

## **APPENDIX F**

**F-1: Aldridge Place Owner Notification and Involvement in LHD**

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**F-4: Local Historic District Statistics**

## Appendix F-1

### Aldridge Place Owner Notification and Involvement in LHD

**Summer 2014:** Those spearheading the project spent approximately three months drafting design standards after looking at others from Austin and other cities around country, as well as studying the Local Historic District (LHD) application form and existing LHDs. Hyde Park LHD's design standards were used as a starting point. Along with the design standards, introductory emails about the reason for proposing the LHD and the steps to establish a LHD were communicated.

The general approach taken for all streets was to meet personally with as many neighbors as possible. The leaders started the information and solicitation process with West 33<sup>rd</sup> St. West 33<sup>rd</sup> St. owners were divided into three groups with each of the leads taking a portion of the street. Following the positive reception on 33<sup>rd</sup> St., other streets had either multiple or single leads contacting owners. Owners who did not live in Aldridge Place were emailed or mailed information.

**September-November 2014:** First Note to 33<sup>rd</sup> Street Owners announcing a meeting and containing draft design standards regarding the proposed LHD was emailed/mailed/hand-delivered. Steve Sadowsky, the City of Austin's Historic Preservation Officer, attended the meeting and discussed the purpose of LHDs.

**November 2014-January 2015:** The leaders continued to meet and talk with 33<sup>rd</sup> St. neighbors about the district and respond to input on the draft design standards.

**November 2014, January and February 2015:** Leaders went on walk-about on several afternoons to try to find those who hadn't responded at home.

**January-April 2015:** Leaders started collecting information on other Aldridge Place streets and identifying those interested in managing their blocks. Met with block captains on 32<sup>nd</sup> Street who divided neighbors among themselves. Provided block captains with information on design standards, talking points, and demonstration of support forms. The block captains conducted a process similar to that used on 33<sup>rd</sup> Street.

**August-October 2015:** Laurel Lane block captains meeting and initial information provided to owners with design standards and support ballots.

**September 2015:** Wheeler block captain sent information to neighbors and held meeting with them to explain LHD and standards.

**September-October, 2015:** Sent last chance to support district document with new design standards and ballots to 33<sup>rd</sup> Street owners who have not responded.

**August-October, 2015:** Emailed/mailed information to owners who block captains do not know or who do not live in neighborhood. Design standards attached. Followed up several weeks later by another notice with information on obtaining ballot.

**2015 continuous:** Follow-up with owners who haven't submitted support forms.

**October-December 2015:** Continued to work with Laurel Lane captains to solicit support and other street owners who remain uncommitted.

**December 13, 2015:** Some support forms signed at annual Aldridge Place Christmas Party.

**January 6, 2016:** Last chance letter to Laurel Lane and Hemphill Park emailed, mailed or hand delivered.

## Appendix F-2

### Sample Communications with Owners

The correspondence below is that which was provided to West 33<sup>rd</sup> Street owners. These notes served as templates for communications with the owners on other streets. Block captains created their own individual notes in their preferred style. In addition to these mailings, the block captains send individual email and made phone calls in response to questions received.

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#### June 6, 2014: First Note to 33<sup>rd</sup> St. Owners

Hi 33<sup>rd</sup> Street Neighbors,

We all know that Aldridge Place is unique. That's a primary reason we live here. To preserve that uniqueness, creation of an historic district on 33rd Street between Speedway and Guadalupe is being initiated.

Why create an historic district? We all know that Austin is growing and changing. Central parts of Austin will become more dense. That is a given that we must acknowledge and accept. For Austin to keep some of its charm and character, however, older structures must be preserved. Aldridge Place is an obvious area for preservation because of the quality and age of the homes and the visual cohesiveness of the neighborhood. In the midst of all the north university density, the city would benefit from the green space and trees that characterize Aldridge Place.

Why only a 33rd Street district? Initial creation of an historic district is easier for a smaller area. Other streets (32<sup>nd</sup>, Laurel, Wheeler, Hemphill) can be added to the district once it has been created.

How is an historic district created? The City process requires that an application be submitted with information on the neighborhood, individual properties, and their architectural styles. We think that most of the required information has already been prepared for NCCD. The application will be reviewed by city staff (who preliminarily seem to favor creation of the district). The city council will make the final decision.

Several of us have already met to begin drafting development standards. Our goal is to create standards that both preserve the historic fabric of the district and provide flexibility for homeowners who wish to make modifications. The district's existence would add about one month's time to any remodeling application. Improvements made to homes in historic districts will not be taxed by the city at their improved value for 7 years. This allows for amortization of the construction cost.

If you appreciate and want to preserve the feel of Aldridge Place, support for the historic district application is a way to do that. All you have to do is sign a support form. You will get to see the draft development standards, suggest changes, and see the final standards before you are asked to give your support. If 51% of the owners on 33rd St. sign up, the process will go forward. We'll be talking with you soon to answer questions and hopefully get your support for the district.

Please respond by email with questions or to get involved.

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**September 24, 2014:** Second note to 33<sup>rd</sup> Street Owners was emailed/mailed/hand-delivered.

Hi West 33<sup>rd</sup> Street Neighbors,

This is a follow-up to our earlier note about creation of an Aldridge Place local historic district (LHD) on West 33<sup>rd</sup> Street between Speedway and Guadalupe. The neighbors with whom we've talked or corresponded favor the district's creation. That's exactly what we hoped and thought would occur.

In this note, we want to update you on development of the district's design standards, give you our general timeline, and let you know what you'll need to do.

### **Design Guidelines**

We started with the Hyde Park Local Historic District's guidelines, as well as the prototype developed by Preservation Austin, and adapted them as we saw fit. The design metrics (setbacks, etc.) are adopted from our existing code ordinance, the Neighborhood Conservation Combining District (NCCD). We bundled them with the LHD guidelines in the event that the NCCD ordinance is revised or deleted by the current rewriting of our city code. A draft of our guidelines is attached for your review. Please email us with comments and feedback to help finalize the standards.

Here are some of the critical elements:

- No changes are required to current structures.
- If you want to make changes to your house once the district is established, the changes should be in keeping with the current style of your home. Interior changes are not subject to the standards.
- Any changes, as defined by the design guidelines, will require a review by the City Historic Preservation Officer and the Historic Landmark Commission that will add about a month to the regular permitting process.

### **Timeline**

We want to complete our application as quickly as possible. We are required to hire an "historic preservation professional" to prepare the survey of contributing structures, including photos, and the description of the district's architectural style. To that end, we have contacted Terri Myers of Preservation Central, Inc. She has done extensive work in this area, including the Harthan Street Historic District. Terri will commence her work on October 1<sup>st</sup>. (The application and instructions are at [http://www.austintexas.gov/sites/default/files/files/Planning/Historic\\_Preservation/lhd\\_zoning\\_application.pdf](http://www.austintexas.gov/sites/default/files/files/Planning/Historic_Preservation/lhd_zoning_application.pdf) if you want to know more.)

### **What's Your Part**

We estimate that the cost of preparing, reproducing, and submitting the application will be about \$7,000, the majority of which would pay for Terri's assistance. We're asking for a contribution of \$225 per household. Any funds remaining after the application process is completed would be used to repair the 33<sup>rd</sup> Street entrance columns or pay for Hemphill Park improvements (think trees!). Payment should be sent or given to Rick Iverson at 506 West 34th.

In the future, you will need to sign a survey form indicating your preference for or against the district. This will be conducted as a next step, following finalization of the design standards

PS...Please forward this message to any neighbors whose email addresses we don't have.  
Attached: NeighborNoteHard

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**October 24, 2014** Invitation to meeting about LHD with Steve Sadowsky and copy of draft design standards.

Proposed  
Aldridge Place Local Historic District  
Informational Meeting

Wednesday, November 5<sup>th</sup>  
6:00 pm – 7:30 pm

Hosted by: Alegria Arce and Charles Hibbetts  
110 West 33<sup>rd</sup> Street

At this upcoming first Aldridge Place local historic district (LHD) meeting, Steve Sadowsky, the City's Historic Preservation Officer, will discuss the purposes, requirements, and benefits of LHDs. He'll explain how a LHD can preserve the character and visual cohesiveness of our neighborhood and answer questions about design standards. Joining us will be Terri Myer of Preservation Central, who will prepare our LHD application's analysis of individual house styles and the district's overall architectural character.

Copies of our draft standards have been emailed or sent to owners on West 33<sup>rd</sup> Street from Speedway to Guadalupe and are attached to this invitation. Please review the proposed standards and come prepared to discuss them.

This meeting is intended as an opportunity to answer your LHD questions, and we hope the proposed design standards meet with your approval. City-prescribed forms to support the district, which requires agreement by 51% of owners to proceed, will be available for signing.

The preparation of our application will cost approximately \$7,000. We are requesting a \$225 per property contribution.

Please RSVP with the names of attendees and questions for Steve to [jcbeinke@sbcglobal.net](mailto:jcbeinke@sbcglobal.net). If you didn't receive an invitation via email and would like to be kept informed, send an email as well.

We very much look forward to seeing you on November 5<sup>th</sup>.

Attached: AldridgePlaceStandardsFirstDraft

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**November 5, 2014** Meeting of 33<sup>rd</sup> Street neighbors with Steve Sadowsky at Alegria Arce's House (Rick and Janet attended)

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**March 30, 2015:** Information sent to 32<sup>nd</sup> Street block captains (similar information was provided to Wheeler and Laurel block captains; Hemphill Park Street was covered by individuals from the other streets.):

The first email had:

- Design Standards
- Emails to neighbors

This second had:

- NCCD
- Hemphill Park National Register Application Abstract by Catherine Cordeiro

This third one has:

- Election forms

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**September 16, 2015**

Dear West 33<sup>rd</sup> Street Owners, (those who haven't responded)

During the past 9 months, we have mailed, emailed, or delivered to you information on the proposed Aldridge Place Local Historic District (LHD). If you are receiving this note, it is because we haven't heard from you regarding the establishment of the LHD. We wanted to make sure you have received the latest copy of the design guidelines (attached) which will go into effect once the LHD is approved by the city.

If you would like to exercise your voice regarding this effort, now is the time to sign a ballot for or against the LHD. To receive that ballot, please email Janet Beinke at [jcbeinke@sbcglobal.net](mailto:jcbeinke@sbcglobal.net) or call 512-608-1116. We are also requesting a payment of \$225, made out to Rick Iverson, to cover the cost of property surveys conducted by a registered historic preservation specialist. The survey is a city requirement and must accompany the application for the LHD.

If you have any questions regarding the LHD and what it means for you, please contact Janet or:

Roger Binkley [rogerbinkley@gmail.com](mailto:rogerbinkley@gmail.com) 512-415-4400  
Rick Iverson [iver506@gmail.com](mailto:iver506@gmail.com) 512-451-1011

We hope to hear from you.

Thanks

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**October 7, 2015 last chance note to 33<sup>rd</sup> St. owners who hadn't responded**

Dear West 33<sup>rd</sup> Street Owner,

In mid-September, I emailed you with information about the proposed Aldridge Place Local Historic District and the Design Guidelines. I hope that you have had an opportunity to review the reasons for proposing the district and the Guidelines.

As mentioned in the previous email, if you would like to exercise your voice regarding this effort, now is the time to sign the attached ballot for or against the LHD. The wording and layout of the support form are provided by the City of Austin. The form can be scanned and emailed back to me at [jcbeinke@sbcglobal.net](mailto:jcbeinke@sbcglobal.net).

If you would like to aid the preparation of our application, you can provide check for \$225 (made out to Rick Iverson at 506 West 34<sup>th</sup> Street 78705) to cover the costs for the architectural survey, which must be conducted by a licensed historic preservation specialist. Your support form could be included with your check.

If you have questions, please email or call any of the individuals below. We'll be happy to provide you with additional information.

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## Appendix F-3

### Changes Made to Design Standards Based on Owner Responses

The draft design standards were provided to 33<sup>rd</sup> Street owners and often discussed in personal meetings. For that reason, there is no paper trail for many of the comments and responses. The current version of the standards is the seventh revision. In each version, the leaders sought to enhance the clarity and conciseness of statements, reduce redundancy, capture those district characteristics that neighbors wanted preserved, develop statements that were appropriate to a neighborhood with numerous architectural styles...what else?

- The initial draft was based on an amalgamation of standards from Austin LHDs and from other cities around country. Appropriate North University NCCD statements were incorporated into the standards so that they would continue to govern the LHD if city ordinances changed to eliminate them.
- The first revision resulted from numerous excellent comments from Steve Sadowsky who had reviewed the initial draft.
- The first few revisions had the most extensive changes.
- Statements about windows, doors, and porches generated the most questions.
- The next revisions changed, added, and/or clarified statements, such as adding or eliminating specific types of materials, changing statements like “floor-to-ceiling height” to scale, where appropriate using “similar” rather than “identical,” and adding qualifiers such as “if feasible.”
- A few statements were altered because of unique circumstances concerning specific properties.
- Some changes were made after comments and suggestions given by architects and contractors who reviewed the draft.
- A Reasonableness Clause was added to allow for just what it says: reasonableness. It says: “The purpose of these Design Standards is to preserve the historic character of Aldridge Place. The Board of Trustees recognizes that strict compliance with the standards will best serve this purpose. However, if a property owner(s) can prove that unforeseen circumstances and conditions have arisen that would render strict compliance with these Standards impossible or unreasonable, the Board of Trustees may, in their discretion, permit a reasonable design or development decision that is consistent with the historic character and scale of Aldridge Place.”
- The last revision was made in response to the suggestion by the City’s legal department that the new construction standards should be separated from the statements controlling contributing properties. The Green Builder Program also weighed in on sustainability sections.

Discussions with neighbors revealed misunderstandings about required changes and city restrictions that result from existing ordinances but are not related to LHD standards.

## Appendix F-4 Aldridge Place LHD Nomination Statistics

### Summary of Demonstrations of Support

- 138 properties in Aldridge Place LHD; 104 or 75 % of owners responded to requests to complete demonstration of support forms.
- 95% of respondents favor creation of the LHD, or 72% of all property owners. Only 5 votes in opposition were received and only one owner living in Aldridge Place was against.
- If City of Austin property is included as supporting, 96% of responders favor establishment of the LHD. The response rate increases to 78% with 75% supporting.

Demonstration of Support Forms	Support Forms			Percent Supporting of All Props	Percent Supporting of Responders	Percent Responding
	No. of Properties*	For	Against			
West 33rd & 34th Streets	43	33	2	77%	94%	81%
West 32nd Street, Lipscomb & 3205 Guadalupe	35	30		86%	100%	86%
Wheeler Street & 3117 Guadalupe	16	13	2	81%	87%	94%
Hemphill Park	20	9	1	45%	90%	50%
Laurel Lane	24	14		58%	100%	58%
<b>Subtotal</b>	<b>138</b>	<b>99</b>	<b>5</b>	<b>72%</b>	<b>95%</b>	<b>75%</b>
City of Austin	17	17		100%	100%	100%
<b>Total</b>	<b>155</b>	<b>116</b>	<b>5</b>	<b>75%</b>	<b>96%</b>	<b>78%</b>

\* Residences total 29.5528 acres (or 88.2% of land and parkland is 3.96 acres (or 11.8% of land). Calculation gives City 11% of votes or 17 votes.

### Owners of Properties by Support for the LHD and Where They Live

- 107 of the 138 properties in Aldridge Place LHD are owned by individuals living in Aldridge Place.
- 82% of owners living in Aldridge Place support the LHD; 38% of owners who don't live in the LHD support it.
- 18% of owners living in the LHD did not respond; 47% of owners not living in the LHD did not respond.

Owners Living in Aldridge Place	Owner in AP			Owner NOT in AP				
	Owner in AP	Owner Not in AP	Supporting	NOT Supporting	No Response	Supporting	NOT Supporting	No Response
33rd St & 34th St	33	10	30	0	3	3	2	5
32nd St (Lipscomb 3205G)	29	6	25	0	4	5	0	1
Wheeler St. (3117 G)	13	3	12	0	1	1	2	0
Hemphill Park	13	7	8	1	4	1	0	6
Laurel Lane	19	5	12	0	7	2	0	3
<b>Total*</b>	<b>107</b>	<b>31</b>	<b>87</b>	<b>1</b>	<b>19</b>	<b>12</b>	<b>4</b>	<b>15</b>
<b>Percentages</b>	<b>78%</b>	<b>22%</b>	<b>82%</b>	<b>1%</b>	<b>18%</b>	<b>38%</b>	<b>13%</b>	<b>47%</b>

### Resources Contributing Status

- 159 resources were surveyed in Aldridge Place, including 5 city resources (park and 4 bridges). Hemphill Park was donated to the City when the Aldridge Place subdivision was created.
- 141 of the resources were determined to be contributing by a historic preservation specialist.
- 136 of 154 (88%) of non-City resources are contributing

Contributing Resources	Number	Contributing		Non-Contributing	
		Number	Percent	Number*	Percent
West 33rd & 34th Streets	52	44	85%	8	15%
West 32nd Street, Lipscomb & 3205 Guadalupe	35	33	94%	2	6%
Wheeler Street & 3117 Guadalupe	17	16	94%	1	6%
Hemphill Park	21	18	86%	3	14%
Laurel Lane	24	20	84%	4	16%
Aldridge Place Columns and Lights	5	5	100%	0	0%
<b>Subtotal</b>	154	136	88%	18	12%
City of Austin	5	5	100%	0	0%
<b>Total</b>	159	141	89%	18	11%

\*Includes 5 townhomes built in 1981. 2 lots are not considered resources.

### Types of Resources by Contributing Status

- 119 of the 136 (88%) primary residences in Aldridge Place are contributing, 17 are not.
- 10 auxiliary dwelling units are very visible from the streets in the LHD; 9 of these are contributing.

Contributing Status of Resources	Contributing				Non-Contributing			Total
	Houses	Auxiliary Dwellings	Column, Bridge, Park, Wall, Lights	Subtotal	Houses	Auxiliary Dwellings	Subtotal	
West 33rd & 34th Streets	34	9	1	44	7	1	8	52
West 32nd Street, Lipscomb & 3205 Guadalupe	33	0		33	2	0	2	35
Wheeler Street & 3117 Guadalupe	15	0	1	16	1	0	1	17
Hemphill Park	17	1	0	18	3	0	3	21
Laurel Lane	20	0	0	20	4	0	4	24
Aldridge Place Columns and Lights			5	5				5
<b>Subtotal</b>	<b>119</b>	<b>10</b>	<b>7</b>	<b>136</b>	<b>17</b>	<b>1</b>	<b>18</b>	<b>154</b>
City of Austin			5	5				5
<b>Total</b>	<b>119</b>	<b>10</b>	<b>12</b>	<b>141</b>	<b>17</b>	<b>1</b>	<b>18</b>	<b>159</b>

### Rental Units in Aldridge Place

- 75 of the 136 (55%) properties in Aldridge Place with housing units (2 properties are vacant lots) are rented or have rentable units.
- 60 primary residences are rented or have rentable space (duplex/multi-family units) that is not occupied by owners.
- Another 54 dwelling units are in garage apartments or similar units.

Rental Statistics	Some Portion of Property is Rentable	Some Portion of Resource is Rentable	Number of Rentable Units	
			House*	Other Rental Units
33rd St & 34th St	26	33	20	26
32nd St (Lipscomb 3205G)	16	16	14	8
Wheeler St. (3117 G)	8	8	4	6
Hemphill Park	15	16	15	10
Laurel Lane	10	10	7	4
<b>Total</b>	<b>75</b>	<b>83</b>	<b>60</b>	<b>54</b>

\*Includes primary residences that are rented or have rentable space (duplex/multi-family units that are not occupied by owners.)

### Owners of Resources by Support for the LHD and Where They Live

- 115 of the 149 (77%) privately owned resources are owned by individuals living in Aldridge Place. Of these 62% or 93 owners support the LHD, 1 does not support the LHD and 19 or 13% did not respond.
- 34 of the 149 (23%) privately owned resources are owned by individuals NOT living in Aldridge Place. Of these 34 owners, 14 or 9% support the LHD; 4 or 3% do not support the LHD, and 16 or 11% did not respond.

Owners Living in Aldridge Place*	Owner in AP*			Owner NOT in AP					
	Owner in AP	Owner Not in AP	Total Resources	Supporting	NOT Supporting	No Response	Supporting	NOT Supporting	No Response
33rd St & 34th St	39	13	52	35	0	3	5	2	6
32nd St (Lipscomb 3205G)	29	6	35	25	0	4	5	0	1
Wheeler St. (3117 G)	14	3	17	12	0	1	1	2	0
Hemphill Park	14	7	21	9	1	4	1	0	6
Laurel Lane	19	5	24	12	0	7	2	0	3
<b>Subtotal</b>	<b>115</b>	<b>34</b>	<b>149</b>	<b>93</b>	<b>1</b>	<b>19</b>	<b>14</b>	<b>4</b>	<b>16</b>
<b>Percentages</b>	<b>77%</b>	<b>23%</b>	<b>100%</b>	<b>62%</b>	<b>1%</b>	<b>13%</b>	<b>9%</b>	<b>3%</b>	<b>11%</b>

\*Resources exclude 2 vacant lots (which are not considered resources, but whose owners support the LHD) and 10 non-private resources (4 columns, streetlights, park and 4 bridges).

### Architectural Style of Resources in Aldridge Place LHD

- Of the 147 buildings, 30 or 20% are in the Craftsman style.
- 74 or 50% are in a revival style, with Tudor influenced houses being the most numerous.

Architectural Style	Number of Resources	Percent of Dwelling Res.
Classical Revival, Neo-Classical, Free Classic	7	5%
Colonial Revival	19	13%
Craftsman, Neo-Craftsman, etc	30	20%
Prairie, Prairie Influence, Prairie School	10	7%
Spanish Eclectic	14	10%
Tudor Revival, Tudor Influence, Tudor Elements	21	14%
Other/Multiple Revival	15	10%
Early Ranch, Postwar Modern, Ranch, Ranch Style	6	4%
Vernacular and Texas Vernacular	9	6%
Other	16	11%
<b>Subtotal: Buildings</b>	<b>147</b>	<b>100%</b>
Park	1	
Rustic Wall	2	
City Beautiful (Bridges, Columns, Lights)	9	
<b>Subtotal: Non Buildings</b>	<b>12</b>	
<b>Total</b>	<b>159</b>	

### Construction Date and Contributing Status of Resources

- 68 resources (43%) of the 159 resources were constructed from 1920 and 1929.
- Another 46 (29%) were built from 1930 to 1939.
- Only 10 resources were built after the 1965 fifty years of age period. Of these 5 are a group of townhomes constructed after a property burnt. One house was built earlier but substantially remodeled in 2015.

Date and Contributing Status	Contributing			Non-Contributing		Total	
	House	Other Dwelling	Other	House	Other Dwelling	Number	Percent
<b>Before 1910</b>	1					1	1%
<b>1910-1919</b>	13		9			22	14%
<b>1920-1929</b>	62	1	1	4		68	43%
<b>1930-1940</b>	36	7	1	2		46	29%
<b>1947-1965</b>	7	2	1	2		12	8%
<b>After 1965</b>				9	1	10	6%
<b>Total</b>	119	10	12	17	1	159	100%
<b>Percentage</b>	75%	6%	8%	11%	1%	100%	