

# Late Backup

## ZONING CHANGE REVIEW SHEET

Revised  
Item # 60

**CASE NUMBER:** C14H-2014-0014

**HLC DATE:**

November 17, 2014

January 26, 2015

June 22, 2015

August 24, 2015

**PC DATE:**

December 9, 2014 (pulled  
from agenda)

April 14, 2015

May 26, 2015

**APPLICANT:** Bluebonnet Hills Local Historic District Project (Michele Webre)

**HISTORIC NAME:** Bluebonnet Hills Historic District

**Council District No. 9**

**WATERSHED:** Blunn Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** Roughly bounded by Annie Street on the north, East Side Drive on the east, Leland Street on the south, and Brackenridge Street on the west.

**ZONING FROM:** SF-3-NP and SF-3-H-NP to SF-3-NP-HD and SF-3-H-NP-HD.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the creation of the proposed historic district and the zoning changes to add the HD (Historic Area) overlay to all existing base zoning.

This application and the proposed design standards have been vetted during two separate neighborhood workshops, where residents and stakeholders made comments and recommendations for changes; the proposed design standards have been clarified to reflect the concerns and recommendations of the stakeholders who were at the two meetings, and who have proffered concerns in writing, to reach the highest level of consensus possible. The clarifications to the design standards offer greater flexibility in making repairs to contributing buildings, and make the design standards more "user-friendly."

Staff has also re-evaluated the initial determinations of which buildings are contributing to the historic character of the district, and has recommended some changes as reflected in the attached list of properties. The period of significance for the district was revised to end at 1946, so several houses that were built after that time were removed from the list of contributing structures; also, houses that have had a higher degree of modification than the norm within the district were revised from contributing to non-contributing.

### **QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:**

At the time the district nomination was submitted, creation of the historic district had the support of 57.5% of the property owners within the district, which is the time specified in the Land Development Code for determining the level of support for creation of the district. The provision in the Code takes into consideration that the level of support for the district may fluctuate during the course of processing the case. As a courtesy, staff provides the level of support to a deciding body at the time of the public hearing. As of October 14, 2015 at 6 p.m., the level of support for the creation of this district was 52.12% of the property owners within the district, and the owners of 55% of the land within the district. However,

staff reiterates that the level of support is calculated at the time that the district nomination is accepted by the Historic Preservation Office and the City – and at that time, the level of support was well over the required 51%. Of the 115 buildings within the district, 73 (63.47%) are contributing to its historic and architectural character.

**HISTORIC LANDMARK COMMISSION ACTION:** **November 17, 2014:** Recommended the proposed zoning changes from SF-3-NP and SF-3-H-NP to SF-3-HD-NP and SF-3-H-HD-NP. Vote: 4-0 (Limbacher, Leary, and Rosato ill). **January 26, 2015** (re-heard by the Historic Landmark Commission after the determination of a notice issue): Recommended the proposed zoning changes from SF-3-NP and SF-3-H-NP to SF-3-HD-NP and SF-3-H-HD-NP. Vote: 5-0-1 (Myers absent; Leary abstained). **May 18, 2015:** Received and approved the comments (none) from the Austin Energy Green Builder Program. Vote: 5-0 (Rosato and Myers ill). **June 22, 2015:** Postpone to July 27, 2015 at staff's request. Vote: 4-0 (Leary, Rosato and Myers absent). **July 27, 2015:** Postpone to August 24, 2015 at staff's request. Vote: 6-0 (McKenzie, Myers, and Trevino absent). **August 24, 2015:** No recommendation due to lack of a quorum vote.

**PLANNING COMMISSION ACTION:** **April 14, 2015:** Postponed the public hearing for additional information requested from staff to May 26, 2015. **May 26, 2015:** Recommended the proposed zoning changes from SF-3-NP and SF-3-H-NP to SF-3-HD-NP and SF-3-H-HD-NP with the further recommendations that the Codes and Ordinances Committee be given the authority to begin a review of the process for designating local historic districts, and that the neighborhood consider establishing an advisory design committee for applicants to discuss potential projects within the district. Vote: 5-1 (Roark opposed; Hernandez, Stevens, and Hatfield absent).

**DEPARTMENT COMMENTS:** The Bluebonnet Hills Historic District has one landmark within the proposed district. The original survey of the district, done as part of the larger survey of all of Travis Heights, was performed in 2009. The nomination team re-surveyed the proposed Bluebonnet Hills Historic District properties in 2014 to ensure the accuracy of the earlier findings and to make any changes that reflected a change in conditions. Staff also surveyed the proposed district in 2014 to confirm the survey findings.

There is a valid petition on this nomination, that has been signed by the owners of 30% of the property within the proposed district.

**CITY COUNCIL DATE:** June 11, 2015

October 8, 2015:

**ACTION:** Approved on first reading only.  
Vote: 7-3 (Zimmerman, Renteria, and Troxclair opposed; Gallo off-dais.)  
Postponed to October 15, 2015 for a full Council.

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** South River City Neighborhood Association

**BASIS FOR RECOMMENDATION:**

Architecture and historical significance. Please see the attached nomination for detailed discussions of the architecture and historical significance of the proposed Bluebonnet Hills Historic District.

**ESTIMATED ANNUAL TAX ABATEMENT:** N/A. Designation as a historic district will enable property owners to apply for an ad valorem property tax abatement for rehabilitating contributing houses in accordance with a plan approved by the Historic Landmark Commission, and in conformance with Section 25- of the Land Development Code.

**PRESENT USE:** The Bluebonnet Hills Historic District is exclusively residential.

	A	B	C
1	PROPERTY ADDRESS	PROPERTY OWNER	SUPPORT
2	522 Lockhart Drive	Jon Montgomery	YES
3	517 Terrace Drive	Deborah Faye Flanagan	YES
4	517 E. Mary Street	Michael Wayne Downer	YES
5	517 E. Annie Street	Ingrid Powell and Gunnar Hellekson (new owners)	YES
6	516 Leland Street	Shelli Grissom	YES
7	515 E. Mary Street	Evelyn Texada	YES
8	515 E. Annie Street	Cecil F. Pennington	YES
9	514 Terrace Drive	Robert J. Kleberg and Christina Rich Kleberg	YES
10	513 E. Annie Street	Robert Brent Hunter	YES
11	512 E. Mary Street	Gretchen Otto and Mark Thomas Smith	YES
12	511 Lockhart Drive	Michele Marie Webre	YES
13	511 E. Mary Street	Lauren Hubele and Joachim	YES
14	509 Terrace Drive	Christopher P. Albi	YES
15	509 E. Mary Street	Karen R. Kreps	YES
16	509 E. Annie Street	Thomas and Melanie A. Fitzpatrick	YES
17	508 Terrace Drive	Bob Ferman and Mireya Zapata	YES
18	508 E. Mary Street	Norman R. Barker, Jr. et al	YES
19	507 Lockhart Drive	Russell E. Fraser, Jr. and Sally Fraser	YES
20	507 E. Mary Street	David F. Jones and Cynthia L. Williams	YES
21	507 E. Annie Street	Andrew and Laura Stewart	YES
22	506 E. Mary Street	Pascal G. and Sybil R. Regimbeau	YES
23	505 Lockhart Drive	Jon Montgomery	YES
24	505 E. Mary Street	Matthew Borah	YES
25	505 E. Annie Street	Wesley Allan Brubaker and Ebuonor Loveth Abinogun	YES
26	504 Terrace Drive	Donna J. Morrow	YES
27	504 Lockhart Drive	Noah Hawley and Brittany Kyle Hawley	YES
28	504 Leland Street	Michael William Asthalter	YES
29	504 E. Mary Street	John T. Tongate	YES
30	503 Terrace Drive	Christina G. Willingham	YES
31	503 Lockhart Drive	Ronald V. Bravenec	YES
32	503 E. Mary Street	William Hamilton Calvert	YES
33	503 E. Annie Street	Jon Montgomery	YES
34	502 E. Mary Street	James Bilodeau	YES
35	501 E. Mary Street	Robert T. and Marie Williams	YES
36	500 Terrace Drive	Ingrid Karklins	YES
37	500 E. Mary Street	Tony and Maryanne Parkinson	YES
38	409 Terrace Drive	Kathy Henley	YES
39	407 Terrace Drive	Karl W. Fusaris	YES
40	308-A Terrace Drive	Nancy Middleman	YES
41	308 Leland Street	Michael W. Schwarz	YES
42	306-A Terrace Drive	Rich Hallman	YES
43	305 Terrace Drive	Christopher Miller and Michelle Howell and Sara K. Miller	YES
44	302 Terrace Drive	Robert W. Gee	YES
45	301 Terrace Drive	John W. Getsinger and Mary C. Powell	YES
46	2002 East Side Drive	Gregory J. Maksymowicz	YES
47	2000 East Side Drive	Paul Madison Drown, Jr. and Cheryl A. Drown	YES
48	1928 Newning Avenue	Craig W. Grund and Sybil R. Case	YES
49	1924 Newning Avenue	Ian Suneel Reddy	YES
50	1918 Newning Avenue	Jon Montgomery	YES
51	1916 East Side Drive	Jessie Ann Buel	YES
52	1913 Brackenridge Street	Elisabeth Tateczny and Mark E. Gardner	YES
53	1908 Newning Avenue	Christa Ann Blackwood	YES
54	1904 Newning Avenue	Robert Paterson and Rachael Rawlins	YES
55	1802 East Side Drive	Ronald Lee Basquette	YES
56	500 Leland Street	Russell Spitler (new owner)	YES
57	310-B Terrace Drive	Dwight Streitenberger	YES
58	308-B Terrace Drive	Abid Kagalwalla	YES
59	1900 East Side Drive	Maria Luisa Canchola and Doroteo Ruedas	YES
60	1912 Newning Avenue	Micah S. Parker	YES
61	514 E. Mary Street	Michael D. Curtis	NO RESPONSE
62	513 E. Mary Street	Jennifer M. Gibson and Joseph M. Hebert	NO RESPONSE
63	512 Leland Street	Theresa Ponzoha	NO RESPONSE
64	510 Leland Street	Lise Ann Lozelle	NO RESPONSE
65	510 E. Mary Street	Troy Lanier and Miriam Murtuza	NO RESPONSE
66	508 Leland Street	Lynn Whitten	NO RESPONSE
67	506 Leland Street	Lynn Whitten	NO RESPONSE
68	502 Terrace Drive	Kristen Smolik	NO RESPONSE

BLUEBONNET HILLS HISTORIC DISTRICT LIST OF RESPONSES AS OF 10-14-15 at 6:00 p.m.

	A	B	C
1	PROPERTY ADDRESS	PROPERTY OWNER	SUPPORT
69	1920 Newning Avenue	Robert C. Owen and Meredith Martin Rountree	NO RESPONSE
70	1918 East Side Drive	Thomas H. Watkins	NO RESPONSE
71	1910 Newning Avenue	Tecuan Flores	NO RESPONSE
72	1906 Newning Avenue	Ahmad Alagheband and Mehri Hasibi	NO RESPONSE
73	306-B Terrace Drive	Matthew F. Naylor	NO RESPONSE
74	310-A Terrace Drive	James, Janie and Juston Street	NO RESPONSE
75	515 Terrace Drive	MEIJIL Family Irrevocable Trust	NO RESPONSE
76	411 Terrace Drive	Sarah A. Montante (new owner)	NO RESPONSE
77	2004 East Side Drive	Andrew Quarles Van Ufford and Stacey Tyburski Quarles (new owners)	NO RESPONSE
78	508 Lockhart Drive	Lee P. Vasquez	NO
79	501 Terrace Drive	Travis Brooks Finch and Donna Ann Lathrop	NO
80	511 E. Annie Street	Rahmin Sarabi and Ali Rea Sarabi and Minoo Sarabi	NO
81	1920 East Side Drive	Lawrence Norman Herr	NO
82	1914 East Side Drive	Laura Elizabeth Leslie	NO
83	520 Lockhart Drive	Courtney Sames	NO
84	518 Lockhart Drive	Harry and Courtney Sames, III	NO
85	518 E. Mary Street	Elizabeth Ann Lambert	NO
86	516 Lockhart Drive	Kelly Lipscomb	NO
87	516 E. Mary Street	Elizabeth Ann Lambert	NO
88	515 Lockhart Drive	Daniel M. Greenberg	NO
89	514 Lockhart Drive	Amanda Gisko	NO
90	514 Leland Street	Candelario Moreno	NO
91	513 Terrace Drive	Caprice Pierucci	NO
92	513 Lockhart Drive	Daniel Giarratano and Phuongnhu	NO
93	512 Terrace Drive	Michael B. Hondorp and Joseph B. Holm	NO
94	511 Terrace Drive	David Boies and Rana Pierucci	NO
95	510 Terrace Drive	Enedina E. Garcia	NO
96	510 Lockhart Drive	Pratibha J. Shenoy	NO
97	509 Lockhart Drive	Paul and Sonia Ksiazek (new owners)	NO
98	507 Terrace Drive	Robert Buckner	NO
99	506 Terrace Drive	Elidda Esther Poulson	NO
100	506 Lockhart Drive	Arif Panju	NO
101	505 Terrace Drive	Michele White-Valkenaar	NO
102	502 Lockhart Drive	Dixie Anne Blair Van Nort	NO
103	502 Leland Street	John Andrew Baydale and Heather Marie Witbeck	NO
104	501 E. Annie Street	Richard White (new owner)	NO
105	500 Lockhart Drive	Michael Francis (new owner)	NO
106	303 Terrace Drive	David Richard Rice and Lisa Buenaventura Rice	NO
107	1922 East Side Drive	Philip N. Bentley	NO
108	1915 Brackenridge Street	Charlotte Claire Martin	NO
109	1914 Newning Avenue	Ryan Johnson (new owner)	NO
110	1912 East Side Drive	Lawrence McGuire	NO
111	1907 Newning Avenue	Jeffrey R. Krolicki	NO
112	501 Lockhart Drive	Kathleen Amy Hill	NEUTRAL
113	1910 East Side Drive	Lucy Ramsey Dubose	NEUTRAL
114	Terrace Drive Triangle	Travis County Trustee	NEUTRAL
115	GRAND TOTALS:		
116	Petitions in SUPPORT: 59 out of 113		
117	Petitions in OPPOSITION: 34 out of 113		
118	NO RESPONSE: 17 out of 113		
119	NEUTRAL: 3 out of 113		
120	PERCENTAGE OF PROPERTY OWNERS WHO HAVE FILED A PETITION IN SUPPORT: 52.212%		
121	PERCENTAGE OF PROPERTY OWNERS WHO HAVE FILED A PETITION IN OPPOSITION: 30.088%		
122	PERCENTAGE OF PROPERTY OWNERS WITH NO RESPONSE: 15.044%		
123	PERCENTAGE OF PROPERTY OWNERS WHO ARE NEUTRAL: 2.654%		
124			

## BLUEBONNET HILLS HISTORIC DISTRICT

## TABLE OF CONTRIBUTING / NON-CONTRIBUTING STRUCTURES

PROPERTY ADDRESS	LEGAL DESCRIPTION	CONTRIBUTING (C) or NON-CONTRIBUTING (NC)
501 E. Annie Street	Lot 1, Block 9, Bluebonnet Hills	C
503 E. Annie Street	Lot 2, Block 9, Bluebonnet Hills	C
505 E. Annie Street	Lot 3, Block 9, Bluebonnet Hills	C
507 E. Annie Street	Lot 4, Block 9, Bluebonnet Hills	NC
509 E. Annie Street	Lot 5, Block 9, Bluebonnet Hills	NC
511 E. Annie Street	Lot 6, Block 9, Bluebonnet Hills	NC
513 E. Annie Street	Lot 7, Block 9, Bluebonnet Hills	C
515 E. Annie Street	Lot 8, Block 9, Bluebonnet Hills	C
517 E. Annie Street	Lot 9, Block 9, Bluebonnet Hills	C
1913 Brackenridge Street	North 41.69 feet average of Lots 1 and 2, Block 1, Bluebonnet Hills	C
1915 Brackenridge Street	Lot 1, less the north 39.87 feet, less the south 68 feet of the east 10 feet plus triangle of Lot 2, Block 1, Bluebonnet Hills	NC
1802 East Side Drive	Lot 10, Block 9, Bluebonnet Hills	NC
1900 East Side Drive	Lots 19 and 21, Block 5, Bluebonnet Hills	NC
1910 East Side Drive	Lot 17, Block 4, Bluebonnet Hills	NC
1912 East Side Drive	Lot 18, Block 4, Bluebonnet Hills	C
1914 East Side Drive	Lot 19, Block 4, Bluebonnet Hills	NC
1916 East Side Drive	Lot 20, Block 4, Bluebonnet Hills	NC
1918 East Side Drive	Lot 21, Block 4, Bluebonnet Hills	NC
1920 East Side Drive	Lot 22, Block 4, Bluebonnet Hills	NC
1922 East Side Drive	Lot 23, Block 4, Bluebonnet Hills	NC

# BLUEBONNET HILLS HISTORIC DISTRICT

## TABLE OF CONTRIBUTING / NON-CONTRIBUTING STRUCTURES

PROPERTY ADDRESS	LEGAL DESCRIPTION	CONTRIBUTING (C) or NON-CONTRIBUTING (NC)
2000 East Side Drive	Lot 19, Block 3, Bluebonnet Hills	C
2002 East Side Drive	Lot 20 and the north 5 feet of Lot 21, Block 3, Bluebonnet Hills	C
2004 East Side Drive	Lot 22 and the south 50 feet of Lot 21, Block 3, Bluebonnet Hills	NC
300 Leland Street	See 301 Terrace Drive	NC
308 Leland Street	The south 62.79 feet average of Lot 5, Block 2, Bluebonnet Hills	NC
310 Leland Street	See 411 Terrace Drive	C
500 Leland Street	Lot 2, Block 3, Bluebonnet Hills	NC
502 Leland Street	Lot 4, Block 3, Bluebonnet Hills	NC
504 Leland Street	Lot 6, Block 3, Bluebonnet Hills	C
506 Leland Street	Lot 8, Block 3, Bluebonnet Hills	C
508 Leland Street	Lot 10, Block 3, Bluebonnet Hills	C
510 Leland Street	Lot 12, Block 3, Bluebonnet Hills	C
512 Leland Street	Lot 14, Block 3, Bluebonnet Hills	C
514 Leland Street	Lot 16, Block 3, Bluebonnet Hills	C
516 Leland Street	Lot 18, Block 3, Bluebonnet Hills	C
500 Lockhart Drive	The south 92.6 feet average of Lot 2, Block 5, Bluebonnet Hills	NC
501 Lockhart Drive	Lot 1, Block 4, Bluebonnet Hills	C
502 Lockhart Drive	Lot 4, Block 5, Bluebonnet Hills	C
503 Lockhart Drive	Lot 3, Block 4, Bluebonnet Hills	C
504 Lockhart Drive	Lot 6, Block 5, Bluebonnet Hills	C

# BLUEBONNET HILLS HISTORIC DISTRICT

## TABLE OF CONTRIBUTING / NON-CONTRIBUTING STRUCTURES

PROPERTY ADDRESS	LEGAL DESCRIPTION	CONTRIBUTING (C) or NON-CONTRIBUTING (NC)
505 Lockhart Drive	Lot 5, Block 4, Bluebonnet Hills	C
506 Lockhart Drive	Lot 8, Block 5, Bluebonnet Hills	NC
507 Lockhart Drive	Lot 7, Block 4, Bluebonnet Hills	C
508 Lockhart Drive	Lot 10, Block 5, Bluebonnet Hills	C
509 Lockhart Drive	Lot 9, block 4, Bluebonnet Hills	NC
510 Lockhart Drive	Lot 12, Block 5, Bluebonnet Hills	NC
511 Lockhart Drive	Lot 11, Block 4, Bluebonnet Hills	C
513 Lockhart Drive	Lot 13, Block 4, Bluebonnet Hills	NC
514 Lockhart Drive	Lot 14, Block 5, Bluebonnet Hills	C
515 Lockhart Drive	Lot 15, Block 4, Bluebonnet Hills	C
516 Lockhart Drive	Lot 16, Block 5, Bluebonnet Hills	NC
518 Lockhart Drive	Lot 18, Block 5, Bluebonnet Hills	C
520 Lockhart Drive	Lot 20, Block 5, Bluebonnet Hills	NC
522 Lockhart Drive	Lot 22, Block 5, Bluebonnet Hills	C
500 E. Mary Street	Lot 20 and the west 10.7 square feet triangle of Lot 19, Block 9, Bluebonnet Hills	C
501 E. Mary Street	Lot 1, Block 5, Bluebonnet Hills	C
502 E. Mary Street	Lot 19, less the west 10.7 square foot triangle, Block 9, Bluebonnet Hills	C
503 E. Mary Street	Lot 3, Block 5, Bluebonnet Hills	C
504 E. Mary Street	Lot 18, Block 9, Bluebonnet Hills	C
505 E. Mary Street	Lot 5, Block 5, Bluebonnet Hills	C
506 E. Mary Street	Lot 17, Block 9, Bluebonnet Hills	C



# BLUEBONNET HILLS HISTORIC DISTRICT

## TABLE OF CONTRIBUTING / NON-CONTRIBUTING STRUCTURES

PROPERTY ADDRESS	LEGAL DESCRIPTION	CONTRIBUTING (C) or NON-CONTRIBUTING (NC)
507 E. Mary Street	Lot 7, Block 5, Bluebonnet Hills	C
508 E. Mary Street	Lot 14, Block 9, Bluebonnet Hills	C
509 E. Mary Street	Lot 9, Block 5, Bluebonnet Hills	C
510 E. Mary Street	Lot 15, Block 9, Bluebonnet Hills	NC
511 E. Mary Street	Lot 11, Block 5, Bluebonnet Hills	C
512 E. Mary Street	Lot 16, Block 9, Bluebonnet Hills	C
513 E. Mary Street	Lot 13, Block 5, Bluebonnet Hills	C
514 E. Mary Street	Lot 13, Block 9, Bluebonnet Hills	C
515 E. Mary Street	Lot 15, Block 5, Bluebonnet Hills	C
516 E. Mary Street	Lot 12, Block 9, Bluebonnet Hills	C
517 E. Mary Street	Lot 17, Block 5, Bluebonnet Hills	C
518 E. Mary Street	Lot 11, Block 9, Bluebonnet Hills	NC
519 E. Mary Street	See 1900 East Side Drive	NC
1904 Newning Avenue	Lot 15, Block 1, Bluebonnet Hills	C
1906 Newning Avenue	Lot 14, Block 1, Bluebonnet Hills	C
1907 Newning Avenue	The north 37.65 feet average of Lot 2, Block 5, Bluebonnet Hills	NC
1908 Newning Avenue	Lot 13, Block 1, Bluebonnet Hills	C
1910-A Newning Avenue	Lot 12, Block 1, Bluebonnet Hills	NC
1912 Newning Avenue	Lot 11, Block 1, Bluebonnet Hills	NC
1914 Newning Avenue	Lot 10, Block 1, Bluebonnet Hills	C
1918 Newning Avenue	Lot 8, Block 1, Bluebonnet Hills	C
1920 Newning Avenue	Lot 7, Block 1, Bluebonnet Hills	C

# BLUEBONNET HILLS HISTORIC DISTRICT

## TABLE OF CONTRIBUTING / NON-CONTRIBUTING STRUCTURES

PROPERTY ADDRESS	LEGAL DESCRIPTION	CONTRIBUTING (C) or NON-CONTRIBUTING (NC)
1924 Newning Avenue	Lots 5 and 6, Block 1, Bluebonnet Hills and the south 62.2 feet of Lot 8, Block 5-C, Newning Warners Subdivision	C
1926 Newning Avenue	See 1924 Newning Avenue	C
1928 Newning Avenue	Lot 4, Block 1, Bluebonnet Hills	C
2003 Newning Avenue	See 301 Terrace Drive	C
301 Terrace Drive	Lot 1, Block 2, Bluebonnet Hills	C
302 Terrace Drive	Lot 2, less the north 64.76 feet plus the south 68 feet of the east 10 feet of Lot 1, Block 1, Bluebonnet Hills	C
303 Terrace Drive	Lot 2, Block 2, Bluebonnet Hills	NC
305 Terrace Drive	Lot 3, Block 2, Bluebonnet Hills	C
306-A Terrace Drive	Unit A, 306 Terrace Drive Condominiums, plus 50% interest in common area	NC
306-B Terrace Drive	Unit B, 306 Terrace Drive Condominiums, plus 50% interest in common area	NC
308-A Terrace Drive	Unit A, Building 1, 308 Terrace Drive Condominiums plus 50% interest in common area	NC
308-B Terrace Drive	Unit B, Building 2, 308 Terrace Drive Condominiums, plus 50% interest in common area	NC
310-A Terrace Drive	Unit A, Building 1, 310 Terrace Drive Condominiums, plus 50% interest in common area	NC
310-B Terrace Drive	Unit B, Building 1, 310 Terrace Drive Condominiums, plus 50% interest in	NC

# BLUEBONNET HILLS HISTORIC DISTRICT

## TABLE OF CONTRIBUTING / NON-CONTRIBUTING STRUCTURES

PROPERTY ADDRESS	LEGAL DESCRIPTION	CONTRIBUTING (C) or NON-CONTRIBUTING (NC)
	common area	
407 Terrace Drive	Lot 4, Block 2, Bluebonnet Hills	NC
409 Terrace Drive	The north 84.5 feet average of Lot 5, , Block 2, Bluebonnet Hills	C
411 Terrace Drive	Lot 6, Block 2, Bluebonnet Hills	C
500 Terrace Drive	Lot 2, Block 4, Bluebonnet Hills	NC
501 Terrace Drive	Lot 1, Block 3, bluebonnet Hills	C
502 Terrace Drive	Lot 4, Block 4, Bluebonnet Hills	C
503 Terrace Drive	Lot 3, Block 3, Bluebonnet Hills	C
504 Terrace Drive	Lot 6, Block 4, Bluebonnet Hills	C
505 Terrace Drive	Lot 5, Block 3, Bluebonnet Hills	NC
506 Terrace Drive	Lot 8, Block 4, Bluebonnet Hills	C
507 Terrace Drive	Lot 7, Block 3, Bluebonnet Hills	C
508 Terrace Drive	Lot 10, Block 4, Bluebonnet Hills	NC
509 Terrace Drive	Lot 9, Block 3, Bluebonnet Hills	C
510 Terrace Drive	Lot 12, Block 4, Bluebonnet Hills	NC
511 Terrace Drive	Lot 11, Block 3, Bluebonnet Hills	C
512 Terrace Drive	Lot 14, less the east 2 feet, Block 4, Bluebonnet Hills	C
513 Terrace Drive	Lot 13, Block 3, Bluebonnet Hills	NC
514 Terrace Drive	Lot 16, Block 4, Bluebonnet Hills	C
515 Terrace Drive	Lot 15, Block 3, Bluebonnet Hills	NC
516 Terrace Drive	See 1922 East Side Drive	NC
517 Terrace Drive	Lot 17, Block 3, Bluebonnet Hills	C