ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2018-0015 **HLC DATE:** February 26, 2018
PC DATE: March 27, 2018

APPLICANTS: James Bilodeau

HISTORIC NAME: Mary Street Historic District

WATERSHED: Blunn Creek

ADDRESS OF PROPOSED ZONING CHANGE: Both sides of the 500 block of E. Mary Street.

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 Mary Street Historic District.

QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION: The nomination for the Mary Street Historic District meets all Code requirements for the formation of a historic district.

HISTORIC LANDMARK COMMISSION ACTION: Recommended adding historic district (HD) overlay zoning to the existing base zoning, with changes suggested by staff. Vote: 8-0.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The proposed Mary Street Historic District was developed from 1929 to 1939 as part of the Blue Bonnet Hills Addition. At the time, the district's location deterred wealthier families who preferred to live in closer proximity to downtown. Consequently, early residents were working-class, with many World War I veterans, government employees, and other white-collar and blue-collar workers who commuted downtown. Residents were predominantly homeowners, with a few renters. Many initial residents lived on the street for many decades. The scale of the buildings reflects the district's working-class beginnings: most buildings are one story tall and modestly sized, with no architects identified for any building. More than half of the buildings within the district are designed in the Craftsman style, with other buildings designed in the Tudor Revival, Minimal Traditional, Colonial Revival, and Neoclassical styles.

The district includes all properties on the 500 block of E. Mary Street with primary facades facing the street. 519 E. Mary Street faces E. Mary Street, but was not included because it is a garage apartment for the property at 1900 East Side Drive.

The City held a community workshop to discuss the draft design standards for the district; the proposed standards reflect comments from the workshop. See attached memo for changes recommended by staff.

CITY COUNCIL DATE: May 10, 2018 **ACTION:**

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

CASE MANAGER: Cara Bertron **PHONE:** 974-1446

NEIGHBORHOOD ORGANIZATIONS:
Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Friends of Blue Bonnet Hills
Greater South River City Combined Neighborhood Plan Contact Team
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Preservation Austin
SELTexas
Sierra Club, Austin Regional Group
South Central Coalition
South River City Citizens Association
Zoning Committee of South River City Citizens

BASIS FOR RECOMMENDATION:
The Code requires that at least 51% of the structures within a proposed district contribute to the historic character of the district; and that at least 51% of the property owners or the owners of 51% of the land within the district must support its creation. The proposed historic district contains 19 resources, of which 16 (84%) are contributing to the historic district. The nomination for creation of the historic district has the demonstrated support of 68% of property owners within the district. The District Preservation Plan has been reviewed and approved by the City Law Department and Austin Energy.

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 an abatement of the taxes on the added value of the property after completing qualified preservation projects approved by the Historic Landmark Commission.

APPRAISED VALUE: N/A

PRESENT USE: Residential

CONDITION: N/A

PRESENT OWNERS: See attached appendix.

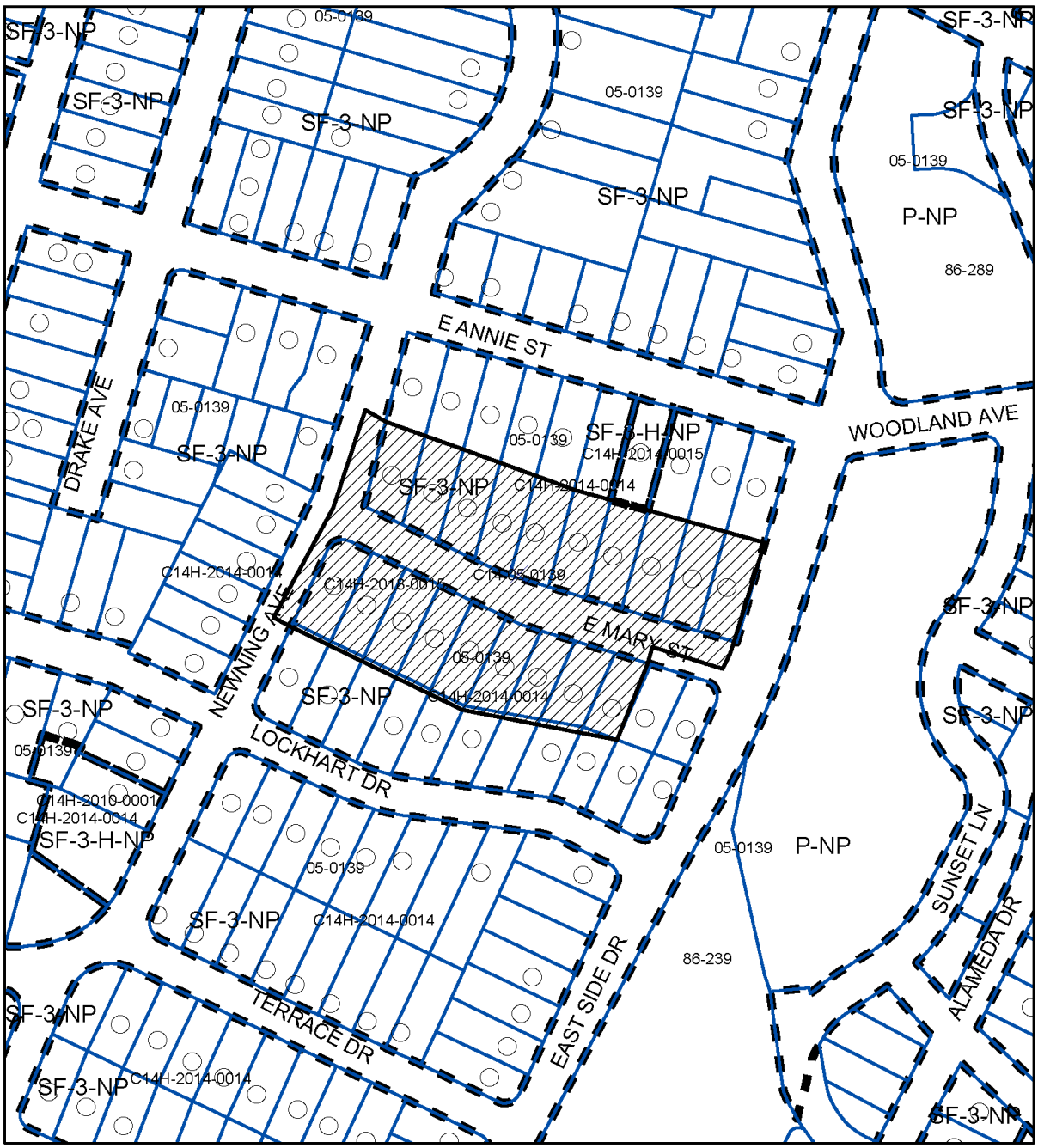
DATE BUILT: The period of significance for the proposed Mary Street Historic District is 1929 to 1939, which encompasses all ground-up new construction in the district.

ALTERATIONS/ADDITIONS: See District Preservation Plan (Appendix D), attached.

ORIGINAL OWNER(S): N/A

OTHER HISTORICAL DESIGNATIONS: There are no City of Austin historic landmarks within the proposed historic district.

LOCATION MAP



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 167 '

ZONING

Zoning Case: C14H-2018-0015

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Project Name: Mary Street Local Historic District

Case Number: C14H-2018-0015

Update #: 0

Case Manager: Steve Sadowsky

Team:

Date Filed: January 31, 2018

Date Dist: February 01, 2018

Comments Due Date: February 21, 2018

Discipline	Name
NPZ Historic Review	Steve Sadowsky
NPZ Legal Department Review	Cathy Curtis - email
NPZ Mapping Review	Mapping Review
NPZ Comprehensive Planning Review	Kathleen Fox
Notice	
Zoning	Andrew Rivera - email

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Report run on: 1/31/18

TO:

FROM: SITE PLAN REVIEW DIVISION CASE # C14H-2018-0015

TYPE/SUBTYPE: Historical/

PROJECT: Mary Street Local Historic District

LOCATION: 502 E MARY ST

CASE MANAGER: Steve Sadowsky PHONE 512-974-6454

FILED FOR UPDATE: COMMENT DUE DATE

TENTATIVE PC DATE: REPORT DATE:

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT) LOTS:

EXISTING ZONING: 999 - SEE COMMENTS

EXISTING USE:

TRACT:	ACRES/SQFT	PROPOSED ZONING	PROPOSED USE
		See Comments	

WATERSHED: Blunn Creek, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose Urban Watersheds

GRIDS: WATER:

GRIDS: ELECTRIC:

GRIDS: SEWERAGE:

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0302020419

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

LOT 19 *LESS W 10.7SQ FT TRI BLK 9 BLUE BONNET HILLS

RELATED CASES (if any):

CONTACTS:

Applicant

917-328-3357

James Bilodeau

502 E MARY STREET AUSTIN TX 78704

MARY STREET HISTORIC DISTRICT NOMINATION FORM

1. NAME OF DISTRICT

Mary Street Historic District

2. GEOGRAPHIC DESCRIPTION

The district boundaries follow the length of East Mary Street between Newning Avenue and East Side Drive. The district includes homes on the north and south side of the 500 block of E. Mary Street. The district is bordered by Stacy Park to the west.

3. PROPERTIES WITHIN THE DISTRICT

There are 19 properties within the district covering a total of 2.85 acres; 17 properties (89%) are contributing to the historic character of the district and 2 properties (11%) are non-contributing. In order to be considered contributing, properties must date to the district's period of significance (1929-1939) and maintain integrity (see **Section 7**). The two properties that are not contributing were still constructed in the period of significance; however they have been incompatibly modified.

4. PRINCIPAL ARCHITECTURAL STYLES AND PERIODS OF CONSTRUCTION

The Craftsman style is predominant in the district, but several other styles exist in the district as well.

Style	Percentage of Buildings	Period of Construction
Craftsman	53%	1929-39
Tudor Revival	26%	1930-36
Minimal Traditional	11%	1935-39
Colonial Revival	5%	1931
Neoclassical	5%	1931

ARCHITECTURAL STYLES OF CONTRIBUTING STRUCTURES IN THE DISTRICT

Address	Construction Year	Style	Contributing to LHD	TCAD Property ID / Map ID	Acreage
500 E Mary St	1931	Colonial Revival	Yes	283389	0.1507
501 E Mary St	1931	Craftsman	Yes	283348	0.162
502 E Mary St	1930	Revival - Tudor	Yes	283388	0.1489
503 E Mary St	1931	Neoclassical	Yes	283349	0.1433
504 E Mary St	1930	Revival - Tudor	Yes	283387	0.1539
505 E Mary St	1939	Minimal Traditional	Yes	283350	0.1501
506 E Mary St	1931	Craftsman	Yes	283386	0.156
507 E Mary St	1931	Craftsman	Yes	283351	0.1423
508 E Mary St	1933	Revival - Tudor	Yes	283385	0.1642
509 E Mary St	1929	Craftsman	Yes	283352	0.1479
510 E Mary St	1936	Revival - Tudor	No	283384	0.1537
511 E Mary St	1933	Craftsman	Yes	283353	0.1409
512 E Mary St	1935	Minimal Traditional	Yes	283383	0.156
513 E Mary St	1939	Craftsman	Yes	283354	0.1242
514 E Mary St	1935	Craftsman	Yes	283382	0.1673
515 E Mary St	1933	Revival - Tudor	Yes	283355	0.1391
516 E Mary St	1933	Craftsman	Yes	283381	0.161
517 E Mary St	1929	Craftsman	Yes	283356	0.1187
518 E Mary St	1931	Craftsman	No	283380	0.1673
					2.8475

NOTE: A demolition permit has been issued for 501 E. Mary St. The existing structure has not yet been moved/demolished.

506 East Mary Street is a good example of the **Craftsman** style in the Mary Street Historic District. This rectangular-plan single-family dwelling was constructed in 1931. The structure has wood clapboard siding and rests on a masonry pier-and-beam foundation. The wood-sash windows are double-hung with wood-frame screens. The glazed front door also has a screen door. The building is capped by a front-facing jerkinhead gable roof with an extended cornice, exposed rafters, and brackets. The partial-width front porch features a smaller jerkinhead gable and mimics the detailing of the larger gable. The porch is enclosed by wood railings and banisters and has a roof supported by square posts.

505 East Mary Street is a good example of the **Minimal Traditional** style. Constructed in 1939, this single story house has clapboard siding and a cross-gabled roof. The roof is low-pitched except for steeply pitched cross-gables. Consistent with the simplicity of design common to Minimal Traditional style homes, the house has little architectural detailing. The windows are double hung wood. A small entry porch features metal porch railings.

502 East Mary Street is a good example of **the Tudor Revival** style. The house was constructed in 1930 and is clad in the original wooden "teardrop" siding. The roof features two steeply-pitched front gables, one with a Tudor attic vent and one (the entry porch) with half-timbering.

5. PERIOD(S) OF SIGNIFICANCE

The period of significance for the Mary Street Historic District is 1929 to 1939. Mary Street was platted in 1928 as part of the Blue Bonnet Hills Subdivision; the first home in the district was constructed the following year (see **Section 9**). The final year of the period of significance is 1939, after which all construction on the street was completed and no additional homes were built.

6. ARCHITECTURAL COMPOSITION OF THE DISTRICT

A. STORIES

There are four two-story buildings in the district, two of which are non-contributing. The remainder are single-story contributing buildings.

B. MATERIALS

Walls

Almost 85 percent of contributing buildings in the district have wood cladding. One contributing building is clad in asbestos siding, another in vinyl, and another in stucco.

Roofs
Eighty-five percent of homes in the district have composition shingle roofs. The remaining 15 percent have metal roofs.

Windows
Over 89 percent of windows in the district are double-hung wood-sash windows. Other window sash materials include vinyl and aluminum.

C. ROOF TYPES

The most prevalent roof type in the district is side-gabled (40 percent), followed by front-gabled (25 percent). Other roof types include cross-gabled, hipped, and flat.

D. ADDITIONS

Six contributing buildings have compatible additions that do not compromise their integrity. Additions are commonly found at the rear, are constructed of materials that complement the original building, and do not overwhelm the historic portion of the house in form or scale. **500 Mary St.** provides an example of an addition that is compatible with the existing character of the house.

E. PORCHES

Front porches are a significant architectural feature of houses in the district. Porches are present on the vast majority of contributing structures: over 80 percent have a full- or partial-width front porch.

F. CHIMNEYS

Only 1 contributing building in the district has a chimney which is constructed from stone.

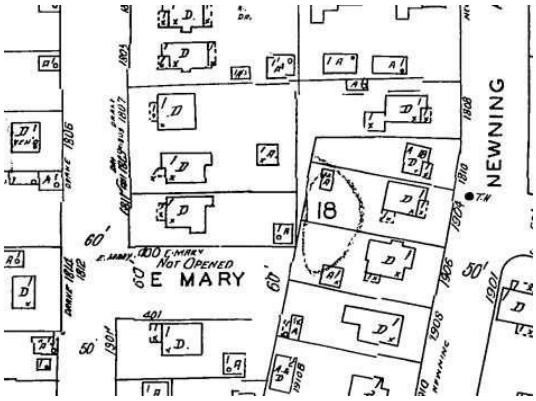
7. ASSESSMENT OF INTEGRITY

The evaluation of architectural integrity and the determination of which buildings are contributing and non-contributing to the historic district was made by architectural historians at Preservation Central, 823 Harris Ave., Austin, TX 78705. They meet the Secretary of the Interior's Professional Qualifications for an Architectural Historian, as described in Code of Federal Regulations Title 36, Chapter I, Part 61.

Individual structures were evaluated to determine whether each building has retained sufficient historic integrity of those features necessary to convey its significance. The National

Park Service has identified seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Structures that have lost integrity were determined to be non-contributing to the district.

Two houses built during the period of significance lack sufficient integrity to contribute to the historic character of the district, due to incompatible large-scale additions and replacement or removal of character-defining features. Modifications were considered in sum for each property. Replacement of doors or windows alone did not necessarily disqualify a structure's contributing status; nor did porch enclosures, as some buildings still convey their historic appearance with enclosed partial-width porches.



Section of E. Mary Street shown on 1962 Sanborn map

The district as a whole retains a remarkable degree of integrity. Its spatial organization has remained relatively unchanged since 1929. Although early maps showed a portion of E. Mary Street west of Newning Street, this section was never opened and was in-filled with lots sometime after 1962. In 1932, the residents of Lockhart Drive petitioned City Council to open the street from Brackenridge Street to Newning Avenue, which required the purchase of one lot; the remaining land between the lot and Brackenridge Street was donated by the owner. Mary Street was unpaved throughout the period of significance, based on an analysis of historic aerial photography. Although the street has since been improved, it retains its original width and configuration sans sidewalks.

Eighty-nine percent of homes in the district are contributing structures. There has been no new ground-up construction in the district since the end of the period of significance.

8. BUILDING LOCATIONS AND LANDSCAPE FEATURES

Buildings are generally oriented towards the street and are set back from the lot line by around twenty feet. In a typical small lot, a driveway will extend from the street past the side of the house to the rear of the lot where there might be a backyard, a garage, or other outbuildings such as sheds or studios. Most of the driveways are single-car width. Most homes have detached garages. Historically, the majority of homes had garages as well.

Many of the district's lots are shaded by dense mature tree cover, especially on the north side of the district. The lot at the intersection of 500 E. Mary St. and Newning Ave. has some of the largest live oaks in the Travis Heights neighborhood.

Ecelectic designed landscape elements characterize the district. Generous yards, commonly twenty feet deep, are heavily covered with dense groundcover, plantings, fences and stone-lined gardens or open grass lawns with a few shade trees. Because there are no sidewalks in the district, many yards have walkways of various materials/orientation from the street to the front door or porch. These walkways are generally separate from driveways, which often lead

to the side or rear of the buildings. On some lots, fences and short retaining walls line the edge of the street.

9. HISTORIC CONTEXT OF THE DISTRICT

SOUTH AUSTIN CONTEXT

The Colorado River served as the southern boundary of the 1839 plat of Austin; the city limits were not extended south of the river until 1891. Much of the development history of South Austin is related to the development of transportation networks across the river – initially ferries and later bridges.

In 1852, James G. Swisher granted Travis County right of way through his farm for a road connecting Austin to San Antonio that would later become South Congress Avenue. Development was limited, however, by the lack of a reliable crossing over the Colorado River. After the collapse of several wooden bridges, an iron bridge was constructed in 1883, financed by a toll. In 1876, the Swisher addition was platted from the Swisher family farm on both sides of South Congress as the first urban planning act in South Austin.

In 1886, the City of Austin and Travis County purchased the bridge and opened it to the public free of charge. At the time the bridge was opened for free passage, two residential areas had been platted south of the river in anticipation of the desirability of the area for development.

In 1928, the Dallas engineering firm Koch and Fowler developed the first comprehensive planning document for the city of Austin, which recommended that all of the land along Blunn Creek between the river and East Live Oak Street become parkland. In 1929 the City purchased almost all of the land that would comprise Big and Little Stacy parks and the greenbelt from individual property owners. This park currently abuts the eastern border of the Mary Street Historic District.

The late 1920s and early 1930s were an important period in the development of South Austin. New Deal programs helped to counter the effects of the Great Depression and further urban development, as workers paved streets and built bridges and parks. Although citizens had been petitioning the City to pave South Congress since at least 1916, the 90-foot-wide paving to Riverside Drive was not completed until 1931.

A flood in June 1935 galvanized the development of South Congress as a commercial center. After the flood caused significant damage to South Congress, the City financed flood repairs to the road and rebuilt many of the damaged buildings. The following year, the *Austin Statesman* noted that the businesses that were destroyed “have been replaced by bigger, more attractive structures.”

Improvements to infrastructure—especially bridges connecting the area with downtown—promoted commercial development along South Congress, the nearest commercial area where Mary Street residents would shop and socialize. The Austin Motel was established in 1938 and the San Jose Motel was built a year later. According to a 1939 issue of the *South Austin Advocate* reflecting on the history of South Austin, in 1909 “South Congress was a

muddy lane with three grocery stores and one market"; by 1939 there were 13 groceries and markets, along with many other types of businesses.

In 1941, the South Lamar bridge was constructed, providing an alternative to the Congress Avenue bridge. At the time, development in South Austin still paled in comparison to the growth of the city north of the river. In 1950, the population south of the river was only 15,000, compared to the citywide population of 132,000. Travis High School, the first high school in South Austin, was constructed in 1953. In 1956 Oltorf Street was extended to connect Lamar Boulevard and the new Interregional Highway (I-35).

BLUE BONNET HILLS

The Mary Street Historic District is part of the Blue Bonnet Hills Addition (see 1932 and 1965 Sanborn maps in Appendix for location of Mary Street Historic District within this sub-division). The Paul H. Pfeifer Subdivision was platted in March 1928, composed of 33 lots along Leland Street and Terrace Drive, east of Brackenridge Street. One month later, the subdivision was expanded under the name "Blue Bonnet Hills Addition," which extended the boundaries to the north and east for a total of nine blocks, with between 5 and 23 lots in each block. Of the nine blocks, three became part of the Blunn Creek Greenbelt and were never developed as residential property.

Blue Bonnet Hills was more than 60 percent built out by 1935, with an overwhelming majority of the homes executed in the Craftsman and Tudor Revival styles. The demographics of residents differed notably from other South Austin subdivisions: in contrast to the wealthy residents of nearby Fairview Park, Blue Bonnet Hills was a working-class neighborhood comprised of a mix of owners and renters.

The first homes in the Addition were constructed in 1928 on Lockhart Drive and Terrace Drive. Four more homes were constructed in 1929, followed by a surge of building activity in the early 1930s. Based on data from Sanborn maps and city directories, it is estimated that 74 homes, or approximately 63 percent of the Addition, had been constructed by 1935. At this time, within seven years of its platting, development was spread relatively uniformly throughout the district. Development continued in the late 1930s and then slowed, with fewer than 15 homes constructed from the 1940s through the 1950s. According to Sanborn maps, only five vacant lots remained within the Addition in 1962. An uptick in new home construction beginning in 2006 illustrates the renewed interest in the area as an attractive, close-in neighborhood. This area is so desirable that buyers are willing to purchase developed lots and demolish existing structures to make way for larger modern residences.

MARY STREET

All of the contributing properties in the Mary Street Historic District were built during a period of rapid growth in the Blue Bonnet Hills Addition, from 1929 to 1939.

An analysis of early residents of the district utilizing Austin city directories and the 1940 Census suggests that Mary Street was part of a working-class neighborhood comprised of a mix of homeowners and some renters, including many World War I veterans. Early residents commuted to workplaces downtown. When the neighborhood was initially developed, its

distance from downtown was a deterrent to wealthier families who preferred to live closer to amenities and businesses.

Many residents were employed in federal and state government. Edward Sponberg of 500 E. Mary Street was a postal worker. Leslie Sedwick of 502 E. Mary Street was a firefighter. William M. Ferguson, the first owner of 508 E. Mary Street, was an IRS auditor from 1932 until 1958. Multiple residents were employed by the Steck Company, a printing and office supply company located at 9th and Lavaca streets. Elgin O'Burrer, the first resident of 512 E. *Mary* Street, was a barber at the Driskill Barber Shop from 1932 until at least 1949. He then became proprietor of the Commodore Perry Hotel Barber Shop at 800 Brazos Street. Other residents worked as mechanics, retail sales clerks, plumbers, electricians, carpenters, beauticians, and stenographers.

Many of the initial residents of Mary Street lived there for extended periods of time. For example, Edward Sponberg and his wife Hattie lived at 500 E. Mary Street from 1929 until at least 1980, Leslie Sedwick lived at 502 E. Mary Street from 1930 until at least 1966, and Lois Huber lived at 516 E. Mary Street from 1930 until 1986.

SIGNIFICANT EVENTS

Though only one block long, the Mary Street Historic District is in close geographic proximity to an important development trend that shaped the growth of Austin and other cities around the country.

The rapid growth of American cities following the Civil War was largely unplanned and caused concern among architects. As director of the 1893 World's Columbian Exhibition, architect Daniel Burnham helped to spread a growing interest in urban planning that would continue to develop over the next several decades as the City Beautiful Movement. This concept promoted order and harmony in architecture and urban design, including incorporation of parks and green spaces.

In 1928, the Dallas engineering firm Koch and Fowler developed the first comprehensive planning document for the city of Austin, which drew heavily on elements of the City Beautiful movement and the inspiration of its leaders like Frederic Law Olmsted. The Blunn Creek Greenbelt is reminiscent of the "necklace" configuration of many of Olmsted's parks. Part of the land that comprises the greenbelt was initially platted as part of the Blue Bonnet Hills subdivision in 1928. The following spring, the City purchased almost all of the land that would comprise the greenbelt. Stacy Park, which directly abuts the eastern side of the Mary Street District is part of the Greenbelt.

DEVELOPER PAUL PFEIFER

Mary Street was platted as part of the Blue Bonnet Hills Addition by Paul Herbert Pfeifer, a real estate and insurance agent. He is listed in the 1924 Austin city directory as a salesman at Carl Wendlandt & Sons, a real estate firm. In 1927 he was employed as an agent at Hal Hailey Company; by 1929 he had hung out his own shingle as Pfeifer & Baggett Real Estate, Loans, and Insurance with an office on Lavaca Street. In the 1930-1931 city directory, the company is listed as Paul H. Pfeifer Company Real Estate, Loans, and Insurance with an office on Colorado Street.

Pfeiffer reported that his father was born in Germany and his mother in Sweden. Pfeifer attended school through the sixth grade. In 1927, he married Mildred Giles, a college-educated teacher from Manor, Texas. Three years later, the Pfeifers owned a home at 4209 Avenue G in Hyde Park; by 1940, they had two sons and were living at 911 W. 5th Street in what is now considered downtown Austin. Pfeifer was listed as the owner of the dwelling, with five other households listed as renters at the address. By 1947, the Pfeifers had moved to 4413 Avenue G in Hyde Park. Paul Pfeifer died in Austin in 1989 at age 94.

NEIGHBORING SUBDIVISIONS

When Mary Street was established as part of the Blue Bonnet Hills subdivision in 1928, most of the immediately surrounding land had already been platted. Fairview Park (1886) and Newning and Warner's Subdivision (1894) were to the west, Pleasant View (1915) and the Swisher Addition (1876) lay to the south, and Travis Heights (1913) was to the east.

In 1886 Charles Newning bought the northern portion of the Swisher farm and developed the addition called Fairview Park. Sales slowed after the initial opening, and parts of the neighborhood were subdivided to create smaller lots. Newning established a line of horse-drawn omnibuses that carried southsiders across the bridge; the fare was exclusive of the bridge toll, which he subsidized. Although Fairview Park enjoyed some early success, including the construction of several large homes for prominent Austin businessmen, growth in the district was limited by two factors: the small market for large homes and lots, as well as wealthy Austinites' disinclination to live south of the river away from the employment and political center of town. Subsequent development like Mary Street focused on smaller lots with solidly built homes for working-class families.

Travis Heights was platted by Charles Newning and General William Stacy in 1913. Development was slow until the 1920s, but by 1931, 600 lots had been sold in the subdivision, with 171 homes built. By 1937, over 300 homes had been built, and developer Harwood Stacy described the year as the neighborhood's best to date. Like Fairview Park, the subdivision contained grand Victorian homes on large lots.

More modest homes dominated development in the late 1920s and later. Within the earliest platted subdivisions, bungalows were built on previously undeveloped lots, creating an eclectic mix of styles and periods of construction. Travis Heights-area subdivisions platted in the 1920s and later reflected more rapid and uniform development in terms of style and scale.

The smaller Roy C. Archer subdivision was platted subsequent to Mary Street and Bluebonnet Hills in 1935.

The style, scale, and age of the housing stock on Mary Street is very similar to that of subdivisions around Blue Bonnet Hills: primarily one-story, modest-scale homes in the Craftsman, Tudor Revival, and Minimal Traditional styles. The Craftsman and Tudor Revival Styles are particularly well-represented.

INDIVIDUALLY LANDMARKED BUILDINGS IN THE DISTRICT

There are no homes or buildings in the district that have been landmarked individually.

10. ARCHITECTURE AND BUILDERS

No architects or builders have been identified for contributing buildings within the Mary Street Historic District. The neighborhood likely includes a mix of custom homes designed by architects and vernacular homes inspired by model house designs and published pattern books, constructed by local contractors.

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South Congress Avenue Preservation Plan. McGraw Marburger & Associates, May 2003.

Story on Merchants Transfer and Storage Company, managed by Clyde Milstead

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U.S. Census Bureau. *1940 Census.*

U.S. Department of the Interior. *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings.* http://www.nps.gov/history/hps/tps/download/guidelines-sustainability.pdf

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles.* Cambridge: M.I.T. Press, 1992.

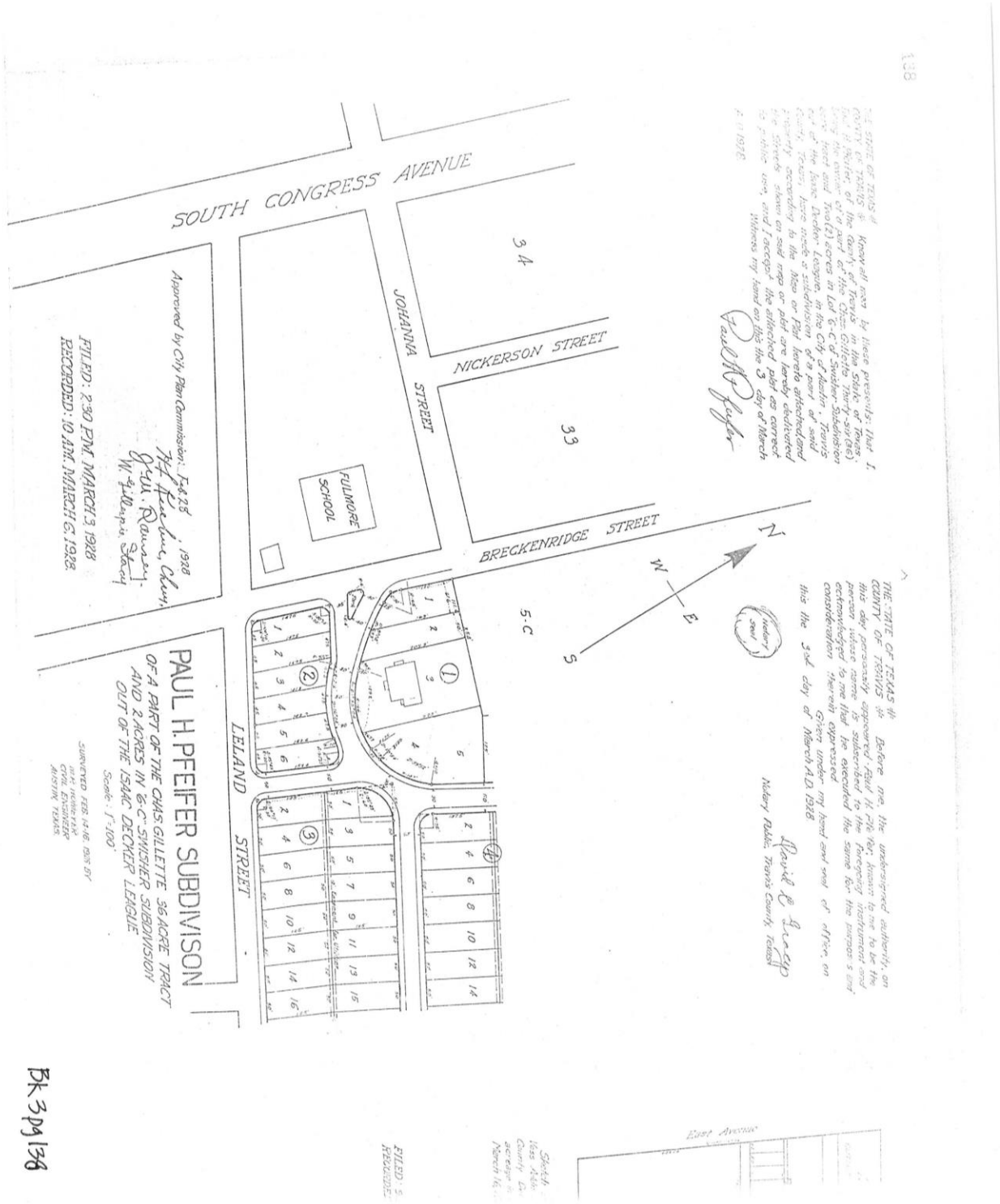
NOMINATION PREPARED BY

James Bilodeau
502 E. Mary St.
Austin, TX 78704
917-328-3357

NEIGHBORHOOD REPRESENTATIVE

James Bilodeau
502 E. Mary St.
Austin, TX 78704
917-328-3357

APPENDIX A – MAPS



139.

THE STATE OF TEXAS:
COUNTY OF TRAVIS: Whereas, I, Paul H. Pfeifer, of the County of Travis, in the State of Texas, being the owner of 15.82 acres a part of the Chas. Gillette 36 acre tract and 4 acres also a part of said Gillette tract, and also 2 acres in Lot 6-C, of Swisher Subdivision, all out of the Isaac Decker League in the City of Austin, Travis County, Texas, did on the 3rd day of March, A.D. 1928, subdivide a part of the above tracts into four blocks numbered from 1 to 4 inclusive; and,

Whereas, an error was made in the platting of Block 4 and I am desirous of making a correction of said Block 4 and am further desirous of subdividing the entire three tracts above described;

Now, therefore, know all men by these presents: that I, the said Paul H. Pfeifer, have re-subdivided the said Block No. 4 according to the plat hereto attached, and have further subdivided the tracts described in paragraph one above according to the said plat hereto attached, and the Streets shown on said plat are hereby dedicated to public use,

Witness my hand this the 10th day of April, A.D. 1928

Paul H. Pfeifer

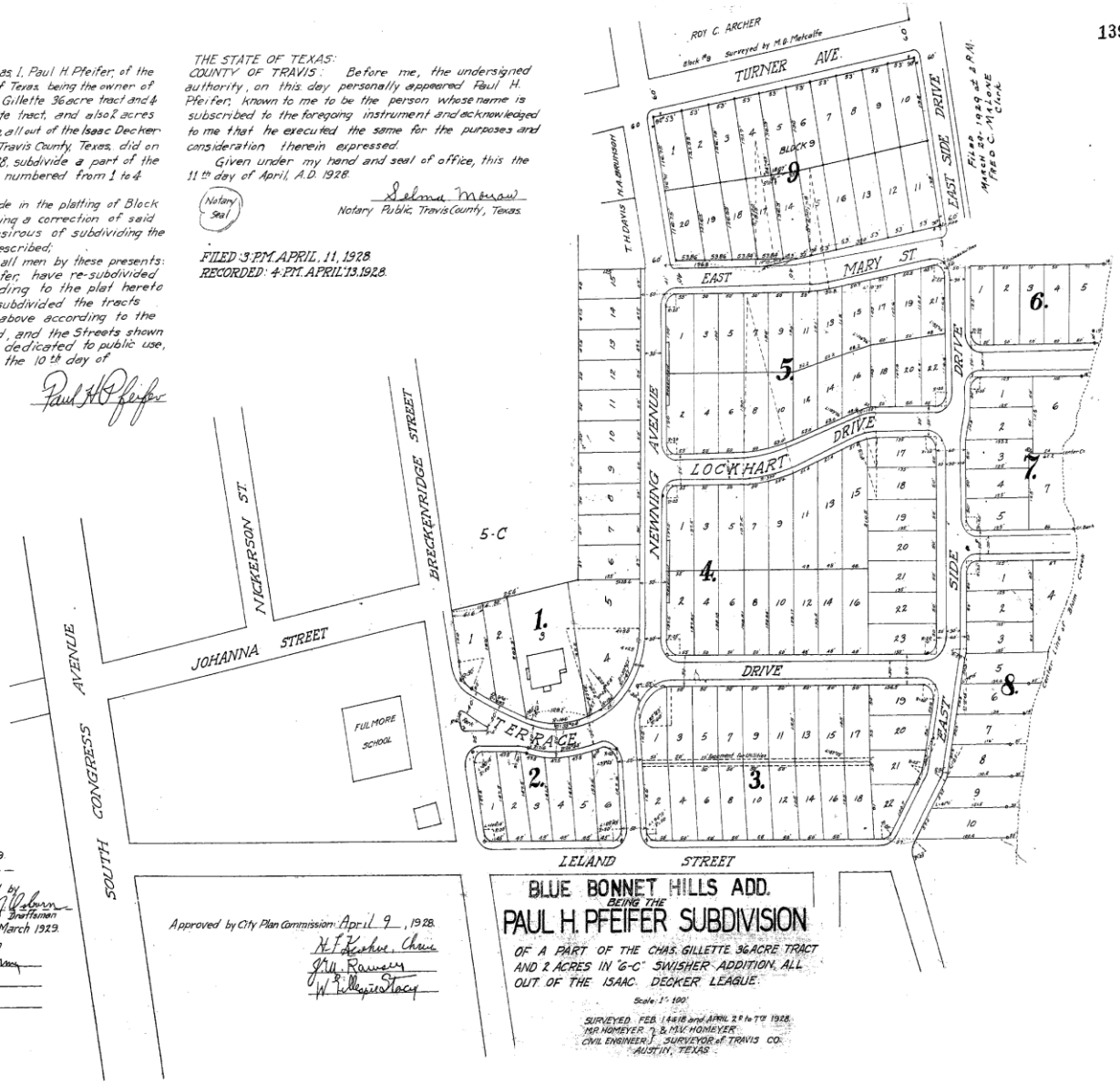
THE STATE OF TEXAS:
COUNTY OF TRAVIS: Before me, the undersigned authority, on this day personally appeared Paul H. Pfeifer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 11th day of April, A.D. 1928.

(Notary Seal)

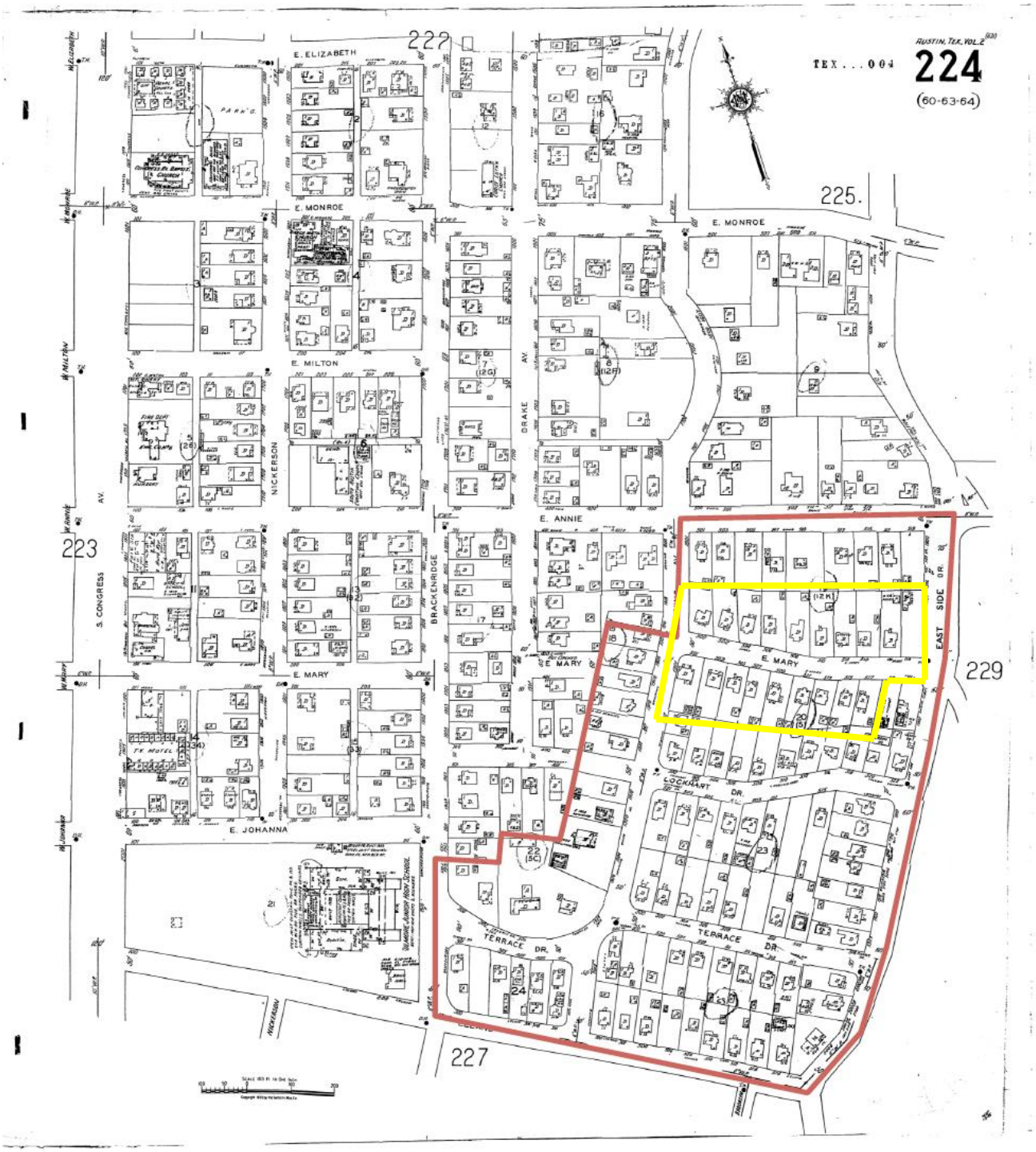
Selma Moran
Notary Public, Travis County, Texas.

FILED: 3 P.M. APRIL 11, 1928
RECORDED: 4 P.M. APRIL 13, 1928.



Mary Street Local Historic District Nomination

1935 Sanborn



1962 Sanborn

Mary Street Historic District Boundaries (and Tax Parcel Map)

+ = Contributing property
● = Signed in support

Address	Construction Year	Style	TCAD Owner Name	Owner Support	Contributing to LHD	TCAD Property ID / Map ID	TCAD Legal Description
500 E Mary St	1931	Colonial Revival	PARKINSON TONY & MARYANNE	Yes	Yes	283389	LOT 20 & W 10.7SQ FT TRI OF LOT 19 BLK 9 BLUE BONNET HILLS
501 E Mary St	1931	Craftsman	WILLIAMS ROBERT T & MARIE	No	Yes	283348	LOT 1 BLK 5 BLUE BONNET HILLS
502 E Mary St	1930	Revival - Tudor	BILODEAU JAMES	Yes	Yes	283388	LOT 19 *LESS W 10.7SQ FT TRI BLK 9 BLUE BONNET HILLS
503 E Mary St	1931	Neoclassical	CALVERT WILLIAM HAMILTON	Yes	Yes	283349	LOT 3 BLK 5 BLUE BONNET HILLS
504 E Mary St	1930	Revival - Tudor	TONGATE JOHN T	Yes	Yes	283387	LOT 18 BLK 9 BLUE BONNET HILLS
505 E Mary St	1939	Minimal Traditional	BORAH MATTHEW	Yes	Yes	283350	LOT 5 BLK 5 BLUE BONNET HILLS
506 E Mary St	1931	Craftsman	REGIMBEAU PASCAL G & SYBIL R	Yes	Yes	283386	LOT 17 BLK 9 BLUE BONNET HILLS
507 E Mary St	1931	Craftsman	JONES DAVID F & CYNTHIA L WILL	Yes	Yes	283351	LOT 7 BLK 5 BLUE BONNET HILLS
508 E Mary St	1933	Revival - Tudor	BARKER NORMAN R JR ET AL	Yes	Yes	283385	LOT 14 BLK 9 BLUE BONNET HILLS
509 E Mary St	1929	Craftsman	KREPS KAREN R	Yes	Yes	283352	LOT 9 BLK 5 BLUE BONNET HILLS
510 E Mary St	1936	Revival - Tudor	LANIER TROY & MIRIAM MURTUZA	-	No	283384	LOT 15 BLK 9 BLUE BONNET HILLS
511 E Mary St	1933	Craftsman	HUBELE LAUREN & JOACHIM	Yes	Yes	283353	LOT 11 BLK 5 BLUE BONNET HILLS
512 E Mary St	1935	Minimal Traditional	OTTO GRETCHEN ALYNNE &	Yes	Yes	283383	LOT 16 BLK 9 BLUE BONNET HILLS
513 E Mary St	1939	Craftsman	GIBSON JENNIFER M & JOSEPH M HEBERT	-	Yes	283354	LOT 13 BLK 5 BLUE BONNET HILLS
514 E Mary St	1935	Craftsman	CURTIS MICHAEL D	-	Yes	283382	LOT 13 BLK 9 BLUE BONNET HILLS
515 E Mary St	1933	Revival - Tudor	TEXADA EVELYN	Yes	Yes	283355	LOT 15 BLK 5 BLUE BONNET HILLS
516 E Mary St	1933	Craftsman	LAMBERT ELIZABETH GS TRUST	-	Yes	283381	LOT 12 BLK 9 BLUE BONNET HILLS
517 E Mary St	1929	Craftsman	DOWNER MICHAEL WAYNE	Yes	Yes	283356	LOT 17 BLK 5 BLUE BONNET HILLS
518 E Mary St	1931	Craftsman	LAMBERT ELIZABETH ANN	-	No	283380	LOT 11 BLK 9 BLUE BONNET HILLS

- = no response

MEMORANDUM

To: Historic Landmark Commission members

From: Cara Bertron, Deputy Historic Preservation Officer

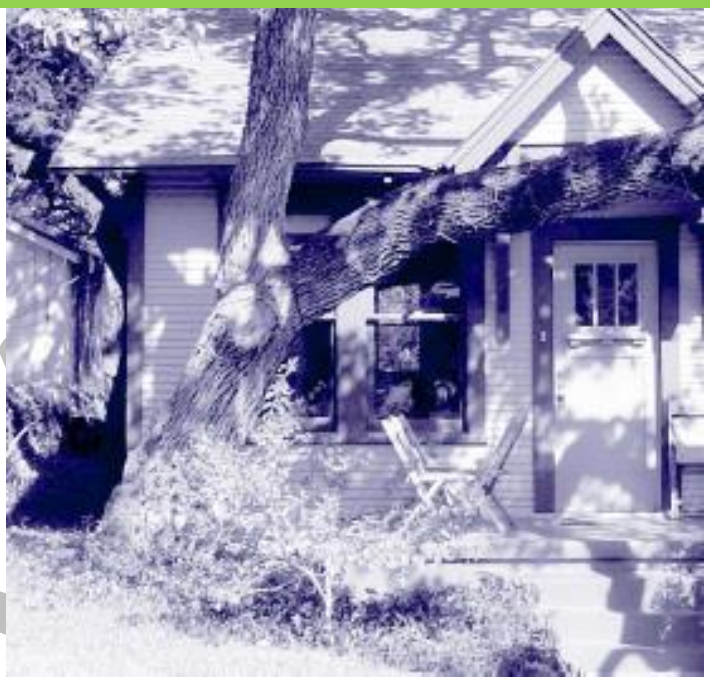
Subject: Recommended changes to Mary Street Historic District

Date: February 23, 2018

Staff is recommending clarifying changes to the design standards as highlighted in the attached document.

Mary Street Historic District

Design Standards



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December 2017
Austin, Texas
Prepared by James Bilodeau using Preservation Austin's Local Historic District Design Standards Template

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Purpose and Goals

Design standards help preserve and protect the character-defining features of historic areas. These design standards provide guidance for the repair, rehabilitation, preservation, and restoration of contributing buildings within the Mary Street Historic District; and will guide new construction to be compatible with the district's architectural character.

The goals of the design standards are to:

- Protect the eclectic and vibrant character of Mary Street by identifying and preserving the historic elements that contribute to these qualities while encouraging residents to invest in livable adaptations to their homes;
- Preserve the architectural heritage of the district through retention and preservation of historic buildings and landscape features;
- Prevent demolition of contributing buildings and discourage demolition of buildings easily restored to contributing status;
- Support preservation of historic buildings by providing guidance in building maintenance and repair;
- Ensure that alterations to contributing buildings are compatible with the character of the building and the district;
- Support sustainable design by providing guidance to improve energy efficiency and building performance; and
- Ensure that ground-up new construction will be compatible with the historic character of the district.

This document is a tool for property owners and architects who are planning projects covered by the standards, as well as for the Historic Landmark Commission as it evaluates each project.

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Design Review Process

A. Certificate of Appropriateness

PURPOSE

The Certificate of Appropriateness (COA) review process ensures that proposed projects and new construction within the district comply with these design standards. A COA must be granted before a building permit will be issued by the City, and may be required for work even if a building permit is not necessary.

Property owners are *not* required to make changes to their properties or restore buildings to their historic appearance. The design review process applies only when a property owner initiates a construction project that requires a COA.

WHEN A COA IS REQUIRED

A COA is required for ground-up new construction and the following changes to contributing properties if the proposed changes are visible from the street. Disregard hedges, fences, and other barriers when assessing visibility.

1. Exterior alterations to existing buildings, including but not limited to the construction of additions; the replacement of windows, doors, or roofing materials that do not qualify as ordinary repair and maintenance; or the relocation of windows or doors;
2. Demolition or relocation of an existing building;
3. New construction;
4. Major foundation or structural work that does not qualify as ordinary repair and maintenance; and
5. Major site work including but not limited to changes to or the construction of a deck, pool, outbuilding, walls, and fences.

A COA is not required for:

1. Interior work;
2. Routine maintenance projects, provided that work does not affect the historic character of the building or property, including but not limited to painting and repairs to masonry or the foundation;
3. Work not visible from the street; and
4. Projects on non-contributing buildings.

COA PROCESS

Submit a Certificate of Appropriateness application to the City Historic Preservation Office. Property owners should contact City staff in the early planning stages of a project for assistance in interpreting these standards, developing solutions to any issues, and understanding the review process. Staff can also provide on-site consultations and other technical assistance.

The Historic Preservation Officer may administratively grant COAs for the following projects:

- Accurate restoration or reconstruction of a documented missing historic architectural element of the structure or site;
- Changes that do not affect the appearance of the building from the principal street frontage, including but not limited to:
  - Demolition of garages, sheds, carports, or other outbuildings;
  - Construction of a ground-floor, one-story addition or outbuilding;
  - Two-story additions to the rear of two-story houses; or

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- A pool, deck, fence, back porch enclosure, or other minor feature.

The Historic Landmark Commission will review all other COA applications.

The Historic Preservation Office or Historic Landmark Commission shall grant the COA if the application conforms to these design standards. The Commission also has the authority to grant exemptions to the standards if it determines that the proposed project will maintain the character-defining features of the property and/or district.

If the Historic Landmark Commission denies the COA, the applicant may revise and resubmit the application. The applicant also may appeal the denial to the appropriate land use commission and the City Council per City Code.

APPLICANT RESPONSIBILITIES

The responsibility for demonstrating that the proposed project meets these design standards lies with the applicant. The applicant shall submit sufficient photographs and/or physical documentation to demonstrate that the proposed project meets these standards or otherwise maintains the character-defining features of the property and/or district.

B. Penalties for Violations

Any person or corporation who violates provisions of these design standards is subject to the same criminal misdemeanor and/or civil penalties that apply to any other violation of the City Code.

C. Periodic Review

These standards are not intended to be static, but subject to periodic review, revision, and amendment. The process for revising or amending the design standards shall follow the process set forth for neighborhood plans, as described in the Land Development Code:

> *The director shall conduct a general review of a neighborhood plan not earlier than five years after the adoption of the plan and may recommend amendments of a plan to the Planning Commission and council. The director shall include neighborhood stakeholder input in the review process.*

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Design Standards

A. Overview

WHEN TO USE THE DESIGN STANDARDS

All work requiring a Certificate of Appropriateness (COA) shall follow these design standards (see p. 2 for a list). Non-contributing properties are encouraged to consider the design standards as advisory guidelines for compatible alterations and additions.

SECRETARY'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation are national preservation standards that guide alterations, additions, and repair and replacement of deteriorated features. See the table on p. 5 for a general interpretation of each standard. The Secretary of the Interior also has Standards for Preservation, Restoration, and Reconstruction, which may be appropriate in some cases.

The rest of this document interprets the Secretary's Standards for Rehabilitation specifically for use in the Mary Street Historic District. If a proposed project or project component is not addressed by the design standards, the Secretary's Standards shall guide the project evaluation and COA decision.

ACCESSIBILITY

When increasing accessibility, design ramps, lifts, and entrances to avoid damage, removal, or obscuring historic fabric to the greatest extent possible. Contributing buildings may qualify for variances from the Texas Accessibility Standards.

ENERGY EFFICIENCY

Construction of any new buildings or alterations of existing buildings shall be done in such a way as to meet or exceed the intent and requirements of current energy codes as required by the City, except in cases where compliance would adversely impact the historic character of the property or district.

The City of Austin recognizes that protection of cultural heritage contributes to sustainable communities and preserves embodied energy used in a building's construction. Compliance with energy or building codes may never be used as a reason to remove historic features or demolish a contributing building.

Definitions

CHARACTER-DEFINING FEATURES: Visual aspects and physical features that characterize a building's appearance.

CONTRIBUTING PROPERTIES: Buildings, structures, or sites that are at least 50 years old, were built during the district's period of significance, and retain a high degree of integrity.

IN-KIND REPLACEMENT: Replacing a current element (whether a single material or a whole feature) with a new element that has the same material, profile, dimension, and texture as the current or historic element; color may also be important to match. In-kind materials are not appropriate if they damage historic materials.

INTEGRITY: A property's ability to convey its historic significance. Seven aspects are used to evaluate integrity: location, design, setting, materials, workmanship, feeling, and association.

NON-CONTRIBUTING PROPERTIES: Buildings, structures, or sites that are fewer than 50 years old, were not built during the district's period of significance, and do not retain integrity.

PERIOD OF SIGNIFICANCE: Span of time in which a property or district attained significance, usually when a substantial amount of construction took place.

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Secretary's Standards for Rehabilitation	*General Meaning*
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	If a new use is necessary, prioritize a use that will allow preservation of a property's character-defining features.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Do not remove or change character-defining features such as building scale, massing, materials, and how parts of a property relate to each other.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Avoid false historicism with alterations and additions.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	Preserve historic-age elements if they are compatible with the historic building, even if they are not original to the property.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Preserve character-defining architectural elements, materials, and finishes.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Repair first. Do not replace or alter historic-age elements unless they are deteriorated beyond repair, and then replace them in-kind to the greatest extent possible. Avoid conjecture when replacing a missing element.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Don't treat a building with materials and techniques that may damage historic materials.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	If site or foundation work is occurring, be mindful of archeological resources that may be present.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	Ensure that alterations and additions do not damage or destroy character-defining features. Design new construction so that it is compatible with but differentiated from the historic-age property.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Design new construction to minimally impact historic fabric. If possible, additions should be able to be reversed without major damage to the historic building.

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B. Contributing Properties: Repair and Rehabilitation

1. FAÇADE

a. Do not change the character, appearance, configuration, or materials of the primary façade, except to restore a building to its original appearance.

b. Do not add conjectural architectural features to the primary façade.

c. If original elements of the primary façade are missing *and* if sufficient documentation exists to ensure accuracy, those elements may be restored to their historic appearance.

d. Minimize changes to historic-age secondary elevations of the building that are visible from the principal street frontage.

2. EXTERIOR WALL MATERIALS

a. Repair damaged exterior wall materials, details, and ornamentation to the greatest extent possible, using treatments that do not damage historic materials. Replace only materials and wall sections that are deteriorated beyond repair, and prioritize in-kind replacement if possible.

b. Fiber cement siding and other board siding that matches wood siding in profile, dimension, and texture may be used as replacement for wood siding that has deteriorated beyond repair, if the replacement material does not damage historic siding.

c. Do not apply aluminum or vinyl siding as a replacement for or over historic siding. These siding types can cause irreparable damage to underlying materials and structural members.

d. Do not paint masonry that has not already been painted. Moisture may become trapped between the paint and masonry, causing deterioration of the underlying materials and structural members.

3. PORCHES

a. Retain the rails, posts, and brackets of an original front porch. If replacement is necessary, use in-kind materials. Wood porch floors may be replaced by a concrete slab on grade if the height, dimensions, and other character-defining features of the porch are unchanged.

b. Do not enclose a front porch with any material other than screening. If a front porch is screened, install the screens in a way that is reversible, does not damage any historic fabric, and is compatible with the historic design.

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Damaged exterior wall materials can be repaired or replaced in-kind, as in the fascia board to the left.

Deteriorated wood porch elements can be repaired in place with epoxy consolidants and fillers.

c. Do not add conjectural elements to the porch that were not historically present.

d. If original elements of the porch are missing *and* if sufficient documentation exists to ensure accuracy, those elements may be restored to their historic appearance.

4. ROOFS

a. Retain the shape and slope of the original roof as seen from the street, including original dormers.

b. Maintain and repair original decorative roof elements such as exposed rafter ends, bargeboards, and cornices. Do not add decorative roof elements that were not historically present.

c. Maintain and repair existing roof materials whenever possible. Replace damaged roofing materials in-kind (preferred) or with a compatible substitute material that gives a similar appearance to the existing or historic roof. Metal roofs are allowed under these design standards but should not be considered as the first choice for replacement.

5. WINDOWS AND SCREENS

a. Do not enlarge, move, or enclose original window openings.

b. Maintain and repair original wood-sash windows. Wood-sash windows will last for many decades, whereas new windows have a shorter lifespan and typically must be replaced entirely, as opposed to repairing or replacing components as needed.

c. Use interior or exterior storm windows and window inserts to provide increased energy efficiency and soundproofing without damaging historic windows. Install exterior storm windows in a way that does not damage historic fabric. Solar screens may also be used.

d. If the original windows no longer exist *and* if no documentation can be found that shows the original windows, non-original windows may be replaced with windows that are appropriate in style, configuration, dimensions, and materials to the style of the building. If documentation showing the original windows can be found, the appearance of any replacement windows from the public right-of-way must closely resemble the original in size, configuration, profile, and finish. Vinyl windows are not appropriate replacement windows.

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Asphalt shingles are an incompatible replacement substitute for the original Spanish clay tiles.

Do not replace historic windows with new windows that do not convey the same appearance.

e. When replacing divided-lite windows, use windows with true divided lites or dimensional muntins placed on the outside of the glass, along with spacers on the inside of the glass that are an appropriate color, material, and thickness, so that the window appears to have true divided lites when viewed from all angles.

6. DOORS
   a. Do not enlarge, move, or enclose original door openings.
   b. Retain original doors, door surrounds, sidelights, and transoms, unless deteriorated beyond repair.
   c. If a replacement door is necessary, replace in-kind or select a new style of door that is appropriate for the building age and style. Steel and hollow-wood doors are not appropriate for main entries.
   d. If a replacement door surround, sidelight, or transom is necessary, replace it in-kind.

7. CHIMNEYS
   a. Retain original chimneys.

C. Contributing Properties: Additions

Additions can be designed sensitively so that they do not visually overpower the existing building or compromise its historic character, but even well-designed additions can have a large impact. When possible, adapt the interior of existing buildings to meet needs, or consider a lower-impact alternative such as a basement conversion or dormers, which can create usable space with minimal visual impact.

1. LOCATION
   a. Retain all character-defining features on historic-age exterior façades that are visible from the principal street frontage.
   b. Retain as much historic-age building fabric as possible by limiting the wall area where the addition connects to the existing building. Large additions may be constructed as separate buildings that connect to the existing building with a linking hallway or breezeway.
   c. Whenever possible, locate additions behind the existing building and design them to be neither taller nor wider than the existing building.
   d. Set additions back from the front façade at least 15 feet or one-third the depth of the building, whichever is greater.
   e. On buildings with a side-gabled, hipped, or pyramidal roof form, set back second-story additions behind the ridgeline of the original roof, in addition to the setback requirement in (e).
   f. Locate dormers on a side or rear elevation.

2. HEIGHT

   Do not exceed the height of the tallest contributing building on a similarly sized lot on the block.

3. DESIGN AND STYLE
   a. Design additions to be inconspicuous and subordinate to the historic building.
   b. Design additions so that the existing building's overall shape appears relatively unaltered from the principal street frontage.
   c. Design additions to complement the scale, massing, materials, and fenestration patterns of the

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original historic building. Design window-to-wall area ratios, floor-to-floor heights, window patterns, and bay divisions to be similar to the existing building.

d. Differentiate the design of the addition so as not to be replicative or give a false sense of history. Additions do not need to mimic the architectural style of the original historic building, but they should be compatible in scale, design, and materials.

e. If constructing dormers, match them to existing dormers in design and scale, or match the dormers on similar buildings in the district.

This compatible side addition (to the left) is set back from the front of the original house.

This incompatible side addition is flush with the front of the original house.

This compatible rear addition is subordinate to the original house.

This incompatible rear addition dominates the original house.

The contemporary two-story addition behind this house is compatible because it is located in the rear of the property and is subordinate in scale to the original house.

4. EXTERIOR WALLS
   a. Use exterior wall materials that complement the existing building, as well as the collective character of the district.
   b. Differentiate an addition from the existing building by means of a hyphen or joint using a different material, varying trim boards, slightly varying dimension of materials, varying orientation of materials, or other means.

5. PORCHES
   a. Do not add a front porch to a building that did not have a front porch historically.

6. ROOFS
   a. Use a simple roof style and slope that complements the roof of the existing building.
   b. Use materials that match or are compatible with the roof materials on the existing building.

7. WINDOWS AND SCREENS
   a. Use windows that complement the fenestration pattern, size, configuration, profile, and finish of windows on the existing building.
   b. Do not use false muntins attached to or inserted between the glass in windows.

8. DOORS
   a. Use doors that are compatible with those on the existing building in terms of materials and lite configurations.

9. CHIMNEYS
   a. Design chimneys to match existing chimneys in design, materials, and scale. If the existing building does not have a chimney, match chimneys on similar buildings in the district.

D. Contributing Properties and New Construction: Site Features

1. TOPOGRAPHY
   a. Maintain and repair the grade of the site as much as possible to preserve the historic grade. Do not otherwise alter the current grade of the site except to restore it back to its historic state. The current grade of the site shall not be artificially raised to gain additional building height.
   b. If a change in grading is necessary to improve drainage, minimize the impact to the site and any historic landscape features.

2. DRIVEWAYS
   a. Configure driveways in a way that maintains the district's historic streetscape pattern.

3. MECHANICAL EQUIPMENT
   a. Locate new mechanical or energy conservation equipment so that it does not obscure the view of the primary building from the principal street frontage.
   b. When mechanical equipment must be attached to an exterior wall of a contributing building, minimize damage to the historic wall material. For masonry walls, anchor attachments into the mortar rather than the masonry unit.

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c. Design roof systems to be on the same plane and scale as the roof, and choose panels in a color compatible with surrounding roof materials. For contributing properties, design photovoltaic and solar thermal installations to avoid or minimize damage to historic-age architectural features and materials.

d. Locate photovoltaic, solar thermal, wind power systems, and satellite dishes on ancillary buildings or new additions to contributing properties to the maximum extent feasible. Locate solar panels on the rear of the roof whenever possible so that they are not visible from the street.

e. For rainwater collection systems visible from the principal street frontage, prioritize the use of traditional materials such as metal and wood. If PVC containers or piping are used, paint them to resemble metal.

4. GARAGES AND ACCESSORY BUILDINGS

a. Attached garages are not compatible with the character of the district and are not permitted.

b. Locate new detached garages and accessory buildings at the side or rear of properties.

c. Design new garages and accessory buildings to be compatible in scale with and to have an appropriate site relation to the primary building, as well as surrounding buildings.

d. When constructing new garages and accessory buildings or repairing existing garages and accessory buildings, use materials and finishes that are compatible with the primary building and the district. This includes garage doors.

5. FENCES AND WALLS

a. Do not construct new fences and walls that obscure the front elevation of the primary building. Fences along the principal street frontage shall not exceed four feet in height.

b. When constructing new fences and walls or altering existing fences and walls, materials, scale, and finish shall be compatible with contributing properties.

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This compatible house from 2004 has a garage located at the rear of the property.

This incompatible house from 2006 has an attached garage at the front of the house.

E. New Construction

1. ORIENTATION AND SETBACKS

a. Position new or moved structures on a lot to maintain the district's historic streetscape pattern.

b. Use front and side yard setbacks that equal the prevalent setback of contributing buildings on the same side of the street. When the historic setback pattern is irregular, new construction may use the setbacks of an adjacent contributing property.

2. HEIGHT

a. Design buildings to respond to the dimensions of the lot.

b. Do not exceed the height of the tallest contributing building on a similarly sized lot on the block. If the tallest contributing building is two stories due to a second-story addition, set back the second story on new construction in conformance with the second-story setback requirements for additions to contributing buildings.

3. DESIGN AND STYLE

a. Design new buildings so that they are compatible with the historic character of the district in terms of form, massing, and proportions; yet also differentiated from contributing buildings.

b. Consider the building forms and architectural styles that historically existed within the district as a model for new construction.

c. It may be appropriate to incorporate compatible architectural features found in contributing buildings, such as porch columns or transoms. Avoid using historical architectural features that do not appear on contributing buildings.

4. EXTERIOR WALLS

b. Use exterior wall materials that are compatible with the character of the district in scale, type, size, finish, color, and texture.

c. Use exterior materials that correspond with the new building's form and architectural style.

5. PORCHES

a. Design front porches to reflect the width, height, and depth of porches on similarly scaled contributing buildings.

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This new multi-family development is compatible because each unit is a separate building facing the street. The units are compatible in scale and design.

This multi-family development is not compatible because it is a single large building facing an internal driveway instead of the public street.

b. Design front porch posts/columns, railings, and detailing to be compatible with contributing buildings.

c. Do not add false historical architectural elements, such as brackets or gingerbread detailing, to a new porch.

d. Locate new decks, balconies, and secondary porches at the rear of new residential buildings.

6. ROOFS

a. Design roofs to be simple in form, reflecting the character of the roofs on contributing buildings. Roof forms should also correspond to the new building's form and architectural style.

b. Design roof features and details such as dormers, eave detailing, and bargeboards to correspond with the new building's form and architectural style.

c. Use roof materials that reflect the character of the roofs on contributing buildings and also correspond with the new building's form and architectural style.

7. WINDOWS AND SCREENS

a. Design windows and screens to be compatible with the proportions, configuration, and patterns of windows and doors in contributing buildings.

b. Design windows and doors to correspond with the new building's form and architectural style.

c. Do not use windows with false muntins attached to or inserted between the glass.

8. DOORS

a. Locate front doors to face the principal street frontage.

b. Match the style, proportions, materials, and finish of the door to the overall style and design of the building.

9. CHIMNEYS

a. Design chimneys to be compatible with the location and scale of chimneys in contributing buildings, and to correspond with the new building's form and architectural style.

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Mary Street Historic District

Design Standards

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December 2017
Austin, Texas
Prepared by James Bilodeau using Preservation Austin's Local Historic District Design Standards Template

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Purpose and Goals

Design standards help preserve and protect the character-defining features of historic areas. These design standards provide guidance for the repair, rehabilitation, preservation, and restoration of contributing buildings within the Mary Street Historic District; and will guide new construction to be compatible with the district's architectural character.

The goals of the design standards are to:

- Protect the eclectic and vibrant character of Mary Street by identifying and preserving the historic elements that contribute to these qualities while encouraging residents to invest in livable adaptations to their homes;
- Preserve the architectural heritage of the district through retention and preservation of historic buildings and landscape features;
- Prevent demolition of contributing buildings and discourage demolition of buildings easily restored to contributing status;
- Support preservation of historic buildings by providing guidance in building maintenance and repair;
- Ensure that alterations to contributing buildings are compatible with the character of the building and the district;
- Support sustainable design by providing guidance to improve energy efficiency and building performance; and
- Ensure that ground-up new construction will be compatible with the historic character of the district.

This document is a tool for property owners and architects who are planning projects covered by the standards, as well as for the Historic Landmark Commission as it evaluates each project.

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Design Review Process

A. Certificate of Appropriateness

PURPOSE

The Certificate of Appropriateness (COA) review process ensures that proposed projects and new construction within the district comply with these design standards. A COA must be granted before a building permit will be issued by the City, and may be required for work even if a building permit is not necessary.

Property owners are *not* required to make changes to their properties or restore buildings to their historic appearance. The design review process applies only when a property owner initiates a construction project that requires a COA.

WHEN A COA IS REQUIRED

A COA is required for ground-up new construction of a new primary building and the following changes to contributing properties if the proposed changes are visible from the street (disregarding vegetation, fences, or other barriers), unless exempted below:

1. Exterior alterations to existing buildings, including but not limited to the construction of additions; the replacement of windows, doors, or roofing materials that do not qualify as ordinary repair and maintenance; or the relocation of windows or doors;
2. Demolition or relocation of an existing building;
3. New construction;
4. Major foundation or structural work that does not qualify as ordinary repair and maintenance; and
5. Modifications to outside areas requiring a City permit, including but not limited to the construction of a deck, pool, or other outbuilding.

A COA is not required for:

1. Interior work that does not affect the exterior of the building;
2. Routine maintenance projects, provided that work does not affect the historic character of the building, including but not limited to painting and repairs to masonry or the foundation;
3. Work not visible from the street (disregarding vegetation, fences, or other barriers); and
4. Projects on non-contributing buildings.

COA PROCESS

Submit a Certificate of Appropriateness application to the City Historic Preservation Office. Property owners should contact City staff in the early planning stages of a project for assistance in interpreting these standards, developing solutions to any issues, and understanding the review process. Staff can also provide on-site consultations and other technical assistance.

The Historic Preservation Officer may administratively grant COAs for the following projects:

- Accurate restoration or reconstruction of a documented missing historic architectural element of the structure or site;
- Changes that do not affect the appearance of the building from the principal street frontage, including but not limited to:
  - Demolition of garages, sheds, carports, or other outbuildings;
  - Construction of a ground-floor, one-story addition or outbuilding;
  - Two-story additions to the rear of two-story houses; or
  - A pool, deck, fence, back porch enclosure, or other minor feature.

The Historic Landmark Commission will review all other COA applications.

The Historic Preservation Office or Historic Landmark Commission shall grant the COA if the application conforms to these design standards. The Commission also has the authority to grant exemptions to the standards if it determines that the proposed project will maintain the character-defining features of the property and/or district.

If the Historic Landmark Commission denies the COA, the applicant may revise and resubmit the application. The applicant also may appeal the denial to the appropriate land use commission and the City Council per City Code.

APPLICANT RESPONSIBILITIES

The responsibility for demonstrating that the proposed project meets these design standards lies with the applicant. The applicant shall submit sufficient photographs and/or physical documentation to demonstrate that the proposed project meets these standards or otherwise maintains the character-defining features of the property and/or district.

B. Penalties for Violations

Any person or corporation who violates provisions of these design standards is subject to the same criminal misdemeanor and/or civil penalties that apply to any other violation of the City Code.

C. Periodic Review

These standards are not intended to be static, but subject to periodic review, revision, and amendment. The process for revising or amending the design standards shall follow the process set forth for neighborhood plans, as described in the Land Development Code:

> *The director shall conduct a general review of a neighborhood plan not earlier than five years after the adoption of the plan and may recommend amendments of a plan to the Planning Commission and council. The director shall include neighborhood stakeholder input in the review process.*

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Design Standards

A. Overview

WHEN TO USE THE DESIGN STANDARDS

All work requiring a Certificate of Appropriateness (COA) shall follow these design standards (see p. 2 for a list). Non-contributing properties are encouraged to consider the design standards as advisory guidelines for compatible alterations and additions.

SECRETARY'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation are national preservation standards that guide alterations, additions, and repair and replacement of deteriorated features. See the table on p. 5 for a general interpretation of each standard. The Secretary of the Interior also has Standards for Preservation, Restoration, and Reconstruction, which may be appropriate in some cases.

The rest of this document interprets the Secretary's Standards for Rehabilitation specifically for use in the Mary Street Historic District. If a proposed project or project component is not addressed by the design standards, the Secretary's Standards shall guide the project evaluation and COA decision.

ACCESSIBILITY

When increasing accessibility, design ramps, lifts, and entrances to avoid damage, removal, or obscuring historic fabric to the greatest extent possible. Contributing buildings may qualify for variances from the Texas Accessibility Standards.

ENERGY EFFICIENCY

Construction of any new buildings or alterations of existing buildings shall be done in such a way as to meet or exceed the intent and requirements of current energy codes as required by the City, except in cases where compliance would adversely impact the historic character of the property or district.

The City of Austin recognizes that protection of cultural heritage contributes to sustainable communities and preserves embodied energy used in a building's construction. Compliance with energy or building codes may never be used as a reason to remove historic features or demolish a contributing building.

Definitions

CHARACTER-DEFINING FEATURES: Visual aspects and physical features that characterize a building's appearance.

CONTRIBUTING PROPERTIES: Buildings, structures, or sites that are at least 50 years old, were built during the district's period of significance, and retain a high degree of integrity.

IN-KIND REPLACEMENT: Replacing a current element (whether a single material or a whole feature) with a new element that has the same profile, dimension, and texture as the material of the current or historic element; color may also be important to match. A new material may or may not be the same material as the current or historic material. In-kind materials are not appropriate if they damage historic materials.

INTEGRITY: A property's ability to convey its historic significance. Seven aspects are used to evaluate integrity: location, design, setting, materials, workmanship, feeling, and association.

NON-CONTRIBUTING PROPERTIES: Buildings, structures, or sites that are fewer than 50 years old, were not built during the district's period of significance, and do not retain integrity.

PERIOD OF SIGNIFICANCE: Span of time in which a property or district attained significance, usually when a substantial amount of construction took place.

Secretary's Standards for Rehabilitation	*General Meaning*
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	If a new use is necessary, prioritize a use that will allow preservation of a property's character-defining features.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Do not remove or change character-defining features such as building scale, massing, materials, and how parts of a property relate to each other.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Avoid false historicism with alterations and additions.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	Preserve historic-age elements if they are compatible with the historic building, even if they are not original to the property.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Preserve character-defining architectural elements, materials, and finishes.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Repair first. Do not replace or alter historic-age elements unless they are deteriorated beyond repair, and then replace them in-kind to the greatest extent possible. Avoid conjecture when replacing a missing element.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Don't treat a building with materials and techniques that may damage historic materials.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	If site or foundation work is occurring, be mindful of archeological resources that may be present.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	Ensure that alterations and additions do not damage or destroy character-defining features. Design new construction so that it is compatible with but differentiated from the historic-age property.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Design new construction to minimally impact historic fabric. If possible, additions should be able to be reversed without major damage to the historic building.

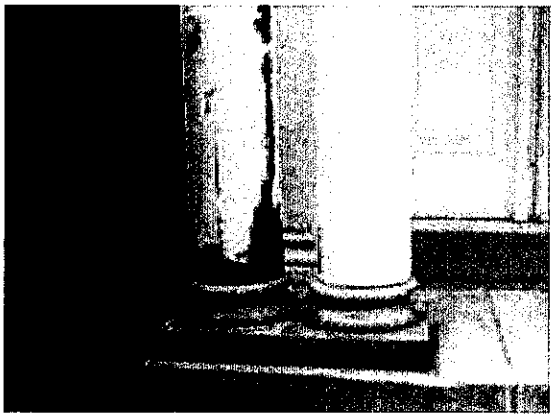
B. Contributing Properties: Repair and Rehabilitation

1. FAÇADE
   a. Do not change the character, appearance, configuration, or materials of the primary façade, except to restore a building to its original appearance.
   b. Do not add conjectural architectural features to the primary façade.
   c. If original elements of the primary façade are missing *and* if sufficient documentation exists to ensure accuracy, those elements may be restored to their historic appearance.
   d. Minimize changes to historic-age secondary elevations of the building that are visible from the principal street frontage.

2. EXTERIOR WALL MATERIALS
   a. Repair damaged exterior wall materials, details, and ornamentation to the greatest extent possible, using treatments that do not damage historic materials. Replace only materials and wall sections that are deteriorated beyond repair, and prioritize in-kind replacement if possible.
   b. Fiber cement siding and other board siding that matches wood siding in profile, dimension, and texture may be used as in-kind replacement for wood siding that has deteriorated beyond repair, if the replacement material does not damage historic siding.
   c. Do not apply aluminum or vinyl siding as a replacement for or over historic siding. These siding types can cause irreparable damage to underlying materials and structural members.
   d. Do not paint masonry that has not already been painted. Moisture may become trapped between the paint and masonry, causing deterioration of the underlying materials and structural members.

3. PORCHES
   a. Retain the rails, posts, and brackets of an original front porch. If replacement is necessary, use in-kind materials. Wood porch floors may be replaced by a concrete slab on grade if the height, dimensions, and other character-defining features of the porch are unchanged.
   b. Do not enclose a front porch with any material other than screening. If a front porch is screened, install the screens in a way that is reversible, does not damage any historic fabric, and is compatible with the historic design.

Damaged exterior wall materials can be repaired or replaced in-kind, as in the fascia board to the left.



Deteriorated wood porch elements can be repaired in place with epoxy consolidants and fillers.

c. Do not add conjectural elements to the porch that were not historically present.

d. If original elements of the porch are missing *and* if sufficient documentation exists to ensure accuracy, those elements may be restored to their historic appearance.

4. ROOFS

a. Retain the shape and slope of the original roof as seen from the street, including original dormers.

b. Maintain and repair original decorative roof elements such as exposed rafter ends, bargeboards, and cornices. Do not add decorative roof elements that were not historically present.

c. Maintain and repair existing roof materials whenever possible. Replace damaged roofing materials in-kind (preferred) or with a compatible substitute material that gives a similar appearance to the existing or historic roof. Metal roofs are allowed under these design standards but should not be considered as the first choice for replacement.

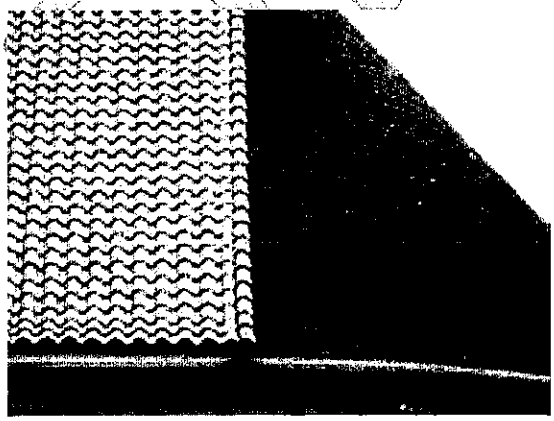
5. WINDOWS AND SCREENS

a. Do not enlarge, move, or enclose original window openings.

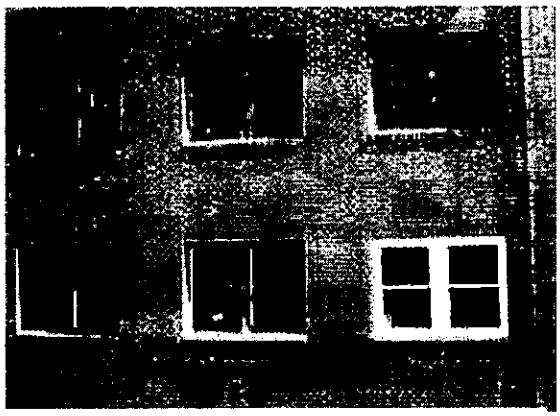
b. Maintain and repair original wood-sash windows. Wood-sash windows will last for many decades, whereas new windows have a shorter lifespan and typically must be replaced entirely, as opposed to repairing or replacing components as needed.

c. Use interior or exterior storm windows and window inserts to provide increased energy efficiency and soundproofing without damaging historic windows. Install exterior storm windows in a way that does not damage historic fabric. Solar screens may also be used.

d. If the original windows no longer exist *and* if no documentation can be found that shows the original windows, non-original windows may be replaced with windows that are appropriate in style, configuration, dimensions, and materials to the style of the building. If documentation showing the original windows can be found, the appearance of any replacement windows from the public right-of-way must closely resemble the original in size, configuration, profile, and finish. Vinyl windows are not appropriate replacement windows.



Asphalt shingles are an incompatible replacement substitute for the original Spanish clay tiles.



Do not replace historic windows with new windows that do not convey the same appearance.

e. When replacing divided-lite windows, use windows with true divided lites or dimensional muntins placed on the outside of the glass, along with spacers on the inside of the glass that are an appropriate color, material, and thickness, so that the window appears to have true divided lites when viewed from all angles.

6. DOORS
   a. Do not enlarge, move, or enclose original door openings.
   b. Retain original doors, door surrounds, sidelights, and transoms, unless deteriorated beyond repair.
   c. If a replacement door is necessary, replace in-kind or select a new style of door that is appropriate for the building age and style. Steel and hollow-wood doors are not appropriate for main entries.
   d. If a replacement door surround, sidelight, or transom is necessary, replace it in-kind.

7. CHIMNEYS
   a. Retain original chimneys.

C. Contributing Properties: Additions

Additions can be designed sensitively so that they do not visually overpower the existing building or compromise its historic character, but even well-designed additions can have a large impact. When possible, adapt the interior of existing buildings to meet needs, or consider a lower-impact alternative such as a basement conversion or dormers, which can create usable space with minimal visual impact.

1. LOCATION
   a. Retain all character-defining features on historic-age exterior façades that are visible from the principal street frontage.
   b. Retain as much historic-age building fabric as possible by limiting the wall area where the addition connects to the existing building. Large additions may be constructed as separate buildings that connect to the existing building with a linking hallway or breezeway.
   c. Whenever possible, locate additions behind the existing building and design them to be neither taller nor wider than the existing building.
   d. Set additions back from the front façade at least 15 feet or one-third the depth of the building, whichever is greater.
   e. On buildings with a side-gabled, hipped, or pyramidal roof form, set back second-story additions behind the ridgeline of the original roof, in addition to the setback requirement in (e).
   f. Locate dormers on a side or rear elevation.

2. HEIGHT
   a. Do not exceed the height of the tallest contributing building on a similarly sized lot on the block.

3. DESIGN AND STYLE
   a. Design additions to be inconspicuous and subordinate to the historic building.
   b. Design additions so that the existing building's overall shape appears relatively unaltered from the principal street frontage.
   c. Design additions to complement the scale, massing, materials, and fenestration patterns of the

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original historic building. Design window-to-wall area ratios, floor-to-floor heights, window patterns, and bay divisions to be similar to the existing building.

d. Differentiate the design of the addition so as not to be replicative or give a false sense of history. Additions do not need to mimic the architectural style of the original historic building, but they should be compatible in scale, design, and materials.

e. If constructing dormers, match them to existing dormers in design and scale, or match the dormers on similar buildings in the district.

This compatible side addition (ta the left) is set back from the front of the originol house.

This incompatible side addition is flush with the front of the original house.

This compotible rear addition is subordinate to the originol house.

This incompatible reor addition dominates the original house.

The contemporary two-story addition behind this house is compotible becouse it is located in the reor of the property and is subordinote in scale to the original house.

4. EXTERIOR WALLS
   a. Use exterior wall materials that complement the existing building, as well as the collective character of the district.
   b. Differentiate an addition from the existing building by means of a hyphen or joint using a different material, varying trim boards, slightly varying dimension of materials, varying orientation of materials, or other means.

5. PORCHES
   a. Do not add a front porch to a building that did not have a front porch historically.

6. ROOFS
   a. Use a simple roof style and slope that complements the roof of the existing building.
   b. Use materials that match or are compatible with the roof materials on the existing building.

7. WINDOWS AND SCREENS
   a. Use windows that complement the fenestration pattern, size, configuration, profile, and finish of windows on the existing building.
   b. Do not use false muntins attached to or inserted between the glass in windows.

8. DOORS
   a. Use doors that are compatible with those on the existing building in terms of materials and lite configurations.

9. CHIMNEYS
   a. Design chimneys to match existing chimneys in design, materials, and scale. If the existing building does not have a chimney, match chimneys on similar buildings in the district.

D. Contributing Properties and New Construction: Site Features

1. TOPOGRAPHY
   a. Maintain and repair the grade of the site as much as possible to preserve the historic grade. Do not otherwise alter the current grade of the site except to restore it back to its historic state. The current grade of the site shall not be artificially raised to gain additional building height.
   b. If a change in grading is necessary to improve drainage, minimize the impact to the site and any historic landscape features.

2. DRIVEWAYS
   a. Configure driveways in a way that maintains the district's historic streetscape pattern.

3. MECHANICAL EQUIPMENT
   a. Locate new mechanical or energy conservation equipment so that it does not obscure the view of the primary building from the principal street frontage.
   b. When mechanical equipment must be attached to an exterior wall of a contributing building, minimize damage to the historic wall material. For masonry walls, anchor attachments into the mortar rather than the masonry unit.

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c. Design roof systems to be on the same plane and scale as the roof, and choose panels in a color compatible with surrounding roof materials. For contributing properties, design photovoltaic and solar thermal installations to avoid or minimize damage to historic-age architectural features and materials.

d. Locate photovoltaic, solar thermal, wind power systems, and satellite dishes on ancillary buildings or new additions to contributing properties to the maximum extent feasible. Locate solar panels on the rear of the roof whenever possible so that they are not visible from the street.

e. For rainwater collection systems visible from the principal street frontage, prioritize the use of traditional materials such as metal and wood. If PVC containers or piping are used, paint them to resemble metal.

4. GARAGES AND ACCESSORY BUILDINGS

a. Attached garages are not compatible with the character of the district and are not permitted.

b. Locate new detached garages and accessory buildings at the side or rear of properties.

c. Design new garages and accessory buildings to be compatible in scale with and to have an appropriate site relation to the primary building, as well as surrounding buildings.

d. When constructing new garages and accessory buildings or repairing existing garages and accessory buildings, use materials and finishes that are compatible with the primary building and the district. This includes garage doors.

5. FENCES AND WALLS

a. Do not construct fences and walls that obscure the front elevation of the primary building. Fences along the principal street frontage shall not exceed four feet in height.

b. Fence and wall materials, scale, and finish shall be compatible with contributing properties.

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This compatible house from 2004 has a garage located at the rear of the property.

This incompatible house from 2006 has an attached garage at the front of the house.

E. New Construction

1. ORIENTATION AND SETBACKS

a. Position new or moved structures on a lot to maintain the district's historic streetscape pattern.

b. Use front and side yard setbacks that equal the prevalent setback of contributing buildings on the same side of the street. When the historic setback pattern is irregular, new construction may use the setbacks of an adjacent contributing property.

2. HEIGHT

a. Design buildings to respond to the dimensions of the lot.

b. Do not exceed the height of the tallest contributing building on a similarly sized lot on the block. If the tallest contributing building is two stories due to a second-story addition, set back the second story on new construction in conformance with the second-story setback requirements for additions to contributing buildings.

3. DESIGN AND STYLE

a. Design new buildings so that they are compatible with the historic character of the district in terms of form, massing, and proportions; yet also differentiated from contributing buildings.

b. Consider the building forms and architectural styles that historically existed within the district as a model for new construction.

c. It may be appropriate to incorporate compatible architectural features found in contributing buildings, such as porch columns or transoms. Avoid using historical architectural features that do not appear on contributing buildings.

4. EXTERIOR WALLS

b. Use exterior wall materials that are compatible with the character of the district in scale, type, size, finish, color, and texture.

c. Use exterior materials that correspond with the new building's form and architectural style.

5. PORCHES

a. Design front porches to reflect the width, height, and depth of porches on similarly scaled contributing buildings.

This new multi-family development is compatible because each unit is a separate building facing the street. The units are compatible in scale and design.

This multi-family development is not compatible because it is a single large building facing an internal driveway instead of the public street.

b. Design front porch posts/columns, railings, and detailing to be compatible with contributing buildings.

c. Do not add false historical architectural elements, such as brackets or gingerbread detailing, to a new porch.

d. Locate new decks, balconies, and secondary porches at the rear of new residential buildings.

6. ROOFS

a. Design roofs to be simple in form, reflecting the character of the roofs on contributing buildings. Roof forms should also correspond to the new building's form and architectural style.

b. Design roof features and details such as dormers, eave detailing, and bargeboards to correspond with the new building's form and architectural style.

c. Use roof materials that reflect the character of the roofs on contributing buildings and also correspond with the new building's form and architectural style.

7. WINDOWS AND SCREENS

a. Design windows and screens to be compatible with the proportions, configuration, and patterns of windows and doors in contributing buildings.

b. Design windows and doors to correspond with the new building's form and architectural style.

c. Do not use windows with false muntins attached to or inserted between the glass.

8. DOORS

a. Locate front doors to face the principal street frontage.

b. Match the style, proportions, materials, and finish of the door to the overall style and design of the building.

9. CHIMNEYS

a. Design chimneys to be compatible with the location and scale of chimneys in contributing buildings, and to correspond with the new building's form and architectural style.

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Property ID 283389

500 E Mary St

CONTRIBUTING

Description

Date of Construction	1931 Source: City Directories
Stylistic Influences	Colonial Revival
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam, concrete
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Composition shingles
Roof Decoration	Clipped Gables, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Decorative Screens, Decorative Shutters
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Column Full Height
Porch Railings	None
Fences	Corrugated metal (around side and backyard)
Moved	Has Not Moved
Integrity	Side and rear additions.

Travis Central Appraisal District Data

Map Key # / Property ID	283389
Geo ID	302020420
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1507
Main Area SF	1394
Situs	500 E MARY ST
Situs Zip	78704
Legal Description	LOT 20 & W 10.7SQ FT TRI OF LOT 19 BLK 9 BLUE BONNET HILLS
Owner Name	PARKINSON TONY & MARYANNE
Addr1	PMB 281
Addr2	3005 S LAMAR BLVD STE D109
City	AUSTIN
State	TX
Zip	78704

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 20 & W 10.7SQ FT TRI OF LOT 19 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

NOTE: The house at 501 E. Mary Street has been demolished since this application was submitted. The property is now recommended non-contributing.

Property ID 283348

501 E Mary St

CONTRIBUTING

Description

Date of Construction	1931 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Vinyl
Roof Type	Side Gable, Jerkinhead
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung
Door Features	Glazing
Porch Type	Partial Width
Porch Roof Types	Gabled
Porch Supports	Metal
Porch Railings	Metal
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Moved	Has Not Moved
Integrity	Possible modern additions on west side and rear. Siding replaced.

Travis Central Appraisal District Data

Map Key # / Property ID	283348
Geo ID	302020301
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.162
Main Area SF	1142
Situs	501 E MARY ST
Situs Zip	78704
Legal Description	LOT 1 BLK 5 BLUE BONNET HILLS
Owner Name	WILLIAMS ROBERT T & MARIE
Addr2	501 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3142

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Largely Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 1 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

Signature _____

☐ I DO NOT support the application for local historic district designation

Date _____

Property ID 283388

502 E Mary St

CONTRIBUTING

Description

Date of Construction	1930 Source: TCAD
Stylistic Influences	Revival - Tudor
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Cross Gable
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Decorative Screens
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Tapered on Pier, Stucco Piers
Porch Railings	Metal
Walls	Height: 2 ft, Stone
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Material: Composition shingles, Garage Roof Type: Gabled
Moved	Has Not Moved

Travis Central Appraisal District Data

Map Key # / Property ID	283388
Geo ID	302020419
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1489
Main Area SF	1393
Situs	502 E MARY ST
Situs Zip	78704
Legal Description	LOT 19 *LESS W 10.7SQ FT TRI BLK 9 BLUE BONNET HILLS
Owner Name	BILODEAU JAMES
Addr2	502 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3143

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 19 *LESS W 10.75SQ FT TRI BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283349

503 E Mary St

CONTRIBUTING

Description

Date of Construction	1931 Source: City Directories
Stylistic Influences	Neoclassical
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1.5
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Metal
Roof Decoration	Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Decorative Screens
Door Features	Glazing
Porch Type	Full Width, Inset
Porch Supports	Column Full Height
Porch Railings	Turned Wood
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Landscape Features	3' stone retaining wall.
Moved	Has Not Moved
Integrity	Porch railings replaced.

Travis Central Appraisal District Data

Map Key # / Property ID	283349
Geo ID	302020302
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1433
Main Area SF	896
Situs	503 E MARY ST
Situs Zip	78704
Legal Description	LOT 3 BLK 5 BLUE BONNET HILLS
Owner Name	CALVERT WILLIAM HAMILTON
Addr2	503 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3142

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Largely Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 3 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283387

504 E Mary St

CONTRIBUTING

Description

Date of Construction	1930 Source: TCAD	Roof Materials	Composition shingles	Porch Railings	Metal
Stylistic Influences	Revival - Tudor	Roof Decoration	Brackets	Outbuildings	1 Story Detached Garage, Garage Wall Material: Board & Batten, Garage Roof Material: Composition shingles, Garage Roof Type: Hipped
Historic Use	Dwelling, single	Number of Chimneys	Exterior: 0, Interior: 0	Moved	Has Not Moved
Current Use	Dwelling, single	Windows	Wood Double Hung, Decorative Screens		
Stories	1	Door Features	Glazing, Peephole		
Plan	Square or rectangular	Porch Type	Stoop Roof		
Foundation	Pier-and-Beam	Porch Roof Types	Other, Canvas awning over door		
Exterior Materials	Wood	Porch Supports	None		
Roof Type	Side Gable				

Travis Central Appraisal District Data

Map Key # / Property ID	283387	Situs	504 E MARY ST	Addr2	504 E MARY ST
Geo ID	302020418	Situs Zip	78704	City	AUSTIN
Subdivision Code	S01528	Legal Description	LOT 18 BLK 9 BLUE BONNET HILLS	State	TX
Subdivision	BLUE BONNET HILLS	Owner Name	TONGATE JOHN T	Zip	78704-3143
Legal Acres	0.1539				
Main Area SF	1128				

Historic District Information

Contributing to Local Historic District	Yes	Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705	Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701
Justification For Contributing Status	Intact	Survey Date	1/15/2009		

I, _____, owner, of **LOT 18 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283350

505 E Mary St

CONTRIBUTING

Description

Date of Construction	1939 Source: TCAD
Stylistic Influences	Minimal Traditional
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Cross Gable
Roof Materials	Metal
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Decorative Screens
Porch Type	Partial Width, Inset
Porch Supports	Square Full Height Wood
Porch Railings	Metal
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Moved	Has Not Moved
Integrity	Door replaced.

Travis Central Appraisal District Data

Map Key # / Property ID	283350
Geo ID	302020303
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1501
Main Area SF	1448
Situs	505 E MARY ST
Situs Zip	78704
Legal Description	LOT 5 BLK 5 BLUE BONNET HILLS
Owner Name	BORAH MATTHEW
Addr2	505 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3142

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Largely Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 5 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283386

506 E Mary St

CONTRIBUTING

Description

Date of Construction	1931 Source: TCAD
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Front Gable, Jerkinhead
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Wood Screens
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Tapered on Pier, Brick Piers
Porch Railings	Square Wood
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Material: Composition shingles, Garage Roof Type: Gabled, Large two story building w/wood walls, comp shingles, and clipped gable roof.
Moved	Has Not Moved

Travis Central Appraisal District Data

Map Key # / Property ID	283386
Geo ID	302020417
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.156
Main Area SF	1593
Situs	506 E MARY ST
Situs Zip	78704
Legal Description	LOT 17 BLK 9 BLUE BONNET HILLS
Owner Name	REGIMBEAU PASCAL G & SYBIL R
Addr2	506 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3143

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 17 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283351

507 E Mary St

CONTRIBUTING

Description

Date of Construction	1931 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Asbestos
Roof Type	Front Gable
Roof Materials	Metal
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Wood Screens
Porch Type	Partial Width, Inset
Porch Supports	Square Full Height Wood
Porch Railings	Square Wood
Fences	Stone and iron
Walls	Height: 2 ft, Stone
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Moved	Has Not Moved
Integrity	Rear historic addition.

Travis Central Appraisal District Data

Map Key # / Property ID	283351
Geo ID	302020304
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1423
Main Area SF	1000
Situs	507 E MARY ST
Situs Zip	78704
Legal Description	LOT 7 BLK 5 BLUE BONNET HILLS
Owner Name	JONES DAVID F & CYNTHIA L WILL
Addr1	CYNTHIA L WILLIAMS
Addr2	507 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3142

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Largely Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 7 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283385

508 E Mary St

CONTRIBUTING

Description

Date of Construction	1933 Source: City Directories
Stylistic Influences	Revival - Tudor
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung
Door Features	Glazing, Roman Arch w/peephole
Porch Type	Full Width, Stoop Roof
Porch Supports	None
Porch Railings	None
Moved	Has Not Moved
Integrity	Front entrance vestibule resided and possibly enclosed. Front porch enlarged.

Travis Central Appraisal District Data

Map Key # / Property ID	283385
Geo ID	302020416
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1642
Main Area SF	1248
Situs	508 E MARY ST
Situs Zip	78704
Legal Description	LOT 14 BLK 9 BLUE BONNET HILLS
Owner Name	BARKER NORMAN R JR ET AL
Addr2	4617 ARAPAHOE TRL
City	AUSTIN
State	TX
Zip	78745-1509

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 14 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283352

509 E Mary St

CONTRIBUTING

Description

Date of Construction	1929 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Hipped with Gable
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 1, Interior: 0
Chimney Materials	Stone
Windows	Wood Double Hung, Decorative Screens
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Metal
Porch Railings	Metal
Landscape Features	3' stone retaining wall at driveway.
Moved	Has Not Moved
Integrity	Rear addition with stucco walls and metal roof w/ cupola.

Travis Central Appraisal District Data

Map Key # / Property ID	283352
Geo ID	302020305
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1479
Main Area SF	1944
Situs	509 E MARY ST
Situs Zip	78704
Legal Description	LOT 9 BLK 5 BLUE BONNET HILLS
Owner Name	KREPS KAREN R
Addr2	1741 SPYGLASS DR
City	AUSTIN
State	TX
Zip	78746-6888

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 9 BLK 5 BLUE BONNETT HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283384

510 E Mary St

NOT CONTRIBUTING

Description

Date of Construction	1936 Source: TCAD
Stylistic Influences	Revival - Tudor
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	2
Moved	Has Not Moved
Integrity	Large addition w/deck on front roof plane.

Travis Central Appraisal District Data

Map Key # / Property ID	283384	Situs	510 E MARY ST	Addr2	510 E MARY ST
Geo ID	302020415	Situs Zip	78704	City	AUSTIN
Subdivision Code	S01528	Legal Description	LOT 15 BLK 9 BLUE BONNET HILLS	State	TX
Subdivision	BLUE BONNET HILLS	Owner Name	LANIER TROY & MIRIAM MURTUZA	Zip	78704-3143
Legal Acres	0.1537				
Main Area SF	2707				

Historic District Information

Contributing to Local Historic District	No	Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705	Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701
Justification For Contributing Status	Severe alterations or incompatible addition	Survey Date	1/15/2009		

I, _____, owner, of **LOT 15 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283353

511 E Mary St

CONTRIBUTING

Description

Date of Construction	1933 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1.5
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Composition shingles
Roof Decoration	Brackets
Number of Chimneys	Exterior: 1, Interior: 0
Chimney Materials	Wood
Windows	Wood Double Hung, Decorative Screens
Door Features	Glazing, Not Original
Porch Type	Partial Width, Stoop Roof
Porch Roof Types	Shed
Porch Supports	None
Porch Railings	Square Wood
Number of Dormers	1
Dormer Type	Gabled
Moved	Has Not Moved
Integrity	One story addition on west side. Glass block window on east wall. Porch railings replaced. Door replaced.

Travis Central Appraisal District Data

Map Key # / Property ID	283353
Geo ID	302020306
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1409
Main Area SF	2276
Situs	511 E MARY ST
Situs Zip	78704
Legal Description	LOT 11 BLK 5 BLUE BONNET HILLS
Owner Name	HUBELE LAUREN & JOACHIM
Addr2	511 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3142

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 11 BLK 5 BLUE BONNETT HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283383

512 E Mary St

CONTRIBUTING

Description

Date of Construction	1935 Source: City Directories
Stylistic Influences	Minimal Traditional
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	2
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Stucco
Roof Type	Hipped with Gable
Roof Materials	Composition shingles
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung
Door Features	Glazing, Roman Arch w/peephole
Porch Type	Partial Width, Inset
Porch Supports	Other, Stucco arch
Porch Railings	Metal
Outbuildings	1 Story Detached Garage, Garage Roof Type: Shed, Carport.
Landscape Features	2' concrete retaining wall.
Moved	Has Not Moved
Integrity	Large two story addition.

Travis Central Appraisal District Data

Map Key # / Property ID	283383
Geo ID	302020414
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.156
Main Area SF	1928
Situs	512 E MARY ST
Situs Zip	78704
Legal Description	LOT 16 BLK 9 BLUE BONNET HILLS
Owner Name	OTTO GRETCHEN ALYNNE &
Addr1	MARK THOMAS SMITH
Addr2	512 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3143

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 16 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283354

513 E Mary St

CONTRIBUTING

Description

Date of Construction	1939 Source: TCAD
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung
Door Features	Glazing
Porch Type	Full Width, Stoop Roof
Porch Supports	None
Porch Railings	Square Wood
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Landscape Features	Lamp post.
Moved	Has Not Moved
Integrity	Front porch added in 2006; concrete w/non-historic railings.

Travis Central Appraisal District Data

Map Key # / Property ID	283354
Geo ID	302020307
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1242
Main Area SF	1147
Situs	513 E MARY ST
Situs Zip	78704
Legal Description	LOT 13 BLK 5 BLUE BONNET HILLS
Owner Name	GIBSON JENNIFER M & JOSEPH M HEBERT
Addr2	75 PINE CANYON RD
City	SALINAS
State	CA
Zip	93908-9625

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 13 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283382

514 E Mary St

CONTRIBUTING

Description

Date of Construction	1935 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Asbestos
Roof Type	Front Gable, Jerkinhead
Roof Materials	Metal
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung
Door Features	Glazing
Porch Type	Partial Width, Inset
Porch Supports	Tapered on Pier, Brick Piers
Porch Railings	Square Wood
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Landscape Features	1-4' stone retaining wall on east and west side.
Moved	Has Not Moved
Integrity	Rear addition.

Travis Central Appraisal District Data

Map Key # / Property ID	283382
Geo ID	302020413
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1673
Main Area SF	1240
Situs	514 E MARY ST
Situs Zip	78704
Legal Description	LOT 13 BLK 9 BLUE BONNET HILLS
Owner Name	CURTIS MICHAEL D
Addr2	514 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3143

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Largely Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 13 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

Signature _____

☐ I DO NOT support the application for local historic district designation

Date _____

Property ID 283355

515 E Mary St

CONTRIBUTING

Description

Date of Construction	1933 Source: City Directories
Stylistic Influences	Revival - Tudor
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung
Door Features	Glazing
Porch Type	Stoop Roof
Porch Roof Types	Gabled, w/brackets
Porch Supports	None
Porch Railings	None
Outbuildings	Modern shed w/gabled roof.
Landscape Features	Modern metal terracing.
Moved	Has Not Moved

Travis Central Appraisal District Data

Map Key # / Property ID	283355
Geo ID	302020308
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1391
Main Area SF	928
Situs	515 E MARY ST
Situs Zip	78704
Legal Description	LOT 15 BLK 5 BLUE BONNET HILLS
Owner Name	TEXADA EVELYN
Addr2	1402 SANTA ROSA AVE
City	SANTA BARBARA
State	CA
Zip	93109-2065

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 15 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283381

516 E Mary St

CONTRIBUTING

Description

Date of Construction	1933 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung
Door Features	Glazing
Porch Type	Partial Width, Stoop Roof
Porch Roof Types	Gabled, w/brackets
Porch Supports	None
Porch Railings	None
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Material: Composition shingles, Garage Roof Type: Gabled
Landscape Features	Lamp post.
Moved	Has Not Moved

Travis Central Appraisal District Data

Map Key # / Property ID	283381
Geo ID	302020412
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.161
Main Area SF	1232
Situs	516 E MARY ST
Situs Zip	78704
Legal Description	LOT 12 BLK 9 BLUE BONNET HILLS
Owner Name	MAGRUDER JOANN MCKNIGHT TRUSTEE
Addr1	% PERSONAL ADMINISTRATORS
Addr2	3939 BEE CAVE RD STE C100
City	WEST LAKE HILLS
State	TX
Zip	78746-6429

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 15 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

Signature _____

☐ I DO NOT support the application for local historic district designation

Date _____

Property ID 283356

517 E Mary St

CONTRIBUTING

Description

Date of Construction	1929 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Hipped
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Wood Screens
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Square Full Height Wood
Porch Railings	Square Wood
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Moved	Has Not Moved
Integrity	One story addition.

Travis Central Appraisal District Data

Map Key # / Property ID	283356
Geo ID	302020309
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1187
Main Area SF	1316
Situs	517 E MARY ST
Situs Zip	78704
Legal Description	LOT 17 BLK 5 BLUE BONNET HILLS
Owner Name	DOWNER MICHAEL WAYNE
Addr2	517 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3142

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 17 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283380

518 E Mary St

NOT CONTRIBUTING

Description

Date of Construction	1994 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	2
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Front Gable
Roof Materials	Metal
Roof Decoration	Exposed Rafter Ends
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung
Door Features	Glazing
Porch Type	Partial Width, Inset, Enclosed
Porch Supports	Square Full Height Wood
Porch Railings	Square Wood
Outbuildings	Large guest house: asbestos siding, comp shingle, hipped roof.
Landscape Features	Low concrete retaining wall.
Moved	Has Not Moved
Integrity	Second story added during historic period. Porch enclosed.

Travis Central Appraisal District Data

Map Key # / Property ID	283380
Geo ID	302020411
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1673
Main Area SF	2649
Situs	518 E MARY ST
Situs Zip	78704
Legal Description	LOT 11 BLK 9 BLUE BONNET HILLS
Owner Name	LAMBERT ELIZABETH ANN
Addr1	% PERSONAL ADMINISTRATORS
Addr2	3939 BEE CAVE RD STE C100
City	WEST LAKE HILLS
State	TX
Zip	78746-6429

Historic District Information

Contributing to Local Historic District	No
Justification For Contributing Status	Severe alterations, porch enclosed
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, _____, owner, of **LOT 11 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☐ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date _____

Property ID 283389

500 E Mary St

CONTRIBUTING

Description

Date of Construction	1931 Source: City Directories
Stylistic Influences	Colonial Revival
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam, concrete
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Composition shingles
Roof Decoration	Clipped Gables, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Decorative Screens, Decorative Shutters
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Column Full Height
Porch Railings	None
Fences	Corrugated metal (around side and backyard)
Moved	Has Not Moved
Integrity	Side and rear additions.

Travis Central Appraisal District Data

Map Key # / Property ID	283389
Geo ID	302020420
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1507
Main Area SF	1394
Situs	500 E MARY ST
Situs Zip	78704
Legal Description	LOT 20 & W 10.7SQ FT TRI OF LOT 19 BLK 9 BLUE BONNET HILLS
Owner Name	PARKINSON TONY & MARYANNE
Addr1	PMB 281
Addr2	3005 S LAMAR BLVD STE D109
City	AUSTIN
State	TX
Zip	78704

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, ANTHONY BRUCE PARKINSON, owner, of **LOT 20 & W 10.7SQ FT TRI OF LOT 19 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☑ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date 10/25/17

Property ID 283388

502 E Mary St

CONTRIBUTING

Description

Date of Construction	1930 Source: TCAD
Stylistic Influences	Revival - Tudor
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Cross Gable
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Decorative Screens
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Tapered on Pier, Stucco Piers
Porch Railings	Metal
Walls	Height: 2 ft, Stone
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Material: Composition shingles, Garage Roof Type: Gabled
Moved	Has Not Moved

Travis Central Appraisal District Data

Map Key # / Property ID	283388
Geo ID	302020419
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1489
Main Area SF	1393
Situs	502 E MARY ST
Situs Zip	78704
Legal Description	LOT 19 *LESS W 10.7SQ FT TRI BLK 9 BLUE BONNET HILLS
Owner Name	BILODEAU JAMES
Addr2	502 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3143

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, James Bilodeau, owner, of **LOT 19 *LESS W 10.75SQ FT TRI BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☒ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature James Bilodeau

Date 10/17/17

Property ID 283349

503 E Mary St

CONTRIBUTING

Description

Date of Construction	1931 Source: City Directories
Stylistic Influences	Neoclassical
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1.5
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Metal
Roof Decoration	Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Decorative Screens
Door Features	Glazing
Porch Type	Full Width, Inset
Porch Supports	Column Full Height
Porch Railings	Turned Wood
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Landscape Features	3' stone retaining wall.
Moved	Has Not Moved
Integrity	Porch railings replaced.

Travis Central Appraisal District Data

Map Key # / Property ID	283349
Geo ID	302020302
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1433
Main Area SF	896
Situs	503 E MARY ST
Situs Zip	78704
Legal Description	LOT 3 BLK 5 BLUE BONNET HILLS
Owner Name	CALVERT WILLIAM HAMILTON
Addr2	503 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3142

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Largely Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, William H. Calvert, owner, of **LOT 3 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☒ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature William H. Calvert

Date October 13, 2017

Property ID 283387

504 E Mary St

CONTRIBUTING

Description

Date of Construction	1930 Source: TCAD
Stylistic Influences	Revival - Tudor
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Composition shingles
Roof Decoration	Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Decorative Screens
Door Features	Glazing, Peephole
Porch Type	Stoop Roof
Porch Roof Types	Other, Canvas awning over door
Porch Supports	None
Porch Railings	Metal
Outbuildings	1 Story Detached Garage, Garage Wall Material: Board & Batten, Garage Roof Material: Composition shingles, Garage Roof Type: Hipped
Moved	Has Not Moved

Travis Central Appraisal District Data

Map Key # / Property ID	283387
Geo ID	302020418
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1539
Main Area SF	1128
Situs	504 E MARY ST
Situs Zip	78704
Legal Description	LOT 18 BLK 9 BLUE BONNET HILLS
Owner Name	TONGATE JOHN T
Addr2	504 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3143

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, JOHN T. TONGATE owner, of **LOT 18 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☒ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature John T. Tongate

Date 10/14/2017

Property ID 283350

505 E Mary St

CONTRIBUTING

Description

Date of Construction	1939 Source: TCAD	Roof Type	Cross Gable	Porch Railings	Metal
Stylistic Influences	Minimal Traditional	Roof Materials	Metal	Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Historic Use	Dwelling, single	Roof Decoration	Exposed Rafter Ends, Brackets	Moved	Has Not Moved
Current Use	Dwelling, single	Number of Chimneys	Exterior: 0, Interior: 0	Integrity	Door replaced.
Stories	1	Windows	Wood Double Hung, Decorative Screens		
Plan	Square or rectangular	Porch Type	Partial Width, Inset		
Foundation	Pier-and-Beam	Porch Supports	Square Full Height Wood		
Exterior Materials	Wood				

Travis Central Appraisal District Data

Map Key # / Property ID	283350	Situs	505 E MARY ST	Addr2	505 E MARY ST
Geo ID	302020303	Situs Zip	78704	City	AUSTIN
Subdivision Code	S01528	Legal Description	LOT 5 BLK 5 BLUE BONNET HILLS	State	TX
Subdivision	BLUE BONNET HILLS	Owner Name	BORAH MATTHEW	Zip	78704-3142
Legal Acres	0.1501				
Main Area SF	1448				

Historic District Information

Contributing to Local Historic District	Yes	Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705	Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701
Justification For Contributing Status	Largely Intact	Survey Date	1/15/2009		

I, MATHEW BORAH, owner, of **LOT 5 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☑ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date 10/18/2017

Property ID 283386

506 E Mary St

CONTRIBUTING

Description

Date of Construction	1931 Source: TCAD
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Front Gable, Jerkinhead
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Wood Screens
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Tapered on Pier, Brick Piers
Porch Railings	Square Wood
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Material: Composition shingles, Garage Roof Type: Gabled, Large two story building w/wood walls, comp shingles, and clipped gable roof.
Moved	Has Not Moved

Travis Central Appraisal District Data

Map Key # / Property ID	283386
Geo ID	302020417
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.156
Main Area SF	1593
Situs	506 E MARY ST
Situs Zip	78704
Legal Description	LOT 17 BLK 9 BLUE BONNET HILLS
Owner Name	REGIMBEAU PASCAL G & SYBIL R
Addr.2	506 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3143

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, PASCAL REGIMBEAU & SYBIL R, owner, of **LOT 17 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☒ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature S. Regimbeau

Date 10-15-17

Property ID 283351

507 E Mary St

CONTRIBUTING

Description

Date of Construction	1931 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Asbestos
Roof Type	Front Gable
Roof Materials	Metal
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Wood Screens
Porch Type	Partial Width, Inset
Porch Supports	Square Full Height Wood
Porch Railings	Square Wood
Fences	Stone and iron
Walls	Height: 2 ft, Stone
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Moved	Has Not Moved
Integrity	Rear historic addition.

Travis Central Appraisal District Data

Map Key # / Property ID	283351
Geo ID	302020304
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1423
Main Area SF	1000
Situs	507 E MARY ST
Situs Zip	78704
Legal Description	LOT 7 BLK 5 BLUE BONNET HILLS
Owner Name	JONES DAVID F & CYNTHIA L WILL
Addr1	CYNTHIA L WILLIAMS
Addr2	507 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3142

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Largely Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, Cynthia L Williams owner, of **LOT 7 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☑ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature _____

Date 10/14/17

Property ID 283385

508 E Mary St

CONTRIBUTING

Description

Date of Construction	1933 Source: City Directories
Stylistic Influences	Revival - Tudor
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung
Door Features	Glazing, Roman Arch w/peephole
Porch Type	Full Width, Stoop Roof
Porch Supports	None
Porch Railings	None
Moved	Has Not Moved
Integrity	Front entrance vestibule resided and possibly enclosed. Front porch enlarged.

Travis Central Appraisal District Data

Map Key # / Property ID	283385
Geo ID	302020416
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1642
Main Area SF	1248
Situs	508 E MARY ST
Situs Zip	78704
Legal Description	LOT 14 BLK 9 BLUE BONNET HILLS
Owner Name	BARKER NORMAN R JR ET AL
Addr2	4617 ARAPAHOE TRL
City	AUSTIN
State	TX
Zip	78745-1509

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, NORMAN BARKER owner, of LOT 14 BLK 9 BLUE BONNET HILLS hereby state that I have reviewed the application for the Mary Street Local Historic District.

☒ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature Norman Barker

Date 11/3/2017

Property ID 283352

509 E Mary St

CONTRIBUTING

Description

Date of Construction	1929 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Hipped with Gable
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 1, Interior: 0
Chimney Materials	Stone
Windows	Wood Double Hung, Decorative Screens
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Metal
Porch Railings	Metal
Landscape Features	3' stone retaining wall at driveway.
Moved	Has Not Moved
Integrity	Rear addition with stucco walls and metal roof w/ cupola.

Travis Central Appraisal District Data

Map Key # / Property ID	283352
Geo ID	302020305
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1479
Main Area SF	1944
Situs	509 E MARY ST
Situs Zip	78704
Legal Description	LOT 9 BLK 5 BLUE BONNET HILLS
Owner Name	KREPS KAREN R
Addr2	1741 SPYGLASS DR
City	AUSTIN
State	TX
Zip	78746-6888

Historic District Information

Contributing to Local Historic Distnct	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, Karen Kreps, owner, of **LOT 9 BLK 5 BLUE BONNETT HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☒ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature *Karen Kreps*

Date Oct 19, 2017

Property ID 283353

511 E Mary St

CONTRIBUTING

Description

Date of Construction	1933 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1.5
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Side Gable
Roof Materials	Composition shingles
Roof Decoration	Brackets
Number of Chimneys	Exterior: 1, Interior: 0
Chimney Materials	Wood
Windows	Wood Double Hung, Decorative Screens
Door Features	Glazing, Not Original
Porch Type	Partial Width, Stoop Roof
Porch Roof Types	Shed
Porch Supports	None
Porch Railings	Square Wood
Number of Dormers	1
Dormer Type	Gabled
Moved	Has Not Moved
Integrity	One story addition on west side. Glass block window on east wall. Porch railings replaced. Door replaced.

Travis Central Appraisal District Data

Map Key # / Property ID	283353
Geo ID	302020306
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1409
Main Area SF	2276
Situs	511 E MARY ST
Situs Zip	78704
Legal Description	LOT 11 BLK 5 BLUE BONNET HILLS
Owner Name	HUBELE LAUREN & JOACHIM
Addr2	511 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3142

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, Lauren Hubele, owner, of **LOT 11 BLK 5 BLUE BONNETT HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☒ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature Laura Hubele

Date 12 October 2017

Property ID 283383

512 E Mary St

CONTRIBUTING

Description

Date of Construction	1935 Source: City Directories
Stylistic Influences	Minimal Traditional
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	2
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Stucco
Roof Type	Hipped with Gable
Roof Materials	Composition shingles
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung
Door Features	Glazing, Roman Arch w/peephole
Porch Type	Partial Width, Inset
Porch Supports	Other, Stucco arch
Porch Railings	Metal
Outbuildings	1 Story Detached Garage, Garage Roof Type: Shed, Carport.
Landscape Features	2' concrete retaining wall.
Moved	Has Not Moved
Integrity	Large two story addition.

Travis Central Appraisal District Data

Map Key # / Property ID	283383
Geo ID	302020414
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.156
Main Area SF	1928
Situs	512 E MARY ST
Situs Zip	78704
Legal Description	LOT 16 BLK 9 BLUE BONNET HILLS
Owner Name	OTTO GRETCHEN ALYNNE &
Addr1	MARK THOMAS SMITH
Addr2	512 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3143

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, ~~MARK SMITH~~ GRETCHEN OTTO, owner, of **LOT 16 BLK 9 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☒ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature Gretchen Otto Mark Smith

Date 10/14/17

Property ID 283355

515 E Mary St

CONTRIBUTING

Description

Date of Construction	1933 Source: City Directories	Roof Materials	Composition shingles	Porch Railings	None
Stylistic Influences	Revival - Tudor	Roof Decoration	Exposed Rafter Ends, Brackets	Outbuildings	Modern shed w/gabled roof.
Historic Use	Dwelling, single	Number of Chimneys	Exterior: 0, Interior: 0	Landscape Features	Modern metal terracing.
Current Use	Dwelling, single	Windows	Wood Double Hung	Moved	Has Not Moved
Stories	1	Door Features	Glazing		
Plan	Square or rectangular	Porch Type	Stoop Roof		
Foundation	Pier-and-Beam	Porch Roof Types	Gabled, w/brackets		
Exterior Materials	Wood	Porch Supports	None		
Roof Type	Side Gable				

Travis Central Appraisal District Data

Map Key # / Property ID	283355	Situs	515 E MARY ST	Addr2	1402 SANTA ROSA AVE
Geo ID	302020308	Situs Zip	78704	City	SANTA BARBARA
Subdivision Code	S01526	Legal Description	LOT 15 BLK 5 BLUE BONNET HILLS	State	CA
Subdivision	BLUE BONNET HILLS	Owner Name	TEXADA EVELYN	Zip	93109-2065
Legal Acres	0.1391				
Main Area SF	928				

Historic District Information

Contributing to Local Historic District	Yes	Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705	Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701
Justification For Contributing Status	Intact	Survey Date	1/15/2009		

I, Evelyn Texada owner, of **LOT 15 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☑ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature Evelyn Texada

Date Oct. 14, 2017

Property ID 283356

517 E Mary St

CONTRIBUTING

Description

Date of Construction	1929 Source: City Directories
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Hipped
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Wood Screens
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Square Full Height Wood
Porch Railings	Square Wood
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Type: Gabled
Moved	Has Not Moved
Integrity	One story addition.

Travis Central Appraisal District Data

Map Key # / Property ID	283356
Geo ID	302020309
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.1187
Main Area SF	1316
Situs	517 E MARY ST
Situs Zip	78704
Legal Description	LOT 17 BLK 5 BLUE BONNET HILLS
Owner Name	DOWNER MICHAEL WAYNE
Addr2	517 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3142

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Moderate Alterations, doesn't detract from historical character
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, Jane Downer, owner, of **LOT 17 BLK 5 BLUE BONNET HILLS** hereby state that I have reviewed the application for the Mary Street Local Historic District.

☑ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature Jane H Downer

Date Oct 20, 2017

Property ID 283386

506 E Mary St

CONTRIBUTING

Description

Date of Construction	1931 Source: TCAD
Stylistic Influences	Craftsman
Historic Use	Dwelling, single
Current Use	Dwelling, single
Stories	1
Plan	Square or rectangular
Foundation	Pier-and-Beam
Exterior Materials	Wood
Roof Type	Front Gable, Jerkinhead
Roof Materials	Composition shingles
Roof Decoration	Exposed Rafter Ends, Brackets
Number of Chimneys	Exterior: 0, Interior: 0
Windows	Wood Double Hung, Wood Screens
Door Features	Glazing
Porch Type	Partial Width, Independent
Porch Roof Types	Gabled
Porch Supports	Tapered on Pier, Brick Piers
Porch Railings	Square Wood
Outbuildings	1 Story Detached Garage, Garage Wall Material: Wood, Garage Roof Material: Composition shingles, Garage Roof Type: Gabled, Large two story building w/wood walls, comp shingles, and clipped gable roof.
Moved	Has Not Moved

Travis Central Appraisal District Data

Map Key # / Property ID	283386
Geo ID	302020417
Subdivision Code	S01528
Subdivision	BLUE BONNET HILLS
Legal Acres	0.156
Main Area SF	1593
Situs	506 E MARY ST
Situs Zip	78704
Legal Description	LOT 17 BLK 9 BLUE BONNET HILLS
Owner Name	REGIMBEAU PASCAL G & SYBIL R
Addr2	506 E MARY ST
City	AUSTIN
State	TX
Zip	78704-3143

Historic District Information

Contributing to Local Historic District	Yes
Justification For Contributing Status	Intact
Surveyors / Evaluator of Contributing Status	Preservation Central, Terri Myers, 823 Harris Avenue, Austin, TX 78705
Survey Date	1/15/2009
Other Researchers	Josh Conrad, Emily Reed 805 1/2 W. 16th St., Austin, TX 78701

I, PASCAL REGIMBEAU & SYBIL R, owner, of LOT 17 BLK 9 BLUE BONNET HILLS hereby state that I have reviewed the application for the Mary Street Local Historic District.

☒ I DO support the application for local historic district designation

☐ I DO NOT support the application for local historic district designation

Signature S Regimbeau

Date 10·15·17

SRCC
SOUTH RIVER CITY CITIZENS
AUSTIN TEXAS

South River City Citizens Inc.
P O Box 40632
Austin TX 78704
www.srccatx.org

Gretchen Otto, President
Dan Fredine, Vice-President
Nancy Byrd, Treasurer
Mary Friedman, Secretary

Historic Preservation Office
City of Austin
505 Barton Springs Rd
Austin, TX 78704

March 19, 2018

RE: Mary Street Local Historic District, # C14H-2018-0015

Dear Historic Preservation Office:

I write on behalf of the South River City Citizens (SRCC) in support of the Mary Street Local Historic District. The application was filed with the Historic Preservation Office in January and was just unanimously approved by the Historic Landmark Commission in February.

In Novenber, the SRCC overwhelmingly voted in support of the Local Historic District. This would mark the first historic district in South Austin.

The District is tightly defined and has a high degree of integrity: 84% of the homes in the district are contributing (16 of 19 homes). It was 89% contributing (17 of 19 homes) until one was demolished two weeks ago. Prior to that, there had not been a single demolition on the street since all the homes were constructed in the period of significance from 1929-1939.

We appreciate the support and considerable assistance of the Historic Preservation Office in helping together Design Standards for the district that are simple and clear. We believe they provide a degree of flexibility to homeowners while still preserving the historical integrity of the district. Some of the features of the Design Standards include:

- Preservation of the street-facing character of buildings.
- Ability to add additions, including second story ones.
- Ability to add accessory dwelling units.
- No need for Certificates of Appropriateness to perform routine maintenance.
- Energy and water conservation measures such as solar panels and water collection are permitted and encouraged.

Only one resident has signed in opposition to the district. The Design Standards will not apply to them since they just demolished the original structure on their property.

Thanks very much for your consideration and please don't hesitate to contact me if you have any questions.

Sincerely,

Gretchen Otto
President

PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14H-2018-0015
Contact: Cara Bertron, 512-974-1446
Public Hearing: February 26,2018, Historic Landmark Commission

DONNA J MORROW
Your Name (please print)

☒ **I am in favor**
☐ **I object**

504 TERRACE DR,
Your address(es) affected by this application

Donna J Morrow — 2/16/18
Signature — *Date*

Daytime Telephone [redacted]

Comments: I am totally in favor of the Mary St. Historic District. I was sent 2 copies of this letter, so am returning 2.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Cara Bertron
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Cara Bertron, 512-974-1446
Public Hearing: February 26,2018, Historic Landmark Commission

Donna J Morrow
Your Name (please print)

☒ **I am in favor**
☐ **I object**

504 Terrace Dr
Your address(es) affected by this application

Donna J Morrow 2/16/18
Signature *Date*

Daytime Telephone: [redacted]

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Case Number: C14H-2018-0015
Contact: Cara Bertron, 512-974-1446
Public Hearing: February 26,2018, Historic Landmark Commission

PASCAL REGIMBEAU & SYBIL REINHART
Your Name (please print)

☒ **I am in favor**
☐ **I object**

506 E. Mary Austin TX 78704
Your address(es) affected by this application

Signature — 12-16-18 *Date*

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Cara Bertron
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14H-2018-0015
Contact: Cara Bertron, 512-974-1446
Public Hearing: February 26,2018, Historic Landmark Commission

JOHN WILHELM
Your Name (please print)

☒ **I am in favor**
☐ **I object**

1703 Drake Ave, 78704
Your address(es) affected by this application

Signature

2/18/2018
Date

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Cara Bertron
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14H-2018-0015
Contact: Cara Bertron, 512-974-1446
Public Hearing: March 27, 2018, Planning Commission
May 10, 2018, City Council

Donna J. Morrow
Your Name (please print)

☒ I am in favor
☐ I object

504 Terrace Dr 78704
Your address(es) affected by this application

Donna J Morrow — *Signature*
3/17/18 — *Date*

Daytime Telephone: 512-442-3669

Comments: I am ~~not~~ in favor of this Mary St. Historic District. It is a very good idea!

If you use this form to comment, it may be returned to:
City of Austin
Planning and Zoning Department
Cara Bertron
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14H-2018-0015
Contact: Cara Bertron, 512-974-1446
Public Hearing: March 27, 2018, Planning Commission
May 10, 2018, City Council

Donna J. Morrow
Your Name (please print)

☒ **I am in favor**
☐ **I object**

504 Terrace Dr 78704
Your address(es) affected by this application

Donna J Morrow — 3/17/18
Signature — *Date*

Daytime Telephone: 512-442-3669

Comments: I am in favor of this Mary St. Historic District, It is a very good idea!

If you use this form to comment, it may be returned to:
City of Austin
Planning and Zoning Department
Cara Bertron
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14H-2018-0015
Contact: Cara Bertron, 512-974-1446
Public Hearing: March 27, 2018, Planning Commission
May 10, 2018, City Council

SYBIL REINHART
Your Name (please print)

☒ I am in favor
☐ I object

506 E. MARY - 78704
Your address(es) affected by this application

Signature 03.18.18 *Date*

Daytime Telephone: 512-444 06 94

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning and Zoning Department
Cara Bertron
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14H-2018-0015
Contact: Cara Bertron, 512-974-1446
Public Hearing: March 27, 2018, Planning Commission
May 10, 2018, City Council

PASCAL REGIMBEAU
Your Name (please print)

☒ **I am in favor**
☐ **I object**

506 EAST MARY - 78704
Your address(es) affected by this application AUSTIN · TEXAS

Signature 3/18/18 *Date*

Daytime Telephone: 512 - 4440694

Comments:
PLEASE PROTECT OUR BEAUTIFUL NEIGHBORHOOD -
THANK YOU.

If you use this form to comment, it may be returned to:
City of Austin
Planning and Zoning Department
Cara Bertron
P. O. Box 1088
Austin, TX 78767-8810

Additional backup may be found at the link below:

http://www.austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm