Katherine.nicely@austintexas.gov](mailto:Katherine.nicely@austintexas.gov), [Pio.renteria@austintexas.gov](mailto: Pio.renteria@austintexas.gov), [Ashley.fisher@austintexas.gov](mailto:Ashley.fisher@austintexas.gov), [Greg.casar@austintexas.gov](mailto:Greg.casar@austintexas.gov), [shelby.alexander@austintexas.gov](mailto:shelby.alexander@austintexas.gov), [john.lawler@austintexas.gov](mailto:john.lawler@austintexas.gov), [Ann.kitchen@austintexas.gov](mailto:Ann.kitchen@austintexas.gov), [Ken.craig@austintexas.gov](mailto:Ken.craig@austintexas.gov), [Don.zimmerman@austintexas.gov](mailto:Don.zimmerman@austintexas.gov), [Joe.petronis@austintexas.gov](mailto:Joe.petronis@austintexas.gov), [Leslie.pool@austintexas.gov](mailto:Leslie.pool@austintexas.gov), [Leslie.hethcox@austintexas.gov](mailto:Leslie.hethcox@austintexas.gov), [Katie.Halloran@austintexas.gov](mailto:Katie.Halloran@austintexas.gov), [Amy.smith@austintexas.gov](mailto:Amy.smith@austintexas.gov), [Ellen.troxclair@austintexas.gov](mailto:Ellen.troxclair@austintexas.gov), [Kathie.tovo@austintexas.gov](mailto:Kathie.tovo@austintexas.gov), [Karen.perkins@austintexas.gov](mailto:Karen.perkins@austintexas.gov), [Joi.harden@austintexas.gov](mailto:Joi.harden@austintexas.gov), [Sheri.gallo@austintexas.gov](mailto:Sheri.gallo@austintexas.gov), Tina Cannon <[Tina.cannon@austintexas.gov](mailto:Tina.cannon@austintexas.gov)>, [Taylor.smith@austintexas.gov](mailto:Taylor.smith@austintexas.gov), [gregory.watson@austintexas.gov](mailto:gregory.watson@austintexas.gov)



October 7, 2015

Dear Honorable Mayor Adler, Mayor Pro Tem Tovo and City Council,

The Friends of Blue Bonnet Hills have just learned that the applicants for the Local Historic District (LHD)(Case #C14H-2014-0014) have requested a postponement at the October 8th, 2015 City Council meeting. We respectfully ask that the Mayor and Council not delay the hearing of this case any longer. This case is now in its 364th day since certification, and 480th day since signatures were collected, by the applicants.

They applicants are only asking for the delay to have more time to bring more neighbors to their side. Their support has waned and held steady at 50% since we were last at Council, and is currently at 50.89% (see HPO back up Staff Report pg 1). Our valid petition has increased in size to 30.56% (presented to HPO for back up), and the Historic Landmark Commission voted not to recommend the Blue Bonnet Hills LHD, on August 24, 2015. The applicant's have had plenty of time to make their case, as have we, with Council Members.

You received our letter from September 9th concerning the process of this case and the delays that have ensued. We implore you not to delay this case any further. Please continue with your readings today and give us back our peaceful neighborhood.

Sincere thanks,

Officers of Friends of Blue Bonnet Hills

Michele White - President (resident of Terrace Drive)  
Rana Pierucci - Vice President (resident of Terrace Drive)  
Michael Francis - Treasurer (resident of Lockhart Drive)  
Courtney Sames - Secretary (resident of Lockhart Drive)

511 Terrace Drive  
Austin, Texas 78704  
[www.friendsofbluebonnethills.com](http://www.friendsofbluebonnethills.com)

**From:** Wesley Brubaker

**Sent:** Monday, October 12, 2015 4:47 AM

**To:** Gallo, Sheri; Smith, Taylor

**Cc:** Sadowsky, Steve

**Subject:** Support for BlueBonnet Hills LHD - Brubaker Family

Dear Council Member Gallo,

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, Sister, 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). 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 - And furthermore I am convinced this is the majority feeling amongst my neighbors. The well organized opposition is small and vocal, but they do not represent the feelings of the majority of those of us who own contributing properties in the proposed LHD.

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.

I sincerely ask for you to vote in favor when the issue comes before the City Council.

Regards,

Wesley Brubaker

505 E Annie St

78704

512-394-8521

**From:** vpinkr

**Sent:** Tuesday, October 13, 2015 3:49 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; Cortez, John Michael; Varghese, Lesley; Halley, Shannon; Smith, Taylor; Lawler, John; Searle, Michael; Fisher, Ashley; Nicely, Katherine

**Subject:** 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). This has been a 10-years-long grassroots neighborhood effort, supported by a majority of the property owners in the proposed district. LHDs are called for in Imagine Austin and the area's neighborhood plan. The volunteers and supporters have worked hard on this nomination, meeting with neighbors in opposition, and making revisions when possible to address concerns. There have been numerous public meetings and discussions since the nomination was completed in July 2014. Blue Bonnet Hills has been the most vetted LHD nomination in Austin.

I ask that the City honor the efforts of neighborhood volunteers who have gone over and above what was required of them by the city's ordinance and the majority of property owners who want this designation and the protections it will provide their neighborhood. Please don't let a small group in opposition thwart this effort.

I ask that you vote to designate a Local Historic District designation for Blue Bonnet Hills.

Thank you,

Vanessa Pinkerton

**From:** Phil Bentley

**Sent:** Tuesday, October 13, 2015 9:26 AM

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

**Cc:** Sadowsky, Steve

**Subject:** Bluebonnet Hills - LHD

Dear City Council,

I've been a resident and property owner of Blue Bonnet Hills for 20 years.

I am very much **against** the proposed LHD status for my neighborhood.

I also am disturbed by some of the McMansions that have gone up in Travis Heights, but I don't believe that LHD status for the neighborhood is the way to combat this.

I urge you to vote '**no**' on October 15, 2015.

Many thanks for all that you do,  
Phil Bentley

**From:** Laura Leslie

**Sent:** Monday, October 12, 2015 8:57 PM

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

**Subject:** BBH LHD

Dear Honorable Mayor Adler, Mayor Pro Tem Tovo and City Council

I am a resident of Blue Bonnet Hills, and I write again to state that I object to the proposed Local Historic District (LHD).

There is not a valid consensus to support the proposed LHD, and it is the duty of our representatives, all of you, to reject the plan, once and for all.

I urge you to vote '**no**' on October 15, 2015.

Sincere thanks,

Laura B. Leslie

1914 East Side Drive

**From:** bob gee

**Sent:** Monday, October 12, 2015 11:59 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Sadowsky, Steve; Contreras, Kalan; Johnson, Elizabeth; Cortez, John Michael; Varghese, Lesley; Halley, Shannon; Smith, Taylor; Searle, Michael; Fisher, Ashley; Nicely, Katherine

**Subject:** Blue Bonnet Hills

Dear Mayor Adler and council members,

The application for a local historic district in Blue Bonnet Hills has been the most vetted such application in city history. It's been approved multiple times by the Historic Landmark Commission, and the Planning Commission and has been the subject of two city informational meetings. The applicants have cleared every hurdle, met every requirement set forth by city code. Volunteers spent countless hours preparing the application, meeting with neighbors and tailoring the design standards to best fit our neighborhood -- solar panels and energy efficient windows and doors are explicitly allowed, for example. Over the 15 months since the application was filed, we've welcomed new homeowners and explained the history of the effort. Why go to so much trouble? Simply put, the scores of homeowners who support this effort -- a majority of Blue Bonnet Hills -- care deeply about maintaining the character of our neighborhood, which is under constant threat. Historic bungalows and cottages -- the quaint homes of Austin's humble past -- are fast disappearing, and with them the neighborhood fabric. I bought my home in June 2009 and have seen the changes first hand out my windows. I live next door to three, new duplexes that are

two and three stories tall, all with rooftop decks. One was built outside of the allowable height limits of the McMansion ordinance; the developer simply received a variance after it was built.

Last council meeting, the owners of eight homes in the district spoke against the LHD, saying that they wanted to be able to do what they wished to their homes. Well, they can. Of those eight homes, only two are classified as "contributing" to the historic district. The other six are "non-contributing," meaning they can be modified or even demolished as the owners desire without seeking any special permission. In fact, one of those six non-contributing homes has already been demolished and two others have recently obtained demolition permits. Conversely, all of the 15 people who have worked as block captains and organizers in support of the district application own "contributing" homes -- those built between 1928 and 1946 that the historic district would seek to preserve. In fact, the vast majority of those in favor of the district own "contributing" homes.

Austin's three existing local historic districts were approved despite some vocal opposition. A majority of homeowners in those proposed districts supported their creation, and the council decided that such districts were good city policy. Since these local historic districts have been created, concerns melted away and the city has received very few complaints, according to city staff in the development review office. Some of those who opposed the districts have since said they appreciate the stability that they provide these neighborhoods. Homeowners have pursued modern additions and new construction of a variety of styles, all while preserving the character-defining architecture of the neighborhoods. Older neighborhoods, including parts of Travis Heights, have tried other ways to seek the same preservation goals -- Neighborhood Conservation Combining Districts among them -- but these have proved ineffective. By state law, only historic zoning can regulate demolitions.

On Sunday afternoon, an open-topped, double decker bus full of tourists rumbled past my house. Some were snapping cellphone photos. The tour operator was showing an example of Austin's iconic architecture, the craftsman bungalows and tudor revival cottages, each unique in its own way, that tell the story of Austin and give the city a sense of place apart from Portland or Denver, Los Angeles or Chicago, or wherever they were coming from. Please don't take this history, and our neighborhood for granted. If you do, it will be gone before we know it.

Sincerely,

Bob Gee

302 Terrace Drive

**From:** Elizabeth Brooks

**Sent:** Tuesday, October 13, 2015 5:13 PM

**To:** Adler, Steve; Houston, Ora; Garza, Delia; Renteria, Sabino; [gregorio.cesar@austintexas.gov](mailto:gregorio.cesar@austintexas.gov); 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; Cortez, John Michael; [lesleyvarghese@austintexas.gov](mailto:lesleyvarghese@austintexas.gov); [shannon.hailey@austintexas.gov](mailto:shannon.hailey@austintexas.gov); Smith, Taylor; Lawler, John; Searle, Michael; Fisher, Ashley; Nicely, Katherine

**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).

This has been a 10-years-long grassroots neighborhood effort, supported by a majority of the property owners in the proposed district. I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on 15.

Elizabeth Brooks

1010 Milam Place

Austin, Texas 78704

**From:** sybil reinhart

**Sent:** Tuesday, October 13, 2015 5:18 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; Varghese, Lesley; Halley, Shannon; Smith, Taylor; Lawler, John; Searle, Michael; Fisher, Ashley; Nicely, Katherine

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

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

We are property owners/supporters writing in **favor** of the Blue Bonnet Hills Local Historic District (LHD). This has been a 10-years-long grassroots neighborhood effort, supported by a majority of the property owners in the proposed district. I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on October 15th.

In the view of the speed and intensity of the changes around here, we believe this is a very urgent decision to take in order to preserve one of Austin's oldest and most charming neighborhood and firmly believe that an LHD designation is the only plan that can work were other failed (MacMansion law, NCCD's, SRCC etc..)

We thank you for your help and support and for voting IN FAVOR on October 15th

Sincerely

Sybil Reinhart and Pascal Regimbeau

506 East Mary

Austin TX 78704

homeowners since 1984, residents in BBH since 1980

**From:** Gretchen Otto

**Sent:** Wednesday, October 14, 2015 10:07 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; Cortez, John Michael; Varghese, Lesley; Halley, Shannon; Smith, Taylor; Searle, Michael; Fisher, Ashley; Nicely, Katherine; Lawler, John

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

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

I am a property owner writing in favor of the Blue Bonnet Hills Local Historic District (LHD). I own a contributing property in the district.

I can tell you from personally trying to fight demolitions in my neighborhood that there is simply no other way to prevent our historic homes from being destroyed. **There is no other legal mechanism in place** other than to designate either a single property or a district as historic.

I know that the city-designated process of obtaining a local historic district designation is not perfect--in fact, I would like to see it revised. But right now, it is the law and we have to abide by it until it is revised. Our application meets all of the criteria and deserves to be approved, regardless of your individual ideologies. It would be cruel indeed, and possibly illegal, for the city to tell it's residents that they can have an LHD if they do X, Y, and Z--a huge amount of work--and then after years of struggle and fulfillment of all the requirements, to pull the rug out from under us and say "sorry, we changed our minds." You have an obligation to follow the current city code and grant this designation. **Please remember, we are not asking for a waiver or a variance. We are asking for the existing code to be followed.**

There are other preservation groups all over the city who are watching this vote very carefully, hoping to save other historic neighborhoods in other districts. If you vote against the BBH LHD, a legal and valid application, you will be sounding the death knell for all LHDs citywide. Who would want to put in countless hours of volunteer time to make this happen if they know that council might not approve it? This application should be approved under the current code, and then the code should be revised later when a case not pending. BBH LHD should not be held accountable for a byzantine city process; they should be applauded for somehow managing to navigate it despite many hurdles.

This has been a 10-years-long grassroots neighborhood effort, supported by a majority of the property owners in the proposed district. I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on October 15th.

Thank you.

Gretchen Otto 512 East Mary Street

**From:** cheryl drown  
**Sent:** Monday, October 12, 2015 11:43 AM  
**To:** Gallo, Sheri  
**Cc:** Smith, Taylor  
**Subject:** bluebonnet hills lhd

Council Member Gallo,

I am a property owner/supporter writing in favor of the Blue Bonnet Hills Local Historic District (LHD). My husband and I have lived in our house at 2000 East Side Drive since 1989. We have watched the neighborhood change dramatically in the last 5 years. Some change is good and our LHD has the most flexible design standards of any on record.

This has been a 10-years-long grassroots neighborhood effort supported by a majority of the property owners in the proposed district. There are five households with 10 names opposed to this. Seems like a lot of people; however, I believe there are 110 homes to consider. We have had a majority of homeowners on the side of preservation throughout this process. The neighborhood block leaders have worked tirelessly to make sure that everyone is heard and have changed the design standards many times to accommodate the 10+ people who will NOT change their minds. Please don't let this handful of newcomers stand in the way of keeping the character of our area.

I ask that you vote to designate a Local Historic District for Blue Bonnet Hills on October 15.

Thanks!

Cheryl Drown

**From:** Lawrence HERR  
**Sent:** Monday, October 12, 2015 5:11 AM  
**To:** Sadowsky, Steve  
**Subject:** Blue Bonnet Hills LHD

Dear Honorable Mayor Adler, Mayor Pro Tem Tovo and City Council,

I am a resident of Blue Bonnet Hills and I object to the proposed Local Historic District (LHD).

Misusing historic preservation tools as a way to prevent development, which the applicants readily admit is their reasoning, is neither the proper use of a historic district, nor does it set a good precedent for the City of Austin. Barely 50% of the residents are for this historic district, so there is no clear majority. My hope is the community can rebuild and unite to find better answers for development, without restricting individual property rights.

I am a life long resident having purchased my home directly out of college in 1980. I have seen a wonderful trend through the years of upgrading the houses with a diversity of designs which make a living history of the neighborhood and Austin.

The property is well located and attracts some of the best efforts for new design and quality architectures.

I urge you to vote '**no**' on October 15, 2015.

Sincere thanks,

Lawrence Norman Herr

1920 Eastside Dr

Austin Texas 78704

**From:** J. Holm

**Sent:** Monday, October 12, 2015 9:40 AM

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

**Subject:** Blue Bonnet Hills LHD - please vote "no"

Dear Honorable Mayor Adler, Mayor Pro Tem Tovo and City Council,

I am a resident of Blue Bonnet Hills and I object to the proposed Local Historic District (LHD).

Misusing historic preservation tools as a way to prevent development, which the applicants readily admit is their reasoning, is neither the proper use of a historic district, nor does it set a good precedent for the City of Austin. Under 50% of the residents are in favor of this historic district, so there is no clear majority. My hope is our small community can rebuild and unite to find better answers for development, without restricting individual property rights.

I urge you to vote '**no**' on October 15, 2015.

Sincere thanks,

Joe Holm

512 Terrace Dr

**From:** Rana Pierucci

**Sent:** Sunday, October 11, 2015 2:32 PM

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

**Subject:** Please fix the broken LHD Process - and vote no on BBH

Dear Honorable Mayor Adler, Mayor Pro Tem Tovo, and City Council members

I urge you to watch our video, which we presented at the June 11, 2015 City Council meeting as a refresher. We are fortunate enough to have a filmmaker among our group. It sums up how and why we are opposed to the local historic district in Blue Bonnet Hills. It is only about 7 minutes.

Just scroll down under our alternatives and press play:

<http://friendsofbluebonnethills.com/lhd/>

### **My plea to fix the way LHD are created**

One of the lessons I hope the city should take away from this case is that the 'process' to become a historic district is broken and flawed. Right now, the way the law is written, 3 people (while certainly well intentioned) can sit in their living room and decide to create a historic district, as long as they can pay for the surveys, post a few signs, and create a website. There is no proof that they met with the community, nothing they must present to the residents, just a one-on-one conversation among neighbors telling you all the benefits and none of the drawbacks, then asking you to sign a piece of paper that you agree. This is done before the application has ever been submitted.

This one-on-one is your only vote in the matter, the only vote that city counts (which the preservation office will surely tell you on Thursday). They don't even have to tell you it is your 'vote'—your only vote—as they did not do in this case. It is not official, doesn't come from the city, and according to the city is the only vote that matters.

In BBH, 1/3 of the original signatures changed their mind after the 'vote to apply' was made. Upon reading the actual design standards and gathering more information, most of us felt tricked and hoodwinked by our own neighbors. Worse after finding out that changing our minds didn't matter we felt disenfranchised by our own city.

I am a reluctant activist. I never get involved in matters like this. But when something like this, that is so wrong and unfair, happens I feel compelled to get involved. I hate injustice, and I feel the city needs to seriously look at the way historic districts are created and the procedures thereafter before the next neighborhood gets high-jacked by a few neighbors.

Please, not only vote no for the Blue Bonnet Hills LHD, but make a motion to appoint a committee to review procedures on the local historic district process.

Sincere thanks for your valuable time,

Rana Pierucci

511 Terrace Drive

**From:** David Boies

**Sent:** Sunday, October 11, 2015 6:43 PM

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

**Subject:** Vote No to BBH LHD

Dear Honorable Mayor Adler, Mayor Pro Tem Tovo and City Council,

I am a resident of Blue Bonnet Hills and I object to the proposed Local Historic District (LHD). I have lived in my home for almost 20 years, and have lived off and on in the neighborhood since 1965.

I urge you to vote '**no**' on October 15, 2015.

We need to be wary of NIMBY fears of development, and be a more progressive, urban city like the Imagine Austin Comprehensive plan dictates. This neighborhood is not historic and deeming it so to prevent development seems like a misuse of a proper zoning tool.

I am also concerned about all the legal requirements that were missed and questionable during this process. It would seem that if this thing passes the city would be condoning such behavior.

Sincere thanks,

David Boies

511 Terrace Drive

**From:** Janel Jefferson

**Sent:** Sunday, October 11, 2015 4:47 PM

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

**Subject:** Bluebonnet Hills

October 11, 2015

Dear Honorable Mayor Adler, Mayor Pro Tem Tovo and City Council

I am a resident of Blue Bonnet Hills and I object to the proposed Local Historic District (LHD).

Misusing historic preservation tools as a way to prevent development, which the applicants readily admit is their reasoning, is neither the proper use of a historic district, nor does it set a good precedent for the City of Austin. Barely 50% of the residents are for this historic district, so

there is no clear majority. My hope is the community can rebuild and unite to find better answers for development, without restricting individual property rights.

I urge you to vote '**no**' on October 15, 2015.

Sincere thanks,

*Janel Jefferson*

500 Lockhart Dr.

Austin TX, 78704

**From:** pk0176

**Sent:** Sunday, October 11, 2015 3:31 PM

**To:** Sadowsky, Steve

**Subject:** Blue Bonnet Hills LHD application

Dear Mr Sadowsky,

I am a resident of Blue Bonnet Hills and I object to the proposed Local Historic District (LHD).

Misusing historic preservation tools as a way to prevent development, which the applicants readily admit is their reasoning, is neither the proper use of a historic district, nor does it set a good precedent for the City of Austin. Barely 50% of the residents are for this historic district, so there is no clear majority. My hope is the community can rebuild and unite to find better answers for development, without restricting individual property rights.

I urge you to vote '**no**' on October 15, 2015.

Regards,

Paul & Sonia Ksiazek

509 Lockhart Drive

An inclusive voice for  
Austin neighborhoods.

**Roger L. Cauvin**  
Downtown  
President

**Alysha Haggerton**  
Heritage  
Treasurer

**Cory Brown**  
Midtown  
Secretary

**Courtney DeGinder**  
Midtown  
Director

**Kristen Fox**  
Windsor Park  
Director

**Pete Gilcrease**  
Hyde Park  
Director

**Frank Harren**  
Downtown  
Director

**Ricky Hennessy**  
Hyde Park  
Director

**Brendan Wittstruck**  
Delwood II  
Director



October 1, 2015

Austin City Council  
301 W. 2nd Street  
Austin, Texas 78701

RE: Blue Bonnet Hills Local Historic District

Honorable Mayor, Mayor Pro Tem, and Council Members,

Friends of Austin Neighborhoods respectfully asks you to oppose the proposed Blue Bonnet Hills Local Historic District.

We also encourage the City Manager to sponsor an update to the Local Historic District ordinance and its processes through an effort led by city staff and which includes an inclusive citizen advisory group.

The creation of local historic districts should be transparent, involve all stakeholders, and require a two-thirds majority (65%) of neighborhood support, since the policies enforced through an LHD will restrict property rights in an area, and could harm the affordability and sale-ability for both homeowners and renters. Property right restrictions themselves (i.e. "the design standards"), including their administration and enforcement, *must be clear* to everyone involved *prior* to voting.

Respectfully,

Board of Directors of Friends of Austin Neighborhoods (FAN)

Cc: [Greg.Guernsey@austintexas.gov](mailto:Greg.Guernsey@austintexas.gov)  
[Marc.Ott@austintexas.gov](mailto:Marc.Ott@austintexas.gov)



Friends of  
**Blue Bonnet Hills** FoBBH

September 9, 2015

Dear Mayor Adler & City Council Members

We represent Friends of Bluebonnet Hills, a neighborhood association which opposes the application to redistrict Blue Bonnet Hills as a Local Historic District (LHD) (Case No. C14H-2014-0014). Below is a synopsis of the first three Historic Landmark Commission (HLC) votes on the LHD application. Please note that in all three instances, the HLC voted on a document and/or process containing a "legal violation." During the fourth HLC meeting on August 24, 2015, the application did not receive the requisite number of votes to support a "move forward" recommendation. Accordingly, under the Historic Landmark Commission's bylaws and the Austin City Code, the LHD application is no longer viable because it failed to receive a legal vote and/or a positive recommendation by the HLC within the required timeframe.

The Historic Preservation Officer incorrectly affirmed "independently" that each of the first three votes on the Blue Bonnet Hills LHD application was legal. However, after each meeting, the Historic Preservation Officer was compelled to schedule a subsequent meeting/vote because of legal violations in the process and/or document.

#### First Vote

The first HLC meeting concerning this application was held on November 17, 2014. It was determined that the notices sent to affected residents of Blue Bonnet Hills violated the mandatory 11-day notice requirement. See Ex. 1 (Letter from City Attorney). The city attorney "reviewed the notice and determined that it did not comply with the Code." The HLC and city staff ignored objections regarding the illegal notices made during the November 17th meeting and voted on the LHD application. The vote was invalid.

#### Second Vote

At the second HLC meeting, held January 26, 2015, the Commissioners voted on the LHD application even though the application itself violated the City Code. Before any vote, the City Code mandates a review and written recommendations from Austin Energy's "Green Builder" program "prior to public hearing and action on the application" for an LHD. See Austin, Tex. Code Sec. 25-2-353(C). The Historic Preservation Officer attempted to comply with this requirement three weeks after the January 26th vote. See Ex. 2 (Email from Historic Preservation Officer to Austin Energy Green Builder, dated Feb. 17, 2015). The November 17th vote was on this same legally deficient application. Accordingly, the HLC vote of January 26th was on an LHD application that violated the city code and thus the vote was invalid.

#### Third Vote

At the third HLC meeting on May 18, 2015, the HLC failed to hold a full public hearing on the LHD. As noted above, the first two hearings were on a legally deficient application and/or suffered from illegal notices to homeowners. Instead of holding a full public hearing at this third HLC meeting, city staff posted an agenda stating: "[t]his item is on the agenda solely for the consideration of comments by the Austin Energy Green Builder regarding the proposed historic district design standards." See Ex. 3 (Public Notice/Agenda for May 18, 2015 HLC meeting). Commissioner Galindo and the Historic Preservation

Officer informed individuals seeking to present testimony at the public hearing, at the time the agenda item came up for discussion, that testimony was limited to the "Green Building" Requirement and nothing else was permitted. This is a due process violation as this would have been the first valid public hearing on the, now complete, LHD application. Accordingly, the HLC vote of May 18th was invalid.

#### City Council Hearing

Having failed in each of the three attempts to legally initiate a valid LHD application for Blue Bonnet Hills at the HLC, city staff nonetheless presented the LHD application to City Council on June 11, 2015. The Historic Preservation Officer represented to the full commission that the HLC properly initiated the LHD and that the HLC voted to "recommend" approval of the LHD application. *See Ex. 4* (City Council minutes of June 11th, 2015 at item 43 - pg 13). City Council was not informed by city staff of the legal issues involving the three attempts to initiate the LHD, or about the legal issues prompting them to schedule three different votes.

#### Fourth Vote

Following the City Council's first reading, the Historic Preservation Officer scheduled a fourth public hearing on the LHD at the HLC on August 24, 2015. *See Ex. 5* (HLC Agenda). This represents the first time that the HLC held a public hearing on a complete LHD application with proper legal notice to the affected homeowners. However, the LHD application for Blue Bonnet Hills failed to garner the requisite support at the HLC. With 6 sitting commissioners present, only 3 commissioners voted to recommend approval of the LHD. Because a valid petition against the LHD Application has been certified, a supermajority was required to initiate this LHD and to send a recommendation. It did not meet this requirement. **Accordingly, the HLC voted, and it did not recommend the proposed local historic district for Blue Bonnet Hills.**

#### Application Must Be Withdrawn

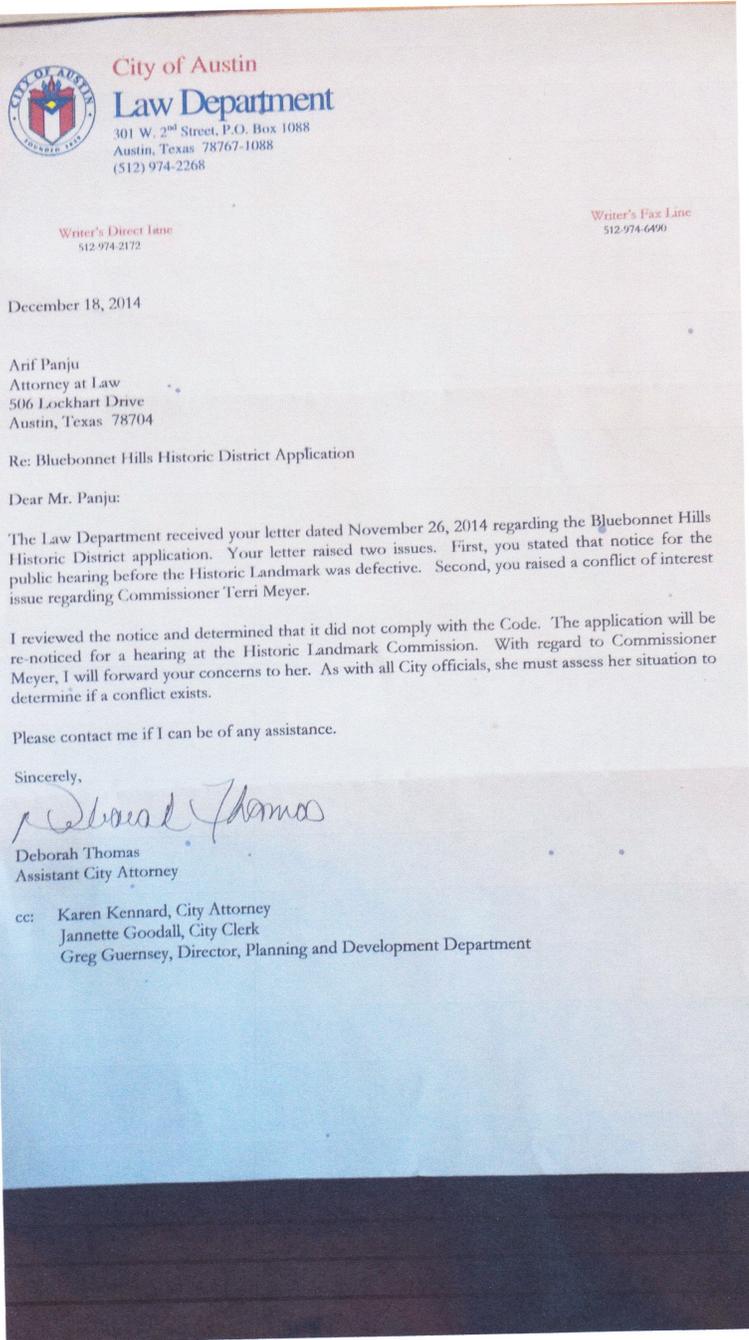
There are three grounds why this LHD application must be withdrawn. First, the City Code requires that the Land Use Commission hold a hearing on this application within 60 days of its filing. The LHD application was filed in the fall of 2014. The Land Use Commission did not hear this application within 60 days of the filing date *See Ex.6* (Process Chart for Adoption of a LHD from the City's LHD application packet). Second, a legal and complete LHD application that satisfies all mandatory code requirements was not legally initiated by the HLC within the requisite time period after filing. Third, once the LHD application did satisfy all mandatory requirements prior to any votes taking place, it failed to receive a recommendation from the HLC at the August 24th hearing. As noted above, the first three votes suffer from various code violations and the fourth vote that city staff scheduled resulted in a lack of support at the Historic Landmark Commission.

Accordingly, Friends of Blue Bonnet Hills respectfully submits that the only options available to the City at this time is for the City Clerk, City Council, and the Mayor's office "to void" and withdraw this LHD application and/or for the City Council to vote against it at the time of their 2nd reading. Thank you for your time and prompt consideration on this matter.

Sincerely,  
The Officers of Friends of Blue Bonnet Hills

Michele White- Chairman  
Rana Pierucci-Vice Chairman  
Michael Francis-Treasurer  
Court Sames- Secretary

EX # 1



Ex # 2

**From:** [Kasper, Heidi](#)  
**To:** [Sadowsky, Steve](#)  
**Cc:** [AE Green Building](#)  
**Subject:** RE: Bluebonnet Hills Historic District  
**Date:** Wednesday, February 18, 2015 5:13:56 PM

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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

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**From:** Sadowsky, Steve [<mailto:Steve.Sadowsky@austintexas.gov>]  
**Sent:** Tuesday, February 17, 2015 10:38 AM  
**To:** AE Green Building  
**Cc:** Sanchez, Maria  
**Subject:** Bluebonnet Hills Historic District

Good morning!

We have an application for a locally-designated historic district in Bluebonnet Hills, Travis Heights. I am attaching the proposed design standards for your review and certification that they are compatible with the City's Green Building Code. Thanks!

*Steve Sadowsky*  
*Historic Preservation Officer*  
*City of Austin, Texas*  
*974-6454*



**HISTORIC LANDMARK COMMISSION**  
Monday, May 18, 2015 – 7:00 P.M.  
**REGULAR MEETING**  
Room 325, One Texas Center  
505 Barton Springs Road  
Austin, Texas

**CURRENT BOARD MEMBERS:**

- |                             |                             |
|-----------------------------|-----------------------------|
| ___ Laurie Limbacher, Chair | ___ John Rosato, Vice-Chair |
| ___ Andrea Roberts          | ___ Leslie Wolfenden Guidry |
| ___ Dan Leary               | ___ Terri Myers             |
| ___ Mary Jo Galindo         |                             |

**AGENDA**

**CALL TO ORDER**

- I. CITIZEN COMMUNICATION: GENERAL**  
The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.
- II. APPROVAL OF MINUTES**
1. March 23, 2015
  2. April 13, 2015
  3. April 27, 2015
- III. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION.**
1. **City of Austin Cemetery Master Plan**  
Kim McKnight, City of Austin Parks and Recreation Department  
Staff Recommendation: Endorse the proposed City of Austin Cemetery Master Plan and request that consideration be given towards the designation of Evergreen Cemetery, Plummer's Cemetery, and Austin Memorial Park Cemetery as potential historic landmarks.
- IV. PUBLIC HEARINGS**
- A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATIONS, and REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE**
1. **C14H-2014-0014**  
Bluebonnet Hills Historic District

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.

**NOTE: THIS ITEM IS ON THE AGENDA SOLELY FOR THE CONSIDERATION OF COMMENTS BY THE AUSTIN ENERGY GREEN BUILDER REGARDING THE PROPOSED HISTORIC DISTRICT DESIGN STANDARDS.**

Applicants: Michele Webre, Bluebonnet Hills Historic District Committee  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Receive and incorporate the comments of the Austin Energy Green Builder Program as part of the previously-recommended application and historic district design standards.

2. **C14H-2015-0005  
Clyde and Henrietta Littlefield House  
903 Shoal Cliff Court**

Applicant: Historic Landmark Commission  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning.  
Staff Note: The owner has filed a petition against historic zoning.

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

1. **LHD-2015-0002 – Postpone to June 22, 2015 at the applicant's request.  
4214 Avenue G**

Proposal: Addition and remodel  
Applicant: John Hussey  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Staff Recommendation: Postpone to June 22, 2015 at the applicant's request.

2. **C14H-1978-0010  
409-413 E 6<sup>th</sup> Street**

Proposal: Roof top deck  
Applicant: Steve Simon; David de Silva  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Conceptual and conditional approval of the project but do not release any permits for construction until the applicant has returned to the Committee with details of construction.  
Staff Recommendation: Conditionally approve the concept for the rooftop deck but do not approve the application until the applicant has returned to the Certificate of Appropriateness Review Committee in June to address all comments and questions from the Committee.  
Staff Note: The Architectural Design Guidelines for 6<sup>th</sup> Street show that sightlines are determined from the sidewalk below with no further elaboration.

3. **LHD-2015-0003 and LHD-2015-004  
3814 and 3816 Duval Street**

Proposal: Construct 4 new units on two properties

ZONING DISCUSSION ITEM

43. C14H-2014-0014 - Bluebonnet Hills Historic District - District 9 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning properties bounded by Annie Street on the north, East Side Drive on the east, Leland Street on the south, and Brackenridge Street on the west, and incorporating the south side of the 500 block of E. Annie Street, the 500 block of E. Mary Street, portions of the 400 block of Lockhart Drive, the 500 block of Lockhart Drive, the 300, 400, and 500 blocks of Terrace Drive, the north side of the 300, 400, and 500 blocks of Leland Street, the west side of the 1800, 1900, and 2000 blocks of East Side Drive, the 1900 and 2000 blocks of Newning Avenue, and the portions of the east side of the 1900 and 2000 blocks of Brackenridge Street (Blunn Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning and family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district zoning to family residence-historic area-neighborhood plan (SF-3-HD-NP) and family residence-historic landmark-historic area-neighborhood plan (SF-3-H-HD-NP) combining district zoning. Staff Recommendation: To grant family residence-historic area-neighborhood plan (SF-3-HD-NP) and family residence-historic landmark-historic area-neighborhood plan (SF-3-H-HD-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence-historic area-neighborhood plan (SF-3-HD-NP) and family residence-historic landmark-historic area-neighborhood plan (SF-3-H-HD-NP) combining district zoning. Planning Commission Recommendation: To grant family residence-historic area-neighborhood plan (SF-3-HD-NP) and family residence-historic landmark-historic area-neighborhood plan (SF-3-H-HD-NP) combining district zoning. Applicant: Michele Webre, Bluebonnet Hills Historic District Team. City Staff: Steve Sadowsky, Historic Preservation Office, Planning and Zoning Department, 512-974-6454. **The public hearing was conducted and the motion to close the public hearing and approve the first reading of the ordinance for family residence-historic area-neighborhood plan (SF-3-HD-NP) and family residence-historic landmark-historic area-neighborhood plan (SF-3-H-HD-NP) combining district zoning was approved on Council Member Kitchen's motion, Council Member Renteria's second on a 7-3 vote. Those voting aye were: Mayor Adler, Mayor Pro Tem Tovo and Council Members Casar, Garza, Houston, Kitchen and Pool. Those voting nay were: Council Members Renteria, Troxclair and Zimmerman. Council Member Gallo was off the dais.**

ZONING DISCUSSION ITEMS CONTINUED

Items 17 and 18 were acted on in a combined motion.

17. NPA-2014-0029.01 - Little Walnut Creek - District 1 - Approve second and third readings an ordinance amending Ordinance No. 20120426-100, the St. John/Coronado Hills Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 7400, 7424 and 7450 East U.S. Highway 290, and 2509 East Anderson Lane (Little Walnut Creek Watershed) from Office land use to Mixed Use/Office land use. First Reading approved on April 2, 2015. Vote: 11-0. Owner/Applicant: Cozy Living, LLC; AAA Fire & Safety, Inc.; and Seyed Miri. Agent: Mike Dallas Properties (Mike Dallas). City Staff: Maureen Meredith, 512-974-2695. **There was a motion made by Council Member Zimmerman to approve the ordinance. The motion failed for lack of a second.**
- This item was postponed indefinitely on Council Member Casar's motion, Council Member Pool's second on an 8-1 vote. (Under City Code, items postponed indefinitely are withdrawn from the active agenda and must be re-noticed before being placed back on the council agenda.) Council Member Garza voted nay. Council member Zimmerman abstained. Council Member Gallo was off the dais.**
18. C14-2014-0135 - Little Walnut Creek - District 1 - Conduct a public hearing and approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as

1. Downtown Commission Representative
2. Joint Cultural Committee Representative

6. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION.  
None

7. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATIONS, and REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

1. C14H-2014-0014

**Bluebonnet Hills Historic District**

**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**

**Council District 9**

Applicants: Michele Webre, Bluebonnet Hills Historic District Committee

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Review and recommend the entire application with the comments from the Austin Green Builder program, and additional recommended changes to the design standards proposed by the nominating committee in response to citizen input.

NOTE: There is a valid petition against the designation of the district.

2. C14H-2015-0082

**Rainey House**

**3941 Balcones Drive**

**Council District 10**

Applicant: Phoebe Allen

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend historic zoning.

3. C14H-2010-0006

**Castle Hill Historic District**

**Roughly bounded by W. 6<sup>th</sup> Street on the south, Baylor Street on the west, W. 12<sup>th</sup> Street on the north, and Blanco Street on the east.**

**Council District 9**

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

Applicant: City of Austin

City Staff: Steve Sadowsky/Jerry Rusthoven, Planning and Zoning Department.

Staff Recommendation: Modify the District Preservation Plan as proposed.

4. C14H-2015-0002

**414 Waller Street and 1101 E. 5<sup>th</sup> Street**

**Consider the additional buildings at the Pine Street Station site for historic zoning.**

**Council District 3**

EX #5



HISTORIC LANDMARK COMMISSION  
August 24, 2015 7:00pm  
CITY HALL COUNCIL CHAMBERS  
301 W 2<sup>nd</sup> STREET  
AUSTIN, TEXAS

CURRENT BOARD MEMBERS:

_____	<i>Madeline Clites</i>	_____	<i>Emily Reed</i>
_____	<i>Mary Jo Galindo</i>	_____	<i>Blake Tollett</i>
_____	<i>Grace McKenzie</i>	_____	<i>Michelle Trevino</i>
_____	<i>Terri Myers</i>	_____	<i>David Whitworth</i>
_____	<i>Arif Panju</i>		

AGENDA

CALL TO ORDER

1. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

2. ELECTION OF OFFICERS

3. APPROVAL OF MINUTES

- A. May 18, 2015
- B. June 22, 2015- Corrected
- C. July 27, 2015

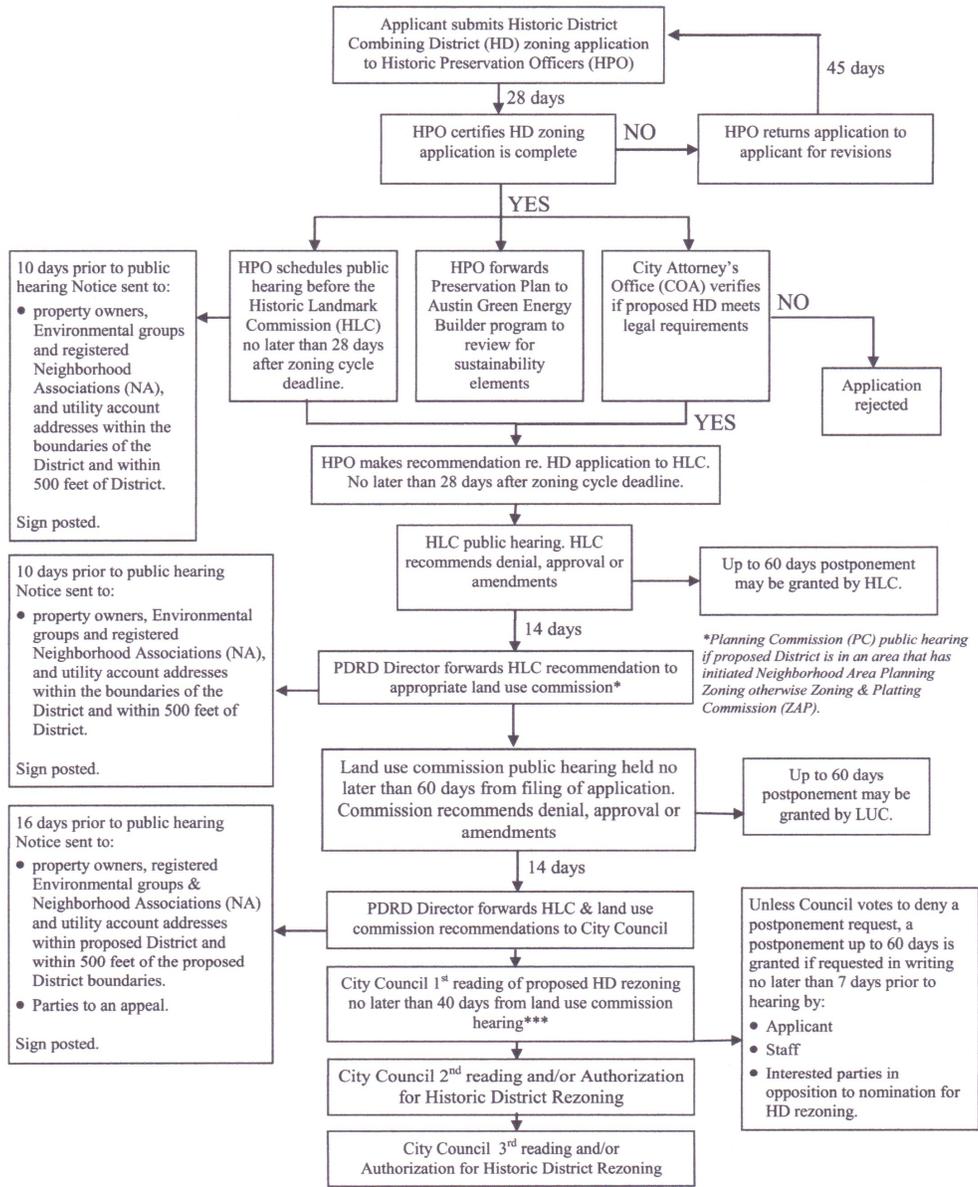
4. OLD BUSINESS

5. NEW BUSINESS

- A. DISCUSSION AND POSSIBLE ACTION ON PROPOSED ADDITIONAL CHANGES TO THE HISTORIC LANDMARK COMMISSION BY-LAWS
- B. APPOINTMENTS TO HISTORIC LANDMARK COMMISSION COMMITTEES
  - 1. Operations Committee
  - 2. Grants Committee
  - 3. Preservation Plan Committee
  - 4. Certificate of Appropriateness Committee
- C. APPOINTMENTS TO OTHER BOARDS AND COMMITTEES

EX #6

Process Chart for Review and Adoption of Local Historic Area Combining District (HD) Zoning



I, Lee Vasquez owner of the property  
at 508 Lockhart Drive, Austin, Texas 78704, also known as  
Lot 10 BLK 5 BLUE BONNET HILLS, hereby state that I have reviewed  
the material for the application for Blue Bonnet Hills Historic District and I/or another  
owner of this property certify that I **OBJECT TO** and **DO NOT SUPPORT** the Blue  
Bonnet Hills Historic District nomination or application.

Signature: Lee Vasquez

Date: 6-4-2015

Yo, Lee Vasquez dueño de la propiedad  
en 508 Lockhart Drive, Austin, Texas 78704, también conocido  
como Lote 10 BLK 5 Blue Bonnet HILLS, la presente declaro que he  
revisado el material para la solicitud de Blue Bonnet Hills Historic District y / u otro  
dueño de esta propiedad que certificar que objeto y no son compatibles con el azul  
Capó Hills nominación o aplicación Distrito Histórico.

Firma: Lee Vasquez

Fecha: 6-4-2015

Property ID **283378**  
**517 E Annie St**

**CONTRIBUTING**



**Description**

Date of Construction **1946**  
 Source: TCAD  
 Stylistic Influences **Minimal Traditional**  
 Historic Use **Dwelling, single**  
 Current Use **Dwelling, single**  
 Stories **1**  
 Plan **Square or rectangular**  
 Foundation **Pier-and-Beam**  
 Exterior Materials **Asbestos**

Roof Type **Side Gable**  
 Roof Materials **Composition shingles**  
 Number of Chimneys **Exterior: 1, Interior: 0**  
 Chimney Materials **Brick**  
 Windows **Wood Double Hung**  
 Door Features **Glazing**  
 Porch Type **Full Width, Inset**

Porch Supports **Metal**  
 Porch Railings **Metal**  
 Outbuildings **1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Material: Composition shingles, Garage Roof Type: Gabled**  
 Landscape Features **1-3' stone wall along driveway**  
 Moved **Has Not Moved**  
 Integrity **Garage converted**

**Travis Central Appraisal District Data**

Map Key # / Property ID **283378**  
 Geo ID **302020409**  
 Subdivision Code **S01528**  
 Subdivision **BLUE BONNET HILLS**  
 Legal Acres **0.1697**  
 Main Area SF **1210**

Situs **517 E ANNIE ST**  
 Situs Zip **78704**  
 Legal Description **LOT 9 BLK 9 BLUE BONNET HILLS**  
 Owner Name **CARLTON ROSS M & DAWN M**

Addr2 **517 E ANNIE ST**  
 City **AUSTIN**  
 State **TX**  
 Zip **78704-3137**

**Historic District Information**

Contributing to Local Historic District **Yes**  
 Justification For Contributing Status **Largely Intact**

Surveyors / Evaluator of **Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705**  
 Contributing Status **Avenue, Austin, TX 78705**  
 Survey Date **1/10/2009**

Other Researchers **Josh Conrad, Emily Reed, 805 1/2 W. 16th St., Austin, TX 78701**

INGRID POWELL & GUNNAR HELLEKSON, owner of, LOT 9 BLK 9 BLUE BONNET HILLS hereby state that I have reviewed the application for the Blue Bonnet Hills Local Historic District.

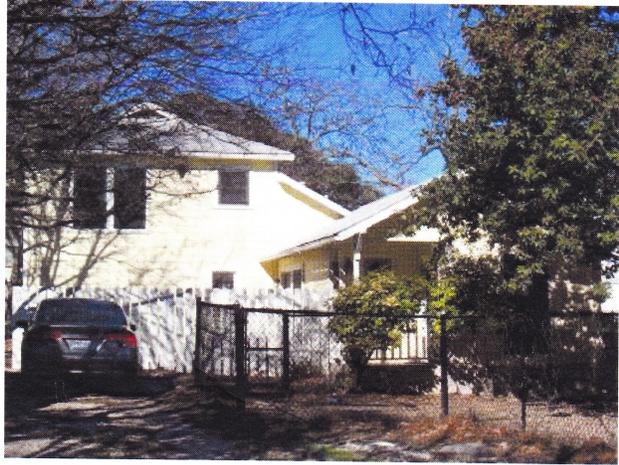
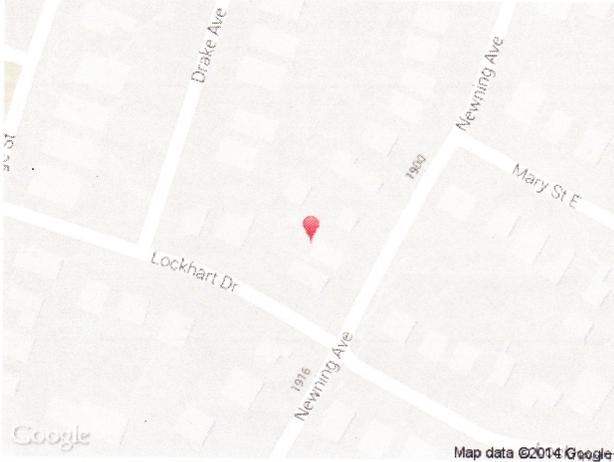
I DO support the application for local historic district zoning designation.      Signature [Signature]

I DO NOT support the application for local historic district zoning designation.      Date 10.12.15

Property ID 283268

1912 Newning Ave ✓

NOT CONTRIBUTING



**Description**

Date of Construction	1940	Integrity	Circa 1980: 1-story addition on front of original 2-story house.
Source	TCAD		
Stylistic Influences	None		
Historic Use	Dwelling, single		
Current Use	Dwelling, single		
Stories	2		
Moved	Has Not Moved		

**Travis Central Appraisal District Data**

Map Key # / Property ID	283268	Situs	1912 NEWNING AVE	Addr2	1912 NEWNING AVE
Geo ID	302001412	Situs Zip	78704	City	AUSTIN
Subdivision Code	S01528	Legal Description	LOT 11 BLK 1 BLUE BONNET HILLS	State	TX
Subdivision	BLUE BONNET HILLS	Owner Name	PARKER MICAH S	Zip	78704-4338
Legal Acres	0.1448				
Main Area SF	1490				

**Historic District Information**

Contributing to Local Historic District	No	Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705	Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701
Justification For Contributing Status	Severe alterations or incompatible addition	Survey Date	1/13/2009		

I, MICAH PARKER owner of, LOT 11 BLK 1 BLUE BONNET HILLS hereby state that I have reviewed the application for the Blue Bonnet Hills Local Historic District.

I DO support the application for local historic district zoning designation.      Signature [Signature]

I DO NOT support the application for local historic district zoning designation.      Date 10/11/15