



City of Austin

Founded by Congress, Republic of Texas, 1839
Historic Preservation Office
Planning and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

February 27, 2015

Dear Bluebonnet Hills resident:

The City has a nomination for a locally-designated historic district in Bluebonnet Hills. We are pleased to announce and invite you to a neighborhood workshop meeting about this nomination on TUESDAY, MARCH 10, 2015 at 6:45 p.m. in Room 325, One Texas Center, 505 Barton Springs Road. At this meeting, city staff will present information about the benefits that local historic district designation offers you. Following the presentation, we will have a question and answer session to address any concerns you may have about historic district designation.

Local historic district designation is the best tool the City offers to preserve the architectural and historic character of Bluebonnet Hills. Historic district designation provides greater protection against the demolition of those buildings which contribute to the character of the district, and sets out design parameters for new construction within the district, including additions to existing buildings. Historic district designation does not prohibit you from making changes to your property, but instead, presents design standards that reflect the architectural character of the district, thereby encouraging design that is compatible with the character and architecture of the district.

Austin's landscape is changing very rapidly. Much of the change is occurring in our older neighborhoods, where houses are being torn down, in favor of replacement structures that bear no relation to the existing houses. Think of what attracted you to Bluebonnet Hills to begin with – beyond the purely geographical advantages, the neighborhood is notable for its collection of older houses and mature trees which give it a unique ambience. Designation as a local historic district will help preserve the qualities of the neighborhood that you enjoy, and will help protect the neighborhood from insensitive development.

I am attaching a copy of the proposed design standards for you to review. These standards were developed by the neighborhood authors of the historic district nomination, and are based on best practices from cities throughout the country, and provide the parameters for new construction in the district.

We look forward to seeing you on March 10.

Sincerely,

Steve Sadowsky
Historic Preservation Officer
City of Austin, Texas