

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2016-0053

**HLC DATE:**

October 24, 2016

November 21, 2016

**PC DATE:**

**APPLICANTS:** Roger Binkley, Janet Beinke, and Rick Iverson, Aldridge Place Historic District nominating team

**HISTORIC NAME:** Aldridge Place Historic District

**WATERSHED:** Waller Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** Roughly bounded by Guadalupe Street on the west, Speedway on the east, 30<sup>th</sup> Street on the south, and 34<sup>th</sup> Street on the north.

**ZONING:** All base zoning within the proposed historic district will have the HD (Historic Area Combining District) overlay added. No changes to base zoning are proposed by this nomination.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning changes to create the Aldridge Place Historic District.

**QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:**

The nomination for the Aldridge Place Historic District meets all Code requirements for the formation of a historic district.

**HISTORIC LANDMARK COMMISSION ACTION:** **October 24, 2016:** Closed the public hearing but postponed the decision to November 21, 2016.

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The nomination fulfills all requirements for the creation of a historic district. The proposed historic district contains 159 resources, of which 141 (89%) are contributing to the historic district. The Code requires that at least 51% of the structures within a proposed district must be contributing to the historic character of the district. The nomination for creation of the historic district has the demonstrated support of 75% of the property owners within the district; the City, through ownership of Adams-Hemphill Park, a contributing resource within the district, supports the creation of the district. The Code requires that support for the creation of the district must be demonstrated by at least 51% of the property owners or the owners of 51% of the land within the district. The District Preservation Plan has been reviewed and approved by the City Law Department and the Green Builder Program of Austin Energy.

**CITY COUNCIL DATE:**

**ACTION:**

**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:** North University Neighborhood Association

**BASIS FOR RECOMMENDATION:****Architecture:**

Historic architecture in the proposed Aldridge Place Historic District includes examples of Craftsman, Prairie School, Tudor-, Colonial-, Spanish Colonial- and Italian Renaissance Revival styles. The architecture within the district reflects the prevailing styles of the 1920s and 1930s.

**Historical Associations:**

Alfred Buddington built a stone house at what is now 34<sup>th</sup> and Guadalupe Streets in 1860 in what was then open territory. After the establishment of the University of Texas in 1883, land around the campus began to be developed. Aldridge Place was platted in 1912 by Lewis Hancock, a former mayor of Austin, and founder of the Austin Country Club. Aldridge Place was designed in the principles of the City Beautiful movement of the early 20<sup>th</sup> century, which emphasized harmony with the natural environment, designing with curving streets and pocket parks. The focal point of the neighborhood is the creek running through Adams-Hemphill Park, with its attendant historic bridges; the stone neighborhood entry gate posts on both Speedway and Guadalupe Street also contribute to the historic and architectural character of the district.

Although platted in 1912, development began in earnest in the late 1910s and early 1920s, and continued steadily until the beginning of World War II. Many of the homes in Aldridge Place were designed by prominent local architects, including Hugo Kuehne, Roy L. Thomas, and Edwin C. Kreisle. The neighborhood has long attracted university professors and administrators, local and state political figures, lawyers and judges, and business people, including a woman who ran one of Austin's largest printing companies from the 1930s until her retirement 30 years later.

**PARCEL NO.:** See attached appendix.

**LEGAL DESCRIPTION:** See attached appendix.

**ESTIMATED ANNUAL TAX ABATEMENT:** N/A. The owners of eligible properties within the district may apply for a tax abatement of the added value of the property after the completion of a qualified preservation project approved by the Historic Landmark Commission.

**APPRAISED VALUE:** N/A

**PRESENT USE:** The proposed historic district is exclusively residential.

**CONDITION:** N/A

**PRESENT OWNERS:** See attached appendix.

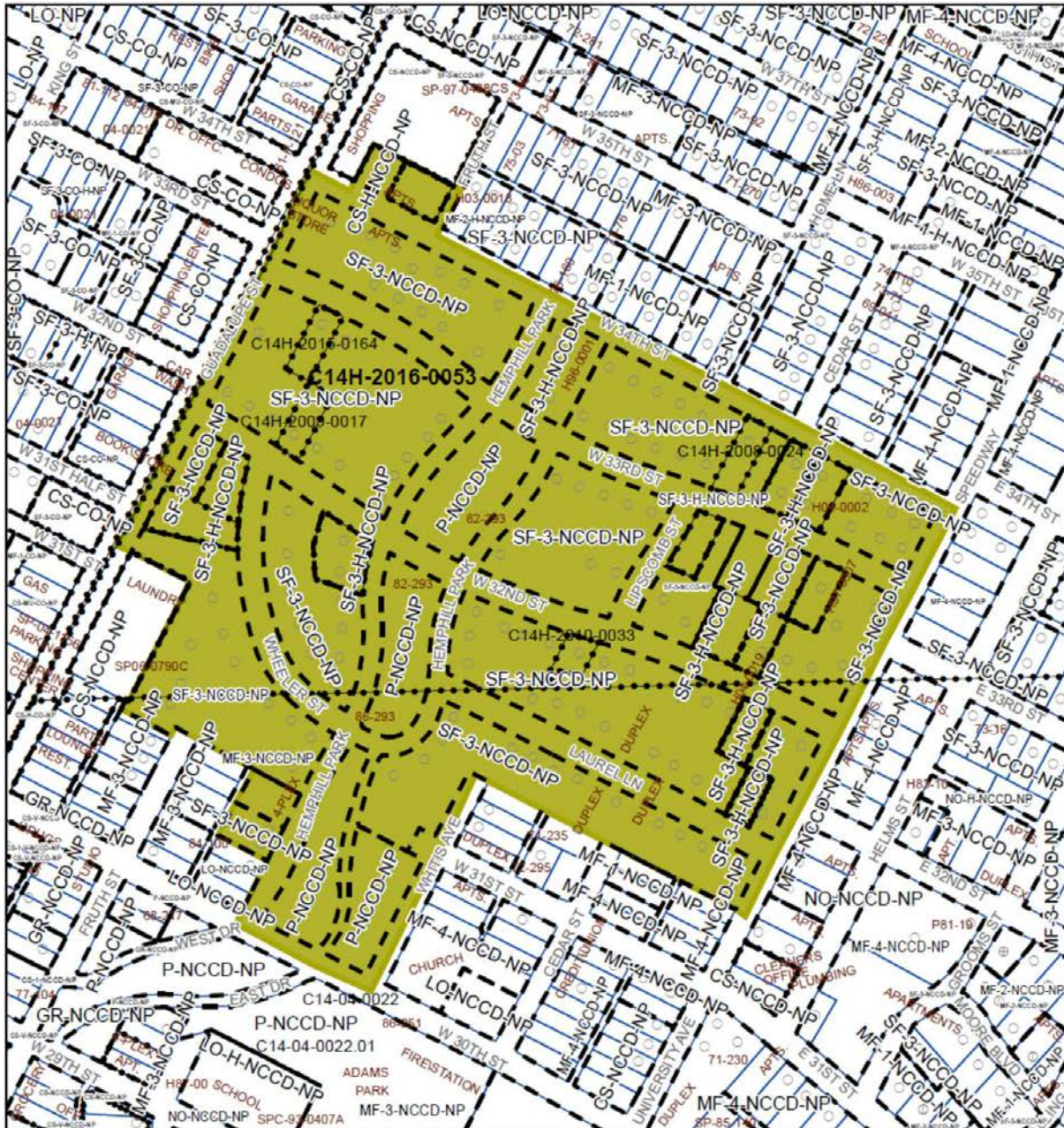
**DATE BUILT:** The period of significance for the proposed Aldridge Place Historic District begins in 1860 with the construction of the Buddington-House, and ends in 1965, the close of the historic period. The majority of the structures were built between 1920 and 1940.

**ALTERATIONS/ADDITIONS:** See Design Standards appendix, attached.

**ORIGINAL OWNER(S):** N/A




**OTHER HISTORICAL DESIGNATIONS:** There are 14 designated historic landmarks within the proposed historic district.



LOCATION MAP



**ZONING**

Case #: C14H-2016-0053

-  Subject Tract
-  Pending Case
-  Zoning Boundary

 N  
 Feet  
 0 200  
 1" = 300'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/12/2016



**OFFICERS**

John Donisi, *President*  
 Ken Johnson, *President Elect*  
 Vanessa McElwrath, *1st Vice President*  
 Richard Kooris, *2nd Vice President*  
 Clay Cary, *Treasurer*  
 Samantha Davidson, *Secretary*  
 Immediate Past President, *Alyson McGee*

**DIRECTORS**

Clayton Bullock  
 Richard Craig  
 Tara Dudley  
 Lauren Smith Ford  
 Eileen Gill  
 Ann Graham  
 Chris Hendel

Lori Martin  
 Dennis McDaniel  
 Dewitt Peart  
 Michael Strutt  
 Lance Stumpf  
 Matt Swinney  
 Caroline Wright

**REPRESENTATIVES**

Michael Holleran, UTSOA  
 Michelle Slattery Inherit Austin  
 Bob Ward, Travis County Historical Commission  
 Charles Peveto, Austin History Center  
**STAFF**  
 Kate Singleton, Executive Director  
 Lindsey Derrington, Programs Coordinator

September 16, 2016

Chair Mary Jo Galindo and Landmark Commissioners  
 Historic Landmark Commission  
 City of Austin  
 Post Office Box 1088  
 Austin, TX 78767-8865  
 Sent via E-mail

Re: Aldridge Place Local Historic District

Dear Chair Galindo and Commissioners:

Preservation Austin respectfully requests your support for the designation of the Aldridge Place Local Historic District. In establishing the Local Historic District program, then later revising the nomination criteria to be more feasible, Austin's City Council has endorsed the Local Historic Districts mechanism to preserve the unique character of Austin's historic neighborhoods, and to create an alternative to the ad hoc designation of individual landmark structures. Preservation Austin believes that the establishment of Local Historic Districts is the best means to preserve the treasured and unique heritage of our City.

Located in Central Austin, Aldridge Place is an extraordinarily intact collection of mid-19<sup>th</sup> to mid-20<sup>th</sup> century residential properties, ranging from the c. 1860 Texas vernacular stone Buddington House to innovative Ranch and Postwar Modern style buildings built in the 1950s. Aldridge Place is characterized by its large inventory of exceptional "High Style" Craftsman, Prairie School, and Period Revival style architecture. The proposed district has retained its original appearance and landscape patterns, conveying a vivid and accurate sense of its own history. The proposed historic district is significant for its important history and architectural trends in Austin; it is associated with Austin's premier 20<sup>th</sup> century architectural firms; it is related to the development of the University of Texas as a world-class institution of higher education; and it is associated with individuals who have contributed substantially to the growth and development of Austin, Texas.

We are impressed with the work that led to the Aldridge Place Local Historic District nomination. The neighborhood has done extensive outreach to every property owner, meeting in small groups, one-on-one and through mailings, to explain the design standards as well as benefits and responsibilities of a Local Historic District. The applicants have responded to concerns of property owners and incorporated feedback into their proposed Design Standards. The nomination criteria are clearly stated, and the proposed district on all counts meets the criteria for acceptance.

**OFFICERS**

John Donisi, *President*  
 Ken Johnson, *President Elect*  
 Vanessa McElwrath, *1st Vice President*  
 Richard Kooris, *2nd Vice President*  
 Clay Cary, *Treasurer*  
 Samantha Davidson, *Secretary*  
 Immediate Past President, *Alyson McGee*

**DIRECTORS**

Clayton Bullock  
 Richard Craig  
 Tara Dudley  
 Lauren Smith Ford  
 Eileen Gill  
 Ann Graham  
 Chris Hendel

Lori Martin  
 Dennis McDaniel  
 Dewitt Peart  
 Michael Strutt  
 Lance Stumpf  
 Matt Swinney  
 Caroline Wright

**REPRESENTATIVES**

Michael Holleran, UTSOA  
 Michelle Slattery Inherit Austin  
 Bob Ward, Travis County Historical Commission  
 Charles Peveto, Austin History Center  
**STAFF**  
 Kate Singleton, Executive Director  
 Lindsey Derrington, Programs Coordinator

Furthermore, the Imagine Austin comprehensive plan states that one of the challenges for the city is “Maintaining historic neighborhood character and preserving historic resources.” To that end the plan includes two policies for the City to carry out:

LUT P38: Preserve and interpret historic resources...in Austin for residents and visitors.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

Designation of the Aldridge Place Local Historic District plays a key part in meeting that goal.

For 60 years, Preservation Austin has been the leading protector of Austin’s diverse cultural heritage through the preservation of historic treasures and places. As such, we believe that learning from and celebrating our past while planning for and creating the future enhances livability and a sense of identity for our city. The Aldridge Place neighborhood takes great pride in its historic character and has actively worked to educate the public about its history by scheduling tours of its historic properties for the public and school children.

Instituting Local Historic Districts is a goal of our City, and we hope you will take this opportunity to recommend Plan Commission and Council approval of this application. Thank you for your many hours of hard work to preserve what is best about Austin for future generations.

Sincerely,

John Donisi  
 President, Preservation Austin

---