

**Public Hearing Comment
Smoot Terrace Park LHD**

Case Number: C14H-2018-0013

Contact: Cara Berton, 512-974-1446

Public Hearing: March 27, 2018, Planning Commission - May 10, 2018, City Council

**Bruce Lemons
Owner of 608 Pressler St**
[REDACTED]

I object

to the Smoot/Terrace park LHD designation for the following reasons:

- One of the 3 primary streets of the proposed LHD (Pressler St) has only 5 contributing (historic) homes out of 22 facing the street.

(See map - Note that 7 properties are erroneously designated as "contributing" on the originally submitted map.)

The sum of the properties facing Pressler St clearly do not meet any reasonable interpretation of "historic" area.

- The formally submitted vote numbers indicate less than 50% of owners voted for LHD.

- The only reason the initiative succeeded to this point is by inclusion of the extremely large "Flower Hill" historic property located on the far side of the mostly "non contributing" (i.e. not "historic") Pressler St., and vote counting by "acreage" instead of owner numbers.

The "Flower Hill" property is approximately 12 times the average property size in the proposed LHD and it's "For" vote weighs accordingly.

The "Flower Hill" property is already under historic designation and does not need the LHD designation to protect it.

- It is blatantly unjust and hypocritical for the many neighbors who have already built, remodeled, or enlarged their homes in a manner that would not be allowed under LHD restrictions, to now try to place LHD restrictions on their neighbors who have smaller and/or older homes.

The vast majority of these "non contributing" owners had the option of following LHD type restrictions on their own, and didn't, but they are perfectly happy to now impose those restrictions on others.

This is especially the case on the predominantly "non contributing" Pressler St.

The critically key "Flower Hill" property is also a prime example, having subdivided off 4 properties for blatantly generic/non historic new construction, and now voting "For" the LHD.

- I voice my objection to LHD with some trepidation, since power to adjust restrictions and who they apply to seems to rest with the applicant and City Historic Preservation Office pushing LHD, and I do have some fear that my property could be changed to "contributing" at their whim.

Though they doubtless feel their intentions are virtuous, and give lip service to unbiased communication, the applicant, and the city departments involved are clearly and aggressively biased in support of LHD.

I suspect my reluctance to voice opposition for such reasons is not unusual.

The LHD process is inherently flawed, biased, and bullying in nature.

Thank you for your consideration.

Bruce Lemons

Owner - 608 Pressler St

 3/18/2018

Ballots Received after Application Filing

BALLOT TO INITIATE "HD" ZONING

I, Jason Golod, owner of 612 Highland Ave
Lot 12 Blk B OLT 3 Div 2 Terrace Park (Legal Description),

hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic District.

☐ I DO support the application for local historic district zoning designation.

☒ I DO NOT support the application for local historic district zoning designation.

Signature

Date

1/29/18

BALLOT TO INITIATE "HD" ZONING

I, BENJAMIN SIERRA, owner of
805 Pressler St. (Legal Description),

hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic District.

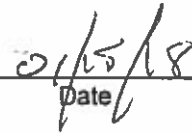
☐ I DO support the application for local historic district zoning designation.

☒ I DO NOT support the application for local historic district zoning designation.

Signature



Date



BALLOT TO INITIATE "HD" ZONING

I, E. Jeannie Navarro (AKA Eugenia), owner of
1410 & 1412 W. 6th Street 78703 (Legal Description),

hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic
District.

☐ I DO support the application for local historic district zoning designation.

☒ I DO NOT support the application for local historic district zoning designation.


Signature _____ Date 1/28/18

BALLOT TO INITIATE "HD" ZONING

I, GEORGE BOURLANOFF, owner of
612 OAKLAND (Legal Description),

hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic
District.

☐ I DO support the application for local historic district zoning designation.

☒ I DO NOT support the application for local historic district zoning designation.

George Bourlanoff Jan 30, 2018
Signature Date

BALLOT TO INITIATE "HD" ZONING

I, Linda Boukianoff, owner of
614 Oakland (Legal Description),

hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic District.

- ☐ I DO support the application for local historic district zoning designation.
☒ I DO NOT support the application for local historic district zoning designation.

Linda Boukianoff 1-30-18
Signature Date

BALLOT TO INITIATE "HD" ZONING

I, SHAD REYNOLDS, owner of
LOT 16 BLK B OLT 3 DIVZ TERRACE PARK (Legal Description),

hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic
District.

☒ I DO support the application for local historic district zoning designation.

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

Signature



02-10-2018
Date

BALLOT TO INITIATE "HD" ZONING

I, Barbara Hatcher (HW Real Estate LP), owner of
703 Oakland parcel # 106739 appraised #
map # 0140502 on Historic District Application
(Legal Description),
hereby state that I have reviewed the application for the Smoot Terrace Park Local Historic
District. I have reviewed it for

☐ I DO support the application for local historic district zoning designation.

☒ I DO NOT support the application for local historic district zoning designation.

Barbara Hatcher 1/24/18
Signature Date

BALLOT TO INITIATE "HD" ZONING

I, Stephen Balic Griffith, owner of1500 W. 6th St E 60 FT OF LOT 18 BLK B OLT 3 (Legal Description),
DIV 2 TERR ACE PARK

hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic District.

☐ I DO support the application for local historic district zoning designation.☒ I DO NOT support the application for local historic district zoning designation.
Signature1/30/18
Date

"Properties in local historic districts are not taxed differently than those outside the district."

This is a problem.

City is proposing to restrict use of my property without offering relief on high property taxation.

Were city to offer yearly property tax relief, I would gladly cooperate with limitations. Thank you,

Stephen B. Griffith

BALLOT TO INITIATE "HD" ZONING

201-703-1764 AND 115 LP.

I, GREG JACOBSEN THE GENERAL PARTNER OF, owner of
LOT 3 BLK A DIST 3 DIV. 2 OF TERRACE PARK (Legal Description),

hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic District.

☐ I DO support the application for local historic district zoning designation.

☒ I DO NOT support the application for local historic district zoning designation.

Signature

Date

1/29/18

BALLOT TO INITIATE "HD" ZONING

I, Pedro Elizondo, owner of
802 Pressler / 50 x 103 FT LOT 3 DIVISION 2 (Legal Description),

hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic District.

☐ I DO support the application for local historic district zoning designation.

☒ I DO NOT support the application for local historic district zoning designation.

Signature

Date