

3.3. SEVEN ASPECTS OF INTEGRITY

In addition to possessing significance under one or more of the National Register Criteria, in order to be considered eligible for inclusion in the NRHP, a property and contributing resources must also retain sufficient integrity and historic character to convey their significance. The National Register Criteria recognize seven aspects that define integrity, in various combinations. These aspects of integrity are defined below:

- *Location* – The place where the historic property was constructed or the place where the historic event occurred.
- *Design* – The combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* – The physical environment of a historic property.
- *Materials* – The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* – The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* – The property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* – The direct link between an important historic event or person and a historic property.

A resource need not retain all seven of these aspects of integrity to be eligible for the NRHP; conversely, a resource possessing all seven aspects of integrity is not necessarily eligible for the NRHP. The degree to which an NRHP-eligible property should retain its integrity depends directly upon the National Register Criteria under which the resource possesses significance and is considered eligible for inclusion in the NRHP. For example, a property eligible under Criterion C should retain the aspects of integrity linked to physical qualities (Design, Materials, and Workmanship) to a higher degree than one that is eligible for its historical associations (Criterion A or B). However, a property that is eligible for its historical associations (Criterion A or B) should still be recognizable to the time or era in which it attained significance and still possess those qualities that convey its significance.

¹ City of Austin Planning and Zoning Department, Local Historic Districts, accessed July 14, 2016, <http://www.austintexas.gov/department/local-historic-districts>.

² Ibid.

II. NATIONAL REGISTER CRITERIA FOR EVALUATION

Criteria for Evaluation : The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B.** That are associated with the lives of significant persons in our past; or
- C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D.** That have yielded or may be likely to yield, information important in history or prehistory.

DISTRICT: A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Concentration, Linkage, & Continuity of Features

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

Significance

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

Types of Feature : A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

Geographical Boundaries: A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

Dear Historic Landmark Commission,

I am grateful for the opportunity to request clarification regarding Case # C14H-2017-0031.

The City of Austin Local Historic District Nomination Application & Instructions states:

- 1) "A district preservation plan is a required part of the nomination,
- 2) this plan must contain "*design standards specific to the district*" and
- 3) this plan requires "a description of the *architectural styles* that characterize the contributing buildings in the district."

In this application, these standards and descriptions are not specifically enumerated.

Aldridge Place, Castle Hill, Harthan House and Hyde Park, all contain clear, distinct descriptions of the types of the historic architecture represented in the district.

Its absence is especially troubling given that "Architecture and historical significance" is stated as the BASIS FOR RECOMMENDATION for change to Historic District zoning.

And unlike the other four, no historic landmarks or buildings are contained within this district.

The street view pictures of "contributing" properties raise additional concerns.

- 1) I believe the contributing properties fail to meet the INTEGRITY criteria indicated as so doing in the application and listed in the City of Austin Historic Resources Survey – Vol 1. Specifically, I believe it fails design, materials, workmanship, and feeling requirements.
- 2) I believe the contributing properties fail to meet the SIGNIFICANCE criteria listed in the National Register Bulletin 15, in that it must be an identifiable entity.

I discovered the following errors (shown in red), undemonstrated claims (shown in blue) and omissions (shown in green) within the application and associated documents:

ZONING CHANGE REVIEW SHEET p.2

1. "Harvey Penick was a noted designer of several golf courses throughout the country."
Research indicates that Harvey Penick designed **no** golf courses.
- 2." The Penick Place subdivision and proposed historic district contains homes built in the 1950s and 1960s, with one Mid-Century Modern house; the rest are ranch-style houses..."
The designation of ranch-style **as one story with a low pitched roof** contradicts the definition according to The City of Austin Resources Survey – Volume 1. (adopted by HLC in 2016)
3. PRESENT USE fails to list vacant lots designated as SF.

INFORMATION AND APPLICATION

1. The Historic District Deed Reference and Tax Table is incorrect. It overstates size by 40%.
2. The Inventory List is **incorrect** and is **not the one on file with the City of Austin**.

HISTORIC RESOURCES SURVEY FORMS (for properties submitted as contributing)

5604 address – construction date 1965

General architectural description: **2 story**, 1960's ranch style

*re City of Austin Historic Resources Survey – Vol. 1 (accepted by HLC in 2016)

Ranch House character-defining feature: **ONE STORY** building with linear plan

5606 address – construction date: 1957

General architectural description: 1 story mid-century modern

- * 1973 addition of 23 x 25.3 frame (den) to front of 1957 structure omitted
- * Historic Resources Survey Form indicates one structure at this address
- * two structures are clearly visible from the street (see photo attachment)
- * the second house, built in 2013, makes 5606 non-contributing due to age

design
stay are
w/ in front
Wilhoite
East Site
possible Stenger

5608 address – construction date 1951

General architectural description: 1 story 1950's ranch style

Areas of significance: home of Havey Penick who "lived here till (sic) his death"

- * Penick moved to Davenport Ranch in 1984 when Austin Country moved there

5702 address - construction date 1966

General architectural description: 1 ½ story, 1960's ranch style

- * re City of Austin Historic Resources Survey – Vol. 1 (accepted by HLC in 2016)
- Ranch House character-defining features: **ONE STORY** building with linear plan
- * from street view a large, black tank is clearly visible in front of structure
- * 1974 frame addition to front of structure omitted

imp. other historically
Austinite
had agreement been
put in writing
hist div

5704 address – construction date 1960

General architectural description: 1 story 1960's ranch style

- * solar panels on roof represent non-contributing alteration to property

PRESERVATION PLAN – Part III. "6 of the existing homes date from the early 1950's"

UNDEMONSTRATED CLAIMS

All the above Historic Resources Survey Forms claim 7 categories of INTEGRITY:

Location Design Materials Workmanship Setting Feeling Association

All indicate Level of significance as National

Failure to meet the SIGNIFICANCE criteria as an "identifiable entity."

OMISSIONS

None of the above Historic Resources Survey Forms list architect or builder

None of the above indicate category C as a criteria for SIGNIFICANCE

removed for
commercial
Eke lines prohibit

Bk written
over lifetime

I am grateful that it is the task of this Commission to determine the historic merit of this application. Reading from my lay perspective, the applications of Aldridge Place, Castle Hill, Harthan Street and Hyde Park, seem to contain considerably more depth, clarity, research and applicability as well having as designated landmarks or buildings within their boundaries. I respectfully request that these questions, errors, and omissions be seriously considered and germane to the Commission's decision concerning Case #C14H-2017-0031.

Developer
trying to
sell

With sincere thanks for your consideration,

Karen Greif

Karen Greif

Included: A. Street view photos "contributing" properties

B. Seven Aspects of Integrity – City of Austin Historic Resources Survey – Vol.

C. National Register Criteria for Evaluation – National Register Bulletin 15

collection of
homes
not