

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

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Project: Smoot/Terrace Park Historic District

The case involves the creation of a local historic district (via historic zoning overly), which will be called the '*Smoot/Terrace Park Historic District.*' The subject area is 17.49 acres in size and consists of 125 properties. The description below gives the boundaries of the area:

The Smoot/Terrace Park Historic District is bound on the east by Pressler Street, including the parcels on both sides of the street; on the north by W. 9th Street, including the parcels on both sides of the street; on the south by W. 6th Street, including only the parcels on the north side of the street; and on the west by Highland Avenue, including the parcels on both sides of the street and is composed of the 600 – 800 blocks of Pressler Street, the 600 – 800 blocks of Oakland Avenue, the 600 – 800 blocks of Highland Avenue, the north side of W. 6th Street, from 1316 W. 6th Street through 1500 W. 6th Street, the 1400 block of W. 6½ Street, and the 1400 and 1500 blocks of W. 9th Street.

Acreage: 17.49

PROPERTIES WITHIN THE DISTRICT:

Total: 125

The majority of the buildings on the properties were constructed from 1877 to 1945. Seventy percent of the buildings (87 properties) are contributing, while 30 percent (38 properties) are not contributing. The 38 properties that are classified as not historically contributing to the district are due to: the age of the property; material replacement; and/or major alternations done to the property. The proposed historic district is located in the **Old West Austin Neighborhood Planning Area**, and the majority of the properties have a single family or multifamily zoning designation.

Old West Austin Neighborhood Plan (OWANP)

The following text and policies are taken from the Old West Austin Neighborhood Plan (OWANP) and discuss historic designation or local historic districts:

There are 10 planning priorities listed in the OWANP, including, "**Priority #3 -- Support property owners' pursuit of local historic districts (especially Clarksville and W. 6th.)**" pg. 22.

Historic Preservation / Urban Design (p. 48)

Overall Vision: Historic buildings in the neighborhood are a character-defining feature of the neighborhood that cannot be replaced. As new development infiltrates the neighborhood, all historic and potentially historic buildings and sites must be identified and targeted for preservation. In addition, guidelines must be established for compatible new construction.

Goal 13 – Preserve and Enhance the Unique Historic Identity of the Neighborhood.

Obj. 13.1: Identify the historic buildings and other buildings that contribute to the historic character of the neighborhood.

Action 86: Create a map of all historic resources, and identify potential historic districts within the neighborhood. Use tax record research and on-site review to complete the Historic Resource Survey map indicating: Austin Landmark homes, historic homes (with no alterations, 1-2 alterations, or more), non-historic compatible housing, non-historic/non-compatible

housing, and modern apartments or commercial properties. Neighborhood volunteers have already completed much of the required work; however, a professional-level survey may be required if neighborhood residents request the establishment of local historic districts. (City Action Item: DRID / NPT)

Obj. 13.2: Increase public awareness of the historic nature of the homes and businesses of the neighborhood, and encourage preservation. (p. 48)

Action 87: Support the designation of local historic districts wherever neighbors decide to pursue a district nomination (when ordinance revisions are complete). (Neighborhood Action Item: NPT).

Obj 13.4 - Businesses on the north side and south side of 6th street should keep single-house character as a transition to the residential area of the neighborhood. (p. 50)

Action 99: Support the designation of a local historic district for West 6th Street, if instigated by owners of property on West 6th St. (Neighborhood Action Item: NPT).

The OWANP policies above appear to support the creation of this local historic district.

Imagine Austin

Text from Imagine Austin: Regarding Austin's historic assets, these include neighborhoods, buildings, and sites reflecting Austin's cultural, ethnic, social, economic, political, and architectural history, many of which lack formal historic designation. Designated historic resources include National Register properties and districts, Texas Historic Landmarks, Austin's Historic Landmark designation, and Local Historic Districts. In addition, Austin has many cultural resources lacking formal historic designation—public art, cultural centers, museums, institutions, buildings, landscapes, and iconic businesses and buildings (p 116).

The following IACP policies are relevant to this case:

- **LUT P38.** Preserve and interpret historic resources (those objects, buildings, structures, sites, places, or districts with historic, cultural, or aesthetic significance) in Austin for residents and visitors.
- **LUT P41.** Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.
- **LUT P42.** Retain the character of National Register and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character.

Based on the OWANP policies that support local historic districts in the planning area, and the Imagine Austin policies above, which supports protecting and preserving historic neighborhoods and districts, the proposed local historic district request appears to support Imagine Austin policies.