

ZONING CHANGE REVIEW SHEET

CASE: C14H-2010-0006 – Castle Hill Historic District

P.C.: August 25, 2015

H.L.C.: August 24, 2015

ADDRESS: Roughly bounded by W. 6th Street on the south, Baylor Street on the west, W. 12th Street on the north, and Blanco Street on the east.

DISTRICT: 9

OWNER/APPLICANT: City of Austin (Planning and Zoning Department)

STAFF: Steve Sadowsky and Jerry Rusthoven, Planning and Zoning Department

SUMMARY STAFF RECOMMENDATION:

Staff recommendation is to grant the modification of compatibility standards in the Castle Hill Local Historic District for the property at 614 Blanco Street.

COMMISSIONS RECOMMENDATION:

Historic Landmark Commission: August 24, 2015

To grant the modification of compatibility standards in the Castle Hill Local Historic District for the property at 614 Blanco Street. [D. Whitworth, T. Myers – 2nd] 7-0 C. McKenzie, B. Tollett - ABSENT

Planning Commission: August 25, 2015

Forwarded to Council without a recommendation due to a lack of a vote in the affirmative.

DEPARTMENT COMMENTS:

The Land Development Code (25-2-1052 (A) (2) provides an exemption from compatibility standards for historic landmarks and within historic districts. Staff believes that the exemption for historic districts was inadvertent and should be corrected with the Code Next process. For this reason with the Castle Hill, Hyde Park and proposed Bluebonnet Hills local historic districts staff has included a provision in the ordinance that waives that exemption and reinstates Article 10, Compatibility Standards. This case intends to modify that reinstatement for the property at 614 Blanco Street. and replace it with a modified compatibility standard.

In 1992 a home known as the Armstrong – Odom House was zoned historic in spite of the former property owner's opposition. Shortly thereafter there was a fire that damaged the property extensively. A second fire further damaged the property and its ruins were eventually demolished for safety reasons. These fires and the demolition of the house

caused much anguish among the neighbors, the City Historic Preservation Office and historic advocates. The historic designation remains on the property and it is located in the Castle Hills Local Historic District.

A new proposal for the construction of a 12 unit multi-family complex has been reviewed and approved for a certificate of appropriateness by the Historic Landmark Commission. This project as approved by the Historic Landmark Commission has a 19.5 front yard setback instead of 25 feet a side yard setback of 5 feet instead of 25.ft and a height of 36 feet instead of 30. The proposed change to the historic district ordinance would modify compatibility for just 614 Blanco and only to the extent as approved by the Historic Landmark Commission.

On page 10 of 16 of Exhibit C (Preservation Plan and Design Standards), amend subsection B. to read as follows:

B. Reference to City Ordinances

1. Notwithstanding the provisions of Sec. 25-2-1052(A)(2), Article 10 Compatibility Standards, shall apply to the Castle Hill Historic District **except notwithstanding this or any other section of these Standards or ordinances, Article 10 Compatibility Standards shall not apply to development depicted in SP-2015-0166C for which a Certificate of Appropriateness has been approved by the Historic Landmark Commission. This exception shall apply for all extensions and resubmittals of the same site plan and subsequent permits for development.**

Castle Hill Local Historic District Preservation Plan and Design Standards 10 of 16

9. New additions or alterations to structures shall be done in such a manner that if the addition or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

B. REFERENCE TO CITY ORDINANCES The following Standards identify requirements for construction within the district that are in addition to all existing city ordinances, as modified by this document. Front yard setback requirements for new construction and maximum height for single family construction are modified as noted herein.

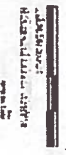
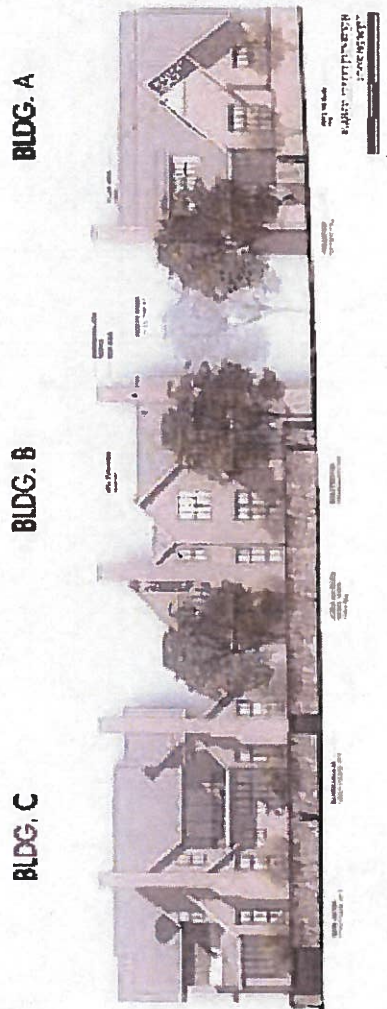
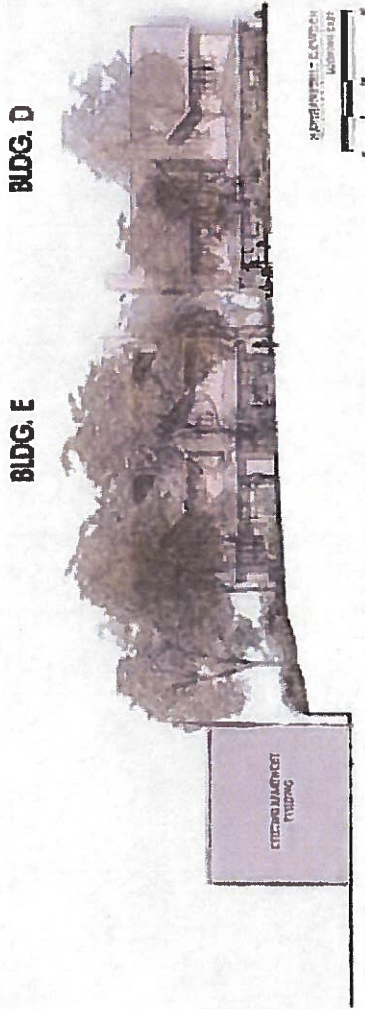
1. Notwithstanding the provisions of § 25-2-1052 (A)(2), Article 10 Compatibility Standards, shall apply to the Castle Hill Historic District.



VIEW LOOKING NORTHWEST

614 7th St. N. Minneapolis, Tenn. 37203

1. **Address:** 1000 1st St. N. #100
 Minneapolis, MN 55401
 Tel: 612-338-1111
 Fax: 612-338-1112
 E-mail: info@minneapolis.gov
 Web: www.minneapolis.gov



8405 125613

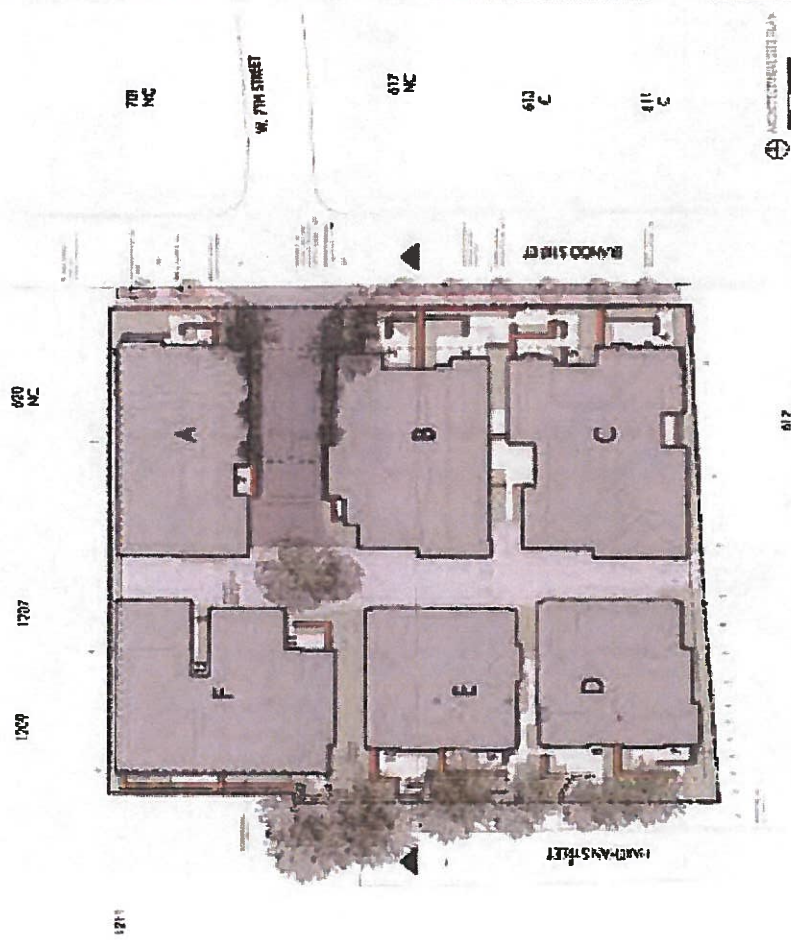
APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 7/14/11
BY: [Signature]
[Stamp]

APPROVED BY
CIVIC LANDMARK COMMISSION
 DATE: 7/14/14
 BY: [Signature]
 FOR: [Signature]

SHEET # OF 9

The Stonewall 614, Thru 618 Blanco Street, Austin, Texas 78703

Architect:
 Charles Hall
 10000 N. Loop West
 Suite 1000
 Dallas, Texas 75244
 Phone: (214) 343-1111
 Fax: (214) 343-1112
 Email: charles@chall.com



LANDSCAPE DESIGN:

- AN EXTENSIVE LANDSCAPING PLAN COMPRISED OF HISTORICALLY APPROPRIATE NATIVE TEXAS PLANTS
- EXISTING TREES ALONG HARTHAN TO REMAIN
- EXISTING TREES RELOCATED TO THE MIDDLE OF THE SITE
- TWO EXISTING TREES ALONG BLANCO TO REMAIN
- 36 NEW 4" & 6" CALIPER TREES
- EXTENSIVE SHRUBS, PERENNIALS, GROUND COVERINGS AND ACCENT GRASSES



DESIGNWORKSHOP

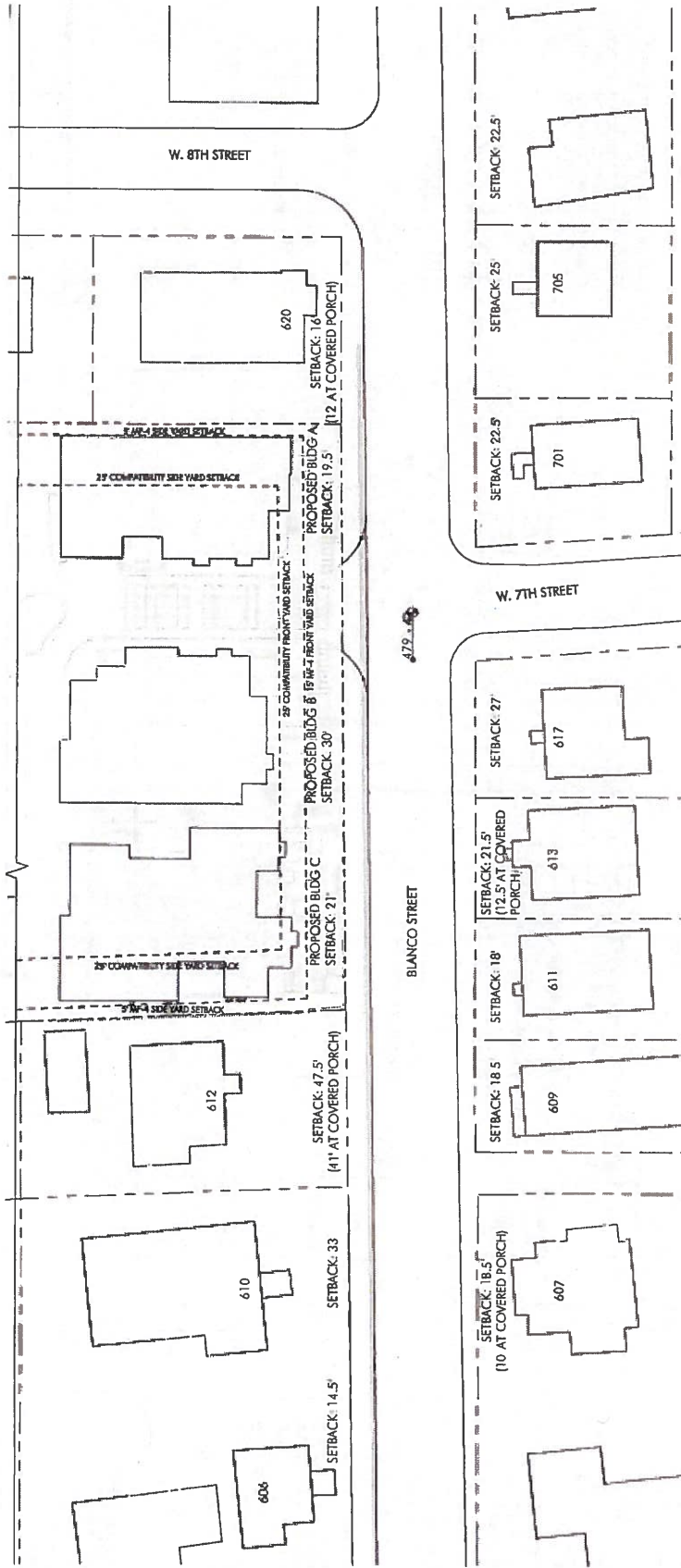
ARCHITECTS
Clayton&Little

Preliminary - Not for Construction - This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting or construction purposes.

The Stonewall
614 Thru 618 Blanco Street, Austin, Texas 78703

September 1st, 2015





FRONT YARD SETBACK CONTEXT

SETBACK DIMENSIONS ARE GIVEN TO THE CLOSEST EXTERIOR WALL OF HOUSES, IN ACCORDANCE WITH SUBCHAPTER F.2.3. NOTE, HOWEVER, THAT IN ACCORDANCE WITH 25-2-513, COVERED FRONT PORCHES ARE NOT ALLOWED IN A FRONT YARD, SO THE SECOND NUMBER REFLECTS THE SETBACK AT THE COVERED PORCH, WHERE APPLICABLE.

SETBACKS OF NEIGHBORING PROPERTIES ARE APPROXIMATE, BASED UPON FIELD MEASUREMENTS TAKEN FROM THE EDGE OF SIDEWALK, WHICH DO NOT NECESSARILY CORRESPOND TO PROPERTY LINES.

FRONT YARD SETBACKS:

MF-4 REQUIREMENT: 15 FT
 COMPATIBILITY STANDARDS: 25 FT
 ADJACENT PROPERTIES AVERAGE (F.2.3): 27 FT
 600 BLOCK BLANCO AVERAGE: 21 FT
 PROPOSED AVERAGE: 23 FT

Architects
Clayton & Little

Preliminary - Not for Construction - This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting or construct on purposes.

The Stonewall
 614 Thru 618 Blanco Street, Austin, Texas 78703



FRONT YARD SETBACKS
 September 1st, 2015

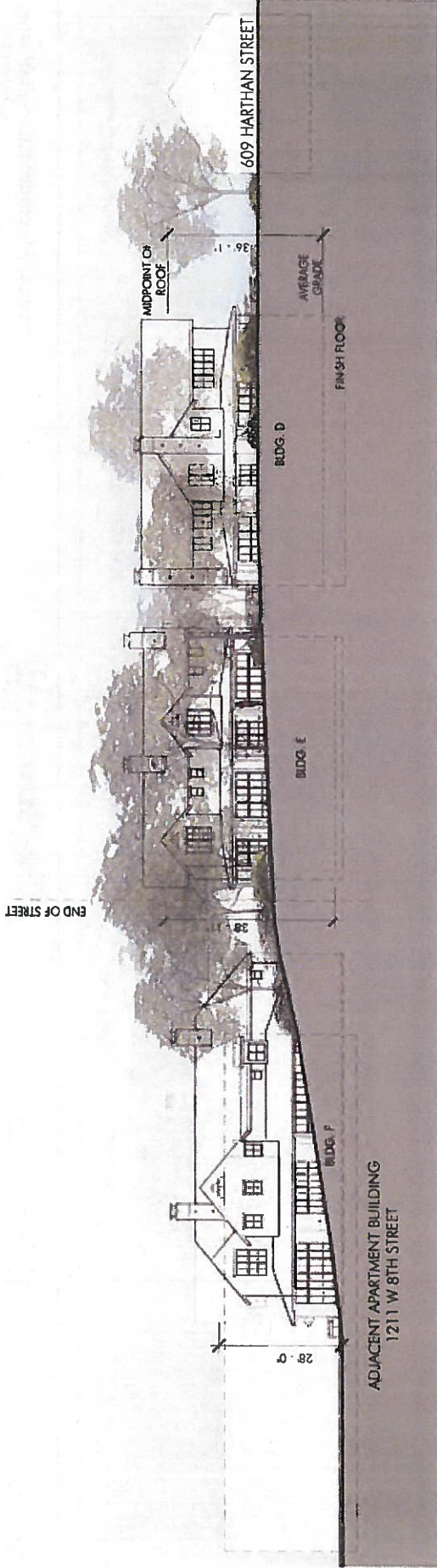


Architect
Clayton & Little

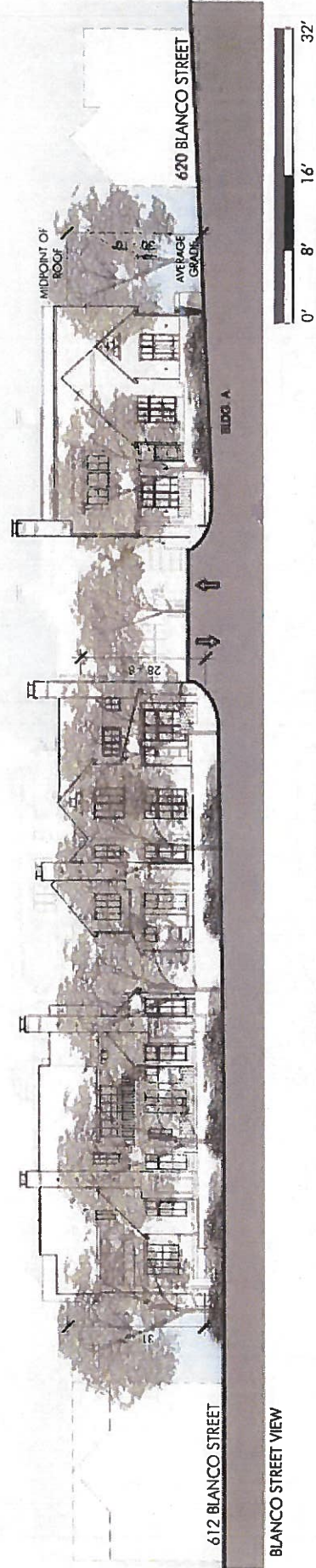
Preliminary - Not for Construction - This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting or construction purposes.

The Stonewall
614 Thru 618 Blanco Street, Austin, Texas 78703

SETBACKS PER COMPATIBILITY STANDARDS
September 1st, 2015



HARTMAN STREET VIEW



BLANCO STREET VIEW



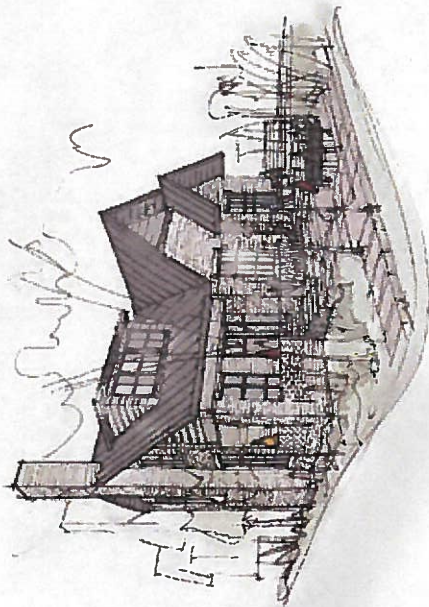
Architects
Clayton & Little

The Stonewall
614 Thum 618 Blanco Street, Austin, Texas 78703

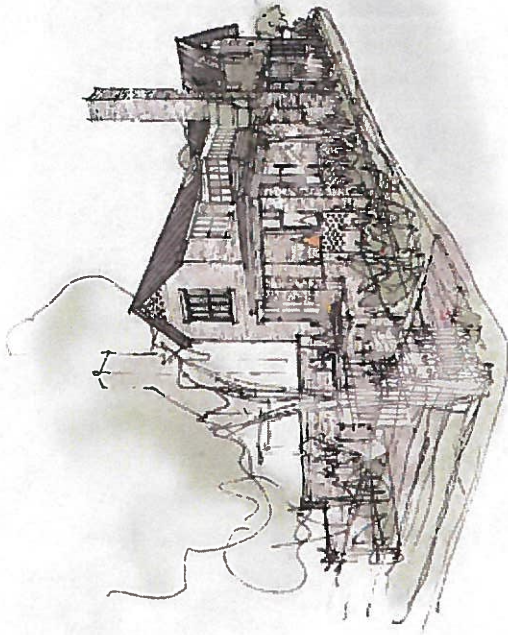
Preliminary - Not for Construction - This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting or construction purposes.

STREET ELEVATIONS

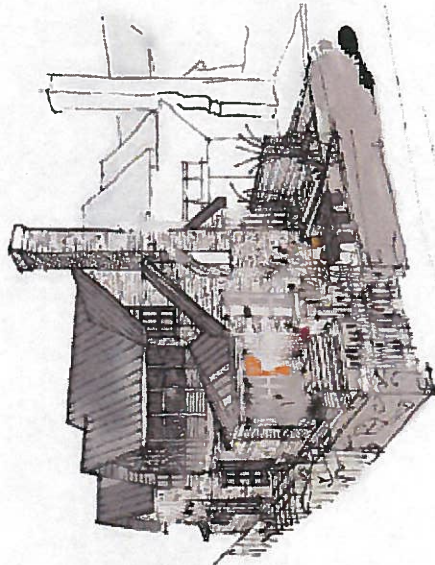
September 1st, 2015



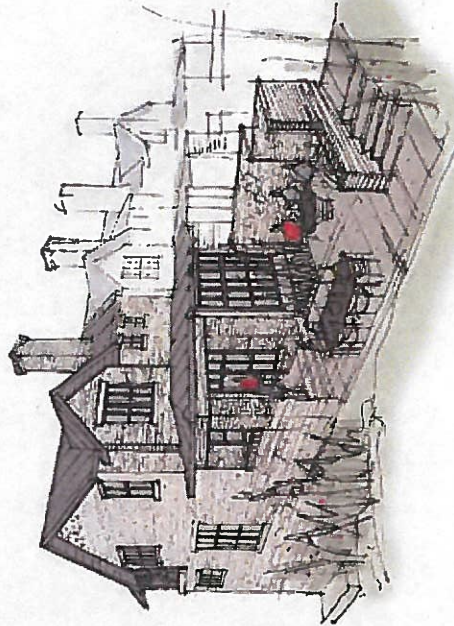
Building A Unit 1



Building B Unit 3



Building C Unit 6



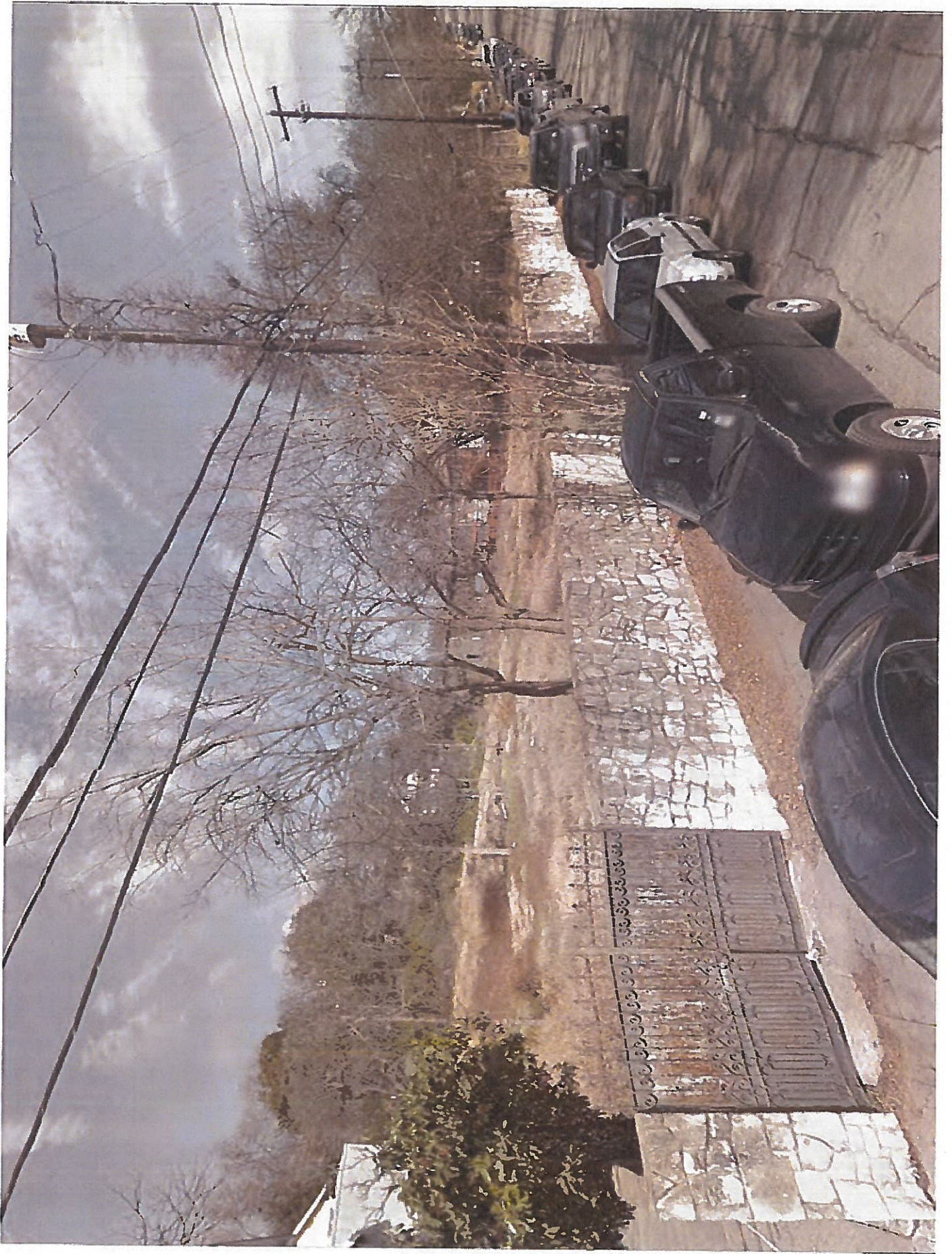
Building E Unit 10

Architects
Clayton & Little

Preliminary - Not for Construction - This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting or construction purposes

The Stonewall
614 Thru 618 Blanco Street, Austin, Texas 78703

UNIT PERSPECTIVE VIEWS
September 1st, 2015



Local Historic Districts ★ Support Amendment



Castle Hill Local Historic District

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, WIT ARNOLD TR, owner of,
(Address) 1007 BLAND ST.

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Signature

Date

Aug 16 - 2015

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, DICK CLARK, owner of,

(Address) 1111 W. 12th St. #109

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Signature

Date

08-17-15

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

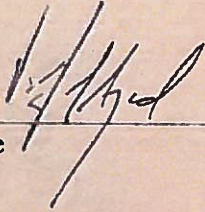
Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Victor J. Ayad, owner of,
(Address) TMI Castle, 1111 W 11th Street

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Signature



Date

8/17/2015

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Tyson Tuttle, owner of,
(Address) 608 Baylor Street, Austin, TX 78703

- ☒ I support the proposed change for the Castle Hill Historic District Design Standards
☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Tyson Tuttle 8/21/15
Signature Date

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Richard A. Queen & Sara A. Stevenson, owner of,

(Address) 900 Blanco St

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Richard A. Queen & Sara A. Stevenson

Signature

8-24-15

Date

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Laura Kelso, owner of,

(Address) 901 Blanco St.

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Signature

Date

August 18, 2015

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Laura Kelso, owner of,

(Address) 903 Blanco Street

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Signature

Date

August 18, 2015

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Ann Hanna-Morrison, owner of,
(Address) 1111 West 12th street, #115

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Ann Hanna-Morrison

Signature

8-24-2015

Date

(signed in absentia
by Beverly Hale
per phone communication)
B.W.

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Beverly Dale, owner of,
(Address) 1111 (de Saligny Condominiums) W. 12th St. #115

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Beverly Dale
Signature

August 24, 2015
Date

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, JOHN H. SPRINGER, owner of,

(Address) 1111 W. 12th St. #105

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

John H. Springer
Signature

08.19.15
Date

Petition


Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Margorie Hook, owner of,
(Address) 613 Blanco St

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

 8/17/15
Signature Date

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Linda Shafer, owner of,

(Address) 1111 West 12th Street, Unit # 121, Austin, TX 78703

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Linda Shafer

August 22, 2015

Signature

Date

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Robert Farrell, owner of,

(Address) 1115 W 11th St.

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Robert Farrell

Signature

8-21-15

Date

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Erin Thomson, owner of,

(Address) 778 Blanco St

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Erin Thomson

Signature

8-15-15

Date

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

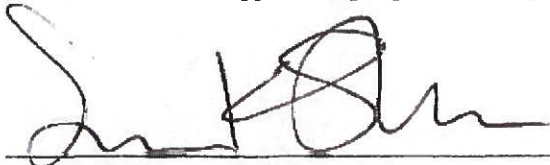
Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, James Schoenbaum (ABOLINA, LLC), owner of,

(Address) 614 BLANCO ST, AUSTIN, TX 78703

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.



Signature

8-15-15

Date

Petition

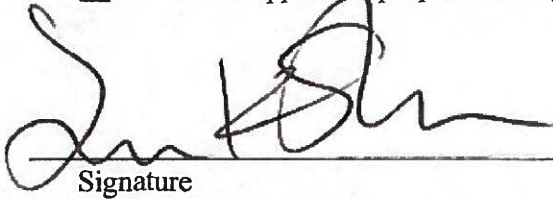
Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, JAMES SCHENBAUM (ARZ LINDO, LLC), owner of,
(Address) 618 BLANCO ST, AUSTIN, TX 78703

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support ~~the~~ proposed change for the Castle Hill Historic District Design Standards.


Signature

8-15-15
Date

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Janice Burckhardt, owner of,

(Address) 1111 W. 7th Austin 78703

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Janice T Burckhardt
Signature

8/15/15
Date

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

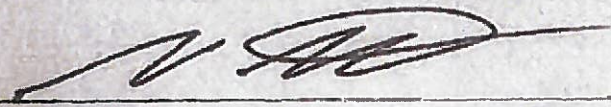
Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Shawn Shillington, owner of,

(Address) 1009 Blanco St

☒ support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards.


Signature

8/15/15
Date

Petition

Case number: C-1418 (2014) 00001 (April 14th 2015) (Heron, Thomas)

Proposed: Modify the Federal Government Plan with regard to the application of Article 10 (Competition Standards) in relation to property

I, Don McElroy, owner of
(Address) 1115 West 11th St Apt 201

☒ I support the proposed change for the Castle Hill Historic District Design Standards

☐ I do NOT support the proposed change for the Castle Hill Historic District Design Standards

Signature

Don McElroy

Date

7/2/15

From: Jason Seats jason@techstars.com
Subject: Re: Intro urgent
Date: August 15, 2015 at 8:21 AM
To: James K Schoenbaum j
Cc: Alan Schoenbaum a

Hey James,

As owner of the property at 1114 W 9th St, I support for the proposed changes to the Castle Hill Local Historic District detailed in Case number: C14H-2010-0006

Jason Seats, Partner, Techstars
Austin | 314-504-0934 | @seats | @techstars | jason@techstars.com

On 14 Aug 2015, at 18:23, James K Schoenbaum wrote:

Hi Jason,

We are looking for support from Castle Hill Local Historic District Residents for our proposed amendment to the district (petition attached and pasted below for good measure).

Tomorrow morning several neighbors and I are going to attempt to get folks to sign the attached petition. If you are willing, I would sincerely appreciate your support/signature. Also, if you have neighbors that are/would be in favor of my project - if you could put us in contact so I can ask for their support as well.

If you are around tomorrow morning, and it is convenient, I can stop by your house for a signature

Many thanks!
James

James K. Schoenbaum
Member, Arbol Lindo, LLC
(512) 994-9404

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, _____, owner of,
(Address) _____

I support the proposed change for the Castle Hill Historic District Design Standards

I do NOT support the proposed change for the Castle Hill Historic District Design Standards

Signature

Date

On Aug 14, 2015, at 6:15 PM, Jason Seats <jason@techstars.com> wrote:

I think I've got the broad strokes Happy to help, what do you need us to do?

Sent from my iPhone

From: Jan Currier j
Subject: Re: CHLHD Amendment Petition
Date: August 14, 2015 at 4:47 PM
To: James K Schoenbaum james@



Hi James, thank you for your email concerning the amendment. You have my full support for the proposed changes to the Castle Hill Local Historic District. I am very excited about your beautiful project.

Best of luck,
Jan Currier
608 Blanco
617 Blanco

Sent from my iPhone

On Aug 13, 2015, at 5:28 PM, James K Schoenbaum wrote:

Ms. Currier,

Thank you for talking with me this afternoon. As discussed, attached is the petition for the proposed amendment to the Castle Hill Local Historic District. Could you please reply to this email to indicate your support or opposition?

Thank you!

James
512-994-9404

The attachment reads:

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, _____, owner of,
(Address) _____

I support the proposed change for the Castle Hill Historic District Design Standards

I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Signature

Date

James K. Schoenbaum
Member, Arbol Lindo, LLC
(512) 994-9404

<CHLHD response sheet doc>

From: Janice Burckhardt <janiceburckhardt@gmail.com>
Subject: Fwd: Letter to Castle Hill Local Historic District Residents
Date: July 30, 2015 at 1:40 PM
To: James Schoenbaum <james.schoenbaum@gmail.com>

JB

JANICE BURCKHARDT • janiceburckhardt@gmail.com

Begin forwarded message:

From: Donna Squyres <dsquyres@gmail.com>
Subject: Re: Letter to Castle Hill Local Historic District Residents
Date: July 24, 2015 at 6:52:53 PM CDT
To: Janice Burckhardt <janiceburckhardt@gmail.com>
Cc: Carol Barnes <carolbarnes@gmail.com>, Laura Morrison <lauramorrison@gmail.com>, Laura Smith <laurasmith@gmail.com>

I didn't get the email, but Jim and I are both in support of this amendment.
I won't be back in Austin until September, but I guess you ladies can go out for happy hour without me as long as you do it again as soon as I'm back in town!

Donna

Sent from my iPhone

On Jul 24, 2015, at 8:50 AM, Janice Burckhardt <janiceburckhardt@gmail.com> wrote:

Hey,
Did you get this email this week? I'm writing down the names of neighbors in support of this amendment for Monday's Board of Adjustment meeting. Basically there's a conflict between the LHD design standards and the City's compatibility standards. The City development staff have proposed an amendment to fix the conflict. Tyson, me, Ed, and the entire Harthan LHD are in support of this change. Can I add you to the list? It'll help the City to have a list of nearby neighbors in support or at least not opposed.

Let's have another ladies of 7th street margarita hour when we're all in town again!

Janice

JANICE BURCKHARDT • janiceburckhardt@gmail.com

Begin forwarded message:

From: Shawn Shillington <shawnshillington@gmail.com>
Subject: Letter to Castle Hill Local Historic District Residents
Date: July 19, 2015 at 7:45:35 AM CDT
To: undisclosed-recipients;

Dear Castle Hill Local Historic District Residents:

The City of Austin development staff is proposing an amendment to Castle Hill Local Historic (CHLHD) design standards in order to eliminate some inconsistencies. These inconsistencies emerged as the result of a proposed development on the old Armstrong Odom lots (614 & 618 Blanco Street). I am writing to let you know about the changes and to also to invite you to attend a meeting to discuss them.

What is the issue: Currently, the owner of 614 and 618 Blanco St. has proposed low-density townhomes that comply with the CHLHD design standards for new construction. However, since these are large, multi-family lots, the proposed development triggered the application of the City of Austin's Article 10 Compatibility Standards. CHLHD design standards were supposed to allow consistency with the block face. In this case, the Article 10 Compatibility Standards would impose a 25-foot setback on one side and the front of the project.

From: Janice Burckhardt n
Subject: Fwd: Letter to Castle Hill Local Historic District Residents
Date: July 30, 2015 at 1:39 PM
To: james@arbolindo.com

JB

JANICE BURCKHARDT • janiceburckhardt@gmail.com

Begin forwarded message:

From: Ann McElowney ann@mceldowney.com
Subject: Re: Letter to Castle Hill Local Historic District Residents
Date: July 24, 2015 at 12:56:44 PM CDT
To: Janice Burckhardt <janiceburckhardt@gmail.com>

Thanks Janice. I support the change. Best, Ann

On Fri, Jul 24, 2015 at 10:03 AM, Janice Burckhardt janiceburckhardt@gmail.com wrote:
Hi there,

Did you get this email this week? I'm writing down the names of neighbors in support of this amendment for Monday's Board of Adjustment meeting. Basically there's a conflict between the LHD design standards and the City's compatibility standards. The City development staff has proposed an amendment to fix the conflict. It only affects that one property (614-618 Blanco) and only for the current project as designed. It basically cleans up some red tape so the project can proceed.

Tyson, me, Ed, and the entire Harthan LHD are in support of this change. Can I add you to the list? It'll help the City to have a list of nearby Castle Hill neighbors in support (or at least not opposed).

Thank you!

Janice

JANICE BURCKHARDT • janiceburckhardt@gmail.com

Begin forwarded message:

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To: undisclosed-recipients;

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The City of Austin development staff is proposing an amendment to Castle Hill Local Historic (CHLHD) design standards in order to eliminate some inconsistencies. These inconsistencies emerged as the result of a proposed development on the old Armstrong Odom lots (614 & 618 Blanco Street). I am writing to let you know about the changes and to also to invite you to attend a meeting to discuss them.

What is the issue: Currently, the owner of 614 and 618 Blanco St. has proposed low-density townhomes that comply with the CHLHD design standards for new construction. However, since these are large, multi-family lots, the proposed development triggered the application of the City of Austin's Article 10 Compatibility Standards. CHLHD design standards were supposed to allow consistency with the block face. In this case, the Article 10 Compatibility Standards would impose a 25-foot setback on one side and the front of the project.

What is the proposed change: In order to rectify this situation, the city staff is proposing to amend the CHLHD design standards to waive the application of Article 10 so long as the owner builds the plans that were approved by the Historic Landmark Commission. If this change is approved, it will enable the development at 614 and 618 to move forward. Background on the Castle Hill Local Historic District and the design standards is [linked here](#) from the City of Austin's Historic Preservation Office.

From: Janice Burckhardt
Subject: Fwd: Letter to Castle Hill Local Historic District Residents
Date: July 30, 2015 at 1:40 PM
To: James Schoenbaum james@arbolindo.com

JB

JANICE BURCKHARDT • [m](#)

Begin forwarded message:

From: "Albert Percival (CE CEN)" <Al_____.com>
Subject: Re: Letter to Castle Hill Local Historic District Residents
Date: July 24, 2015 at 4:33:34 PM CDT
To: Janice Burckhardt <me@janiceburckhardt.com> Chuck Hughes <_____.com> Cheryl Petre <_____.com>, Dan Grappe <_____.com>

I am fine with it. I will let Chuck speak for himself.

Albert Percival
Senior Securities, Finance and Governance Counsel
Whole Foods Market Central Office
550 Bowie Street
Austin, TX 78703
(512) 542-0676 Office
(512) 482-7676 Fax
albert.percival@wholefoods.com

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Any federal tax advice contained in this email and any attached documents is not intended or written to be and cannot be used or referred to for the purpose of (i) avoiding penalties that may be imposed by the Internal Revenue Service or (ii) promoting, marketing or recommending any partnership or other entity, transaction, investment plan, or other arrangement.

From: Janice Burckhardt <_____.com> on behalf of Janice Burckhardt
Date: Friday, July 24, 2015 9:57 AM
To: Chuck Hughes <chuckhughes@me.com>, Cheryl Petre <_____.com>, Albert Percival <_____.com>, Dan Grappe <dan.grappe@wholefoods.com>
Subject: Fwd: Letter to Castle Hill Local Historic District Residents

Hi there,

Did you get this email this week? I'm writing down the names of neighbors in support of this amendment for Monday's Board of Adjustment meeting. Basically there's a conflict between the LHD design standards and

From: Janice Burckhardt [mailto:jburckhardt@castlehilllocalhistoricsociety.org]
Subject: Fwd: Letter to Castle Hill Local Historic District Residents
Date: July 30, 2015 at 1:40 PM
To: James Schoenbaum [mailto:james.schoenbaum@castlehilllocalhistoricsociety.org]

JB

JANICE BURCKHARDT • [mailto:jburckhardt@castlehilllocalhistoricsociety.org]

Begin forwarded message:

From: Carol Barnes <[mailto:carol.barnes@castlehilllocalhistoricsociety.org]>
Subject: Re: Letter to Castle Hill Local Historic District Residents
Date: July 24, 2015 at 5:46:48 PM CDT
To: Janice Burckhardt <[mailto:jburckhardt@castlehilllocalhistoricsociety.org]>
Cc: Laura Morrison <[mailto:laura.morrison@castlehilllocalhistoricsociety.org]>, Donna Cousar <[mailto:donna.cousar@castlehilllocalhistoricsociety.org]>, Laura Smith <[mailto:laura.smith@castlehilllocalhistoricsociety.org]>

Janice,

Thanks for keeping us informed. We didn't receive the email but please add us to the list.

Let's find a time gather! What do y'all think? I'm fairly open except for the end of next week. And btw, Cheryl is now working day shifts so is available for happy hour opportunities.

Best, Carol

On Jul 24, 2015, at 9:50 AM, Janice Burckhardt wrote:

From: Janice Burckhardt me@janiceburckhardt.com
Subject: Fwd: Letter to Castle Hill Local Historic District Residents
Date: July 30, 2015 at 1:40 PM
To: James Schoenbaum james@castlehillhds.com

JB

JANICE BURCKHARDT • me@janiceburckhardt.com

Begin forwarded message:

From: Donna Squyres <c_____
Subject: Re: Letter to Castle Hill Local Historic District Residents
Date: July 24, 2015 at 6:52:53 PM CDT
To: Janice Burckhardt <_____
Cc: Carol Barnes <_____, Laura Morrison <_____, Laura Smith <_____,

I didn't get the email, but Jim and I are both in support of this amendment.
I won't be back in Austin until September, but I guess you ladies can go out for happy hour without me as long as you do it again as soon as I'm back in town!

Donna

Sent from my iPhone

On Jul 24, 2015, at 8:50 AM, Janice Burckhardt <_____
> wrote:

Hey,
Did you get this email this week? I'm writing down the names of neighbors in support of this amendment for Monday's Board of Adjustment meeting. Basically there's a conflict between the LHD design standards and the City's compatibility standards. The City development staff have proposed an amendment to fix the conflict. Tyson, me, Ed, and the entire Harthan LHD are in support of this change. Can I add you to the list? It'll help the City to have a list of nearby neighbors in support or at least not opposed.

Let's have another ladies of 7th street margarita hour when we're all in town again!

Janice

JANICE BURCKHARDT • m_____.1

Begin forwarded message

From: Shawn Shillington <_____
Subject: Letter to Castle Hill Local Historic District Residents
Date: July 19, 2015 at 7 45 35 AM CDT
To: undisclosed-recipients ,

Dear Castle Hill Local Historic District Residents

The City of Austin development staff is proposing an amendment to Castle Hill Local Historic (CHLHD) design standards in order to eliminate some inconsistencies. These inconsistencies emerged as the result of a proposed development on the old Armstrong Odom lots (614 & 618 Blanco Street). I am writing to let you know about the changes and to also to invite you to attend a meeting to discuss them.

What is the issue: Currently, the owner of 614 and 618 Blanco St. has proposed low-density townhomes that comply with the CHLHD design standards for new construction. However, since these are large, multi-family lots, the proposed development triggered the application of the City of Austin's Article 10 Compatibility Standards. CHLHD design standards were supposed to allow consistency with the block face. In this case, the Article 10 Compatibility Standards would impose a 25-foot setback on one side and the front of the project

From: Janice Burckhardt
Subject: Fwd: hey
Date: July 30, 2015 at 1:40 PM
To: James Schoenbaum j

JB

JANICE BURCKHARDT •      [n](#)

Begin forwarded message:

From: Phillip LeConte <arkdog@gmail.com>
Subject: hey
Date: July 24, 2015 at 3:32:37 PM CDT
To: Janice Burckhardt <>

Yes, swing by and i'll be happy to support change!

www.arkdog.com

From: Janice Burckhardt
Subject: Fwd: Letter to Castle Hill Local Historic District Residents
Date: July 30, 2015 at 1:41 PM
To: James Schoenbaum

JB

JANICE BURCKHARDT • _____

Begin forwarded message:

From: [redacted] <[redacted]>
Subject: Re: Letter to Castle Hill Local Historic District Residents
Date: July 25, 2015 at 6:54:15 AM CDT
To: Janice Burckhardt <[redacted]>

Sure

Sent from my iPhone

On Jul 24, 2015, at 11:10 AM, Janice Burckhardt <[redacted]> wrote:

Hi there,

Did you get this email this week? I'm writing down the names of neighbors in support of this amendment for Monday's Board of Adjustment meeting. Basically there's a conflict between the LHD design standards and the City's compatibility standards. The City development staff has proposed an amendment to fix the conflict. It only affects that one property (614-618 Blanco) and only for the current project as designed. It basically cleans up some red tape so the project can proceed.

Tyson, me, Ed, and the entire Harthan LHD are in support of this change. Can I add you to the list? It'll help the City to have a list of nearby Castle Hill neighbors in support (or at least not opposed).

Would love to see you soon!

Janice

JANICE BURCKHARDT • _____

Begin forwarded message:

From: Shawn Shillington <[redacted]>
Subject: Letter to Castle Hill Local Historic District Residents
Date: July 19, 2015 at 7:45:35 AM CDT

From: Janice Burckhardt
Subject: Fwd: Letter to Castle Hill Local Historic District Residents
Date: July 30, 2015 at 1:45 PM
To: James Schoenbaum j



Jim's partner is Tommy Navarro. Jim indicates they are both in favor below.

jtb

JANICE BURCKHARDT •

Begin forwarded message:

From: Jim Mauseth <>
Subject: Re: Letter to Castle Hill Local Historic District Residents
Date: July 25, 2015 at 3:46:40 PM CDT
To: Janice Burckhardt >

Hi Janice -- It was good to see you this morning. We are all in favor of getting that project going on Blanco...please do add our names.
Jim

On Sat, Jul 25, 2015 at 9:01 AM, Janice Burckhardt < > wrote:
Hi there,

I'm glad I ran into you this morning! I've been gathering names of neighbors for Monday's Board of Adjustment meeting regarding the big double lot on Blanco. Did you get this email this week? Basically there's a conflict between the LHD design standards and the City's compatibility standards. The City development staff has proposed an amendment to fix the conflict. It only affects that one property (614-618 Blanco) and only for the current project as designed. It'll clean up some red tape so the project can proceed.

Tyson, my 7th street neighbors, Matt & Katy Culmo, the 9th street neighbors that I know (!) and the entire Harthan Street LHD are in support of this change. Can I add you to the list? It'll help the City to have a list of nearby Castle Hill neighbors in support (or at least not opposed).

Thank you,

Janice

JANICE BURCKHARDT •

Begin forwarded message:

From: Shawn Shillington <

From: Janice Burckhardt <me@janiceburckhardt.com>
Subject: Fwd: Letter to Castle Hill Local Historic District Residents
Date: July 30, 2015 at 1:45 PM
To: James Schoenbaum <james.schoenbaum@cityofcastlehill.com>

JB

JANICE BURCKHARDT • me@janiceburckhardt.com

Begin forwarded message:

From: Ann Daly <ar...@...>
Subject: Re: Letter to Castle Hill Local Historic District Residents
Date: July 25, 2015 at 4:16:14 PM CDT
To: Janice Burckhardt <me@janiceburckhardt.com>

You may add Joe and myself to the list.

Sent from my iPhone

On Jul 24, 2015, at 10:03 AM, Janice Burckhardt <me@janiceburckhardt.com> wrote:

Hi there,

Did you get this email this week? I'm writing down the names of neighbors in support of this amendment for Monday's Board of Adjustment meeting. Basically there's a conflict between the LHD design standards and the City's compatibility standards. The City development staff has proposed an amendment to fix the conflict. It only affects that one property (614-618 Blanco) and only for the current project as designed. It basically cleans up some red tape so the project can proceed.

Tyson, me, Ed, and the entire Harthan LHD are in support of this change. Can I add you to the list? It'll help the City to have a list of nearby Castle Hill neighbors in support (or at least not opposed).

Thank you!

Janice

JANICE BURCKHARDT • !

1

Begin forwarded message:

From: Shawn Shillington <shawn.shillington@cityofcastlehill.com>
Subject: Letter to Castle Hill Local Historic District Residents
Date: July 19, 2015 at 7:45:35 AM CDT
To: undisclosed-recipients;

From: Janice Burckhardt janiceburckhardt@arbollindo.com
Subject: Fwd: Letter to Castle Hill Local Historic District Residents
Date: July 30, 2015 at 1:46 PM
To: James Schoenbaum james@arbollindo.com

JB

JANICE BURCKHARDT •

Begin forwarded message:

From: Carolyn Yokubaitis <carolyn.yokubaitis@arbollindo.com>
Subject: Re: Letter to Castle Hill Local Historic District Residents
Date: July 26, 2015 at 1:46:34 AM CDT
To: Janice Burckhardt <janiceburckhardt@arbollindo.com>

We are okay with it -
Thanks

Carolyn & Ron Yokubaitis

On Jul 24, 2015, at 3:36 PM, Janice Burckhardt <janiceburckhardt@arbollindo.com> wrote:

Hi there,

Did you get this email this week? I'm writing down the names of neighbors in support of this amendment for Monday's Board of Adjustment meeting. Basically there's a conflict between the LHD design standards and the City's compatibility standards. The City development staff has proposed an amendment to fix the conflict. It only affects that one property (614-618 Blanco) and only for the current project as designed. It'll clean up some red tape so the project can proceed.

My neighbors here on 7th, Brian (across from you on 9th) and Laura Kelso, (corner of 9th and Blanco), and the entire Harthan Street LHD are in support of this change. Can I add you to the list? It'll help the City to have a list of nearby Castle Hill neighbors in support (or at least not opposed).

Are you traveling? It finally got HOT!

Thank you,

Janice

JANICE BURCKHARDT •

Begin forwarded message:

From: Janice Burckhardt
Subject: Fwd: 612 and 614 Blanco
Date: July 30, 2015 at 1:47 PM
To: James Schoenbaum

JB

Here's a copy of what Tyson wrote to the city.

jtb

JANICE BURCKHARDT • [n](#)

Begin forwarded message:

From: Tyson Tuttle <Tytuttle@siliconlabs.com>
Subject: 612 and 614 Blanco
Date: July 26, 2015 at 11:32:03 PM CDT
To: Steve Sadowsky <steve.sadowsky@austintexas.gov>
Cc: "kalan.contreras@austintexas.gov" <kalan.contreras@austintexas.gov>, Nicole Tuttle <ntuttle@siliconlabs.com>

Steve,

Our house is at 608 Baylor Street and an Austin landmark in the Old West Austin historic district. We are one block from the properties at 612 and 614 Blanco Street which are on your agenda this week (item A6) for an exemption from some of the LHD compatibility standards. The exemption will correct some language in the LHD about the front setback which would make the development compatible with the other houses along Blanco.

We are very much in support of granting the exemption. The proposed development has been vetted with the neighborhood, neighbors and the neighborhood plan and was unanimously approved by the Zoning and Steering Committees as well as by the OWANA general membership. The land has sat vacant for the 15 years we have lived at our house, and it is high time and the right plan to see the development of the land proceed. It will enhance the neighborhood and support densification of the inner city in a sensitive, compatible and nice way.

Please feel free to contact us if you have any questions.

Thank you.

Tyson

Contact info:

Tyson and Nicole Tuttle
608 Baylor Street
Austin, TX 78703
512-698-0310 mobile (Tyson)

Tyson Tuttle
CEO, Silicon Labs
400 West Cesar Chavez Street
Austin, TX 78701

From: **Janice Burckhardt** 
Subject: Fwd: Letter to Castle Hill Local Historic District Residents
Date: July 30, 2015 at 1:46 PM
To: James Schoenbaum

JB

JANICE BURCKHARDT • [r_____n](#)

Begin forwarded message:

From: Laura Smith <[l_____1](#)>
Subject: Re: Letter to Castle Hill Local Historic District Residents
Date: July 26, 2015 at 6:15:05 AM CDT
To: Janice Burckhardt <jnb@janiceburckhardt.com>

Hi Janice -- Sure, you can add me. Hope to see you on Aug 6!

Laura

On Fri, Jul 24, 2015 at 9:50 AM, Janice Burckhardt <[jnb@janiceburckhardt.com](#)> wrote:

Hey,

Did you get this email this week? I'm writing down the names of neighbors in support of this amendment for Monday's Board of Adjustment meeting. Basically there's a conflict between the LHD design standards and the City's compatibility standards. The City development staff have proposed an amendment to fix the conflict. Tyson, me, Ed, and the entire Harthan LHD are in support of this change. Can I add you to the list? It'll help the City to have a list of nearby neighbors in support or at least not opposed.

Let's have another ladies of 7th street margarita hour when we're all in town again!

Janice

JANICE BURCKHARDT • [j_____1](#)

Begin forwarded message:

From: Shawn Shillington <[shawn@shawnshillington.com](#)>
Subject: Letter to Castle Hill Local Historic District Residents
Date: July 19, 2015 at 7:45:35 AM CDT
To: undisclosed-recipients;

Dear Castle Hill Local Historic District Residents:

The City of Austin development staff is proposing an amendment to Castle Hill Local Historic (CHLHD) design standards in order to eliminate some inconsistencies. These inconsistencies emerged as the result of a proposed development on the old Armstrong Odom lots (614 & 618 Blanco Street). I am writing to let you know about the changes and to also to invite you to attend

From: Jason Seats j@techstars.com
Subject: Re: Intro urgent
Date: August 15, 2015 at 8:21 AM
To: James K Schoenbaum jkschoenbaum@gmail.com
Cc: Alan Schoenbaum a.schoenbaum@gmail.com

Hey James,

As owner of the property at 1114 W 9th St, I support for the proposed changes to the Castle Hill Local Historic District detailed in Case number: C14H-2010-0006

Jason Seats, Partner, Techstars
Austin | 314-504-0934 | @seats | @techstars | jseats@techstars.com

On 14 Aug 2015, at 18:23, James K Schoenbaum wrote:

Hi Jason,

We are looking for support from Castle Hill Local Historic District Residents for our proposed amendment to the district (petition attached and pasted below for good measure).

Tomorrow morning several neighbors and I are going to attempt to get folks to sign the attached petition. If you are willing, I would sincerely appreciate your support/signature. Also, if you have neighbors that are/would be in favor of my project - if you could put us in contact so I can ask for their support as well.

If you are around tomorrow morning, and it is convenient, I can stop by your house for a signature.

Many thanks!
James

James K. Schoenbaum
Member, Arbol Lindo, LLC
(512) 994-9404

Petition

Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, _____, owner of,
(Address) _____

I support the proposed change for the Castle Hill Historic District Design Standards

I do NOT support the proposed change for the Castle Hill Historic District Design Standards.

Signature

Date

On Aug 14, 2015, at 6:15 PM, Jason Seats <jason@techstars.com> wrote:

I think I've got the broad strokes. Happy to help, what do you need us to do?

Sent from my iPhone

Rusthoven, Jerry

From: John Teinert <jteinert@austinfineproperties.com>
Sent: Wednesday, August 19, 2015 12:47 PM
To: Rusthoven, Jerry; Kazi, Faye - BC; Nuckols, Tom - BC; Seeger, Patricia - BC; Oliver, Stephen - BC; Stevens, Jean - BC; Thompson, Jeffrey - BC; Vela, Jose - BC; White, Trinity - BC; Wilson, Michael - BC; Zaragoza, Nuria - BC; Schissler, James - BC
Subject: 614-618 Blanco Street

Members of the Planning Commission:

Good day, my name is John Teinert and I own several properties in Old West Austin and immediately adjacent to Castle Hill Historic District. I own three homes, 1402 and 1404 Windsor, 1210 W. 13th St. and I own a business on 1201 Baylor Street. Over the years I have owned property within the historic district as well. My interest in the vibrancy and liveability of the neighborhoods are of utmost importance to me. Because of this I am writing you to express my strong support for the proposed changes to the Castle Hill Historic District design standards and support the construction of town homes in the development at 614 and 618 Blanco Street (Case number: C14H-2010-0006 Castle Hill Historic District Proposal).

Please feel free to contact me if you have any questions or concerns.

Thank you,
John Teinert

John Teinert - Broker/President

Austin Fine Properties - Private Label Realty

1201 Baylor St.

Austin, TX 78703

512.731.8884 - m.

www.austinfineproperties.com

*Real Estate Brokerage * Project Management * Investments*

Elite 25 Member

Austin Business Journal - Top Producer



August 19, 2015

Dear Planning Commission Members,

As a landowner and member of the Old West Austin Neighborhood Association, I am writing you to express my strong support for the proposed changes to the Castle Hill Historic District design standards and support the construction of town homes in the development at 614 and 618 Blanco Street (Case number: C14H-2010-0006 Castle Hill Historic District Proposal).

The proposed development appropriately fits the neighborhood and offers a housing product that is currently void.

Sincerely,

Laura Gottesman, Broker/Owner
Gottesman Residential Real Estate

GOTTESMAN RESIDENTIAL REAL ESTATE

1501 ENFIELD ROAD AUSTIN 78703 | 512.451.2422 | GOTTESMANRESIDENTIAL.COM

Petition

-

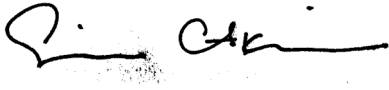
Case number: C14H-2010-0006 Castle Hill Historic District

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

I, Simon Atkinson, owner of 1200 Pecan Square, other properties on West Sixth St., and 1200 Windsor Road, support the proposed change for the Castle Hill Historic District Design Standard.

Signature

Date 20 August 2015

A handwritten signature in black ink, appearing to read 'Simon Atkinson', with a stylized flourish at the end.