

Blackland Historic District

September 12, 2017

Overlay with Parcels in Proposed City of Austin Historic Resources Survey Area

Legend

Parcel Sorted by TCAD Date of Construction

Up to 1918

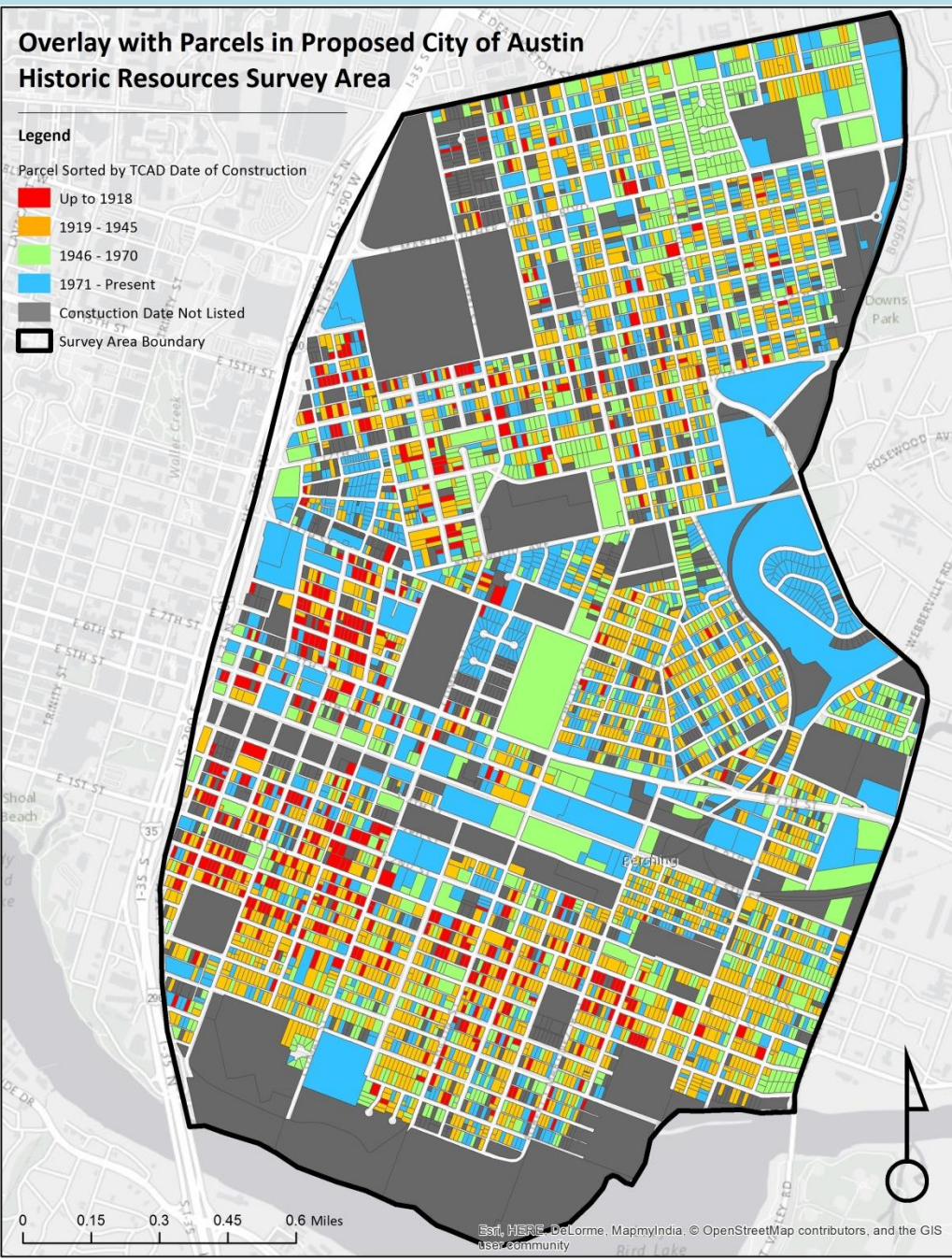
1919 - 1945

1946 - 1970

1971 - Present

Construction Date Not Listed

Survey Area Boundary



Identification of the location of potential historic resources in East Austin

Goal:

Document the architecture, history, and culture of East Austin to inform future decisions regarding individual landmark designations and the creation of historic districts.

Methodology:

1. Photograph all buildings, structures, and objects over 40 years old.
2. Fill out survey cards for each building documenting architectural features, styles, and building materials.
3. Map all surveyed buildings.
4. Conduct research and write a historic context report for surveyed areas.

BLACKLAND



Legend

	CONTRIBUTING		HOFHEINZ RESUB
	NON-CONTRIBUTING		MILBY'S SUBD BLK 7 OUTLOT #46 DIVISION B. RESUB OF LOTS 3 & 4
	PROPOSED HISTORIC DISTRICT BOUNDARY		MILBY'S SUBDIVISION FO BLOCK NO. 7, OUTLOT NO. 46 DIV. B
Subdivisions			MOSBY ADDITION (A RESUB OF C. R. JOHNS SUBD, BLOCK 5, LOT 4 & PART OF LOT 3)
	AMENDED PLAT OF JOE C. FRANZETTI RESUB, LOTS 7-12, BLK 5, OUTLOT 45, DIVISION B		NESBY ADDITION
	C. R. JOHNS SUBD OF OUTLOT 45, DIVISION B, RESUB OF A PORTION OF BLOCK 12 (SMART		OUTLOT 46 DIV D BLKS 3=6 1890
	C. R. JOHNS SUBDIVISION, RESUB OF BLOCK B		R. H. JOHN SUBDIVISION
	COLEMANS ADDITION		R.H. JOHN SUBDIVISION, AMENDING PLAT OF LOTS 5 AND 6
	FRANZETTI JOE C. SUBDN		SHAW ROBERT ECHO VILLAGE PUD
	GLISMANN H H ADDN 1908		STATE PROPERTY
	HARBEN SUBDIVISION		UNITED WAY CAPITAL SUBDIVISION

Blackland 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.

Blackland 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.

Blackland Historic District

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

Blackland Historic District

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

Blackland 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

Blackland 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.

Blackland Historic District

- Questions and Answers

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