

Map Key	Address Number	Street Name	Legal Description	Property ID	Owner's Name	Owner's Address	Construction Date	Architectural Style	Contributing Status	Historic Use	Current Use	Owner's Support
1	100	W 33rd St.	ALDRIDGE PLACE COLUMNS				1915	City Beautiful	C	Columns	Columns	
2	100	W 33rd St.	LOT 1 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213018	JESTER AMANDA KAY	100 W 33 ST AUSTIN, TX 78705	1925	Prairie School	C	Residential	Residential	Yes
3	101	W 33rd St.	N132FT OF LOT 2 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213073	DAVIS JOHN H & BARBARA L	101 W 33 ST AUSTIN, TX 78705	1940	Colonial Revival	C	Residential	Residential	Yes
4	102	W 33rd St.	LOT 3 * & E14FT OF LOT 5 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213017	KNORR ROBERT JAMES & ROSEMARIE	102 W 33 ST AUSTIN, TX 78705	1923	Prairie School	C	Residential	Residential	Yes
5	103	W 33rd St.	LOT 4 & S18FT OF LOT 2 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213072	BUTTREY JERROLD SCOUTT	103 W 33 ST AUSTIN, TX 78705	1919	Craftsman	C	Residential	Residential	Yes
6	104	W 33rd St.	W64FT OF LOT 5 * & E37FT OF LOT 7 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213016	DAVIS MIKE & SUSAN	602 LAS LOMAS WEST LAKE HILLS, 78746	1925	Prairie Influence	C	Residential	Residential	
7	105	W 33rd St.	LOT 6 * & E15FT OF LOT 8 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213071	BINKLEY ROGER A & CHRISTIE A	105 W 33 ST AUSTIN, TX 78705	1922	Mediterranean Revival	C	Residential	Residential	Yes
8	107	W 33rd St.	W45FT OF LOT 8 * & E55FT OF LOT 10 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213070	COLE DENNIS C & ELIZABETH S	109 W 33 ST AUSTIN, TX 78705		Lot Only		Lot	Lot	Yes
9	108	W 33rd St.	W23FT OF LOT 7 * & E55FT OF LOT 9 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213015	KNIGHT THOMAS WAYNE & MELINDA KNIGHT	108 W 33 ST AUSTIN, TX 78705	1925	Spanish Eclectic	C	Residential	Residential	Yes
10	109	W 33rd St.	LOT 12 * & W5FT OF LOT 10 * & E13FT OF LOT 14 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213069	COLE DENNIS C & ELIZABETH S	109 W 33 ST AUSTIN, TX 78705	1920	Georgian Revival	C	Residential	Residential	Yes
11	110	W 33rd St.	LOT 11 * & W5FT OF LOT 9 * & E10FT OF LOT 13 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213014	ARCE ALEGRIA	110 W 33 ST AUSTIN, TX 78705	1923	Italian Renaissance Revival	C	Residential	Residential	Yes
12	111	W 33rd St.	W47FT OF LOT 14 * & E6.62FT OF LOT 16 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213068	BROWNE JULIANNE H	509 W FRENCH PL SAN ANTONIO, TX 78212-3690	1932	Prairie Influence	C	Residential	Residential	No
13	112	W 33rd St.	W50FT OF LOT 13 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213013	LALLY KEVIN JOSEPH	112 W 33 ST AUSTIN, TX 78705	1925	Colonial Revival (Cape Cod)	C	Residential	Residential	Yes
14	113	W 33rd St.	W52.9FT OF LOT 16 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213067	VINEGAR ABBY L & BRANDON TUCKER	113 W 33 ST AUSTIN, TX 78705	1930	Greek Revival	C	Residential	Residential	Yes
15	114	W 33rd St.	LOT 15 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213012	JORNAYVAZ ROBERT & LOUISA	707 17th STE 4200 DENVER, CO 80202		Lot Only		Lot	Lot	Yes
16	200	W 33rd St.	LOT 17 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213011	PRINCE EDWARD R & CATHERINE C	200 W 33 ST AUSTIN, TX 78705	1922	Spanish Eclectic	C	Residential	Residential	Yes

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17	201	W 33rd St.	0.1400 AC OF LOT 18 BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213060	PALLAS SPIROS	1218 20TH ST S ARLINGTON, VA 22202-2152	1929	Tudor Revival	C	Residential	Residential	
18	202	W 33rd St.	E50FT OF LOT 19 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213010	ADAMS CHRISTOPHER T & CHRISTINA	202 W 33 ST AUSTIN, TX 78705	2015	Greek Revival	NC	Residential	Residential	Yes
19	203	W 33rd St.	N107FT OF LOT 20 BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213059	BRANNON JACK G JR	203 W 33 ST AUSTIN, TX 78705	1927	Craftsman	C	Residential	Residential	Yes
20	204	W 33rd St.	W10FT OF LOT 19 * & E40FT OF LOT 21 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213009	COATS TERE	204 W 33 ST AUSTIN, TX 78705	1932	Tudor Revival	C	Residential	Residential	Yes
21	205	W 33rd St.	LOT 22 BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213058	KENS PAUL & CARLA UNDERHILL	205 W 33 ST AUSTIN, TX 78705	1922	Colonial Revival	C	Residential	Residential	Yes
22	206	W 33rd St.	LOT 23 * & W20FT OF LOT 21 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213008	MAYOFF ROBERT S & DELIA M	1204 W 39 AUSTIN, TX 78756	1927	Colonial/Tudor Revival	C	Residential	Residential	No
23	207	W 33rd St.	LOT 24 * LESS SW TRI OF BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213057	BEINKE JANET C	207 W 33 ST AUSTIN, TX 78705	1927	Craftsman	C	Residential	Residential	Yes
24	208	W 33rd St.	LOT 25 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213007	OTOOLE MICHAEL S & LISA A PAULSON	208 W 33 ST AUSTIN, TX 78705	1927	Craftsman	C	Residential	Residential	Yes
25	209	W 33rd St.	LOT 26 & SW TRI OF LOT 24 BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213055	LECLAIR CAROLE A & JAMES W MILLER	209 W 33 ST AUSTIN, TX 78705	1927	Craftsman	C	Residential	Residential	Yes
25.5	209.5	W 33rd St.			LECLAIR CAROLE A & JAMES W MILLER	209 W 33 ST AUSTIN, TX 78705	1935	Craftsman	C	Residential	Residential	
26	210	W 33rd St.	LOT 27B ALDRIDGE PLACE RESUB OF LOT 27 BLK 1	701859	HUTCHESON MARK S & SHANNON H	210 W 33 ST AUSTIN, TX 78705	1922	Vernacular	C	Residential	Residential	Yes
27	212	W 33rd St.	LOT 29 BLK 1 OLT 74 DIV D ALDRIDGE PLACE	213003	BOWMAN ANDREW W & RACHEL LOMAS	212 W 33 ST AUSTIN, TX 78705	1929	Tudor Revival	C	Residential	Residential	Yes
27.5	212.5	W 33rd St.			BOWMAN ANDREW W & RACHEL LOMAS	212 W 33 ST AUSTIN, TX 78705	1929	Tudor Revival	C	Residential	Residential	Yes
28	400	W 33rd St.	E115FT OF LOT 31 BLK 4 OLT 74 DIV D ALDRIDGE PLACE	213002	LEVY RICHARD SIDNEY & KENDALL LANGDON	400 W 33 ST AUSTIN, TX 78705	1917	Prairie Influence	C	Residential	Residential	Yes
28.5	400.5	W 33rd St.			LEVY RICHARD SIDNEY & KENDALL LANGDON	400 W 33 ST AUSTIN, TX 78705	2006	Contemporary	NC	Residential	Residential	Yes
29	404	W 33rd St.	LOT 33 * & W12FT OF LOT 31 BLK 4 OLT 74 DIV D ALDRIDGE PLACE	213001	FEIST MARK WALTON	404 W 33 ST AUSTIN, TX 78705	1922	Craftsman	C	Residential	Residential	Yes
29.5	404.5	W 33rd St.			FEIST MARK WALTON	404 W 33 ST AUSTIN, TX 78705	1935	Vernacular: Garage Apartment	C	Residential	Residential	Yes
30	405	W 33rd St.	LOT 36 & 0.0278 AC OF LOT 38 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213042	MAXWELL MADELINE M	405 W 33 ST AUSTIN, TX 78705	1953	Ranch Style	C	Residential	Residential	

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31	406	W 33rd St.	LOT 35 BLK 4 OLT 74 DIV D ALDRIDGE PLACE	213000	BAKER ROBERT A JR	1067 SUNFLOWER TRL AUSTIN, TX 78745	1939	Colonial Revival	C	Residential	Residential	Yes
31.5	406.5	W 33rd St.			BAKER ROBERT A JR	1067 SUNFLOWER TRL AUSTIN, TX 78745	1935	Vernacular: Garage Apartment	C	Residential	Residential	Yes
32	407	W 33rd St.	LOT 38 * LESS E7FT OF BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213041	BECKNER WILLIAM & CHANDRA L MULLER	407 W 33 ST AUSTIN, TX 78705	1935	Spanish Eclectic	C	Residential	Residential	Yes
33	408	W 33rd St.	LOT 37 BLK 4 OLT 74 DIV D ALDRIDGE PLACE	212999	RIVERO CARINA E	1507 FALCON LEDGE DR AUSTIN, TX 78746	1927	Tudor Revival	NC	Residential	Residential	Yes
33.5	408.5	W 33rd St.			RIVERO CARINA E	1507 FALCON LEDGE DR AUSTIN, TX 78746	1930	Vernacular: Garage Apartment	C	Residential	Residential	Yes
34	500	W 33rd St.	LOT 39 BLK 4 OLT 74 DIV D ALDRIDGE PLACE	212998	HUDDLESTON PATRICK & LILIANE	109 W SPRING DR WEST LAKE HILLS, 78746	1937	Art Moderne	C	Residential	Residential	
34.5	500.5	W 33rd St.			HUDDLESTON PATRICK & LILIANE	109 W SPRING DR WEST LAKE HILLS, 78746	1930	Vernacular: Garage Apartment	C	Residential	Residential	
35	501	W 33rd St.	E 50 FT OF LOT 40 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213040	REINARZ LISA CHRISTINE	75 W END AVE, APT C16J NEW YORK, NY 10023-7864	1935	Tudor Revival	C	Residential	Residential	
36	502	W 33rd St.	LOT 41 BLK 4 OLT 74 DIV D ALDRIDGE PLACE	212738	MILLER LAURENCE D III	502 W 33 ST AUSTIN, TX 78705	1937	Colonial Revival	C	Residential	Residential	Yes
37	503	W 33rd St.	LOT 42 & W10FT OF LOT 40 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	212759	SMITH ANDREW K & LINDSEY L	503 W 33 ST AUSTIN, TX 78705	1924	Prairie School	C	Residential	Residential	Yes
38	504	W 33rd St.	LOT E HEMPHILL PARK TOWNHOMES	212742	ROBERTUS JON & POLLY ROBERTUS	504 W 33 ST AUSTIN, TX 78705	1980	French/New Orleans	NC	Residential	Residential	Yes
39	506	W 33rd St.	LOT D HEMPHILL PARK TOWNHOMES	212741	STAHL DALE O & VALERIE J	506 W 33 ST AUSTIN, TX 78705	1980	French/New Orleans	NC	Residential	Residential	Yes
40	507	W 33rd St.	N94.5FT OF LOT 44&46 * & 30C20FT IN LOT 44 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	212758	HATFIELD THOMAS M & CAROL S	3404 NORTHWOOD CIR AUSTIN, TX 78703	1918	Craftsman	C	Residential	Residential	Yes
41	508	W 33rd St.	LOT C HEMPHILL PARK TOWNHOMES	212740	BLISS ROBERT E & HENRY W THORTON	4433 MOUNT VERNON ST HOUSTON, TX 77006	1980	French/New Orleans	NC	Residential	Residential	
42	510	W 33rd St.	LOT B HEMPHILL PARK TOWNHOMES	212739	JONES ANDRIAS R & SAM FOSS & REBECCA JONES	510 W 33 ST AUSTIN, TX 78705	1980	French/New Orleans	NC	Residential	Residential	
43	512	W 33rd St.	LOT A HEMPHILL PARK TOWNHOMES	212737	BONER GRACE & CHARLES	512 W 33 ST AUSTIN, TX 78705	1980	French/New Orleans	NC	Residential	Residential	
44	506	W 34th St.	S94.35FT OF E202.93FT AV OF BLK 6 OLT 77 DIV D BUDDINGTON SUBD	212630	IVERSON RICHARD M & NANCY OWEN	506 W 34 ST AUSTIN, TX 78705	1860	Texas Vernacular	C	Residential	Residential	Yes
44.1	500	W 34th St.			IVERSON RICHARD M & NANCY OWEN	506 W 34 ST AUSTIN, TX 78705	1950	Postwar Modern	C	Residential	Residential	Yes
44.2	502	W 34th St.			IVERSON RICHARD M & NANCY OWEN	506 W 34 ST AUSTIN, TX 78705	1938	Rustic Style	C	Residential	Residential	Yes
44.3	504	W 34th St.			IVERSON RICHARD M & NANCY OWEN	506 W 34 ST AUSTIN, TX 78705	1950	Postwar Modern	C	Residential	Residential	Yes
44.4	500-508	W 34th St.			IVERSON RICHARD M & NANCY OWEN	506 W 34 ST AUSTIN, TX 78705	1950	Rustic Wall	C	Wall	Wall	Yes

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45	3205	GUADALUPE	S60.5FT OF LOT 46 * & S60.5FT OF W40FT AND S30FT OF E20FT OF LOT 44 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	212765	MCCANDLESS ANN SHERIDAN TRUST & LLOYD E III & GREGORY L & JAMES BEMIS	4100 DUVAL RD BLDG 1 AUSTIN, TX 78759	1915	Free Classic	C	Residential	Residential	
46	530	W 33rd St.	ALDRIDGE PLACE COLUMNS				1915	City Beautiful	C	Columns	Columns	
47	3204	LIPSCOMB	S50FT OF LOT 18&20 BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213061	RUSSELL WILLIAM GREGORY & SARA LYNN RUSSELL	27 LOCHBURY DR	1930	Colonial Revival	C	Residential	Residential	Yes
48	100	W 32nd St.	ALDRIDGE PLACE COLUMNS		SPEEDWAY and 32nd ST.		1915	City Beautiful	C	Columns	Columns	
49	100	W 32nd St.	LOT 111 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213074	FELPS MARY ELLEN	100 W 32nd St. AUSTIN, TX 78705	1915	Classical/ Prairie Influence	C	Residential	Residential	
50	101	W 32nd St.	LOT 1 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210172	BIVEN DAVID MICHAEL	101 W 32nd St. AUSTIN, TX 78705	1925	Tudor Revival	C	Residential	Residential	Yes
51	102	W 32nd St.	LOT 109 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213075	PRINGLE B ROSS JR & SUZANNE	105 W 32nd St. AUSTIN, TX 78705	1938	Colonial Revival	NC	Residential	Residential	Yes
52	103	W 32nd St.	LOT 2 * & E10FT OF LOT 3 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210171	UMBERSON DEBRA JEAN	103 W 32nd St. AUSTIN, TX 78705	1939	Neo-Classical	C	Residential	Residential	Yes
53	104	W 32nd St.	LOT 107 & E10FT OF LOT 105 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213076	DASCH KEVIN MICHAEL & ROWENA DASCH	104 W 32nd St. AUSTIN, TX 78705	1917	Craftsman	C	Residential	Residential	Yes
54	105	W 32nd St.	W50FT OF LOT 3 * & E20FT OF LOT 4 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210170	PRINGLE B ROSS JR & SUZANNE	105 W 32nd St. AUSTIN, TX 78705	1927	Colonial Revival	C	Residential	Residential	Yes
55	106	W 32nd St.	E15FT OF LOT 103 & W50FT OF LOT 105 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213077	LANGLEY JONATHAN R & MARY CAVANAUGH	106 W 32nd St. AUSTIN, TX 78705	1925	Mediterranean Revival	C	Residential	Residential	Yes
56	107	W 32nd St.	LOT 5 & W40FT OF LOT 4 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210169	LARSON TIMOTHY J & ELIZABETH PETTIT	107 W 32nd St. AUSTIN, TX 78705	1925	Classical Revival	C	Residential	Residential	
57	108	W 32nd St.	E55FT OF LOT 101 * & W45FT OF LOT 103 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213078	JOHNSTON STERLING C & CLARISSA M	108 W 32nd St. AUSTIN, TX 78705	1932	Italian Renaissance Revival	C	Residential	Residential	Yes
58	109	W 32nd St.	LOT 6 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210168	CLARK RYAN & JULIE GILBERG	109 W 32nd St. AUSTIN, TX 78705	1926	Neo-Classical	C	Residential	Residential	Yes
59	110	W 32nd St.	LOT 99 * & W5FT OF LOT 101 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213079	SCOTT MICHAEL S & TERRI E GIVENS	110 W 32nd St. AUSTIN, TX 78705	1926	Tudor Revival	C	Residential	Residential	Yes
60	112	W 32nd St.	LOT 97 BLK 2 OLT 74 DIV D ALDRIDGE PLACE	213080	WELLAND DAVID R & ISABEL R ROY	112 W 32nd St. AUSTIN, TX 78705	1912	Craftsman	C	Residential	Residential	Yes

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61	113	W 32nd St.	LOT 7 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210167	MCCLAIN MARY	113 W 32nd St. AUSTIN, TX 78705	1936	Monterey	C	Residential	Residential	Yes
62	115	W 32nd St.	LOT B * RESUB OF A PART OF BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210168	WIEDING DEL	115 W 32nd St. AUSTIN, TX 78705	1935	Tudor Revival	C	Residential	Residential	
63	117	W 32nd St.	LOT A BLK 1 *RESUB OF PART OF OLT 74 DIV D UNIVERSITY HEIGHTS	210165	MINOR PHILIP & ANNE	117 W 32nd St. AUSTIN, TX 78705	1962	Contemporary	NC	Residential	Residential	Yes
64	200	W 32nd St.	LOT 96 BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213062	MOYLE JAMES W & JANICE E	200 W 32nd St. AUSTIN, TX 78705	1930	Craftsman	C	Residential	Residential	Yes
65	201	W 32nd St.	W 48FT OF LOT 10 * & E 20FT OF LOT 11 * PLUS 20 X 28.5' OF LOT 12 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210164	STURM CIRCE D & RANDOLPH LEWIS	201 W 32nd St. AUSTIN, TX 78705	1928	Tudor Revival	C	Residential	Residential	Yes
66	202	W 32nd St.	LOT 94 BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213063	DIAL PHILIP S	202 W 32nd St. AUSTIN, TX 78705	1914	Prairie School	C	Residential	Residential	Yes
67	203	W 32nd St.	LOT 11 * W 54FT & LESS W TRI& LOT 12 BLK 1 * NW PT OF UNIVERSITY HEIGHTS LOT 4 OLT 74 DIV D *SE TRI OF SPURLIN J C SUBD	210163	BEDNAR WILLIAM C	203 W 32nd St. AUSTIN, TX 78705	1953	Early Ranch	C	Residential	Residential	Yes
68	204	W 32nd St.	LOT 92 BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213064	CHURCH CAROL E & TIMOTHY A OZOR	204 W 32nd St. AUSTIN, TX 78705	1925	Tudor Revival	C	Residential	Residential	Yes
69	205	W 32nd St.	LOT 4 * LESS SE TRI SPURLIN J C SUBD & NW TRI LOT 11 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210162	BEDNAR WILLIAM	203 W 32nd St. AUSTIN, TX 78705	1930	Craftsman/ Tudor Revival	C	Residential	Residential	Yes
70	206	W 32nd St.	LOT 90 BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213065	KEEVER CYNTHIA	206 W 32nd St. AUSTIN, TX 78705	1925	Prairie Influence	C	Residential	Residential	Yes
71	207	W 32nd St.	LOT 3 BLK 8 OLT 74 DIV D SPURLIN J C SUBD	210161	ADAMS CELINE C	207 W 32nd St. AUSTIN, TX 78705	1929	Colonial Revival	C	Residential	Residential	Yes
72	208	W 32nd St.	LOT 88 BLK 3 OLT 74 DIV D ALDRIDGE PLACE	213066	HALPIN JOHN PATRICK	208 W 32nd St. AUSTIN, TX 78705	1928	Craftsman	C	Residential	Residential	
73	401	W 32nd St.	LOT 83&85 BLK 7 OLT 74 DIV D ALDRIDGE PLACE	210159	ANDERSEN PETER R & PATRICIA M J ANDERSEN	401 W 32nd St. AUSTIN, TX 78705	1929	Spanish Eclectic	C	Residential	Residential	Yes
74	404	W 32nd St.	LOT 57 * & E10FT OF LOT 55 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213049	CAMPBELL PATRICIA & DONALD F CARNES	404 W 32nd St. AUSTIN, TX 78705	1926	Colonial Revival	C	Residential	Residential	Yes
75	406	W 32nd St.	W50FT OF LOT 55 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213050	ZENG L L C	3939 BEE CAVE RD STE C100 WEST LAKE HILLS , TX 78746-6429	1950	Early Ranch	C	Residential	Residential	Yes

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76	407	W 32nd St.	LOT 65 * & N 19.68FT LOT 67 BLK 7 OLT 74 DIV D ALDRIDGE PLACE	210158	WILKINSON JULIE MATTHEWS	3939 BEE CAVE RD STE C100 WEST LAKE HILLS , TX 78746- 6429	1915	Dutch Colonial Revival	C	Residential	Residential	Yes
77	408	W 32nd St.	LOT 53 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213051	SILOPANNA LLC	3940 BEE CAVE RD STE C100 WEST LAKE HILLS , TX 78746- 6430	1923	Prairie Influence	C	Residential	Residential	Yes
78	410	W 32nd St.	E55FT OF LOT 51 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	212760	PARSEGAN HOMER & PHYLLIS KALMAZ	410 W 32nd St. AUSTIN, TX 78705	1930	Spanish Eclectic	C	Residential	Residential	Yes
79	412	W 32nd St.	LOT 49 * & W5FT OF LOT 51 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	212761	HATFIELD THOMAS M	3404 NORTHWOOD CIR AUSTIN, TX 78703	1916	Prairie/ Mission/ Craftsman	C	Residential	Residential	Yes
80	415	W 32nd St.	LOT 48 BLK 6 OLT 74 DIV D ALDRIDGE PLACE	211194	BONNER IAN & RICHARD E BONNER & SUSAN J PRYOR	415 W 32nd St. AUSTIN, TX 78705	1925	Craftsman	C	Residential	Residential	Yes
81	3201	GUADALUPE	LOT 47 BLK 5 ALDRIDGE PLACE OLT 74 DIV D	212763	CHEN WANG REAL ESTATE GROUP LLC	2305 BONITA ST AUSTIN , TX 78703-1705	1929	Colonial Revival	C	Residential	Residential	Yes
82	3100	WHEELER ST.	N96.9FT OF LOT 68 & E15FT OF N108FT OF LOT 66 BLK 6 OLT 74 DIV D ALDRIDGE PLACE	210338	BRITKOVA ELENA & VITALY SHMATIKOV	58 YOUNG AVE # 1 PELHAM , NY 10803-1724	1935	Tudor Revival	C	Residential	Residential	No
83	3101	WHEELER ST.	LOT 75 BLK 7 OLT 74 DIV D ALDRIDGE PLACE	210153	PREWITT FRANCES JAYNE	115 1/2 LAUREL LN AUSTIN, TX 78705	1926	Vernacular	C	Residential	Residential	
84	3102	WHEELER ST.	LOT 66 LESS SE PT OF BLK 6 OLT 74 DIV D ALDRIDGE PLACE	210337	SOLOMON PATRICK	2633 PIN OAK LN PLANO, TX 75075	1933	Craftsman	C	Residential	Residential	Yes
85	3103	WHEELER ST.	LOT 73 BLK 7 OLT 74 DIV D ALDRIDGE PLACE	210154	CRESWELL JAMES S	3103 WHEELER ST AUSTIN, TX 78705	1933	Tudor Revival	C	Residential	Residential	Yes
86	3105	WHEELER ST.	LOT 71 BLK 7 OLT 74 DIV D ALDRIDGE PLACE	210155	ANDERSON LEODA A	3105 WHEELER ST AUSTIN, TX 78705	1927	Craftsman	C	Residential	Residential	Yes
87	3107	WHEELER ST.	LOT 69 BLK 7 OLT 74 DIV D ALDRIDGE PLACE	210156	MACMAHON ALAN B & NANCY EATMAN	3107 WHEELER ST AUSTIN, TX 78705	1928	Craftsman	C	Residential	Residential	Yes
88	3108	WHEELER ST.	LOT 64 BLK 6 OLT 74 DIV D ALDRIDGE PLACE N 7FT OF LOT 7 BLK 9 OLT 73 DIV D FRUTH ADDN	210336	COFFIN CHRISTOPHER S & ANN M	3108 WHEELER ST AUSTIN, TX 78705	1925	Craftsman	C	Residential	Residential	Yes
89	3109	WHEELER ST.	S 75FT AV LOT 67 BLK 7 OLT 74 DIV D ALDRIDGE PLACE	210157	SUSHOLTZ RODNEY DEAN	3834 SPICEWOOD SPRINGS RD, STE 202 AUSTIN, TX 78759	1935	Spanish Eclectic	C	Residential	Residential	No
90	3110	WHEELER ST	LOT 62 LESS SW TRI OF BLK 6 OLT 74 DIV D ALDRIDGE PLACE	210335	TANKERSLEY FREDERICK EUGENE & PATRICIA	3110 WHEELER ST AUSTIN, TX 78705	1923	Contemporary	NC	Residential	Residential	Yes
91	3112	WHEELER ST	LOT 2 MARKOVITS & DILLER ADDN	211199	MARKOVITS RICHARD SPENCE & INGA	3112 WHEELER ST AUSTIN, TX 78705	1923	Classical Revival	C	Residential	Residential	Yes
92	3114	WHEELER ST.	LOT 1 MARKOVITS & DILLER ADDN	211198	TOMLINSON STEVEN & EUGENE SEPULVEDA	3114 WHEELER ST AUSTIN, TX 78705	1923	Craftsman/ Tudor Revival	C	Residential	Residential	Yes

Map Key	Address Number	Street Name	Legal Description	Property ID	Owner's Name	Owner's Address	Construction Date	Architectural Style	Contributing Status	Historic Use	Current Use	Owner's Support
93	3116	WHEELER ST.	LOT 56 & N TRI LOT 59 BLK 6 OLT 74 DIV D ALDRIDGE PLACE	211197	SIVLEY STEVEN R	3116 WHEELER ST AUSTIN, TX 78705	1920	Classical Revival	C	Residential	Residential	Yes
94	3118	WHEELER ST.	LOT 54-B RESUB OF LOT 54 BLK 6 ALDRIDGE PLACE	211211	BARKLEY JOHN	3117 GUADALUPE ST. AUSTIN, TX 78705	1914	Craftsman	C	Residential	Residential	Yes
95	3120	WHEELER ST.	LOT 52 BLK 6 OLT 74 DIV D ALDRIDGE PLACE	211196	VALERA ALBERT & PATRICIA J TANG	3120 WHEELER ST AUSTIN, TX 78705	1912	Craftsman	C	Residential	Residential	Yes
95.5	3120	WHEELER ST.	LOT 52 BLK 6 OLT 74 DIV D ALDRIDGE PLACE	211196	VALERA ALBERT & PATRICIA J TANG	3120 WHEELER ST AUSTIN, TX 78705	1912	Rustic Wall	C	Rustic Wall	Rustic Wall	Yes
96	3124	WHEELER ST.	LOT 50 BLK 6 OLT 74 DIV D ALDRIDGE PLACE	211195	DORMAN KENNETH R & DIANNA M	3124 WHEELER ST AUSTIN, TX 78705	1912	Georgian Revival	C	Residential	Residential	Yes
97	550	W 32nd St.	ALDRIDGE PLACE COLUMNS				1915	City Beautiful	C	Columns	Columns	
98	3117	GUADALUPE	LOT 54-A RESUB OF LOT 54 BLK 6 ALDRIDGE PLACE	211213	BARKLEY HOUSE HOLDINGS LP	3117 GUADALUPE AUSTIN, TX 78705	1947	Colonial Revival	C	Residential	Office	Yes
99	3006	HEMPHILL PARK	LOT 11 BLK 9 OLT 73 DIV D FRUTH ADDN	210342	SPENCER HELEN VAN HOOK	1223 NEAL PICKETT DR COLLEGE STATION, TX 77840	1935	Colonial Revival	C	Residential	Residential	
100	3008	HEMPHILL PARK	LOT 10 BLK 9 OLT 73 DIV D FRUTH ADDN	210341	WOOLLETT DAVID WILLIAM PAUL	500 E 32ND ST AUSTIN, TX 78705	1930	Tudor Revival	C	Residential	Residential	
101	3010	HEMPHILL PARK	LOT 8-9 BLK 9 OLT 73 DIV D FRUTH ADDN	210340	DOBBINS PIKE H	3205 GREENLAWN PKWY AUSTIN, TX 78757	1952	No Style	C	Residential	Residential	
102	3014	HEMPHILL PARK	S50FT OF LOT 68 * & S50FT OF E33FT AV LOT 66 BLK 6 OLT 74 DIV D ALDRIDGE PLACE	210339	SUTTON CODY	2235 SOUTH BLVD HOUSTON, TX 77098	1931	Craftsman	C	Residential	Residential	
103	3102	HEMPHILL PARK	LOT 77 BLK 7 OLT 74 DIV D ALDRIDGE PLACE	210152	COELHO ALCYR	3102 HEMPILL PARK AUSTIN, TX 78705	1970	No Style	NC	Residential	Residential	
104	3104	HEMPHILL PARK	LOT 79 BLK 7 OLT 74 DIV D ALDRIDGE PLACE	210151	WOOLLETT FAMILY LIMITED PARTNERSHIP NO 1	500 E 32ND ST AUSTIN, TX 78705	1928	Spanish Eclectic	C	Residential	Residential	
105	3106	HEMPHILL PARK	LOT 81 BLK 7 OLT 74 DIV D ALDRIDGE PLACE	210150	LUSKIN ROBERT C	3106 HEMPILL PARK AUSTIN, TX 78705	1934	Craftsman	C	Residential	Residential	
106	3107	HEMPHILL PARK	LOT 72 LESS NW TRI OF BLK 8 OLT 74 DIV D ALDRIDGE PLACE	210219	MARCOM MR & AM LIVING TRUST	3107 HEMPILL PARK AUSTIN, TX 78705	1949	Early Ranch	C	Residential	Residential	Yes
107	3111	HEMPHILL PARK	LOT 74 BLK 8 OLT 74 DIV D ALDRIDGE PLACE	210220	SALINAS JESSE & CLAUDIA ADRIANA ARANGO LOPEZ	823 KENSINGTON DR FREMONT, CA 94539	1921	Classical Revival	C	Residential	Residential	
108	3115	HEMPHILL PARK	LOT 76 * & S7FT OF LOT 78 BLK 8 OLT 74 DIV D ALDRIDGE PLACE	210221	WILLIS PATRICK M	3115 HEMPILL PARK AUSTIN, TX 78705	1925	Craftsman	C	Residential	Residential	
109	3117	HEMPHILL PARK	N51.88FT AV OF LOT 78 BLK 8 OLT 74 DIV D ALDRIDGE PLACE	210222	HELLER BENJAMIN	3117 HEMPILL PARK AUSTIN, TX 78705	1950	No Style	NC	Residential	Residential	Yes
110	3121	HEMPHILL PARK	W100FT OF LOT 82 BLK 8 OLT 74 DIV D ALDRIDGE PLACE	210185	CREW DAVID FRANCIS & SARA ANN PIETSCH	3121 HEMPILL PARK AUSTIN, TX 78705	1935	Colonial Revival	C	Residential	Residential	Yes

Map Key	Address Number	Street Name	Legal Description	Property ID	Owner's Name	Owner's Address	Construction Date	Architectural Style	Contributing Status	Historic Use	Current Use	Owner's Support
111	3123	HEMPHILL PARK	LOT 2 * LESS S7.94FT AV OF BLK 8 OLT 74 DIV D SPURLIN J C SUBD	210186	GAMMON REGAN K	3125 HEMPILL PARK AUSTIN, TX 78705	1933	Tudor Influence	C	Residential	Residential	Yes
112	3125	HEMPHILL PARK	LOT 1 * & S7.94FT AV OF LOT 2 BLK 8 OLT 74 DIV D SPURLIN J C SUBD	210187	GAMMON WILLIAM III	3125 HEMPILL PARK AUSTIN, TX 78705	1928	Colonial Revival	C	Residential	Residential	Yes
113	3200	HEMPHILL PARK	.1650AC OF LOT 87&89 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213048	NEFF DANIELLE J TRUST	3200 HEMPILL PARK AUSTIN, TX 78705	1925	Craftsman	C	Residential	Residential	
114	3202	HEMPHILL PARK	CEN 54.1FT OF LOT 87&89 BLK 5 OLT 73 DIV D ALDRIDGE PLACE	213047	SIMPSON ZACHARY B	3202 HEMPILL PARK AUSTIN, TX 78705	2005	Gaudi-esque	NC	Residential	Residential	No
115	3204	HEMPHILL PARK	N53FT OF LOT 87&89 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213046	HARRIS WILLIAM M & ELIZABETH TRUSTEES	4100 JACKSON AVE AUSTIN, TX 78731	1928	Craftsman	C	Residential	Residential	Yes
116	3206	HEMPHILL PARK	S54.8FT OF LOT 91,93,95 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213045	PRATHER WILLIAM P III	3206 HEMPILL PARK AUSTIN, TX 78705	1928	Craftsman	C	Residential	Residential	Yes
117	3208	HEMPHILL PARK	0.1897 AC OF LOT 91,93,95 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213044	WIGINTON MELISSA & DAVID F WHITE	3208 HEMPILL PARK AUSTIN, TX 78705	1924	Craftsman	C	Residential	Residential	Yes
118	3210	HEMPHILL PARK	N54FT OF LOT 91,93,95 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213043	WIGINTON JOYCE REAVES TRUSTEE	2014 KIMBROOK DR ROUND ROCK , TX 78681	1930	Colonial Revival Influences	C	Residential	Residential	Yes
118.5	3210.5	HEMPHILL PARK	N54FT OF LOT 91,93,95 BLK 5 OLT 74 DIV D ALDRIDGE PLACE	213043	WIGINTON JOYCE REAVES TRUSTEE	2014 KIMBROOK DR ROUND ROCK , TX 78681	1930	Vernacular: Garage Apartment	C			Yes
119	100	LAUREL LN	LOT 22 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210173	MACKAY CAROL	100 LAUREL LN AUSTIN, TX 78705	1928	Tudor Revival	C	Residential	Residential	Yes
120	101	LAUREL LN	LOT 1 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210206	ATCHISON ROBERT DAVID	101 LAUREL LN AUSTIN, TX 78705	1930	Spanish Eclectic	C	Residential	Residential	Yes
121	102	LAUREL LN	LOT 21 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210174	DAMRON DORIS SUDER & KEITH E TUCKER	15525 ROAD 36.1 MANCOS, CO 81328	1928	Spanish Eclectic	C	Residential	Residential	Yes
122	103	LAUREL LN	LOT 2 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210205	HUMPHREY CHRISTY C	103 LAUREL LN AUSTIN, TX 78705	1928	Tudor Influence	C	Residential	Residential	Yes
123	104	LAUREL LN	LOT 20 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210175	JACOBS JERALD E	104 LAUREL LN AUSTIN, TX 78705	1928	Tudor Revival	C	Residential	Residential	
124	105	LAUREL LN	LOT 3 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210204	LAROSE DAVID & MARGARET	4603 RANGER CREEK RD BOERNE, TX 78006	1928	Prairie Influence	C	Residential	Residential	
125	106	LAUREL LN	LOT 19 BLK 1 OLT 74 DIV V UNIVERSITY HEIGHTS	210176	BORGELT MARY ELLEN & ROGER B	106 LAUREL LN AUSTIN, TX 78705	1928	Tudor Revival	C	Residential	Residential	Yes
126	107	LAUREL LN	LOT 4 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210203	LONGORIA MARIO	107 LAUREL LN AUSTIN, TX 78705	1925	Mission Revival /Spanish Col Revival	C	Residential	Residential	Yes

Map Key	Address Number	Street Name	Legal Description	Property ID	Owner's Name	Owner's Address	Construction Date	Architectural Style	Contributing Status	Historic Use	Current Use	Owner's Support
127	108	LAUREL LN	LOT 18 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210177	SIDES MARGARET BELL	PO BOX 302218 AUSTIN, TX 78703	1935	Tudor Revival	C	Residential	Residential	Yes
128	109	LAUREL LN	LOT 5 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210202	MCADAM STEPHEN J	109 LAUREL LN AUSTIN, TX 78705	1934	Tudor Influence	C	Residential	Residential	
129	110	LAUREL LN	LOT 17 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210178	STEFANI DARIEN & FRANCESCO	110 LAUREL LN AUSTIN, TX 78705	1928	Craftsman	C	Residential	Residential	Yes
130	111	LAUREL LN	LOT 6 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210201	MAXWELL MARY GAY	111 LAUREL LN AUSTIN, TX 78705	1982	Colonial Revival	NC	Residential	Residential	Yes
131	112	LAUREL LN	LOT 16 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210179	HRRROMO PROPERTIES SAN ANTONIO	PO BOX 302218 SAN ANTONIO, TX 78212	1928	Spanish Eclectic	C	Residential	Residential	
132	113	LAUREL LN	LOT 7 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210200	SLOAN SCOTT & CLAYTON MAXWELL	113 LAUREL LN AUSTIN, TX 78705	1928	Craftsman	NC	Residential	Residential	Yes
133	114	LAUREL LN	LOT 15 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210180	MARTIN JAMES LATHAM & TORRI A WEATHERSBY	114 LAUREL LN AUSTIN, TX 78705	1928	Colonial Revival	C	Residential	Residential	
134	115	LAUREL LN	LOT 8 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210199	PREWITT FRANCES JAYNE	115 1/2 LAUREL LN AUSTIN, TX 78705	1933	Spanish Eclectic	C	Residential	Residential	
135	116	LAUREL LN	LOT 14 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210181	GALBRAITH JAMES K	116 LAUREL LN AUSTIN, TX 78705	1936	Spanish Eclectic	NC	Residential	Residential	
136	117	LAUREL LN	LOT 9 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210198	SCHENKKAN PIETER M & MARY F	117 LAUREL LN AUSTIN, TX 78705	1935	Spanish Eclectic	C	Residential	Residential	Yes
137	118	LAUREL LN	LOT 13 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210182	WILLIAMS RONALD T & JEAN M	118 LAUREL LN AUSTIN, TX 78705	1948	Mid-Century Modern	C	Residential	Residential	
138	119	LAUREL LN	LOT 10 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210197	MATHIS LAWRENCE C	119 LAUREL LN AUSTIN, TX 78705	1925	Vernacular	C	Residential	Residential	
139	120	LAUREL LN	.0900AC OF LOT 12 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210183	SATURDAY HOOPS LLC	1120 S CAPITAL OF TEXAS HWY, BLDG 2 SUITE 300 AUSTIN, TX 78746	1935	Craftsman	C	Residential	Residential	
140	121	LAUREL LN	LOT 11 & E5.8FT AV OF LOT 12 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210196	MCDONALD RINDALA	121 LAUREL LN AUSTIN, TX 78705	1937	Colonial Revival	C	Residential	Residential	Yes
141	122	LAUREL LN	PART OF LOT 82 BLK 8 OF ALDRIDGE PLACE & PART OF LOT 12 BLK 1 OLT 74 DIV D UNIVERSITY HEIGHTS	210184	PRUITT KEVIN WARREN & EILEEN P GILL	122 LAUREL LN AUSTIN, TX 78705	1932	Spanish Eclectic	C	Residential	Residential	Yes
142	123	LAUREL LN	W53FT OF LOT 12 BLK 2 OLT 74 DIV D UNIVERSITY HEIGHTS	210195	MARCHANT LAURIE DAVIS	123 LAUREL LN AUSTIN, TX 78705	1928	Neo-Craftsman	NC	Residential	Residential	Yes
143			STREET LIGHTS				c. 1928	City Beautiful	C	Street Lights	Street Lights	

CITY PROPERTY

Map Key	Address Number	Street Name	Legal Description	Property ID	Owner's Name	Owner's Address	Construction Date	Architectural Style	Contributing Status	Historic Use	Current Use	Owner's Support
144		WHITIS AVE. & HEMPHILL PARK	LOT 8 * & ADJ VAC ALLEY PT OF LOT 7 * & PT OF LOT 9-14 BLK 8 OLT 73 DIV D FRUTH ADDN	210218	CITY OF AUSTIN	HEMPHILL PARK AUSTIN, TX 78705	1912	Park	C	Park	Park	Yes
145	3101	HEMPHILL PARK	1.05ACR APPROX OLT 1 74 DIV D ALDRIDGE PLACE PID 210160	210160	CITY OF AUSTIN	HEMPHILL PARK AUSTIN, TX 78705	1912	Park	C	Park	Park	Yes
146	3001	HEMPHILL PARK	LOT 70 OLT 74 ALDRIDGE PLACE LOT 2 5 * & PT OF LT 1,6,7 & LOT 10-14 * LT73 DIV D & ALY FRUTH ADDN PID 210359	210359	CITY OF AUSTIN	HEMPHILL PARK AUSTIN, TX 78706	1912	Park	C	Park	Park	Yes
147	3201	HEMPHILL PARK	1.1ACR OF OLT 74 DIV D ALDRIDGE PLACE	213053	CITY OF AUSTIN	3201 HEMPHILL PARK AUSTIN, TX 78705	1912	Park	C	Park	Park	Yes
148	3000	W 30th St.	30th STREET BRIDGE		CITY OF AUSTIN	HEMPHILL PARK AUSTIN, TX 78705	1935	City Beautiful	C	Bridge	Bridge	Yes
149	3100	HEMPHILL PARK	WHEELER ST. BRIDGE		CITY OF AUSTIN	HEMPHILL PARK AUSTIN, TX 78705	1915	City Beautiful	C	Bridge	Bridge	Yes
150	300	W 32nd St.	32nd STREET BRIDGE		CITY OF AUSTIN	HEMPHILL PARK AUSTIN, TX 78705	1915	City Beautiful	C	Bridge	Bridge	Yes
151	300	W 33rd St.	33rd STREET BRIDGE		CITY OF AUSTIN	HEMPHILL PARK AUSTIN, TX 78705	1915	City Beautiful	C	Bridge	Bridge	Yes

APPENDIX F

F-1: Aldridge Place Owner Notification and Involvement in LHD

F-2: Sample Communications with Owners

F-3: Changes Made to Design Standards Based on Owner Responses

F-4: Local Historic District Statistics

Appendix F-1**Aldridge Place Owner Notification and Involvement in LHD**

Summer 2014: Those spearheading the project spent approximately three months drafting design standards after looking at others from Austin and other cities around country, as well as studying the Local Historic District (LHD) application form and existing LHDs. Hyde Park LHD's design standards were used as a starting point. Along with the design standards, introductory emails about the reason for proposing the LHD and the steps to establish a LHD were communicated.

The general approach taken for all streets was to meet personally with as many neighbors as possible. The leaders started the information and solicitation process with West 33rd St. West 33rd St. owners were divided into three groups with each of the leads taking a portion of the street. Following the positive reception on 33rd St., other streets had either multiple or single leads contacting owners. Owners who did not live in Aldridge Place were emailed or mailed information.

September-November 2014: First Note to 33rd Street Owners announcing a meeting and containing draft design standards regarding the proposed LHD was emailed/mailed/hand-delivered. Steve Sadowsky, the City of Austin's Historic Preservation Officer, attended the meeting and discussed the purpose of LHDs.

November 2014-January 2015: The leaders continued to meet and talk with 33rd St. neighbors about the district and respond to input on the draft design standards.

November 2014, January and February 2015: Leaders went on walk-about on several afternoons to try to find those who hadn't responded at home.

January-April 2015: Leaders started collecting information on other Aldridge Place streets and identifying those interested in managing their blocks. Met with block captains on 32nd Street who divided neighbors among themselves. Provided block captains with information on design standards, talking points, and demonstration of support forms. The block captains conducted a process similar to that used on 33rd Street.

August-October 2015: Laurel Lane block captains meeting and initial information provided to owners with design standards and support ballots.

September 2015: Wheeler block captain sent information to neighbors and held meeting with them to explain LHD and standards.

September-October, 2015: Sent last chance to support district document with new design standards and ballots to 33rd Street owners who have not responded.

August-October, 2015: Emailed/mailed information to owners who block captains do not know or who do not live in neighborhood. Design standards attached. Followed up several weeks later by another notice with information on obtaining ballot.

2015 continuous: Follow-up with owners who haven't submitted support forms.

October-December 2015: Continued to work with Laurel Lane captains to solicit support and other street owners who remain uncommitted.

December 13, 2015: Some support forms signed at annual Aldridge Place Christmas Party.

January 6, 2016: Last chance letter to Laurel Lane and Hemphill Park emailed, mailed or hand delivered.

Appendix F-2**Sample Communications with Owners**

The correspondence below is that which was provided to West 33rd Street owners. These notes served as templates for communications with the owners on other streets. Block captains created their own individual notes in their preferred style. In addition to these mailings, the block captains send individual email and made phone calls in response to questions received.

June 6, 2014: First Note to 33rd St. Owners

Hi 33rd Street Neighbors,

We all know that Aldridge Place is unique. That's a primary reason we live here. To preserve that uniqueness, creation of an historic district on 33rd Street between Speedway and Guadalupe is being initiated.

Why create an historic district? We all know that Austin is growing and changing. Central parts of Austin will become more dense. That is a given that we must acknowledge and accept. For Austin to keep some of its charm and character, however, older structures must be preserved. Aldridge Place is an obvious area for preservation because of the quality and age of the homes and the visual cohesiveness of the neighborhood. In the midst of all the north university density, the city would benefit from the green space and trees that characterize Aldridge Place.

Why only a 33rd Street district? Initial creation of an historic district is easier for a smaller area. Other streets (32nd, Laurel, Wheeler, Hemphill) can be added to the district once it has been created.

How is an historic district created? The City process requires that an application be submitted with information on the neighborhood, individual properties, and their architectural styles. We think that most of the required information has already been prepared for NCCD. The application will be reviewed by city staff (who preliminarily seem to favor creation of the district). The city council will make the final decision.

Several of us have already met to begin drafting development standards. Our goal is to create standards that both preserve the historic fabric of the district and provide flexibility for homeowners who wish to make modifications. The district's existence would add about one month's time to any remodeling application. Improvements made to homes in historic districts will not be taxed by the city at their improved value for 7 years. This allows for amortization of the construction cost.

If you appreciate and want to preserve the feel of Aldridge Place, support for the historic district application is a way to do that. All you have to do is sign a support form. You will get to see the draft development standards, suggest changes, and see the final standards before you are asked to give your support. If 51% of the owners on 33rd St. sign up, the process will go forward. We'll be talking with you soon to answer questions and hopefully get your support for the district.

Please respond by email with questions or to get involved.

September 24, 2014: Second note to 33rd Street Owners was emailed/mailed/hand-delivered.

Hi West 33rd Street Neighbors,

This is a follow-up to our earlier note about creation of an Aldridge Place local historic district (LHD) on West 33rd Street between Speedway and Guadalupe. The neighbors with whom we've talked or corresponded favor the district's creation. That's exactly what we hoped and thought would occur.

In this note, we want to update you on development of the district's design standards, give you our general timeline, and let you know what you'll need to do.

Design Guidelines

We started with the Hyde Park Local Historic District's guidelines, as well as the prototype developed by Preservation Austin, and adapted them as we saw fit. The design metrics (setbacks, etc.) are adopted from our existing code ordinance, the Neighborhood Conservation Combining District (NCCD). We bundled them with the LHD guidelines in the event that the NCCD ordinance is revised or deleted by the current rewriting of our city code. A draft of our guidelines is attached for your review. Please email us with comments and feedback to help finalize the standards.

Here are some of the critical elements:

- No changes are required to current structures.
- If you want to make changes to your house once the district is established, the changes should be in keeping with the current style of your home. Interior changes are not subject to the standards.
- Any changes, as defined by the design guidelines, will require a review by the City Historic Preservation Officer and the Historic Landmark Commission that will add about a month to the regular permitting process.

Timeline

We want to complete our application as quickly as possible. We are required to hire an "historic preservation professional" to prepare the survey of contributing structures, including photos, and the description of the district's architectural style. To that end, we have contacted Terri Myers of Preservation Central, Inc. She has done extensive work in this area, including the Harthan Street Historic District. Terri will commence her work on October 1st. (The application and instructions are at http://www.austintexas.gov/sites/default/files/files/Planning/Historic_Preservation/lhd_zoning_application.pdf if you want to know more.)

What's Your Part

We estimate that the cost of preparing, reproducing, and submitting the application will be about \$7,000, the majority of which would pay for Terri's assistance. We're asking for a contribution of \$225 per household. Any funds remaining after the application process is completed would be used to repair the 33rd Street entrance columns or pay for Hemphill Park improvements (think trees!). Payment should be sent or given to Rick Iverson at 506 West 34th.

In the future, you will need to sign a survey form indicating your preference for or against the district. This will be conducted as a next step, following finalization of the design standards

PS...Please forward this message to any neighbors whose email addresses we don't have.
Attached: NeighborNoteHard

October 24, 2014 Invitation to meeting about LHD with Steve Sadowsky and copy of draft design standards.

Proposed
Aldridge Place Local Historic District
Informational Meeting

Wednesday, November 5th
6:00 pm – 7:30 pm

Hosted by: Alegria Arce and Charles Hibbetts
110 West 33rd Street

At this upcoming first Aldridge Place local historic district (LHD) meeting, Steve Sadowsky, the City's Historic Preservation Officer, will discuss the purposes, requirements, and benefits of LHDs. He'll explain how a LHD can preserve the character and visual cohesiveness of our neighborhood and answer questions about design standards. Joining us will be Terri Myer of Preservation Central, who will prepare our LHD application's analysis of individual house styles and the district's overall architectural character.

Copies of our draft standards have been emailed or sent to owners on West 33rd Street from Speedway to Guadalupe and are attached to this invitation. Please review the proposed standards and come prepared to discuss them.

This meeting is intended as an opportunity to answer your LHD questions, and we hope the proposed design standards meet with your approval. City-prescribed forms to support the district, which requires agreement by 51% of owners to proceed, will be available for signing.

The preparation of our application will cost approximately \$7,000. We are requesting a \$225 per property contribution.

Please RSVP with the names of attendees and questions for Steve to jcbeinke@sbcglobal.net. If you didn't receive an invitation via email and would like to be kept informed, send an email as well.

We very much look forward to seeing you on November 5th.

Attached: AldridgePlaceStandardsFirstDraft

November 5, 2014 Meeting of 33rd Street neighbors with Steve Sadowsky at Alegria Arce's House (Rick and Janet attended)

March 30, 2015: Information sent to 32nd Street block captains (similar information was provided to Wheeler and Laurel block captains; Hemphill Park Street was covered by individuals from the other streets.):

The first email had:

- Design Standards
- Emails to neighbors

This second had:

- NCCD
- Hemphill Park National Register Application Abstract by Catherine Cordeiro

This third one has:

- Election forms

September 16, 2015

Dear West 33rd Street Owners, (those who haven't responded)

During the past 9 months, we have mailed, emailed, or delivered to you information on the proposed Aldridge Place Local Historic District (LHD). If you are receiving this note, it is because we haven't heard from you regarding the establishment of the LHD. We wanted to make sure you have received the latest copy of the design guidelines (attached) which will go into effect once the LHD is approved by the city.

If you would like to exercise your voice regarding this effort, now is the time to sign a ballot for or against the LHD. To receive that ballot, please email Janet Beinke at jcbeinke@sbcglobal.net or call 512-608-1116. We are also requesting a payment of \$225, made out to Rick Iverson, to cover the cost of property surveys conducted by a registered historic preservation specialist. The survey is a city requirement and must accompany the application for the LHD.

If you have any questions regarding the LHD and what it means for you, please contact Janet or:

Roger Binkley rogerbinkley@gmail.com 512-415-4400
Rick Iverson iver506@gmail.com 512-451-1011

We hope to hear from you.

Thanks

October 7, 2015 last chance note to 33rd St. owners who hadn't responded

Dear West 33rd Street Owner,

In mid-September, I emailed you with information about the proposed Aldridge Place Local Historic District and the Design Guidelines. I hope that you have had an opportunity to review the reasons for proposing the district and the Guidelines.

As mentioned in the previous email, if you would like to exercise your voice regarding this effort, now is the time to sign the attached ballot for or against the LHD. The wording and layout of the support form are provided by the City of Austin. The form can be scanned and emailed back to me at jcbeinke@sbcglobal.net.

If you would like to aid the preparation of our application, you can provide check for \$225 (made out to Rick Iverson at 506 West 34th Street 78705) to cover the costs for the architectural survey, which must be conducted by a licensed historic preservation specialist. Your support form could be included with your check.

If you have questions, please email or call any of the individuals below. We'll be happy to provide you with additional information.

Appendix F-3

Changes Made to Design Standards Based on Owner Responses

The draft design standards were provided to 33rd Street owners and often discussed in personal meetings. For that reason, there is no paper trail for many of the comments and responses. The current version of the standards is the seventh revision. In each version, the leaders sought to enhance the clarity and conciseness of statements, reduce redundancy, capture those district characteristics that neighbors wanted preserved, develop statements that were appropriate to a neighborhood with numerous architectural styles...what else?

- The initial draft was based on an amalgamation of standards from Austin LHDs and from other cities around country. Appropriate North University NCCD statements were incorporated into the standards so that they would continue to govern the LHD if city ordinances changed to eliminate them.
- The first revision resulted from numerous excellent comments from Steve Sadowsky who had reviewed the initial draft.
- The first few revisions had the most extensive changes.
- Statements about windows, doors, and porches generated the most questions.
- The next revisions changed, added, and/or clarified statements, such as adding or eliminating specific types of materials, changing statements like “floor-to-ceiling height” to scale, where appropriate using “similar” rather than “identical,” and adding qualifiers such as “if feasible.”
- A few statements were altered because of unique circumstances concerning specific properties.
- Some changes were made after comments and suggestions given by architects and contractors who reviewed the draft.
- A Reasonableness Clause was added to allow for just what it says: reasonableness. It says: “The purpose of these Design Standards is to preserve the historic character of Aldridge Place. The Board of Trustees recognizes that strict compliance with the standards will best serve this purpose. However, if a property owner(s) can prove that unforeseen circumstances and conditions have arisen that would render strict compliance with these Standards impossible or unreasonable, the Board of Trustees may, in their discretion, permit a reasonable design or development decision that is consistent with the historic character and scale of Aldridge Place.”
- The last revision was made in response to the suggestion by the City’s legal department that the new construction standards should be separated from the statements controlling contributing properties. The Green Builder Program also weighed in on sustainability sections.

Discussions with neighbors revealed misunderstandings about required changes and city restrictions that result from existing ordinances but are not related to LHD standards.

Appendix F-4 Aldridge Place LHD Nomination Statistics

Summary of Demonstrations of Support

- 138 properties in Aldridge Place LHD; 104 or 75 % of owners responded to requests to complete demonstration of support forms.
- 95% of respondents favor creation of the LHD, or 72% of all property owners. Only 5 votes in opposition were received and only one owner living in Aldridge Place was against.
- If City of Austin property is included as supporting, 96% of responders favor establishment of the LHD. The response rate increases to 78% with 75% supporting.

Demonstration of Support Forms	Support Forms					
	No. of Properties*	For	Against	Percent Supporting of All Props	Percent Supporting of Responders	Percent Responding
West 33rd & 34th Streets	43	33	2	77%	94%	81%
West 32nd Street, Lipscomb & 3205 Guadalupe	35	30		86%	100%	86%
Wheeler Street & 3117 Guadalupe	16	13	2	81%	87%	94%
Hemphill Park	20	9	1	45%	90%	50%
Laurel Lane	24	14		58%	100%	58%
Subtotal	138	99	5	72%	95%	75%
City of Austin	17	17		100%	100%	100%
Total	155	116	5	75%	96%	78%

* Residences total 29.5528 acres (or 88.2% of land and parkland is 3.96 acres (or 11.8% of land). Calculation gives City 11% of votes or 17 votes.

Owners of Properties by Support for the LHD and Where They Live

- 107 of the 138 properties in Aldridge Place LHD are owned by individuals living in Aldridge Place.
- 82% of owners living in Aldridge Place support the LHD; 38% of owners who don't live in the LHD support it.
- 18% of owners living in the LHD did not respond; 47% of owners not living in the LHD did not respond.

Owners Living in Aldridge Place			Owner in AP			Owner NOT in AP		
	Owner in AP	Owner Not in AP	Supporting	NOT Supporting	No Response	Supporting	NOT Supporting	No Response
33rd St & 34th St	33	10	30	0	3	3	2	5
32nd St (Lipscomb 3205G)	29	6	25	0	4	5	0	1
Wheeler St. (3117 G)	13	3	12	0	1	1	2	0
Hemphill Park	13	7	8	1	4	1	0	6
Laurel Lane	19	5	12	0	7	2	0	3
Total*	107	31	87	1	19	12	4	15
Percentages	78%	22%	82%	1%	18%	38%	13%	47%

Resources Contributing Status

- 159 resources were surveyed in Aldridge Place, including 5 city resources (park and 4 bridges). Hemphill Park was donated to the City when the Aldridge Place subdivision was created.
- 141 of the resources were determined to be contributing by a historic preservation specialist.
- 136 of 154 (88%) of non-City resources are contributing

Contributing Resources	Number	Contributing		Non-Contributing	
		Number	Percent	Number*	Percent
West 33rd & 34th Streets	52	44	85%	8	15%
West 32nd Street, Lipscomb & 3205 Guadalupe	35	33	94%	2	6%
Wheeler Street & 3117 Guadalupe	17	16	94%	1	6%
Hemphill Park	21	18	86%	3	14%
Laurel Lane	24	20	84%	4	16%
Aldridge Place Columns and Lights	5	5	100%	0	0%
Subtotal	154	136	88%	18	12%
City of Austin	5	5	100%	0	0%
Total	159	141	89%	18	11%

*Includes 5 townhomes built in 1981. 2 lots are not considered resources.

Types of Resources by Contributing Status

- 119 of the 136 (88%) primary residences in Aldridge Place are contributing, 17 are not.
- 10 auxiliary dwelling units are very visible from the streets in the LHD; 9 of these are contributing.

Contributing Status of Resources	Contributing				Non-Contributing			Total
	Houses	Auxiliary Dwellings	Column, Bridge, Park, Wall, Lights	Subtotal	Houses	Auxiliary Dwellings	Subtotal	
West 33rd & 34th Streets	34	9	1	44	7	1	8	52
West 32nd Street, Lipscomb & 3205 Guadalupe	33	0		33	2	0	2	35
Wheeler Street & 3117 Guadalupe	15	0	1	16	1	0	1	17
Hemphill Park	17	1	0	18	3	0	3	21
Laurel Lane	20	0	0	20	4	0	4	24
Aldridge Place Columns and Lights			5	5				5
Subtotal	119	10	7	136	17	1	18	154
City of Austin			5	5				5
Total	119	10	12	141	17	1	18	159

Rental Units in Aldridge Place

- 75 of the 136 (55%) properties in Aldridge Place with housing units (2 properties are vacant lots) are rented or have rentable units.
- 60 primary residences are rented or have rentable space (duplex/multi-family units) that is not occupied by owners.
- Another 54 dwelling units are in garage apartments or similar units.

Rental Statistics	Some Portion of Property is Rentable	Some Portion of Resource is Rentable	Number of Rentable Units	
			House*	Other Rental Units
33rd St & 34th St	26	33	20	26
32nd St (Lipscomb 3205G)	16	16	14	8
Wheeler St. (3117 G)	8	8	4	6
Hemphill Park	15	16	15	10
Laurel Lane	10	10	7	4
Total	75	83	60	54

*Includes primary residences that are rented or have rentable space (duplex/multi-family units that are not occupied by owners.)

Owners of Resources by Support for the LHD and Where They Live

- 115 of the 149 (77%) privately owned resources are owned by individuals living in Aldridge Place. Of these 62% or 93 owners support the LHD, 1 does not support the LHD and 19 or 13% did not respond.
- 34 of the 149 (23%) privately owned resources are owned by individuals NOT living in Aldridge Place. Of these 34 owners, 14 or 9% support the LHD; 4 or 3% do not support the LHD, and 16 or 11% did not respond.

Owners Living in Aldridge Place*				Owner in AP*			Owner NOT in AP		
	Owner in AP	Owner Not in AP	Total Resources	Supporting	NOT Supporting	No Response	Supporting	NOT Supporting	No Response
33rd St & 34th St	39	13	52	35	0	3	5	2	6
32nd St (Lipscomb 3205G)	29	6	35	25	0	4	5	0	1
Wheeler St. (3117 G)	14	3	17	12	0	1	1	2	0
Hemphill Park	14	7	21	9	1	4	1	0	6
Laurel Lane	19	5	24	12	0	7	2	0	3
Subtotal	115	34	149	93	1	19	14	4	16
Percentages	77%	23%	100%	62%	1%	13%	9%	3%	11%

*Resources exclude 2 vacant lots (which are not considered resources, but whose owners support the LHD) and 10 non-private resources (4 columns, streetlights, park and 4 bridges).

Architectural Style of Resources in Aldridge Place LHD

- Of the 147 buildings, 30 or 20% are in the Craftsman style.
- 74 or 50% are in a revival style, with Tudor influenced houses being the most numerous.

Architectural Style	Number of Resources	Percent of Dwelling Res.
Classical Revival, Neo-Classical, Free Classic	7	5%
Colonial Revival	19	13%
Craftsman, Neo-Craftsman, etc	30	20%
Prairie, Prairie Influence, Prairie School	10	7%
Spanish Eclectic	14	10%
Tudor Revival, Tudor Influence, Tudor Elements	21	14%
Other/Multiple Revival	15	10%
Early Ranch, Postwar Modern, Ranch, Ranch Style	6	4%
Vernacular and Texas Vernacular	9	6%
Other	16	11%
Subtotal: Buildings	147	100%
Park	1	
Rustic Wall	2	
City Beautiful (Bridges, Columns, Lights)	9	
Subtotal: Non Buildings	12	
Total	159	

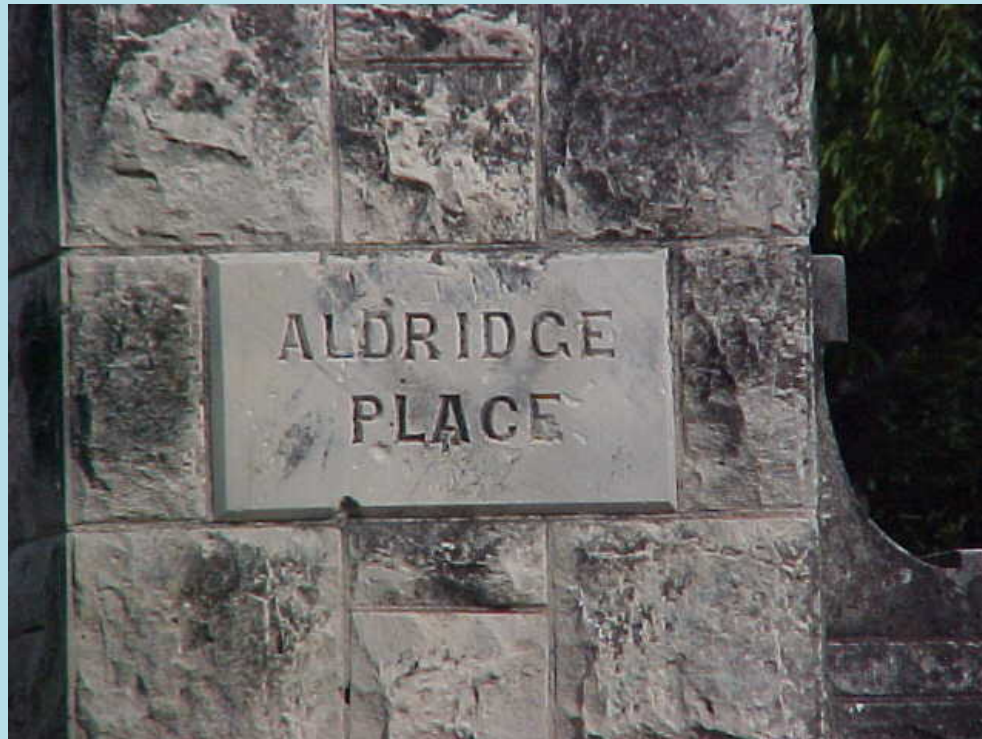
Construction Date and Contributing Status of Resources

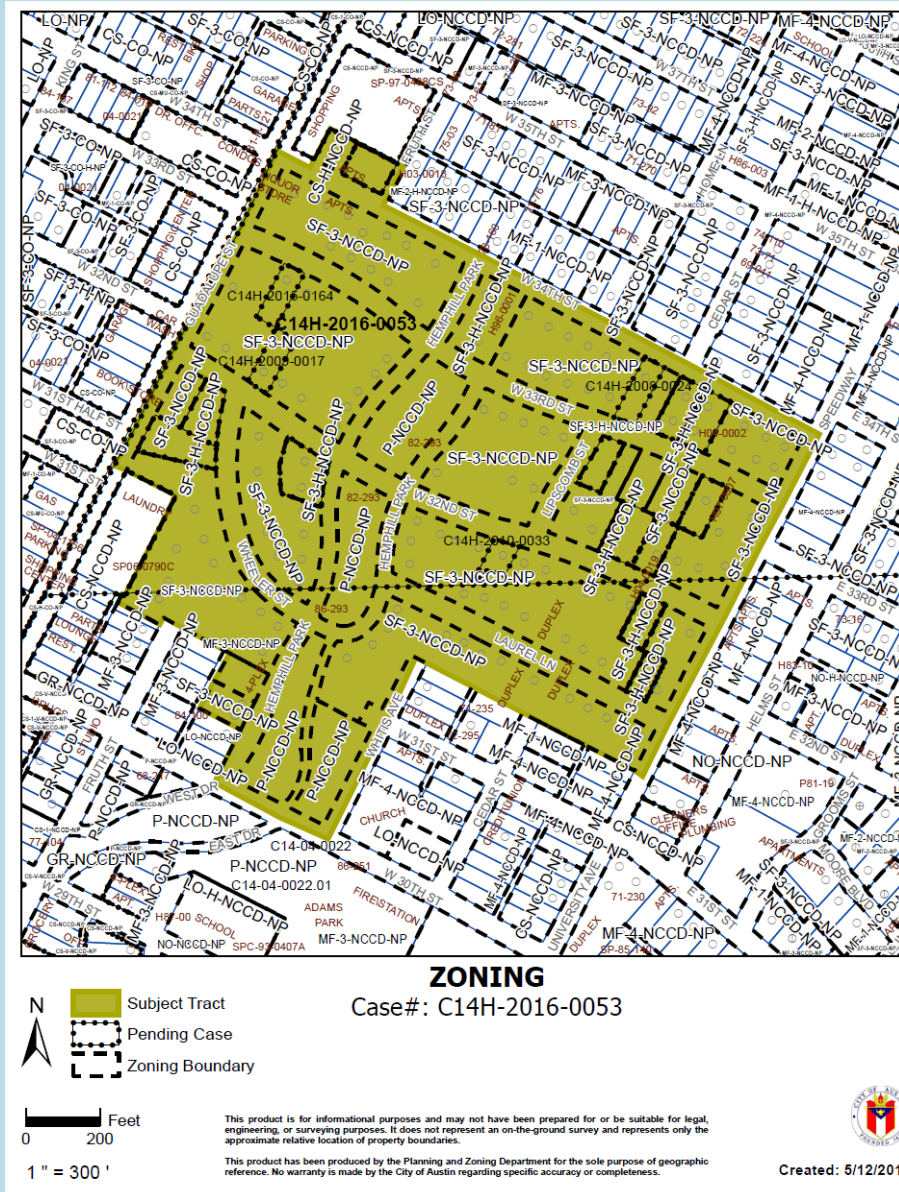
- 68 resources (43%) of the 159 resources were constructed from 1920 and 1929.
- Another 46 (29%) were built from 1930 to 1939.
- Only 10 resources were built after the 1965 fifty years of age period. Of these 5 are a group of townhomes constructed after a property burnt. One house was built earlier but substantially remodeled in 2015.

Date and Contributing Status	Contributing			Non-Contributing		Total	
	House	Other Dwelling	Other	House	Other Dwelling	Number	Percent
Before 1910	1					1	1%
1910-1919	13		9			22	14%
1920-1929	62	1	1	4		68	43%
1930-1940	36	7	1	2		46	29%
1947-1965	7	2	1	2		12	8%
After 1965				9	1	10	6%
Total	119	10	12	17	1	159	100%
Percentage	75%	6%	8%	11%	1%	100%	

Aldridge Place Historic District Workshop

September 19, 2016





Aldridge Place Historic District

- General Provisions
 - Higher bar to demolition of contributing properties within the district.
 - Design standards promote compatible design for new additions and new construction within the district.
 - Property tax incentives for rehabilitation of buildings.

Aldridge Place Historic District

- City process
- Work to the exterior or site may need review by the City and/or Historic Landmark Commission.
- Interior work and routine maintenance is excluded.

Aldridge Place Historic District

- What is a contributing building?
- Do the Design Standards apply to non-contributing buildings?

Aldridge Place Historic District

- Certificate of Appropriateness
- Reviewed by the Historic Preservation Office or the Historic Landmark Commission in accordance with the proposed Aldridge Place Historic District Design Standards.

Aldridge Place Historic District

- A Certificate of Appropriateness is required for:
 - 1. Exterior alterations to existing contributing buildings, such as additions, or the installation of new windows, doors, or roofs.
 - 2. New construction.
 - 3. Landscape features requiring a City permit – fences and walls.
 - 4. Demolition
 - 5. Relocation

Aldridge Place Historic District

- Staff vs. Commission Approval
- Staff may approve:
- Demolition of outbuildings
- Construction of a one-story addition or outbuilding of less than 600 square feet.
- Construction of a two-story addition to the rear of a two-story house.
- Pool, decks, fences, and back porch enclosures.

Aldridge Place Historic District

Design Standards

Modifications to Contributing Buildings

- Retain the original façade of contributing buildings.
- Do not add architectural features to a building it never had.
- Repair damaged exterior materials to the greatest extent possible – if materials must be replaced, use materials that match or are similar to the original materials.
- Aluminum and vinyl siding are not appropriate materials for contributing houses in the historic district.

Aldridge Place Historic District

Design Standards

Modifications to Contributing Buildings

- Do not enlarge, alter, or relocate doorways on the front of the house.
- Repair or rehabilitate original windows and screens to the greatest extent possible. Do not use tinted glass or tinted film on original windows.
- If window replacement is necessary, use windows and screens that match the scale, profile, appearance and configuration of existing historic windows. Vinyl and aluminum windows or windows with interior vinyl pane dividers are not appropriate.

Aldridge Place Historic District

Design Standards

Modifications to Contributing Buildings

- Preserve original front and street-side porches. Do not enclose open front or street-side ground-floor porches except with screens.

Aldridge Place Historic District

Design Standards

Modifications to Contributing Buildings

- Retain the original roof pitches and profiles on the building.
- In replacing roof materials, consider first the use of the original material, then the use of a product that resembles the original materials.
- Metal roofs are acceptable.
- Preserve existing chimneys. Use original or similar replacement materials to rebuild a fallen or unstable chimney.

Aldridge Place Historic District

Energy conservation measures

- Locate all new mechanical or energy conservation equipment so that they do not obscure the front view of the building.
- Locate photovoltaic, solar thermal, wind power, and satellite dishes on ancillary structures or new additions to the maximum extent feasible. If they must be placed on the main house, hide them from the front view of the house to the greatest extent possible. Do not locate free-standing solar panels on the front or street sides of a structure.
- Paint any PVC rainwater harvesting pipes visible from the street to match the house paint or trim. Rainwater collection tanks should be as unobtrusive as possible from the front view of the house.

Aldridge Place Historic District

Design Standards

Additions to Contributing Buildings

- Design new additions so as to not visually overpower the existing building, compromise its historic character, or destroy any significant historic features or materials.
- Locate additions as inconspicuously as possible.
- Design additions to have the same scale as the existing house.
- Locate second-story additions at least 15 feet or one-third of the depth of the house back from the front house wall.

Aldridge Place Historic District

Design Standards

Additions to Contributing Buildings

- Locate additions behind the ridgeline of the original roof if the building has a side-gabled, hipped, or pyramidal roof form.
- Construct additions so as to require the removal or modification of a minimum of historic fabric.
- Do not remove any portion of the front façade to construct an addition.
- Design the addition to complement the scale, massing, roof form, and materials of the original building.
- Locate additions to the rear or rear side of the building so that they will be less visible from the street.

Aldridge Place Historic District

Design Standards

Additions to Contributing Buildings

- Do not attach a separate residential unit to a primary residence.
- Place additions in street side yards a minimum of 15 feet from the street.
- Consider the effect that the addition will have on adjacent buildings.

Aldridge Place Historic District

Design Standards

Additions to Contributing Buildings

- Make the pitch and height, materials of the roof of the addition match or be compatible to that of the existing house.
- Make windows visible from the street compatible with those on the house in terms of sash configuration, proportion, spacing, and placement.
- Use exterior siding materials on the addition that match or are compatible with that of the existing house.

Aldridge Place Historic District

Design Standards

Driveways and parking

- Driveways and parking are subject to an impervious cover restriction of 45% of the property. Do not use a circular drive.
- A parking space may not be located in a street side yard unless it is part of the original configuration.
- Pavement for a parking space in a front yard may not be located in front of a principal structure.

Aldridge Place Historic District

Design Standards

Fences and garages

- Construct fences with materials that are compatible with the architectural character of the house.
- Front yard fences may not exceed a height of 4 feet and shall have a ratio of open space to solid materials of not less than 1 to 1.5.
- Locate garages behind primary residences out of the view of the street. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building.

Aldridge Place Historic District

Design Standards

Fences and garages

- When rebuilding an original garage or adding a second story to it, make the roof pitch and style of siding match or be complementary to the original structure.
- When installing new garage doors, make them complementary in design to the original structure or match historic garage doors.

Aldridge Place Historic District

Design Standards - New Construction

- New construction shall have a maximum height of 30 feet with the following setbacks:
 - Front – at least 25 feet, excluding the porch.
 - Street-side – at least 15 feet, excluding the porch.
 - Interior side yard – 10 feet
 - Rear – at least 10 feet, or 15 feet for a through lot.
- Front porches may extend a maximum of 8 feet into the front yard setback if the principal building has a setback of at least 25 feet. On a corner lot, a porch may extend a maximum of 5 feet in front of the 15-foot street-side yard setback.
- Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction.

Aldridge Place Historic District

Design Standards - New Construction

- Use massing, scale, and architectural elements typical of the contributing buildings on the block.
- Use a roof form typical of roof types within the district.
- Locate the primary entrance to the building on the front. Use a front entryway configuration that is compatible with the front entries of contributing houses in the district.
- Use exterior wall materials that are compatible with those on the contributing structures on the block, such as wood, cementitious lap siding, brick, or stucco.
- Use stone, stucco, or brick as the primary materials for an exterior chimney.

Aldridge Place Historic District

Design Standards - New Construction

- Accessory buildings may not exceed 10% of the site. Accessory buildings should be located in rear yards with a minimum rear setback of 5 feet. Use materials compatible with the primary building on the site.

Aldridge Place Historic District

- Questions and Answers

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ALDRIDGE PLACE LOCAL HISTORIC DISTRICT

BY THE NUMBERS

- 10-block residential neighborhood in North Central Austin (south of 34th street) between Speedway Blvd. and Guadalupe St. comprised of 138 properties and 159 historic resources.
- Includes the Buddington House on 34th Street. Built in 1860, it stands as the oldest house immediately north of the University of Texas.
- Period of significance is 1860: 1912-1965.
- Aldridge Place established and platted in 1912 by former mayor Lewis Hancock (1885-87).
- Planned community based on the then-popular City Beautiful Movement, resulting in the Hemphill Park greenbelt (the 4 acre community gathering place), vintage streetlights and bridges, curved streets sloping to the Park, sidewalks, no alleys, hidden electrical wires, and void of stables. In essence a relaxed, natural, front-porch neighborhood close to downtown. It remains that way 104 years later.
- Many homes designed by notable Austin architects of the period...Hugo Kuehne (1884-1963), Roy L. Thomas (1886-1968), Edwin C. Kreisle (1888-1971).
- Architectural styles include Vernacular, Prairie, Craftsman, Revival (Colonial, Spanish, Mediterranean, Tudor, Classical), and Ranch.
- 14 Austin Landmark Homes.
- Contributing Resources total 89%; Non-Contributing total 11%.
- 75% of owners responded to no fewer than three ballot requests.
- 95% of responders voted in favor of the Aldridge Place LHD.
- 5% of responders voted against the Aldridge Place LHD.
- 55% of properties are rented or have rental units. 60 rentable units are in primary residences and 54 dwelling units are garage apartments or similar units.

ALDRIDGE PLACE LOCAL HISTORIC DISTRICT NOMINATION SUMMARY

The proposed Aldridge Place Local Historic District is a ten-block residential district located in north-central Austin encompassing 138 properties with 136 single-family homes and apartments, and 11 substantial, street-facing garage apartments. Also within the district are a historic park, bridges, stone entry gates, and vintage streetlights. The district is generally bounded on the north by West 34th Street, including the north side of the 500 block; by Speedway Blvd. on the east; by West 30th Street on the south; and by Guadalupe Street on the west.

The district includes the original Aldridge Place subdivision, which was platted as an addition to the City of Austin in 1912 and Aldridge Place Reserved (University Heights) which was added to the original plat in 1924. For the purposes of the proposed Local Historic District, the name “Aldridge Place” has been slightly expanded to include the historic Buddington-Benedict-Sheffield Compound which is adjacent to and historically associated with Aldridge Place on its north side.

Today, the Aldridge Place Local Historic District is a remarkably intact historic neighborhood rooted in the development of the University of Texas and Austin’s early suburbs. Its layout reflects the principles of the City Beautiful movement, and its architect-designed structures outstandingly reflect the local and national trends of its time.

Period of Significance (1860; 1912-1965)

The Period of Significance for Aldridge Place extends from 1860 to 1965. It begins with the construction of the limestone dwelling built in the countryside north of the city of Austin in 1860 and ends with the close of the historic period in 1965, as recommended in the Secretary of the Interior’s Guidelines for historic districts.

The earliest extant building in the Aldridge Place Local Historic District is the two-story limestone house built on Guadalupe Street by Albert Buddington in 1860. At the time, the house was one of only a few scattered farmsteads that dotted the rural landscape north of the Austin city limits and remains the oldest known building north of The University of Texas campus. The Buddington House survives as a vestige of the vernacular type most closely associated with prosperous frontier landowners in rural Central Texas in the antebellum period before the Civil War.

In 1883, nearly a quarter century after Buddington built his rural home, The University of Texas was chartered, an act that would draw the city’s population northward to its environs. As Austin expanded from its original boundaries, the farmland north of the UT campus became attractive for development as suburban additions to the city. Numerous subdivisions were established from the late 19th and early 20th centuries surrounding the area that in 1912 Lewis Hancock platted as the Aldridge Place subdivision. Hancock was a prominent banker, mayor of Austin from 1895 to 1897 and founder of the Austin Country Club, which is now the City’s Hancock Golf Course.

Aldridge Place Subdivision

Unlike the earlier subdivisions, Aldridge Place is an example of the aesthetically driven neighborhood planning principles of the City Beautiful Movement that became popular

during the first few decades of the twentieth century. The movement emphasized beautification and natural scenery to provide attractive and safe environments for urbanites in efforts to mitigate congestion, blight, and inappropriate land use. The goals of the movement were rooted in the ideologies and designs of famed landscape designer Frederick Law Olmsted (1822-1903). Olmsted argued that parks and other green spaces raised surrounding land values, contributing to private enterprise and returning their costs through increased municipal real estate taxation.

In keeping with this City Beautiful tradition, Aldridge Place was platted around Hemphill Park, a greenbelt on either side of Hemphill Creek (aka West Branch of Waller Creek). The roads on either side of the Hemphill greenbelt are narrow and winding, forcing the busy city-goer to slow down as he or she enters the neighborhood. This sense of change in environment from the efficient grid pattern of the built environment surrounding Aldridge Place introduces quiet relief that is immediately felt. It is also notable that many of the streets in Aldridge Place dead end, without connecting to the surrounding streets. Hemphill Park, which was deeded to the city in 1912, remains a desirable amenity that attracts people to the neighborhood. Aldridge Place is an excellent, small-scale example of how the City Beautiful aesthetic played out in Austin.

Aldridge Place was designed with regard to the natural, gently sloping landscape of the site. The lots and blocks in Aldridge Place are organic; their size, shape, and placement follow the curve of the landforms and are thus of inconsistent size, shape, and placement along the sloping streets.

In advertisements from the time, Aldridge Place is referred to as “the suburb beautiful--- where suburban life and city luxuries are delightfully combined,” and a place “developed for lovers of the artistic and beautiful in their home surroundings.” Real estate agent, K.C. Miller claimed, “Drive or walk through Aldridge Place. You will exclaim: ‘How can such beauty lie in the heart of the town!’”

The sense of place was heightened by decorative streetlights and stone entry gates. The limestone columns are etched “Aldridge Place” and placed at the east and west entrances of West 32nd and 33rd Streets. This example of civic art, marking the entrance to the neighborhood, was likely also inspired by the City Beautiful movement.

Only houses, either single-family dwellings or low-density (two-to-four unit) apartment buildings, could be built in the subdivision. A minimum expenditure for construction was obligatory, with a tiered standard for one- and two-story dwellings. The deed also required that all houses be built facing inward toward the district’s streets; alleys were forbidden, and sidewalks were mandatory, making it a front-porch society. Stables were prohibited thereby deterring undesirable smells and waste. Electric utilities were placed on the back of lots and underground in public places. Houses within the district generally maintain a standard setback of about 20 to 25 feet from the street and are usually sited at the center of their lots.

Architectural Styles and Significance of Aldridge Place

National trends greatly influenced the architectural palette of Aldridge Place. By the 1910s, the country had moved away from Victorian models and embraced new American design as reflected in the Prairie School and Craftsman styles. When Aldridge Place was platted in 1912, Prairie School design was at the height of its popularity nationwide and a number of homes in the district fall into this category. As the decade

progressed, however, the Craftsman aesthetic supplanted the more restrained Prairie School in popularity, and a large number of the district's houses built from the mid-1910s, through the 1920s and into the 1930s display its distinctive form and decorative characteristics. At the same time, Americans began to look to their national past for architectural inspiration, launching an interest in Colonial Revival styles. Colonial Revival styles, including the Georgian Revival variant, appeared in the district by the late 1910s and remained popular throughout the historic period.

Veterans returning from World War I had been exposed to European architectural designs. Their interest in European-inspired Period Revival styles made its way to Aldridge Place where Tudor Revival, Spanish Eclectic (Spanish Colonial Revival), Italian Renaissance Revival and other romantic houses began to appear by the 1920s.

When the Great Depression hit the United States, Austin fared relatively better than other cities throughout the country in the early years of the crisis. Unlike urban centers that relied on manufacturing for employment, Austin's two main employers were the State of Texas and The University of Texas. The result was that construction of new homes in centrally located Aldridge Place continued throughout the depression until the district was largely built out by 1940.

Domestic building resumed immediately after the war restrictions were lifted in 1945 and all but a few of the remaining vacant lots in Aldridge Place were developed with the modern housing types and styles that arose in the early postwar period. The most significant of these modern trends was the huge popularity and wide proliferation of the Ranch Style across the domestic landscape. Little construction has taken place in the district after 1965, the end of the period of significance.

In sum, Aldridge Place LHD has 138 properties, two of which are undeveloped lots. Only a handful of primary houses appeared in the new Aldridge Place subdivision between 1912 and 1919 (13 or 10 percent). The end of World War I ushered in a period of robust construction: 66 or 49 percent were built during the 1920s. Development continued throughout the 1930s to 1940, when 38 resources, or 28 percent, were built. Postwar resources dating from 1946 to the end of the historic period in 1965 account for 7 percent, or 9 resources. An additional 9 resources, or 7 percent of the total number of primary houses, were built after the period of significance. That means 127 primary houses – 93 percent – date to the period of significance.

The dozens of handsome and stately homes in the neighborhood are physical evidence of the collaboration between many of the city's prominent citizens and celebrated architects and builders. The architects designed unique, artful interpretations of then-popular national styles. The use of quality materials and the demand for craftsmanship are evident from the large number of substantial, intact, well-designed landmark homes throughout the district. Due to the high quality of design, materials, and craftsmanship of the houses, owners have elected to preserve rather than replace the architecture of the neighborhood. Minimal changes, including the addition of garage apartments, enclosure of porches and updates to HVAC systems, reflect changing attitudes and amenities in American culture of the mid-century. Today, the desirable location, natural amenities, and attractiveness of the neighborhood remain. All this means that few historic buildings have been lost to demolition.

Assessment of Integrity

Assessments of “contributing” or “noncontributing” status of resources in the Aldridge Place LHD were made by a preservation professional with considerable experience in evaluating properties for local, state, and national historic designations. According to national criteria, “contributing”, properties must have been built during the district’s period of significance (1860-1965), retain sufficient historic integrity to be recognizable to their period of significance, convey an authentic sense of history, and contribute to the district’s overall historic character.

While Aldridge Place has 138 properties, it has 159 surveyed cultural resources; the resources include 136 primary houses, 11 other dwellings, 10 structures (bridges, entry columns, etc.), one collective object (streetlamps), and one site, Hemphill Park. Of the surveyed resources, 89% are contributing to the historic character of the district and 11% are not contributing, including a five-unit townhome built in 1981.

All buildings within the Aldridge Place district were constructed as dwellings of some type, including single-family houses, duplexes, apartment buildings, townhouses, and a substantial number of garage apartments with highly-visible street presence.

CONTRIBUTING RESOURCES:

NUMBER: 141 PERCENT OF TOTAL: 89%

NON-CONTRIBUTING RESOURCES:

NUMBER: 18 PERCENT OF TOTAL: 11%

Summary

Aldridge Place is an extraordinarily intact historic subdivision in Central Austin that has retained its original appearance and landscape patterns and conveys a vivid and accurate sense of its own history. Today, Aldridge Place seeks to confirm its commitment to its preservation by requesting designation as a local historic district.

The neighborhood is nestled in a park-like setting along the Hemphill Creek greenbelt that runs north-to-south through the middle of the subdivision. The curvilinear streets and natural landscape, enhanced by rustic stone-lined creek beds, culverts, and bridges, provide a “City Beautiful” backdrop to this lovely and enduring historic neighborhood

Aldridge Place contains a wide array of outstanding mid-19th to mid-20th century residential properties, ranging from the c. 1860 Texas vernacular stone Buddington House to Ranch and Postwar Modern style buildings from the 1950s. Its early frontier-era property and postwar designs notwithstanding, Aldridge Place is characterized by its large inventory of exceptional Craftsman, Prairie School, and Period Revival style architecture. Despite its relatively small size, Aldridge Place counts 14 City of Austin Historic Landmarks among its 159 historic resources. Most of the landmarks are outstanding examples of Craftsman and Period Revival architecture.

The quality of design and building materials, as well as the careful attention to architectural detail, is borne out by the fact that few of the district’s property owners have seen fit to significantly alter their homes’ original appearance. As a result, Aldridge Place has an exceptionally high ratio of historic to non-historic resources (89 percent versus 11 percent). Additions and modifications to historic resources within the district

are generally subordinate to the original design and use materials that are compatible with their early counterparts. Most new construction has been added to the rear or to the least-visible side of the primary resource. Few major design elements have been compromised by alterations such as front porch enclosures, additions to the primary façade, or replacement of authentic materials.

The neighborhood's meandering streets became home to some of Austin's most prominent citizens, including major political figures, business people, and educators of the early-20th century. These individuals contributed substantially to the growth and development of Austin, Texas.

Aldridge Place exceeds by far the city's requirements for establishing historic districts and is worthy to be designated as an Austin local historic district:

- it is overwhelmingly comprised of contributing historic-age resources 89%,
- it has significant owner support 95%, and
- it remains a fully intact City Beautiful neighborhood as originally planned by Lewis Hancock. Besides the beautiful homes and restful environment, Lewis Hancock's design for Aldridge Place did something equally important: it created a vibrant community. This may not be critical to LHD designation, but it is significant to those who live in the neighborhood. Aldridge Place residents gather for big annual events, like a neighborhood Holiday Party held since 1972, Fourth of July Parades and kids play, park clean-ups, and tree plantings. Equally valuable are more mundane and frequent visits, like sidewalk conversations, front porch talks, and the all-important meetings with dogs in the park.

APPENDIX D

The Aldridge Place Preservation Plan and Design Standards

September 2016

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APPENDIX D THE ALDRIDGE PLACE PRESERVATION PLAN AND DESIGN STANDARDS

Appendix D-1 Relevant Definitions

The following definitions are relevant to the understanding of this document.

Accessory Building: Accessory building means a building in which an accessory use (non-dwelling) is located that is detached from and located on the same site as a building in which a principal use is located.

Certificate of Appropriateness: The documentation provided by the Historic Landmark Commission after review of proposed changes to a contributing structure in the historic district certifying that the proposed change is in conformance with the Aldridge Place LHD Design Standards. Certificates of Appropriateness are governed by Section 25-11-2 and 25-11-212 of the City of Austin Land Development Code, which provide that a person must obtain a Certificate of Appropriateness to change, restore, remove, or demolish an exterior architectural or site feature of a structure that is contributing to the historic district. The City Historic Preservation Officer can approve applications for some Certificates of Appropriateness.

Compatibility Standards: Compatibility regulations are designed to minimize the impact of new construction, remodels, and additions to existing buildings on surrounding properties in residential neighborhoods by defining an acceptable building area for each lot within which new development may occur.

Contributing Structure: A structure that fits the following criteria:

1. Contributes architecturally and/or historically to the historic character of the historic district.
2. Is at least 50 years old and maintains a high degree of integrity in that it retains its historic appearance.
3. Was built during the period of significance for the historic district.

The determination of whether a structure is contributing to the historic district was made by the historic preservation professional who evaluated the survey and inventory of the buildings within the district, in conjunction with professional city staff. A structure is designated contributing to the historic district by the ordinance establishing the district.

Altered structures may still be considered contributing to the character of the historic district if the alterations are minor and have not significantly compromised the integrity of materials and design of the building. However, a building which has been significantly altered and no longer retains its historic appearance is no longer contributing to the district, even if the building is over 50 years old.

Fenestration: The arrangement, proportioning, and design of windows and doors in a building.

Façade: The front or principal face of a building.

Historic District: A historic area (HD) combining district is the collection of structures that give an area its historic character. By definition, at least 51% of the principal buildings within the historic area (HD) combining district must be designated as contributing to the district.

Noncontributing Structure: A structure that fits the following criteria:

1. Is less than 50 years old.
2. Has been significantly altered over time so that the building no longer conveys its historic appearance.

Preservation: Measures necessary to sustain the existing form, integrity, and materials of a historic property. Preservation work generally focuses on maintenance and repair of historic materials and features rather than extensive replacement and/or new construction.

Reconstruction: New construction that replicates the form, features, and detailing of a non-surviving site, landscape, building, structure, or object. Reconstruction replicates the appearance and historic location of a non-surviving feature. Examples of reconstruction include the construction of new window screens that replicate historic screens on a structure, or the replacement of missing eave brackets or porch features. Reconstruction should be attempted only when physical and/or documentary (photographic) evidence is available of the size, scale, proportion, and materials of missing features.

Rehabilitation: The repair, alterations, and additions to a historic property which make a compatible use of the property possible, while preserving those portions or features of the structure which convey the historic, cultural, or architectural values of the structure. Rehabilitation generally involves the construction of additions to historic buildings.

Restoration: The accurate depiction of the form, features, and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstruction of missing features from the restoration period. A restoration project is one that restores the historic appearance of a building by removing later additions or modifications, such as synthetic siding, aluminum windows, reconstructing missing architectural features, and preserving the historic fabric of the structure.

Period of Significance: A time period during the history of a neighborhood or district when a substantial amount of construction activity took place. For Aldridge Place, the period of significant is from 1860 to 1965. The majority of resources in the district (93%) were built during this period of significance.

Appendix D-2

The Aldridge Place Preservation Plan: Overview

D-2.1. The Need for a Preservation Plan

Aldridge Place has one of the most intact concentrations of historic homes primarily from the 1920s and 1930s in the City of Austin and is the site of numerous historic landmark properties from the nineteenth and early twentieth centuries. Its proximity to downtown and The University of Texas, along with an increasing interest in redeveloping downtown Austin, are placing development pressure on the neighborhood.

Local Historic District (LHD) designation is intended to protect and enhance existing historic resources. By establishing Aldridge Place local historic district zoning, the City of Austin provides a mechanism to ensure that architectural changes within district are compatible with its historic character. Some buildings within the district may not have sufficient historical or architectural significance on their own to be designated as Austin Historic Landmarks, but they have significance as part of their neighborhood fabric.

Because it has retained its original appearance and landscape patterns so well, Aldridge Place conveys a vivid and accurate sense of its own history. Furthermore, Aldridge Place is significant for its relevance to important historic development and architectural trends in Austin; it is associated with Austin's premier 20th century architectural firms; it is related to the development of the University of Texas as a world-class institution of higher education; and it is associated with individuals who have contributed substantially to the growth and development of Austin, Texas.

In sum, Aldridge Place exceeds the city's requirements for establishing historic districts: it is overwhelmingly comprised of historic-age resources that retain exceptional levels of architectural integrity; it has an exceptional ratio of contributing to noncontributing properties; it has significant owner support; and it meets all city criteria for designation. From all perspectives, Aldridge Place is worthy to be called an Austin local historic district.

D-2.2. The Overall Purpose of the Aldridge Place Preservation Plan

The City of Austin benefits visually and aesthetically from having buildings from its earlier history with unique architectural styles. Because of the innate historical and architectural value of Aldridge Place as a neighborhood, the primary emphasis for the Aldridge Place Local Historic District will be *preservation*. With LHD designation, in so far as possible, the existing form, integrity, and materials of historic properties or contributing structures will be maintained.

Aldridge Place recognizes that change is inevitable. Changes in lifestyle between the early 1900s and the present require different uses of space. Additions, secondary dwelling units, and new residences will be built. Consequently, the aspects of the Aldridge Place Preservation Plan and Design Standards that address remodeling and new construction aim for appropriateness of construction, determined by compatibility of three types:

1. **Compatibility with neighborhood architectural patterns.** Despite the diversity of housing styles in Aldridge Place, most residential structures in the neighborhood share architectural patterns, including but not limited to an entrance in the front of the

house, a the sidewalk to the front entrance, and windows that are taller than they are wide.

2. **Compatibility with the immediately surrounding structures.** New buildings should be reviewed in the context of their surroundings.
3. **Compatibility of structures in neighborhoods surrounding LHD.** Compatibility of structures in the neighborhood surrounding the LHD must comply with March 2016 city standards. Historic landmark (H or HD) within the Aldridge Place LHD are subject to the March 2016 city compatibility standards Chapter 25-2, Subchapter F.

Designation of the Aldridge Place Local Historic District does not require property owners to make changes to their properties, such as returning buildings to their historic appearance. Additionally, the review of construction projects within the district that results from district designation is limited to those projects that affect the exterior of the building and its site; interior remodeling projects do not require review and approval.

D-2.3. The Specific Goals of the Aldridge Place Preservation Plan

The goals of the Aldridge Place Local Historic District Preservation Plan are as follows:

- Preserve the historic fabric of Aldridge Place.
- Prevent the demolition of contributing buildings in the neighborhood that can be saved.
- Encourage the rehabilitation, maintenance, and retention of historic structures.
- Ensure that alterations to existing buildings are compatible with the historic character of the structure and the district.
- Assist property owners and designers in developing plans for historic properties and encourage the compatibility of new structures in the historic district.
- Encourage sustainable design and building practices in the neighborhood.
- Ensure that new construction in and near the LHD meet city compatibility standards.

This document is a tool for the following interested parties:

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

Appendix D-3

The Parts of the Aldridge Place Preservation Plan

Documents and City Code sections governing buildings within the Aldridge Place Local Historic District include the following:

1. The Neighborhood Conservation Combining District (NCCD)
2. The Secretary of the Interior's Standards for the Treatment of Historic Properties
3. The Aldridge Place Local Historic District Design Standards

D-3.1. The Neighborhood Conservation Combining District

The City of Austin North University Neighborhood Conservation Combining District (NCCD) (Ordinance No. 040826-58) already regulates the modification and construction of buildings and other structures in Aldridge Place. It also provides for standards that affect fences, driveways, accessory buildings, garages, maximum building coverage, maximum impervious cover, maximum height, setbacks, and building facades, among other things.

Except as modified herein, the provisions of the North University NCCD applicable to properties within the Aldridge Place LHD are incorporated in full into the Aldridge Place Design Standards, as those provisions of the NCCD existed on the effective date of the standards.

D-3.2. The Secretary of the Interior's Standards for the Treatment of Historic Properties

This Preservation Plan adopts *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (by Kay D. Weeks and Anne E. Grimmer, 1995, U.S. Department of the Interior). This document provides detailed descriptions and instructions for preservation, rehabilitation, restoration, and reconstruction of historic structures.

Basic standards for rehabilitation were developed in 1976 and are as follows:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- Chemical or physical treatments such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For the complete document, readers are referred to <http://www.nps.gov/tps/standards/four-treatments/standguide/> .

D-3.3. Aldridge Place Local Historic District Design Standards Overview

The Design Standards itemized in this document (beginning on page 13) are in addition to those of the NCCD and the Secretary of the Interior's Standards. The Aldridge Place Local Historic District Design Standards provide a guide for decision-making on changes to the exterior appearance of buildings and sites within the Aldridge Place Local Historic District. In the event there is a contradiction between the Aldridge Place Local Historic District Design Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Aldridge Place Local Historic District Design Standards will govern.

Design Review Processes

Most building and remodeling projects in Aldridge Place are regulated by a design review process that requires both LHD approval and city issuance of a certificate of appropriateness. The design review process requires conformity to Design Standards specific to Aldridge Place, which protect the historic and neighborhood character of Aldridge Place.

Activities that Require a Certificate of Appropriateness

The LHD does not require property owners to proactively make changes to their properties, such as restoring buildings to their original historic appearance. The design review process only comes into play once a property owner decides to make changes to a property. The Preservation Office will determine whether a project is routine maintenance or requires an approval by the Historic Landmark Commission.

According to Sections 25-11-2 and 25-11-212 of the City of Austin Land Development Code, an owner must obtain a Certificate of Appropriateness before a building permit will be issued to change, restore, remove, or demolish an exterior architectural or site feature of a structure that is contributing to the historic district.

A Certificate of Appropriateness is NOT required for:

- Remodeling the interior of the building;
- Routine maintenance projects that do not affect the historic character of the resource. This may include painting, repointing of masonry, foundation repair, etc., or
- Remodeling of non-contributing buildings.

A Certificate of Appropriateness IS required for:

- Replacing porches, doors, windows, or changes of roofing or siding materials visible on the front façade;
- Exterior alterations to existing buildings and sites including, but not limited to, the construction of additions, decks, or pools.
- Demolition of existing buildings or parts of buildings;
- New construction;
- Relocation of existing buildings into or out of the district; or
- Changes (such as tree removal) requiring a City permit.

D-4.1 Aldridge Place Design Review Process

The Certificate of Appropriateness design review process should start with a review by the Aldridge Place Local Historic District advisory committee prior to City of Austin action. The Aldridge Place LHD advisory committee of neighbors will review proposals for remodeling or building prior to their submission to the City. Any owner considering a remodeling or building project is encouraged to meet with the advisors as early as possible in the planning process. The committee welcomes input from all neighbors. The committee will work with homeowners to ensure that their proposals meet the requirements of the LHD.

For changes, such as new exterior doors, replacement windows, or roofing changes, information and plans or photos of existing and planned changes should be submitted.

D-4.2 Advisory Committee Procedure

When an owner brings a case to the committee for review, the committee can do several things with it.

- If it's a simple case, such as clarification of the standards, the committee will provide advice.
- If it requires a Certificate of Appropriateness, the committee will make a recommendation and refer the case to the city preservation staff.

D-4.3 Advisory Committee Member Selection

The LHD is segmented into six districts of similar proportion, and include one at-large Aldridge Place member to comprise an odd number of representatives.

The six districts are defined as:

- West 33rd St (east of Hemphill Park Drive)
- West 33rd St (west of Hemphill Park Drive)
- West 32nd St (east of Hemphill Park Drive)
- Wheeler St. & West 32nd St (west of Hemphill Park Drive)
- Laurel Lane
- Hemphill Park

The defined districts will select the members ad hoc. The selected members will designate the at-large member.

The committee is responsible for working with LHD property owners in the remodels, building, or refinements of their homes in accordance with the Design Standards of the LHD. Once consensus with the property owners is reached, the committee will advocate for them with the City Preservation Department, the Landmark Commission, and the City Council, where necessary.

D-4.4 The City of Austin Design Review Process

After committee review, applications for a Certificate of Appropriateness must be submitted to the City Historic Preservation Office at least 21 days before a scheduled Historic Landmark Commission meeting. Depending on the scale of the project, the application for a Certificate of Appropriateness will be evaluated by either the City Historic Preservation Officer or the City of Austin Historic Landmark Commission, as determined by the criteria below.

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

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

The Historic Landmark Commission must hear other Certificates of Appropriateness.

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

The Historic Landmark Commission generally meets on the fourth Monday of each month, but schedules may vary. Contact the City Historic Preservation Office for information about meeting dates and times. The City Historic Preservation Office conducts a preliminary review of the application for a Certificate of Appropriateness and may contact the applicant for additional information or to suggest changes prior to presenting the case to the Historic Landmark Commission. The Historic Landmark Commission may grant the Certificate of Appropriateness if the application conforms to the Aldridge Place LHD Design Standards. The Historic Landmark Commission has the authority to grant exemptions to the Design Standards if it determines that the proposed new construction or changes to the existing buildings or sites will maintain the relevant character-defining features of the property and/or historic district.

If the Certificate of Appropriateness is not granted, the Historic Landmark Commission may require the applicant to modify the proposed work and revise the application. Appeal of a denial of a Certificate of Appropriateness may be made to the appropriate land use commission and, if denied, to the City Council, per Sections 25-11-247 and 25-1, Article 7, Division 1 of the City Code. Appellant must establish that the decision by the Historic Landmark Commission is contrary to applicable law or regulation.

D-4.5 Special Requirement for Applications for Demolition

The Commission will not hear an application for the demolition of an existing building within the District until it has granted a Certificate of Appropriateness for the replacement building.

Appendix D-5

Aldridge Place Local Historic District Design Standards

The purpose of these Standards is to preserve the historic character of Aldridge Place by encouraging the preservation and rehabilitation of existing buildings, and providing design parameters for additions to existing buildings and for new construction within the district. These Design Standards incorporate all applicable City of Austin zoning codes as well as the provisions of the North University Neighborhood Conservation Combining District (NCCD).

These Design Standards are in addition to those of the NCCD and the Secretary of the Interior's Standards and provide a guide for decision-making on changes to the exterior appearance of buildings and sites within the Aldridge Place LHD. In the event there is a contradiction between the Aldridge Place Local Historic District Design Standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Aldridge Place Local Historic District Design Standards will govern.

5.1. General Standards

All properties within the Aldridge Place Local Historic District are zoned for residential use only.

5.1.1: Prevention of Demolition

The preservation of contributing buildings is essential to maintain the integrity, appeal, and character of the district. Demolition of any contributing structure is discouraged. A contributing structure or any significant exterior part of any contributing structure within the local historic district cannot be demolished without prior approval by the Historic Landmark Commission with a Certificate of Appropriateness.

5.1.2: Retention of Historic Style

Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale.

5.1.3: Avoidance of False Historicism

Respect each contributing structure as an example of the architecture of its time. Do not make alterations that have no historic basis, such as the addition of gingerbread trim to a 1920s bungalow. Do not give an existing contributing structure a "historic" appearance it never had. When developing plans for additions, porches, and other exterior alterations, look to other houses of similar vintage to see how these changes were made historically, and then use that information as a guide to developing an appropriate size, scale, and massing for your proposed exterior change.

5.1.4: Appropriate Treatment Options for Contributing Structures

Preserve the historic fabric whenever possible by repairing deteriorated historic features and architectural elements. Reconstruct missing or un-repairable architectural features with recycled historic materials, if available, or new materials that approximate the size and match the scale, profile, and appearance of the deteriorated or missing feature. Reconstruct or rebuild missing architectural features using photographic or physical indications as a guide.

5.1.5: Architectural Barriers and Accessibility

Accessibility to historic properties can be achieved with careful and creative design solutions. Design ramps, lifts, and accessible entrances in compliance with applicable Standards to avoid damage to character-defining features of a contributing building, and keep the visual impact of any ramp, lift, or other accessibility feature to a minimum from the front of the building.

5.1.6 Sustainability

Construction of any new structures or alterations of existing structures shall meet or exceed the intent and requirements of current energy codes except in cases where compliance with the codes would adversely impact the historic character of the property of the district. In no case, however, shall compliance with energy or building codes be used as a reason to demolish a historic, contributing or potentially contributing structure, or to change a structure in such a way that its historic features are modified or removed. The City of Austin recognizes that protection of our cultural heritage contributes to sustainable communities and preserves the value of embodied energy used in the construction of the building.

5.1.7: Sustainability Equipment

1. Locate all new mechanical or energy conservation equipment in a manner that does not obscure the front view of the building. Keep them in scale with the existing roofline.
2. When sustainability equipment must be attached to the exterior wall of the house, limit the damage to the original exterior wall material.
3. Locate photovoltaic, solar thermal, wind power, and satellite dishes (external systems) on ancillary/secondary structures or new additions to the maximum extent feasible. If the installations must be placed on the main house, hide the installation from the front view of the house to the greatest extent possible, such as on the back roof of the house. Do not put free-standing solar panels on the front or street sides of a structure.
4. Rainwater harvesting is encouraged. If polyvinyl chloride (PVC) piping is used for rainwater system, paint all pipe visible from the street to be compatible with the house paint or trim. Rainwater collection tanks may be of any material, but if visible from the primary street, they shall be unobtrusive.

5.2. Preservation and Restoration of Contributing Structures**5.2.1: Front of Houses**

Houses in Aldridge Place uniformly face the street, generally with a visible front door and with windows facing the street.

Retain the historic character of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible. If replacement of exterior wall materials is necessary, choose a material identical/similar in size, profile, and appearance as the historic material. Cementitious fiber board, such as hardi-plank, is acceptable; vinyl and aluminum siding are not acceptable.

5.2.2: Doors and Doorways

1. Do not enlarge, alter, or relocate doorways on the façade of the house.
2. Retain and repair an original entry door, if feasible. In cases where replacement of an original entry door is required, or where the house does not have the original door, choose a replacement door that is compatible in terms of design and appearance with the historic character of the house.
3. Retain the glazing (window or glass) in its original configuration on doors that contain glass.

Recommendation: Look to other houses of similar age and style in choosing a replacement door, or consult publications, catalogs, or design professionals to determine the appropriate door styles and materials for the age and style of your house.

5.2.3: Windows and Screens

Original windows are one of the most important features of the façade of a house and define the character of the contributing buildings in the district. Many contributing structures in Aldridge Place still retain their original wood windows.

1. Repair or rehabilitation of the original windows and screens is the preferred option, followed by replication, and then replacement.
2. The energy efficiency of original windows can be improved by using methods that do not damage historic sashes, glass, or frames, such as: weather-stripping, insulating weight pockets, adding insulated glass and the necessary additional balancing weights, or adding a clear interior film or interior storm window inserts, or a combination of these methods.
3. Do not use tinted glass or tinted film on original windows.
4. If replacing windows or screens, use windows and screens that match the scale, profile, appearance, and configuration of existing historic windows. Aluminum-clad wood windows generally are appropriate for historic districts, but vinyl and aluminum windows or windows with interior vinyl pane dividers are not appropriate.

5.2.4: Porches

Front porches are an integral part of the character of homes in Aldridge Place. Consider the architectural style of the house if making decisions about changes to the front porch.

Preserve the original front and street-side porches. Do not enclose open front and street-side ground-floor porches with glass or other enclosure materials, except screening.

5.2.5: Roofs

The roof form and pitch are among the most distinguishing characteristics of historic buildings.

1. Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers.
2. In replacing roof materials, consider first the use of the original material, then the use of a product that resembles the original material, such as a fiberglass or other energy-efficient shingle. metal roofs are also acceptable. Preserve original gable/attic vents and roof brackets.

5.2.6: Chimneys

Preserve existing chimneys, where possible. Use original or similar replacement materials to rebuild a fallen or unstable chimney.

5.3. General Standards for Additions and Changes to Contributing Structures

Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.

5.3.1: Preservation of Historic Character

Construct additions so as to require the removal or modification of a minimum of the historic fabric of the structure. Do not construct additions that will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and scale of the existing house within the historical context of the neighborhood.

Set additions behind the ridgeline of the original roof if the original historic building has a side-gabled, hipped, or pyramidal roof form.

5.3.2: General

1. Locate additions and alterations to the rear or rear side of the building so that they will be less visible from the street, and have less impact on the character and configuration of the contributing building.
2. Houses must front on streets within Aldridge Place, even if located on a through lot between West 33rd and West 34th Streets. (See deed restrictions.)
3. Do not attach a separate residential unit to a primary residence.
4. Place any additions or reconstructions to fronts of houses in a manner that is consistent with the existing structure.
5. Place additions or reconstructions in street side yard a minimum of 15 feet from the street.

6. Limit the height of structures in Aldridge Place LHD to 30 feet maximum.
7. Porches must be a minimum of 8 feet in depth.
8. On a corner lot, a porch may extend a maximum of 5 feet into the 15 foot street side yard setback.

Standards Summary

Minimum Lot Size	5,750 square feet
Maximum building coverage	40%
Maximum impervious coverage	45%
Maximum height	30 feet
Min front setback	25 feet; excluding stairs not too exceed 12 feet
Min street side yard setback	15 feet; excluding porch
Minimum interior side yard setback	5 feet for all, except that principal structure must be at least 10' from a principal structure on an adjacent lot
Minimum rear setback	for a through lot, the rear setback is 15 feet; 10 feet for all others

5.3.3: Size and Scale of Additions

1. Design new additions so that they do not visually overpower the existing building, compromise its historic character, or destroy any significant historic features or materials. Additions shall appear subordinate to the existing house.
2. Locate additions as inconspicuously as possible, which is generally at the rear of the house.
3. Design additions to have the same scale as the existing house.
4. Locate second story additions at least 15 feet or one-third of the depth of the house back from the front house wall. The front house wall is the exterior wall closest to the street and not including the front porch walls or posts. Houses on corner lots have only one front wall.

Recommendations:

1. Consider adding one-story additions to one-story houses.
2. Wherever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space. Design side wall heights on second floor additions to be in scale and proportion to the original house.
3. Where attic heights are adequate to support second floor living space, dormers or rear additions that do not exceed the original roof ridge height are preferable, as are side walls that maintain the same proportions.

4. Consider the effect that the addition will have on the existing and neighboring buildings.

5.3.4: Roof, Fenestration, and Siding

1. Make the pitch and height, materials of the roof of the addition match or be compatible to that of the existing house.
2. Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing and placement.
3. Use exterior siding materials on the addition that match or are compatible with that of the existing house.

5.3.5: Driveways and Parking

1. Driveways and parking are subject to an impervious cover restriction of 45% of the property.
2. Circular drives are not appropriate.
3. A parking space may not be located in a street side yard unless it is part of the original configuration.
4. The maximum number of parking spaces in all street yards on a site is two.
5. Pavement for a parking space in a front yard may not be located in front of a principal structure.

5.3.6: Fences

1. Fences should be built with materials that are compatible with the architectural character of the structure.
2. Fences located in a front yard may not exceed a height of four feet and shall have a ratio of open space to solid material of not less than 1 to 1.5.

5.3.7: Garages

Garages have generally been located to the rear of the lot and as separate structures. They were constructed in complementary design to the main building.

1. Garages should be placed behind primary residences. Construct new garages on the rear of the lot or out of view of the street. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building.
2. When rebuilding an original garage or adding a second story to it, make the roof pitch and style of siding match or be complementary to the original structure
3. When installing new garage doors, make them complementary in design to the original structure or match historic garage doors.

Recommendation: Look around the neighborhood and seek out pictures or documentary evidence of the types of garage doors that were used at the time of the construction of the garage.

5.3.8: Accessory Buildings

1. Accessory buildings may not exceed 10 percent of the site.
2. Accessory buildings should be located in rear yards with a minimum setback of 5 foot from property lines.

5.4. General Standards for New Construction

Local Historic District designation does not prevent change, but instead provides design parameters that work with the special character of the District. Aldridge Place recognizes that design for new residential construction should support the architectural patterns and character of the neighborhood and its immediately surrounding structures. Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns. These Standards apply to new construction on contributing and non-contributing properties.

Recommendation: Austin is fortunate to have many architects in town that have experience working in historic areas and on historic buildings. Consider using an architect who has experience working in historic areas.

5.4.1: Compatibility Standards for All New Construction within the Historic District

1. Front houses on streets within Aldridge Place, even if located on a through lot between West 33rd and West 34th Streets. (See deed restrictions.)
2. Do not attach a separate residential unit to a primary residence.
3. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building.
4. Set new primary houses equal to the houses on either side, if those houses are contributing, or equal to the nearest two contributing houses on the same street. Goal: Visual conformity with adjacent front setbacks.
5. Place new construction in street side yard a minimum of 15 feet from setbacks.
6. The impervious cover standard is a maximum of 45%.
7. This section applies to all new construction including new garage apartments and secondary units.

Standards Summary

Minimum Lot Size	5,750 square feet
Maximum building coverage	40%
Maximum impervious coverage	45%

Maximum height	30 feet
Min front setback	25 feet; excluding stairs not too exceed 12 feet
Min street side yard setback	15 feet; excluding porch
Minimum interior side yard setback	5 feet for all, except that principal structure must be at least 10' from a principal structure on an adjacent lot
Minimum rear setback	for a through lot, the rear setback is 15'; 10 feet for all others

5.4.2: Massing, Scale, and Architectural Elements

Use massing, scale, and architectural elements typical of the contributing buildings on the block when designing a new building. The geometry of new primary house construction shall be in a scale with contributing buildings on the same block. When applying to Historic Landmark Commission, include photographs of all existing adjacent buildings and any other buildings on the block which have inspired design choices for the new construction.

5.4.3: Porches

Front porches on new construction are not necessary. On a corner lot, a porch may extend a maximum of five feet in front of the 15 feet street side yard setback.

Recommendation: If appropriate for the architectural style, front porches or at least sheltered front entries similar to the contributing houses within the district are encouraged.

5.4.4: Height

Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab. Limit the maximum height of new structures to 30 feet.

5.4.5: Roofs

Roof forms shall correspond to the building form and architectural style of the new building and typical of roof types in the district.

5.4.6: Entrances

Locate the primary entrance to the building on the front. Use a front entryway configuration that is compatible with the front entries of contributing houses in the district.

5.4.7: Exterior Wall Materials

Use exterior wall materials that are compatible with those on the contributing structures on the block, such as wood, cementitious lap siding, brick, or stucco.

5.4.8: Chimneys

Use stone, stucco, or brick as the primary material for an exterior chimney.

5.4.9: Driveways and Parking

1. Driveways and parking are subject to the City's impervious cover restrictions. Circular drives are not appropriate.
2. A parking space may not be located in a street side yard.
3. The maximum number of parking spaces in all street yards on a site is two.
4. Pavement for a parking space in a front yard may not be located in front of a principal structure.
5. For tandem parking, only one car may be parked behind one other.

5.4.10: Fences

1. Fences should be built with materials that are compatible with the architectural character of the structure.
2. Fences located in a front yard may not exceed a height of four feet and shall have a ratio of open space to solid material of not less than 1 to 1.5.

5.4.11: Garages

Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building. Garages should be placed behind primary residences. Construct new garages on the rear of the lot or out of view of the street.

5.4.12: Garage Apartments/Secondary Units

1. Design new secondary units to respect the traditional patterns of Aldridge Place in determining the location of the building and access to parking.
2. Design new secondary units and garage apartments to match or complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.
3. A new secondary unit or garage apartment is permitted on a lot that is 7,000 square feet or larger and has a front lot width of at least 50 feet.
4. The maximum gross floor area of the rear dwelling unit of a new secondary unit or garage apartment is 850 square feet.
5. New structures comply with impervious cover standards of 45% coverage.
6. An additional parking space is required for each new full bathroom in a new secondary unit or garage apartment.

5.4.13: Accessory Buildings

1. Accessory buildings may not exceed 10 percent of the site.
2. Accessory buildings should be located in rear yards with a minimum rear setback of five (5) feet from property lines.

5.5. Public Space Standards

Aldridge Place public space consists of streets, sidewalks, bridges, and park space.

Preserve and maintain the width, materials, and historic location of contributing civic structures, including sidewalks, retaining walls, and bridges. Maintain the historic park bridges structures in compliance with the Secretary of the Interior's Standards.

5.6. Reasonableness Clause

The purpose of these Design Standards is to preserve the historic character of Aldridge Place. The Board of Trustees recognizes that strict compliance with the Standards will best serve this purpose. However, if a property owner(s) can prove that unforeseen circumstances and conditions have arisen that would render strict compliance with these Design Standards impossible or unreasonable, the Board of Trustees may, in their discretion, permit a reasonable design or development decision that is consistent with the historic character and scale of Aldridge Place.

5.7. Exclusions

Paint color and house interiors are excluded from any Design Standards.

Hi Steve,

Sorry for the delay on getting back to you on this. I don't have any issues with the provisions. I would prefer section 5.1.6 be titled "Energy Efficiency" rather than sustainability as I think it is more accurate. I would also prefer 5.1.7 use a different title. Mechanical equipment and satellite dishes are not really sustainability equipment. Possibly "Mechanical and Electrical Equipment".

Let me know if you need anything else,

Heidi Kasper
Austin Energy