

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0006

HLC DATE:

February 22, 2010

April 26, 2010

May 24, 2010

June 28, 2010

APPLICANT: Castle Hill Historic District Nomination Team
(Nomination by Laura Kelso and Richard Queen)

CONSULTANT: Terri Myers, Preservation Central

HISTORIC NAME: Castle Hill Local Historic District

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: Approximately 39 acres developed with individual lots generally along Blanco Street and Baylor Street and between 6th Street and 12th Streets. (Please refer to attachments for a specific detailed list by address of the entire location or refer to the location map included in this project).

ZONING FROM: SF-3-NP, SF-3-H-NP, SF-4A-NP, SF-5-NP, P-H-NP, MF-3-NP, MF-4-NP, MF-4-H-NP, GO-NP, LO-NP, LO-MU-H-CO-NP, MF-5-CO-NP, CS-MU-CO-NP, CS-1-MU-CO-NP and CS-MU-V-CO-NP.

TO: SF-3-HD-NP, SF-3-H-HD-NP, SF-4A-HD-NP, SF-5-HD-NP, P-H-HD-NP, MF-3-HD-NP, MF-4-HD-NP, MF-4-H-HD-NP, GO-HD-NP, LO-HD-NP, LO-MU-H—HD-CO-NP, MF-5-CO-HD-NP, CS-MU-CO-HD-NP, CS-1-MU-CO-HD-NP, and CS-MU-V-CO-HD-NP.

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed Historic District Combining District Overlay for the subject area with the exception of the eight tracts along the west side of Baylor Street from the beginning of Baylor Street north of the alley below West 10th Street and going north to West 12th Street. This includes zoning changes from:

family residence, neighborhood plan (SF-3-NP),

family residence – historic, neighborhood plan (SF-3-H-NP),

family residence – small lot - neighborhood plan (SF4A-NP),

urban family residence (SF-5-NP)

public – historic – neighborhood plan (P-H-NP)

multi-family residence (moderate – high - density) – neighborhood plan (MF-4-NP),

multi-family residence (moderate – high - density) – historic, neighborhood plan (MF-4-H-NP)

multi-family residence (high - density) neighborhood plan (MF-5-CO-NP)

general office - neighborhood plan (GO-NP)

limited office - neighborhood plan (LO-NP)
limited office - mixed use – historic - neighborhood plan (LO-MU-H-CO-NP)
commercial services, conditional overlay, mixed use, neighborhood plan (CS-CO-MU-NP)
or (CS-MU-CO-NP),
commercial services (liquor sales), mixed use, conditional overlay, neighborhood plan CS-1-MU-CO-NP, and
commercial services, mixed use, vertical mixed use, conditional overlay, neighborhood plan CS-MU-V-CO-NP, zoning

to:

family residence - historic district - neighborhood plan (SF-3-HD-NP),
family residence – historic, historic district, neighborhood plan (SF-3-H-HD-NP),
family residence (small lot) - historic district - neighborhood plan (SF4A-HD-NP),
urban family residence - historic district (SF-5-HD-NP)
public – historic - historic district - neighborhood plan (P-H-HD-NP)
multi-family residence (moderate – high - density) - historic district -neighborhood plan (MF-4-HD-NP),
multi-family residence (moderate – high - density) – historic - historic district - neighborhood plan (MF-4-H-HD-NP)
multi-family residence (high - density) - historic district - neighborhood plan (MF-5-CO-HD-NP)
general office - historic district - neighborhood plan (GO-HD-NP)
limited office - historic district - neighborhood plan (LO-HD-NP)
limited office - mixed use – historic - historic district - conditional overlay - neighborhood plan (LO-MU-H-HD-CO-NP),
commercial services - conditional overlay - mixed use - historic district - neighborhood plan (CS-CO-MU-HD-NP) or (CS-MU-CO-HD-NP),
commercial services (liquor sales) - mixed use - historic district - conditional overlay - neighborhood plan CS-1-MU-CO-NP, and
commercial services - mixed use - vertical mixed use - conditional overlay - historic district - neighborhood plan CS-MU-V-CO-NP, zoning.

HISTORIC LANDMARK COMMISSION ACTION:

February 22, 2010	Postponed to March 22, 2010
March 22, 2010	Postponed to May 24, 2010
May 24, 2010	Postponed to June 28, 2010
June 28, 2010	Approved staff recommendation 5-0-1 vote. Ayes: Arriaga, Hansen, Kleon, Leary, and Limbacher; Abstained: Myers; Absent: Rosato.

ZONING AND PLATTING COMMISSION ACTION:

July 27, 2010 The motion to approve staff's recommendation for SF-3-HD-NP, SF-3-H-HD-NP, SF-4A-HD-NP, SF-5-HD-NP, P-H-HD-NP, MF-3-HD-NP, MF-4-HD-NP, MF-4-H-HD-NP, GO-HD-NP, LO-HD-NP, LO-MU-H—HD-CO-NP, MF-5-CO-HD-NP, CS-MU-CO-HD-NP, CS-1-MU-CO-HD-NP, and CS-MU-V-CO-HD-NP; was approved by Commissioner Sandra Kirk's motion, Commissioner Danette Chimenti seconded the motion on a vote of 8-0 with 1 vacancy on the commission.

DEPARTMENT COMMENTS:

Background: The Castle Hill Local Historic District is the city's second local historic district nomination, but the first of any size. Harthan Street, the first local historic district, was comprised of ten properties. Within the approximately 39 acres of the proposed Castle Hill Historic District, there are 175 properties. The owners of 58% of the land area within the district signed a petition in support of this application as of the date it was accepted by the city; however, as of this date the petition stands at 61%. (A 51% level of support is required by the Land Development Code for consideration of the historic district (HD) zoning overlay.)

Brief History of the District: James Raymond, the last treasurer of the Republic of Texas and the first Treasurer of the State of Texas, originally owned this area as part of 200 acres west of downtown Austin. Raymond sold 32 acres of this land to the Texas Military Institute (TMI), the iconic structure that is now the namesake for the district. The Castle, or TMI, was established in 1869. In 1871 Raymond platted the first subdivision within the West Austin area, "Raymond Heights," consisting of large lots along West 6th Street. Most of these lots were developed with large mansion properties, five of which, built between 1872 and 1877, remain in the district with little alteration. By the end of the 1870s, TMI had once again moved, later to become what is now Texas A & M University. The building itself served as a German school for the next decade.

The subject tract comprises most of the eastern portion of the West Line National Register Historic District (NRHD). The district was named for the establishment of the City's first streetcar line, which ran along what is now West 6th Street. Much of the second wave of development during the period of significance (1870-1960) for Castle Hill occurred as a result of the availability of this transportation for working class families and individuals.

Description of the District: The district is primarily residential, although the Fire House #4, build in 1908, and some commercial properties along West 6th Street serve the neighborhood. Queen Anne and Classical Revival styles dominate the first buildings completed towards the end of the 19th Century, some of which were large family mansions, while smaller buildings built after the turn of the century tended to be bungalows or a mixture of Classical Revival with traditional bungalows. The overall blend of architectural styles reflects the transition from the Victorian Age to the 20th Century and the development of Austin.

Of the 178 total properties identified within the district, 116 were considered contributing at the time of application. (See attached map) This high degree of architectural integrity (66.85%) substantiates the appropriateness of a Historic District Combining Overlay. The ordinance requires 51% be contributing. Also within the proposed district are 16 city landmarks. In addition to the Fire House, mentioned above, the District contains a “Moonlight Tower,” a streetscape feature that is also a landmark, at the corner of West 12th and Blanco Streets.

The staff recommendation includes reducing the northeast boundary incrementally to exclude some properties the staff regard as oriented to the Commercial corridor of Lamar Boulevard and due to the terrain are physically distinct from the remainder of the neighborhood. The fact that Baylor Street is discontinuous just below West 10th Street emphasizes this separation. The third map attached to this report demonstrates the steep slopes in this area and shows the eight properties the staff recommends excluding. The effect of this change on the application is marginal; the total number of structures would be 169, of which 111, or 55.78%, would be contributing structures.

Informing Stakeholders: Prior to this Historic Landmark Commission meeting, both the applicants and City staff held meetings with the district’s residents and interested citizens. The purpose was to explain the local historic district (HD) combining overlay and allow many opportunities for comments, questions and suggestions for the Design Standards proposed for this particular district. The Historic Preservation Office notified all property owners and city utility account holders within the subject tract of meetings held on May 3 and May 13, 2010 in the City conference room at One Texas Center. The notification contained a copy of the proposed Design Standards.

The Design Standards have been revised several times at the behest of staff, including Green Energy staff, and in response to citizen input. The final revision based on these meetings, comments, and suggestions are now attached for your review. A listing of the meetings held by the applicant is also incorporated in the attached information.

Conservation and Green Energy: The proponents of the Castle Hill Local Historic District have taken care to incorporate green energy and conservation precepts into the design guidelines. They note the loss of energy when a home is demolished in terms of energy, landfill space and lost material. In addition, new technology in building materials, such as siding and windows, is not always superior to that which was produced in the past. The applicants recognize there may be times when it appears there is conflict between the goals of energy conservation and historic preservation, but by specifying where and how new techniques can be applied while retaining historic fabric green energy products and the idea of conservation in general is clearly accepted and promoted in these guidelines.

More Information about the Castle Hill Local Historic District: The nomination prepared by the Castle Hill Historic District Nomination Team and their consultant includes a full history of the district, photographs and descriptions of both contributing and non-contributing properties in the district at the time of submittal, the preservation plan in

its entirety, and an in-depth history of a quarter of the contributing properties. (Contributing properties are those built during the “period of significance” that retain their historic integrity.) The full nomination of the Castle Hill local historic district is located at www.castlehilllocalhistoricdistrict.com. Please see attached backup for additional information concerning the overall data collected, the meetings held by the applicant and the revised Design Standards which will apply to building and construction within the district upon approval of the zoning.

CITY COUNCIL DATE: August 19, 2010

ACTION: 1ST reading

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

To approve the Historic District overlay zoning with the exception of the eight tracts along the west side of Baylor Street from the beginning of Baylor Street north of the alley below West 10th Street proceeding north to West 12th Street along the northeast boundary of the proposed district. Applicant: Castle Hill Local Historic District Nomination Team. The public hearing was closed and the first reading of the ordinance for Historic District overlay zoning with the exception of the eight tracts along the west side of Baylor Street from the beginning of Baylor Street north of the alley below West 10th Street proceeding north to West 12th Street along the northeast boundary of the proposed district was approved on Council Member Riley's motion, Mayor Pro Tern Martinez' second on a 6-0 vote. Council Member Morrison recused herself.

CASE MANAGER: Susan Kirby

PHONE: 974-3524

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

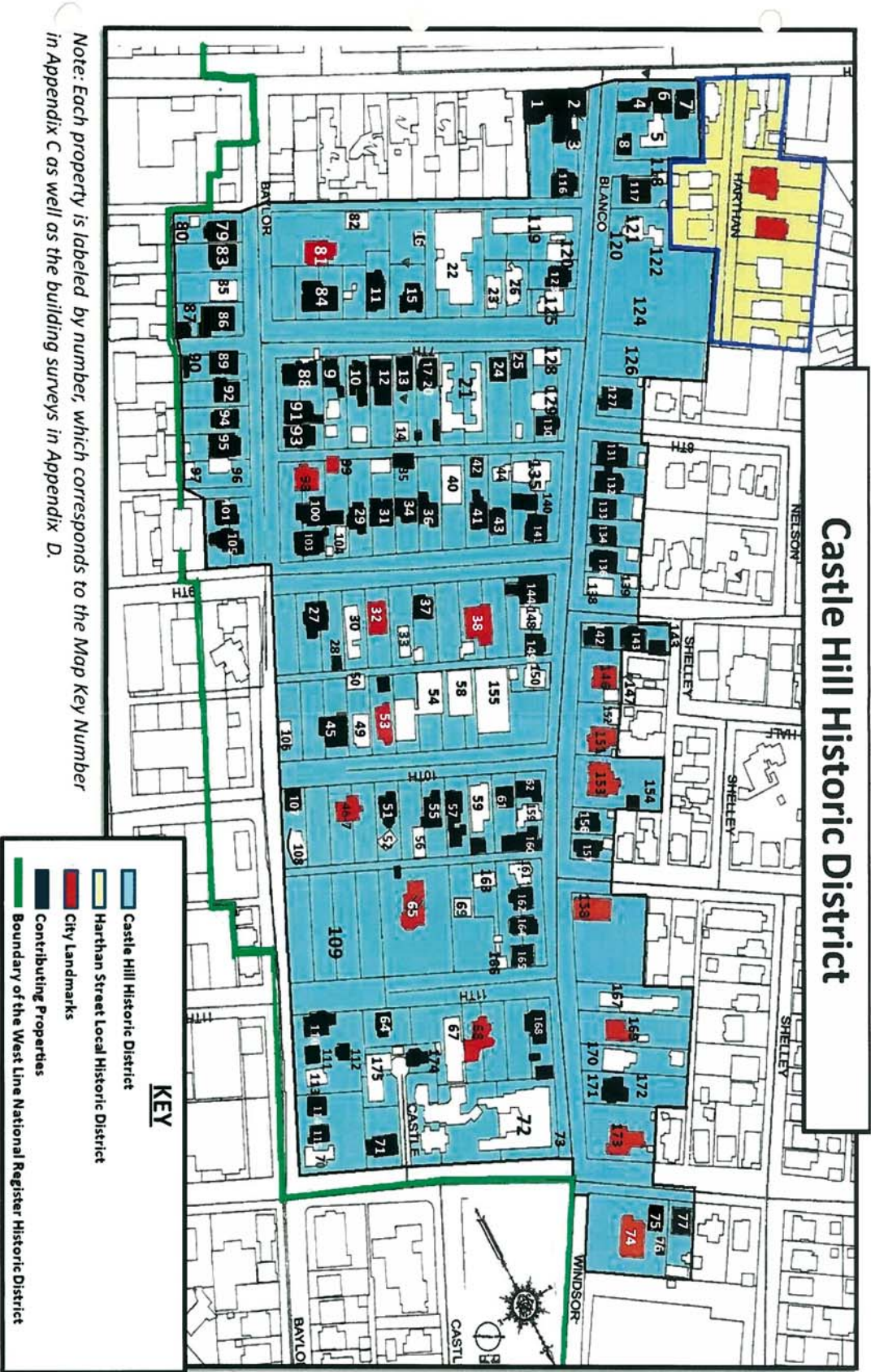
The proposed Castle Hill Historic District nomination is complete and meets or exceeds all ordinance requirements. Please see attached nomination form.

PARCEL NO.s: See Exhibit C here: www.castlehilllocalhistoricdistrict.com

LEGAL DESCRIPTION: See Exhibit C here: www.castlehilllocalhistoricdistrict.com

LOCATION MAP

Castle Hill Historic District Contributing, Non-Contributing and Historic Landmark Properties



Castle Hill Historic District – Map of Petition of Owners in Support

Castle Hill Historic District Nomination Form



City of Austin

LOCAL HISTORIC DISTRICTS

HISTORIC DISTRICT NOMINATION FORM

1. **NAME OF DISTRICT** Castle Hill Historic District
2. **GEOGRAPHICAL DESCRIPTION** (General description of the district boundaries):
North: West 12th Street, between Baylor and Blanco Streets, including
1200 Windsor Road, 1206 West 12th and 1208 West 12th Streets;
South: West 6th Street & Alley between Blanco & Baylor Streets;
East: East lots facing Baylor street South of West 9th Street and north of
Alley, just north of West 6th Street; West lots facing Baylor north of West
9th Street and South of West 12th Street;
West: West lots facing Blanco Street between West 6th Street and West
12th Street.

ACREAGE: 29.21

3. PROPERTIES WITHIN THE DISTRICT

TOTAL: 175

CONTRIBUTING

NUMBER: 116 PERCENT OF TOTAL: 66.85%

RESIDENTIAL BUILDINGS

(Houses, Apartment Houses, Garage Apartments)

NUMBER CONTRIBUTING: 106 PERCENT OF TOTAL: 89.38%

COMMERCIAL BUILDINGS:

NUMBER CONTRIBUTING: 10 PERCENT OF TOTAL: 7.96%

EDUCATIONAL/INSTITUTIONAL BUILDINGS:

NUMBER CONTRIBUTING: 1 PERCENT OF TOTAL: .88%

PARKS/PUBLIC LANDSCAPES:

NUMBER CONTRIBUTING: 1 PERCENT OF TOTAL: 1.7%

NON-CONTRIBUTING

NUMBER: 59 PERCENT OF TOTAL 33.14%

RESIDENTIAL BUILDINGS:

(Houses, Apartment Houses, Garage Apartments)

NUMBER NON-CONTRIBUTING: 56

COMMERCIAL BUILDINGS

NUMBER NON-CONTRIBUTING: 3

NON-CONTRIBUTING (continued)

EDUCATIONAL/INSTITUTIONAL BUILDINGS

NUMBER NON-CONTRIBUTING: 1

PARKS/PUBLIC LANDSCAPES

NUMBER NON-CONTRIBUTING: 1

WHAT ARE THE MAIN REASONS BUILDINGS WERE DETERMINED TO BE NON-CONTRIBUTING TO THE DISTRICT?

The alterations made to the buildings over the years rendered them non-contributing OR they are built in the non-historic period and are of contemporary design and scale.

4. PRINCIPAL ARCHITECTURAL STYLES AND PERIODS OF CONSTRUCTION:

Classical Revival, Craftsman and Late-Victorian buildings make-up the majority of the structures.

Commercial
Classical Revival

5. PERIODS OF SIGNIFICANCE

1870-1960

6. ARCHITECTURAL COMPOSITION OF THE DISTRICT

A. CONTRIBUTING RESIDENTIAL BUILDINGS

1. HOUSES

A. STORIES

How many stories are the contributing houses in the district (one-story, two-story, more than two stories)?

Predominantly single-story and two-story structures.

B. MATERIALS

1. WALLS

What are the principal exterior wall materials used on contributing houses in the district?

Wood (horizontal siding, wood shingle) limestone and brick

2. ROOF

What are the principal roof materials used on contributing houses in the district?

Composition shingles and metal

3. WINDOWS

What are the principal window materials used on contributing houses in the district?

Wood sash (and replacement sash)

C. ROOF TYPES

What roof types define the architectural character of contributing houses in the district (front-gabled, side-gabled, hipped)?

Hipped including hip with gables; Gabled including front-, side-, and cross-gabled roofs.

D. ADDITIONS

For additions which define the historic and architectural character of the district, describe the height, placement on the house, and whether the materials of the addition match those on the main house.

Additions, when found on contributing structures, are on the rear of the houses and generally contain compatible siding materials. 908 Blanco Street has a historic-period addition. 608 Baylor Street has a non-historic addition to the rear of the house and is not visible from the streetscape. 806 Baylor Street has been altered, though the alterations may have occurred within the historic period. 1104 Blanco has a non-historic second story added to the house. 1107 West 10th Street has a non-historic second story addition, which renders it non-contributing. 810 Blanco Street also has an overly large addition, which renders it non-contributing.

E. PORCHES

Describe the size (full- or partial-width) and materials of front porches on contributing residential buildings in the district, and whether front porches are a significant architectural feature of the houses in the district.

Front porches are a dominant feature of the district. A variety of styles are represented, including: inset, full-width, partial-width, wrap-around and two-story. Porch posts vary as well, and include square and turned wood, full-length and partial-length with piers. Many of the Victorian and Classical Revival structures have turned wood posts, while the craftsman styles features more square turned posts.

F. CHIMNEYS

Describe the principal materials and placement of chimneys on contributing residential buildings within the district.

Brick and limestone are the principle materials for chimneys. Most chimneys are located on the interior of structures. Older residences tend to have multiple chimneys.

2. GARAGE APARTMENTS

Are garage apartments an architectural feature which defines the character of the district? Describe the location on the property, principal exterior materials and roof types of contributing garage apartments.

The district contains garage apartment, most of which are located to the rear of the primary structure, and accessed from alley drives. Several structures along Blanco Street have street-facing garage apartments accessed from driveways off the Street or off a side-street.

3. APARTMENT BUILDINGS

Describe the number of stories and principal exterior materials of apartment buildings which contribute to the historical character of the district.

Apartment buildings are predominantly two-story, contemporary or non-historic structures. A handful of apartments remain in former single-story residences, including 610 Baylor Street, 806 Baylor Street and 1105 West 9th Street. Other apartments are available in duplex-style houses.

4. WALLS/FENCES/LANDSCAPE FEATURES

Describe the height, materials, and placement of walls, fences, and other landscape features which define the historical and architectural character of the district.

Fences & stone walls can be found among some buildings and are located generally around the front perimeter of the yard. Most are made of wood, stone or decorative iron. The height tends to be less than 4 feet and some residences feature iron fences with front gates, built upon a brick or limestone foundations. Most properties tend to have back-yard fences for privacy. Typical height for back-lot fences is about 6-8 feet. Most are made of vertical wood pickets and are not visible from the street. The mature landscaping is a dominant feature of the district. Nearly all properties have large deciduous trees and shrubs, and several old live oaks and southern magnolias.

B CONTRIBUTING COMMERCIAL BUILDINGS

1. STORIES

How many stories are the contributing commercial buildings in the district (one-story, two-story, more than two stories)?

One- and two-story.

2. MATERIALS

A. WALLS

What are the principal exterior wall materials used on contributing commercial buildings in the district?

Commercial buildings are predominantly brick, wood or stucco.

B. ROOF

What are the principal roof materials used on contributing commercial buildings in the district?

Composition shingle and metal and built-up tar gravel.

C. WINDOWS

What are the principal window materials used on contributing commercial buildings in the district?

Wood-sash, metal casement, vinyl-replacement and sash.

3. ROOF TYPES

What roof types define the architectural character of contributing commercial buildings in the district (front-gabled, side-gabled, hipped)?

Hipped, gabled and flat roofs.

4. SIGNS

A. What types of signs define the architectural character of contributing commercial buildings in the district (flush-mounted, awning, window, projecting)?

Some are flush-mount, others are located on awnings. One building features a painted sign.

B. What type of lighting is used on signs which define the architectural character of contributing commercial buildings in the district (indirect, back-lit, neon, etc.)?

Spotlights point from the ground to signs.

C. CONTRIBUTING EDUCATIONAL/INSTITUTIONAL BUILDINGS

Describe the location, number of stories, and exterior materials of educational or institutional buildings which contribute to the architectural character of the district.

The City of Austin Fire Station located at 1000 Blanco Street is a governmental building that is contributing to the district. It is two-story, composed of brick, with a flat roof and double-hung, segmental-arch windows.

D. CONTRIBUTING PARKS/PUBLIC LANDSCAPES

Describe the location and features of parks and public landscapes in the district which contribute to the architectural character of the district.

There is one public landscape – the moonlight tower at the corner of Blanco Street and West 12th Street. It is considered a contributing structure.

7. ASSESSMENT OF INTEGRITY

Describe the criteria for assessing the integrity of buildings within the district (whether a building is contributing or non-contributing).

The West Line National Register Historic District Application provided the primary guidance for assessing contributing or non-contributing status. Some structures that were altered since the 2004 National Register application were deemed to be non-contributing due to the nature of their alterations. These determinations were made in accordance with the guidelines established by the National Park Service for historic districts.

8. BUILDING LOCATIONS AND LANDSCAPE FEATURES:

Describe the set-backs, location of secondary buildings (garage apartments, detached garages, etc.), driveway types, sidewalk locations, on-street parking configurations, and street lighting which exemplify the district.

Setbacks vary slightly on residential buildings, but generally provide a uniform streetscape. Most drive ways are located to the rear of residences along Baylor, West 7th, and West 9th Streets. Street-facing, single-car driveways are located along Blanco, West 10th and West 11th Streets. Sidewalks and curbs are primarily concrete, with some older residences featuring limestone curbs. Majority of garage and garage apartments are located at the rear of residences. Only a few contemporary apartment buildings contain street-facing parking lots, notably 911 Blanco Street, 1115 & 1111 West 10th Street, and 1100 Blanco Street. Parallel-parking is only available street parking. No street furniture. Little Street lighting is available, mostly contemporary in style and attached to large electric poles and lines that dominant Blanco Street.

9. HISTORIC CONTEXT OF THE DISTRICT

On separate sheets, provide a narrative description of the development and settlement patterns in the district, the names and dates of subdivisions within the district, the cultural, economic, ethnic, and social history of the district, and identify the persons prominent in the development of the district with a bibliography of sources consulted.

Please see Appendix B for the narrative on the history of the district.

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10. ARCHITECTS AND BUILDERS

Identify the architects and builders of contributing buildings within the district with a brief biographical sketch, and a list of the buildings attributed to each person identified.

Please see Appendix I for a list of architects and builders.

NOMINATION PREPARED BY:

Name: Terri Myers
Company Name: Preservation Central Inc.
Address: 823 Harris Avenue
Austin, Texas, 78705
Telephone: 512-478-0898 FAX: None
E-mail: terrimyers@preservationcentral.com

NEIGHBORHOOD ASSOCIATION REPRESENTATIVE

Neighborhood Association: Castle Hill Historic District
Name: Laura Kelso
Address: 901 Blanco Street
Austin, TX 78703
Telephone: 512-297-3455 FAX:
E-mail: laura@lkelso.com

FOR COMMISSION USE ONLY

On this _____ day of _____, 20____, the Historic Landmark Commission voted to:

_____ Recommend historic area (HD) zoning for the district as presented.

_____ Recommend changes to the nomination as follows:

_____ Recommend disapproval of historic area (HD) zoning for the district.