

ZONING CHANGE REVIEW SHEET**CASE NUMBER:** C14H-2018-0013**HLC DATE:**

February 26, 2018

PC DATE:

March 27, 2018

APPLICANTS: Denise Younger**HISTORIC NAME:** Smoot/Terrace Park Historic District**WATERSHED:** Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: Roughly bounded by Pressler Street on the east, including the parcels on both sides of the street; W. 9th Street on the north, including the parcels on both sides of the street; W. 6th Street on the south, including only the parcels on the north side of the street; and Highland Avenue on the west, including the parcels on both sides of the 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 Smoot/Terrace Park Historic District.

QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION: The nomination for the Smoot/Terrace Park Historic District meets all Code requirements for the formation of a historic district.

HISTORIC LANDMARK COMMISSION ACTION: Recommended adding historic district area combining district (HD) overlay to the existing base zoning, with staff recommendations. Vote: 6-2. Commissioners Papavasiliou and Peyton were opposed.

Note: The Historic Landmark Commission recommended adding the West Austin Neighborhood Park to the historic district. However, since the Notice of Public Hearing only included properties within 500' of the originally proposed boundaries, those original boundaries are the subject of the Planning Commission and Council hearings.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The proposed Smoot/Terrace Park Historic District includes development from multiple periods of Austin's history, from 19th-century homesteads for prosperous landowners to early- and mid-20th century homes for middle-class Austinites. The district was developed on land originally settled by James H. Raymond, an early Treasurer of both the Republic of Texas and the State of Texas. Five country estates built in the Italianate style comprised the earliest development; all of these homestead buildings are City of Austin landmarks. In the early 20th century, property owners began creating subdivisions for development, beginning with the Wendlandt Subdivision in 1911 and Terrace Park (from the subdivision of the Johnson estate) in 1913. Single-family homes in the Craftsman style were constructed to house new residents, largely middle-class families. These residents were able to take advantage of the West Line streetcar that ran along the present-day W. 6th Street. Between 1921 and 1935, the construction of Pressler Street opened up additional lots for development. As with the earlier swell of development, middle-class families with occupations such as shopkeepers, repairmen, and office workers purchased the lots. They constructed somewhat simpler single-family homes with period

Revival influences. The prevailing architectural styles within the district are Italianate, Craftsman, and Colonial and Classical Revival, roughly corresponding with the period of construction.

The City held three community workshops to discuss the draft design standards for the district; the proposed standards reflect the comments and concerns raised at the workshops and raised through outreach efforts from the applicant. The applicant conducted additional outreach through flyers and updates via email, postal mailing, and a website that contained the application, relevant information regarding local historic districts, and emailed communications to neighbors.

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
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Old West Austin Neighborhood
Association

Old West Austin Neighborhood Plan
Contact Team
Preservation Austin
SELTexas
Save Barton Creek Association
Shoal Creek Conservancy
Sierra Club, Austin Regional Group

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 125 resources, of which 87 (70%) are contributing to the historic district. The nomination for creation of the historic district has the demonstrated support of the owners of 57% of the land area 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: The proposed historic district contains residential and commercial properties, as well as a museum.

CONDITION: N/A

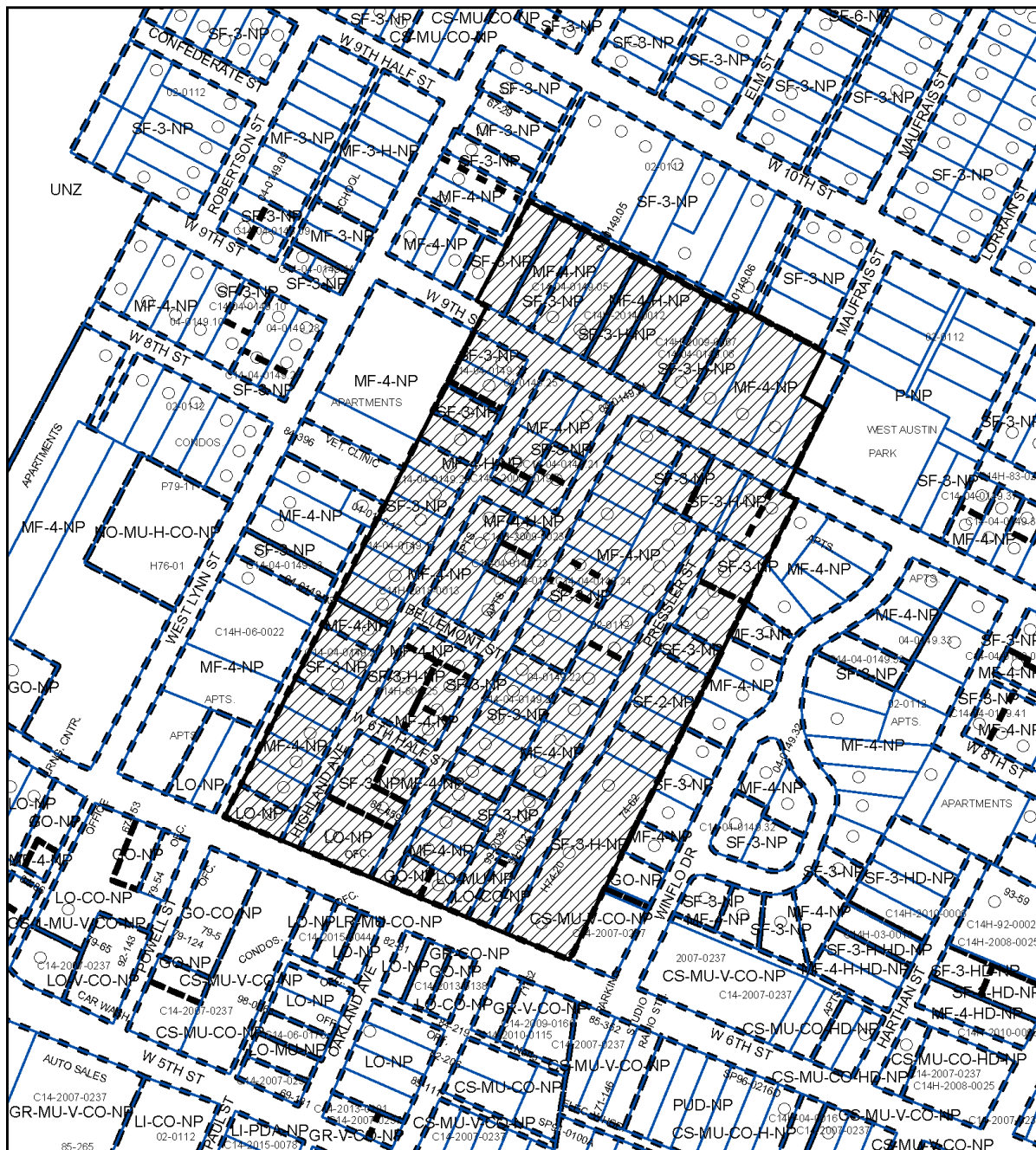
PRESENT OWNERS: See attached appendix.

DATE BUILT: The period of significance for the proposed Smoot/Terrace Park Historic District begins in 1877 with the construction of four homestead houses within the proposed district boundaries, and ends in 1945.

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

ORIGINAL OWNER(S): N/A




OTHER HISTORICAL DESIGNATIONS: There are ten City of Austin historic landmarks within the proposed historic district.



ZONING

Zoning Case: C14H-2018-0013



-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

$$1'' = 250'$$

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.



PUBLIC HEARING INFORMATION

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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/planning.

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-2018-0013
Contact: Cara Bertron, 512-974-1446
Public Hearing: March 27, 2018, Planning Commission
May 10, 2018, City Council

Sara Kennedy - Mark Fries

Your Name (please print)

☒ I am in favor
☐ I object

606 Highland Ave Garden Apt

Your address(es) affected by this application

Sara Kennedy Mark Fries

Signature

3-19-18

Date

Daytime Telephone: Sara 347-228-2678

Comments:

Mark

512-565-7731

Having lived in other public districts we love the benefits.

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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Contact: Cara Bertron, 512-974-1446

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

CHRIS SCHORRE

Your Name (please print)

717 Brownlee Circle

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor
☐ I object

3/17/2018

Date

Daytime Telephone: *512-731-1520*

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

Old West Austin Neighborhood Association
P.O.Box 2724
Austin, TX 78768

March 22, 2018

To: Members of City Council, the Planning Commission, the Historic Landmark Commission
and Staff

RE: Smoot / Terrace Park Local Historic District

Dear Members of City Council, the Planning Commission, the Historic Landmark Commission
and Staff,

The Old West Austin Neighborhood Association (OWANA) voted at our March general
membership meeting to support implementation of the Smoot / Terrace Park Local Historic
District consisting of Highland, Oakland, and Pressler Streets between 6th Street and 9th Street,
including the north side of 6th Street and both sides of 9th Street between Highland and Pressler.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shawn Shillington', with a stylized, flowing script.

Shawn Shillington
President of OWANA

March 26, 2018

City of Austin Planning Commission
505 Barton Springs Road
Austin, TX 78704
Sent via E-mail

Re: Smoot/Terrace Park Local Historic District

Dear Commissioners:

Preservation Austin respectfully requests your support for the designation of the Smoot/Terrace Park Place Local Historic District. In establishing the Local Historic District program, Austin's City Council has endorsed the Local Historic Districts mechanism to preserve the unique character of Austin's historic neighborhoods, and to create an alternative to the ad hoc designation of individual landmark structures. Preservation Austin believes that the establishment of Local Historic Districts is the best means to preserve the treasured and unique heritage of our City.

Located in Central Austin, the boundaries of the Smoot/Terrace Park Historic District are encompassed by the larger West Line National Register Historic District. The Smoot/Terrace Park Historic District consists of a portion of the 200 acres of land just west of downtown Austin and Shoal Creek settled by James H. Raymond. Raymond served as Treasurer of both the Republic and the State of Texas and later became a well-known banker in Austin. Four different country estates were built on large parcels within the boundaries of the Smoot/Terrace Park Historic District. Today, all four are historic landmarks: the Smoot House (1613 W. 6th Street), the Johnson House (1412 W. 6 ½ Street), the William Pillow House (1407 W. 9th Street), and the Ben Pillow House (1403 W. 9th Street). The remainder of the area was developed between 1911 and 1935 by middle-class families. The predominate style of these houses is Craftsman bungalow with some of the houses featuring Colonial and Classical Revival elements.

The proposed historic district is part of an already established National Register Historic District. Local designation of this area help to further ensure the preservation and stabilization of the neighborhood. We are impressed with the work that led to the Smoot/Terrace Park Local Historic District nomination. The neighborhood has done extensive outreach to every property owner, meeting in small groups, one-on-one and through mailings and a website to explain the design standards as well as benefits and responsibilities of a Local Historic District. The applicants have responded to concerns of property owners and incorporated feedback into their proposed Design Standards. The nomination criteria are clearly stated, and the proposed district on all counts meets the criteria for acceptance.

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

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

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

Designation of the Smoot/Terrace Park Local Historic District plays a key part in meeting that goal.

For 65 years, Preservation Austin has been the leading protector of Austin’s diverse cultural heritage through the preservation of historic treasures and places. As such, we believe that learning from and celebrating our past while planning for and creating the future enhances livability and a sense of identity for our city. The Smoot/Terrace Park neighborhood takes great pride in its historic character and has actively worked to educate the public about its history.

Instituting Local Historic Districts is a goal of our City, and we hope you will take this opportunity to recommend City Council's approval of this application. Thank you for your many hours of hard work to make Austin a better place for us all.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Johnson", followed by a period.

Ken Johnson
President, Preservation Austin

Bertron, Cara

From: Bryan Bayerdorffer [REDACTED]
Sent: Wednesday, March 21, 2018 2:46 PM
To: Bertron, Cara
Subject: C14H-2018-0013 (in favor)

Bryan Bayerdorffer
1502 W 9th St
512 763 7943

As a resident for 23 years of Old West Austin and the West Line national register historic district, I strongly support the establishment of the Smoot Terrace Park Local Historic District.

I believe that preservation of the historic character of contributing buildings and new construction that is compatible in design is beneficial to the economic values of both contributing and non-contributing properties. It also promotes the stability of the proposed historic district and the neighborhood that surrounds it as a residential area that is attractive to families, which helps to maintain a viable population of students for Mathews Elementary School, which is the hub and heart of Old West Austin for many of us.

The neighborhood we have now is the neighborhood that we want to keep. Rapid redevelopment and densification is incompatible with a neighborhood that was founded over a century ago. The local historic district gives us collective, local control to ensure that change happens at a measured pace.

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Contact: Cara Bertron, 512-974-1446
Public Hearing: March 27, 2018, Planning Commission
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Sara Kennedy - Mark Fries

Your Name (please print)

606 Highland Ave Garden Apt

Your address(es) affected by this application

Sara Kennedy Mark Fries

Signature

☒ I am in favor
☐ I object

3-19-18

Date

Daytime Telephone: 512-347-228-2678

Comments:

Mark

512-565-7731

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Case Number: C14H-2018-0013

Contact: Cara Bertron, 512-974-1446

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

CHRIS SCHORRE

Your Name (please print)

717 Brownlee Circle

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor
☐ I object

3/17/2018

Date

Daytime Telephone: *512-731-1520*

Comments:

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Planning and Zoning Department

Cara Bertron

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14H-2018-0013

Contact: Cara Bertron, 512-974-1446

Public Hearing: March 27, 2018, Planning Commission

May 10, 2018, City Council

Jonathan Buck

Your Name (please print)

610 Pressler St.

☒ I am in favor
☐ I object

Your address(es) affected by this application

7 - 13 - 14

Signature

3/22/18

Date

Daytime Telephone: 512-619-7171

Comments: We approve the proposed LHD and design standards. Our neighborhood has an important, rich history; and the proposed LHD helps keep the neighborhood's unique character intact. And, we feel it will maximize property values in the neighborhood and prevent development that erodes the character of the neighborhood.

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

Bertron, Cara

From: Frank Lynn [REDACTED]
Sent: Friday, March 23, 2018 10:42 AM
To: Bertron, Cara
Subject: C14H-2018_0013

We support the application.
Frank & Jane Lynn
616 Pressler

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's historic review process, visit our website: <https://www.austintexas.gov/department/historic-preservation>.

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Case Number(s): Error! Reference source not found. Error! Reference source not found. Error! Reference source not found. Error! Reference source not found.

Contact: Cara Brenton, 512-974-1446

Public Hearing: March 26, 2018, Historic Landmark Commission

☒ I am in favor
☐ I object

Michael GAGARIN
Your Name (please print)

1506 West 9th ST.
Your address(es) affected by this application

Michael Gagarin 3/20/18
Signature Date

Comments: I strongly support
this plan for the Historic
District.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Zoning Department

Cara Brenton

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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Case Number: C14H-2018-0013

Contact: Cara Bertron, 512-974-1446

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

DONNA D. CARTER

Your Name (please print)

1506 W. 9th ST

Your address(es) affected by this application

Donna D. Carter

Signature

21 MAR 2018

Date

Daytime Telephone: 512-476-1812

Comments:

The LHO provides a needed tool
to evaluate demolition requests,
new infill and other modernizations
within the context of the
neighborhood fabric.

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City of Austin

Planning and Zoning Department

Cara Bertron

P. O. Box 1088

Austin, TX 78767-8810

Bertron, Cara

From: Perry Heitman [REDACTED]
Sent: Friday, March 23, 2018 7:23 AM
To: Bertron, Cara
Subject: Subject: C14H-2018-0013

Ms. Bertron,

I write to express my support for the Smoot Terrace Park Local Historic District (the "LHD").

My husband and I moved into the neighborhood on Pressler Street just over five years ago. I have been engaged with my neighbors through the OWANA neighborhood association and an informal association of Pressler Street neighbors. Both groups advocate to better the OWANA neighborhood consistent with the Old West Austin Neighborhood Plan. I believe the LHD is critical to achieving the goals of that plan.

Over the past five years I have witnessed numerous demolitions of homes that were judged to be contributing to the historic fabric of our neighborhood. Without the LHD, the older homes that contribute to the unique character of our neighborhood will be demolished and our neighborhood changed forever-for the worse.

Please convey my support to the members of the Planning Commission when they convene on March 27th to approve or reject the LHD. Thank you.

Regards,

Perry Heitman
804 Pressler Street
Austin, TX 78703

Bertron, Cara

From: [REDACTED]
Sent: Monday, March 26, 2018 7:58 PM
To: Bertron, Cara
Cc: frieda
Subject: C14H-2018 -0013

Dear Cara,

We are in favor for LHD Smoot/Terrace Park Historic District

Frieda Pangestu & Peter Hofstee

704 Pressler Street

Day time phone: 512 479 7044

Comments:

When my husband, our one year old son and I moved to Austin, we chose to live in Clarksville neighborhood over 21 years ago for the unique character, charm and beauty of the neighborhood, instead in one of those areas with a 'gated' community feel where every house looks the same, which has been growing all over Austin since the time we moved here. At that time downtown Austin wasn't as developed as it is now. Not long after we moved in to our house, we found out from Ms. Smoot who moved to the house across from us, that our land was part of the Smoot family ground. We felt it was special, even though we found out that our house was moved from somewhere...and probably not everything of the house is original, like our brick porch as it looks a bit odd compare to other houses in Clarksville.

From the moment we started living here, I feel the friendly, the connectedness of the neighborhood. We felt it is a luxury to be close to a public school, neighborhood stores, a park, a fire station that all are located within a stone throw where we can just walk everyday and feel safe. As a Mom, I walked and strolled our son a few times a week all the way to Pease Park from home passing the friendly neighborhood and greeted and was greeted by familiar residents within this neighborhood. As our son grew, and attended Mathews Elementary, he and I felt we were like living in an almost in a charm of Mr. Roger neighborhood. It was an amazing feeling to walk him to and from school and met many kids walked by their parents on the way to school. I felt safe when I let him walk home by himself when he was in 5th grade.

We are in support of this to prevent the houses in the neighborhood being bought up by greedy rich developers who would buy up many properties, perhaps one at a time and turn them to more future condominiums, as it is now happening to the several properties next to the neighborhood park on 9th Street. That will not only changed the use of property, but the character, also the feel of almost Mr. Roger neighborhood will be lost is we start having more multifamily dwellings like that huge out of scale out of context condominium with its back facing 9th Street that was built some years ago.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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/planning.

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-2018-0013

Contact: Cara Bertron, 512-974-1446

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

Nancy Wilson

Your Name (please print)

702 Pressler St.

Your address(es) affected by this application

Nancy Wilson

Signature

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

3/28/18

Date

Daytime Telephone: *512-627-8274*

Comments:

*I am in favor of Local
 Historic District designations
 for Smoot/Terrace Park Historic
 District*

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

M E M O R A N D U M

From: Cara Bertron, Deputy Preservation Officer
To: Chair Stephen Oliver and Planning Commission members
Subject: Smoot/Terrace Park Historic District application
Date: April 4, 2018

The Historic Landmark Commission requested the following changes to the Smoot/Terrace Park Historic District application at its February 26, 2018 meeting:

- 1) Add information about architects and builders within the district, if possible;
- 2) Provide a rationale for the period of significance;
- 3) Provide a methodology for how properties were assessed for contributing and non-contributing statuses, including an explanation of how integrity factored in; and
- 4) Correct inconsistencies on survey forms, particularly noting where prior documentation existed and any previous assessment of contributing or non-contributing status.

From: Ranjini Chandirakanthan [

Sent: Thursday, April 05, 2018 8:40 AM

To: Bertron, Cara; Simmons, Lee; Rivera, Andrew; Sadowsky, Steve

Cc: Charisse Castagnoli

Subject: Fw: Objection to Case Number: C14H-2018-0013, Planning Commission Public Hearing Scheduled for March 27, 2018

Hi Cara,

I do not see my objection below on the Planning Commission website. As you can see from the date stamp, it was clearly submitted in time per the notice from the City of Austin.

Here are examples of how this LHD nomination is not fair and not transparent due to material misrepresentations:

1. Objections are not and continue to not be included in public hearings. For example:

a. all the objections to the HLC were not submitted to the HLC public website or to the commissioners printed books, except for mine

b. my objection to the Planning Commissioners below is not included in the Planning Commission website

2. 809 Pressler is listed as contributing. Per the plain English reading of the nomination form 809 Pressler is non-contributing

3. The city refuses to change 809 Pressler to non-contributing despite my following the city's instructions

4. The survey of 809 Pressler is materially incorrect and now a part of public records

5. The city has not explained that the restrictions of the LHD imposes severe restrictions on contributing, non-landmark homes with nearly no additional restriction to non-contributing and landmark homes. The summaries provided by the city are biased and do not fairly represent the plain English of the nomination

6. The applicant has not included me in any of the neighborhood emails. The applicant also misrepresented my email to her in the HLC rebuttal. I will send the email she referred to in the next email

I walk to work and see all the construction in my area that this LHD will not allow on my home, including the work directly behind my home and soon to be directly in front of my home. The LHD is discriminatory.

Respectfully, Ranjini

----- Forwarded Message -----

From: Ranjini Chandirakanthan

To: bc-Stephen.Oliver@austintexas.gov <bc-Stephen.Oliver@austintexas.gov>; bc-James.Schissler@austintexas.gov <bc-James.Schissler@austintexas.gov>; bc-James.Shieh@austintexas.gov <bc-James.Shieh@austintexas.gov>; bc-Fayez.Kazi@austintexas.gov <bc-Fayez.Kazi@austintexas.gov>; bc-Greg.Anderson@austintexas.gov <bc-Greg.Anderson@austintexas.gov>; bc-William.Burkhardt@austintexas.gov <bc-William.Burkhardt@austintexas.gov>; bc-Angela.DeHoyosHart@austintexas.gov <bc-Angela.DeHoyosHart@austintexas.gov>; BC-Conor.Kenny@austintexas.gov <BC-Conor.Kenny@austintexas.gov>; bc-Karen.McGraw@austintexas.gov <bc-Karen.McGraw@austintexas.gov>; bc-Tom.Nuckols@austintexas.gov <bc-Tom.Nuckols@austintexas.gov>; bc-Patricia.Seeger@austintexas.gov <bc-Patricia.Seeger@austintexas.gov>; bc-todd.shaw@austintexas.gov <bc-todd.shaw@austintexas.gov>; BC-Ann.Teich@austintexas.gov <BC-Ann.Teich@austintexas.gov>; bc-Jeffrey.Thompson@austintexas.gov <bc-Jeffrey.Thompson@austintexas.gov>; bc-Trinity.White@austintexas.gov <bc-Trinity.White@austintexas.gov>

Cc: Cara Bertron <cara.bertron@austintexas.gov>; Andrew Rivera <andrew.rivera@austintexas.gov>; Charisse Castagnoli <

Sent: Monday, March 26, 2018, 11:57:43 AM CDT

Subject: Objection to Case Number: C14H-2018-0013, Planning Commission Public Hearing Scheduled for March 27, 2018

Objection to Case Number: C14H-2018-0013, proposed Smoot-Terrace Park Historic District

Planning Commission Public Hearing Scheduled for March 27, 2018

Ranjini Chandirakanthan

Homeowner

809 Pressler Street

Austin, TX 78703

415-713-0499

Dear Austin Planning Commission:

Please vote no on case C14H-2018-0013, proposed Smoot-Terrace Park Historic District (Local Historic District or LHD). My main objections are:

1. The city, specifically the Historic Preservation Office, has not taken an objective interpretation of the nomination form and moved 809 Pressler to non-contributing

Attached is the 2017 survey of 809 Pressler provided in the nomination. The house does not have wood with wood siding and as a result meets the standard of non-contributing per the nomination form. 809 Pressler has fiber cement siding and asbestos. Experts say that the siding was replaced in the 1950s or 1960s, after the period of significance.

Excerpt from the nomination form, section 3:

What are the main reasons buildings were determined to be noncontributing to the district?

Most noncontributing buildings are not of historic age (built outside the period of significance), while others that are historic age have had significant amounts of materials and features replaced—typically exterior wall materials and porch features—or have been altered due to additions and roof modifications.

Excerpt from the nomination form, section 6:

Materials

Except for the two Victorian brick houses, all contributing buildings in the district were constructed of wood with wood siding

I asked the Historic Preservation Office to move 809 Pressler to non-contributing several times, often with no response, see emails attached. The Historic Preservation Office staff visited my home on Monday, March 19, 2018 and verbally admitted that fiber cement siding and asbestos was not a common siding material in the period of significance in the LHD. On March 20, 2018 the same staff wrote a letter recommending certain homes move from contributing to non-contributing, but did not move 809 Pressler to non-contributing.

At the meeting at my home, staff recommended I speak to restoration professionals about repairing versus replacing my windows. I followed staff instructions and called the recommended restoration professional that informed me that the siding was not original. While thankful to receive the recommendation, I was surprised that city staff made a recommendation for a contractor. In past historic in Coral Gables, FL, the city did not provide contractor recommendations so as to avoid special favors and kickbacks.

I am trying to correct the record immediately as this scheduled for final public hearing on May 10, 2018, spending a great amount of time and expense. I did not make the LHD request, a non-contributing applicant and the city did. The fact that the city does not provide timely responses on requests indicates that the city may be rushing into a program for which it is under resourced.

2. The proposed LHD gives subjective and ambiguous power to the city to interpret the LHD restrictions. Furthermore, the restrictions are discriminatory, too costly, and not environmentally conscience

The restrictions of the LHD for contributing properties is to repair, not replace, front exterior walls, doors, window, porches, and roof.

Replacement is allowed if the Historic Preservation Office allows the replacement because of deterioration beyond repair. Given that the Historic Preservation Office will not objectively review my home, as explained in 1. above, I can only assume that I will not be able to replace my front exterior walls, door, or windows.

According to the Historic Preservation Office, my home has asbestos siding. I do not want to add this toxic material to my home. Furthermore it is not an authentic feature of my home, from the period of significance (see explanation above).

According to the window restoration professional recommended by the Historic Preservation Office, the windows on 809 Pressler are “depression era windows” and will never have the environmental efficiency of a new window that will look exactly the same from the street. The cost to restore a window on my home is a minimum of \$2,000, and excludes the cost of repairs to deteriorating windows, any solar film, and any storm window. Even with storm windows and solar films, the windows will not be as energy efficient as new windows. The Historic Preservation Office staff already told me to look at repair and that my windows look fine, despite my providing experts to support the deterioration and need for replacement for environmental efficiency (see emails).

Further, the repair requirement for only the front and 15 feet back was presented as a feature of the LHD – as a homeowner and citizen of the neighborhood, I do not want a patchwork of siding and windows.

I was told the applicant, a non-contributing homeowner, who sought comments from landmark homeowners and non-contributing homeowners, all of whom bear nearly no consequence from the new restrictions, assembled these restrictions. Only 4 of 20+ homes on Pressler Street are contributing. It is

discriminatory for contributing homes on Pressler Street to bear the expensive and environmentally unsound repair requirements while the majority of homes have nearly no restrictions (e.g. these 20+ homes can get the latest and less costly to maintain, energy-efficient window technology at any time). The more costly repair versus replace requirements are likely required on the very population who cannot afford the expense of historic restoration (non-landmark), for example myself.

3. The survey of 809 Pressler is materially incorrect as it fails to identify material alterations after 1945, the end period of significance

The applicant, a non-contributing homeowner at 700 Pressler Street, commissioned the survey for the LHD in 2017, 70 years after the period of significance. I understand that my home is key to keeping this LHD – as only 4 of 20+ homes on Pressler Street contribute, as a result, there is likely a survey bias. The material misrepresentations in the 809 Pressler survey, attached, are:

a. The siding was altered. According to the Historic Preservation Officer, the restoration professional recommended by the Historic Preservation Officer, many contractors, and my realtor, fiber cement siding with asbestos was not a building material used in the 1930s and 1940s in Austin.

b. According to the restoration professional recommended by the Historic Preservation Officer, the windows did not have the solar panels shown in the survey. Instead the windows had wood exterior screens as the house did not have air conditioning. There is no proof that the windows are original – I see very few with “historic” windows with lites in my neighborhood.

4. The staff letter dated March 20 states that there will be clarifications to the design standards by Council, specifically to "minor corrections to property survey forms". That is too late in the process and too vague

What may be minor to the city may be material to a homeowner like me who will bear the cost and the restriction, and furthermore correcting at this point does not allow for proper review and comment by the public.

5. The city, specifically the Historic Preservation Office, under the color of government authority, has misrepresented the transparency of the process

For example, I am not included in the neighborhood emails. I will provide 100% of my emails with the applicant as evidence if requested.

As another example, my neighbor brought to my attention this misleading representation in the community outreach. The LHD has restrictions for new construction, which are clearly non-contributing structures, the FAQs suggests that there are no restrictions.

Excerpt, FAQs on the LHD website:

Do the design standards apply to non-contributing structures within the district?

No. The only time that the design standards could be applied to non-contributing structures within the district is when a property owner seeks to restore the historic appearance of the structure so that it could contribute to the character of the district.

If I had known of this proposed LHD, I would not have purchased 809 Pressler. I purchased on the home on December 29, 2017 and learned about the LHD from my neighbors on January 21, 2018. I speak from experience having been a historic homeowner who has restored the exterior of homes in San Francisco and Coral Gables, FL. These cities had developed historic zoning programs. This LHD does not promote historic preservation. I am hopeful that the Historic Preservation Office gets the proper resources and community support to promote thoughtful preservation. I would be pleased to assist, including making an introduction to the Historic Preservation Office in Coral Gables, FL.

Please vote no on case C14H-2018-0013, proposed Smoot-Terrace Park Historic District.

Respectfully submitted,

Ranjini Chandirakanthan

Homeowner, 809 Pressler

3/25/2018

Print Window

Subject: Re: RE: RE: RE: 809 Pressler non contributing, Case Number C14H-2018-0013, scheduled for Public Hearing on February 26, 2018 to the Historic Land Commission.

From: ranjini [REDACTED]
To: Steve.Sadowsky@austintexas.gov; Cara.Bertron@austintexas.gov
Cc: charisse [REDACTED]
Date: Tuesday, March 20, 2018, 6:43:49 PM CDT

Hi Cara and Steve,

Sorry for the multiple messages. Continuing the message from below.

Thank you for suggesting speaking to [REDACTED] at [REDACTED]. I am so excited to learn more about my home and hopefully restore to it to its original beauty - which will take time and look different from what it looks like now.

I shared the attached picture with [REDACTED]. He noted the following:

1. the siding is definitely not original, it was added in the 50s/60s. He took similar siding off of his home and sanded the original siding down and painted it. He says it looks much nicer
2. the house is missing the wood screens that are so prominent in homes of the period. He said the house definitely had wood screens as there was no air conditioning in 1935
3. the house has depression era windows, so the quality is not like 1900
4. the cost to restore the windows is approximately \$2K per window - that does not include any storm windows, sun film, or wood screens. The restoration may look beautiful, but it will not have the energy efficiency of new windows, and I will be the only one that will know (you will not be able to tell the difference from the road).

I hope I have provided you with enough information to move the house to non-contributing. By moving to non-contributing, I will have the opportunity to research the home over time and bring it back to its original beauty (like the couple in Sunday's paper).

Please let me know the next step in the process.

Many thanks, Ranjini

On Monday, March 19, 2018, 6:10:40 PM CDT, Ranjini Chandirakanthan <ranjinic@yahoo.com> wrote:

Steve and Cara,

Thank you so much for coming out and seeing my home today.

Thank you for the advice on window repair. I will check it out. I already left a message for [REDACTED] [REDACTED] at [REDACTED]. I believe I wrote the wrong name down for the second firm -

3/25/2018

Print Window

I couldn't find a [REDACTED] or [REDACTED]. Could you please resend the name?

As I hope you can see, every contractor that comes by the house and my realtor do not believe that the shingles are original. Further, they do not believe that shingles like these were used in Austin in 1945. Clearly the house does not have wood siding. This fact base should eliminate the house as contributing per the application / nomination form.

Excerpt from the nomination form, section 3:

What are the main reasons buildings were determined to be noncontributing to the district?

Most noncontributing buildings are not of historic age (built outside the period of significance), while others that are historic age have had significant amounts of materials and features replaced—typically exterior wall materials and porch features—or have been altered due to additions and roof modifications.

Excerpt from the nomination form, section 6:

Materials

Except for the two Victorian brick houses, all contributing buildings in the district were constructed of wood with wood siding

Please let me know the next steps in the process.

Thank you! Ranjini

Ranjini Chandirakanthan

[REDACTED]
[REDACTED]

On Thursday, March 15, 2018, 3:29:23 PM CDT, Bertron, Cara <Cara.Bertron@austintexas.gov> wrote:

Hi Ranjini,

Confirming 3 p.m. on Monday 3/19. See you then—

3/25/2018

Print Window

Cara

Cara Bertron

Senior Planner / Deputy Historic Preservation Officer

City of Austin Planning and Zoning Department

(512) 974-1446 / cara.bertron@austintexas.gov

From: Ranjini Chandirakanthan [mailto: [REDACTED]]

Sent: Thursday, March 15, 2018 2:48 PM

To: Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Bertron, Cara <Cara.Bertron@austintexas.gov>

Cc: Charisse Castagnoli [REDACTED]

Subject: Re: RE: RE: 809 Pressler non contributing, Case Number C14H-2018-0013, scheduled for Public Hearing on February 26, 2018 to the Historic Land Commission.

I can make 3 pm on Monday work. Please confirm that 3 pm works for you.

Thank you. I look forward to seeing you then.

Ranjini

On Thursday, March 15, 2018, 2:02:53 PM CDT, Bertron, Cara <Cara.Bertron@austintexas.gov> wrote:

Hi Ranjini,

Thanks for your email. Steve and I can come look at your property this Monday 3/19 after 2 p.m. to discuss contributing/non-contributing status. Is there a time convenient for you that afternoon?

Cara

Cara Bertron

Senior Planner / Deputy Historic Preservation Officer

3/25/2018

Print Window

City of Austin Planning and Zoning Department

(512) 974-1446 / cara.bertron@austintexas.gov

From: Ranjini Chandirakanthan [mailto: [REDACTED]]

Sent: Thursday, March 15, 2018 7:36 AM

To: Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Bertron, Cara <Cara.Bertron@austintexas.gov>

Cc: Charisse Castagnoli < [REDACTED] >

Subject: Re: RE: 809 Pressler non contributing, Case Number C14H-2018-0013, scheduled for Public Hearing on February 26, 2018 to the Historic Land Commission.

Cara,

Please move my home to non-contributing. Or please provide evidence that 809 Pressler should be contributing with actual evidence from 1945, for example a picture.

I appreciate you are busy, but I am trying to save my home and time is limited. I didn't ask for the LHD or have any input in the restrictions. In fact, my viewpoint was squashed by my neighbors - I can show you the email. I am supportive of historic preservation, just not restrictions of this particular LHD.

Please know that the multi-family home directly behind me (on Winflo) is now getting new windows, doors and siding. 802 Pressler, directly in front of me, will soon be demolished. So it is unclear to me how my home, in the middle, will help historic preservation with the repair restrictions of this LHD.

Please reconsider your support for this LHD. Replacing windows, doors, and siding with energy efficient materials would add to the character of the neighborhood, help conserve energy, and provide comfort to citizens, comfort that the majority of citizens on Pressler Street enjoy (there are only 4 of 20+ homes on Pressler Street that contribute and many homes were built in the 2000s). To make matters worse, Texas Gas told me how energy inefficient my home is because of the windows and that I am in a low flow area, so I share the gas line with my neighbors in energy efficient homes.

I am again inviting you to the house so I can point out where the contractors believe the facade of home was significantly altered and to show you how energy inefficient the home is. And so you can see how Pressler Street does not have the historic character of 1945 as the LHD claims to maintain.

Thank you, Ranjini

[REDACTED]

3/25/2018

Print Window

On Monday, March 5, 2018, 1:01:30 PM CST, Ranjini Chandirakanth :

Hi Cara,

I hope you had a good day out of the office.

From my prior historic home ownership, I know photographs and visible aspects to the house can help in preservation. Your seven aspects of integrity is not my experience as a home owner.

In my prior home the historic preservation office provided a 1940s photograph and the historic preservation officer visited my home and helped me assess what to do to preserve the historic character.

I invite you and the consultant to my home. Most contractors (who have more experience with Austin homes than I) do not believe the siding and the facade of the home to be original.

I await your further investigation.

Best, Ranjini

Ranjini Chandirakanthan

[REDACTED]
[REDACTED]

On Thursday, March 1, 2018, 5:47:17 PM CST, Bertron, Cara <Cara.Bertron@austintexas.gov> wrote:

3/25/2018

Print Window

Hi Ranjini,

- a) I believe the wood siding refers to the original building construction, but will check with the consultant on this.
- b) Wood-sash windows and a paneled wood door are visible behind the solar screens and screen door on the survey photograph (see attached).
- c) (and d) Changes to pillars and new skirting do not render a house non-contributing. You're probably familiar with the seven aspects of integrity (location, setting, design, materials, craftsmanship, feeling, and association) from your previous preservation experience; we use those to assess contributing/non-contributing status. 809 Pressler appears to retain a high degree of integrity.

I hope this is helpful. I'll be out of the office tomorrow but will do my best to answer any follow-up questions early next week. Sorry for the delay—as is probably becoming apparent to you, we're a very small staff stretched across a lot of work.

Cara

Cara Bertron

Senior Planner / Deputy Historic Preservation Officer

City of Austin Planning and Zoning Department

(512) 974-1446 / cara.bertron@austintexas.gov

From: Ranjini Chandirakanthan [

Sent: Saturday, February 24, 2018 6:26 PM

To: Bertron, Cara <Cara.Bertron@austintexas.gov>; Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>

Cc: Charisse Castagnoli <

Subject: 809 Pressler non contributing, Case number C14H-2018-0013, scheduled for Public Hearing on February 26, 2018 to the Historic Land Commission.

Cara,

I saw the staff recommendation that certain homes be moved from contributing to non contributing.

I stated the arguments why 809 Pressler should be non contributing. I included the arguments again below.

Please let me know why staff is not recommending that 809 Pressler is non contributing.

3/25/2018

Print Window

Respectfully submitted,

Ranjini Chandirakanthan

Home owner 809 Pressler

Case Number C14H-2018-0013, scheduled for Public Hearing on February 26, 2018 to the Historic Land Commission.

All pages below refer Permit/Case: 2018-011195 ZC, Case Number: C14H-2018-0013, "Formal Submittal 1/31/2018."

809 Pressler should not be a contributing resource for the Smoot/Terrace Park Historic District ("LHD")

809 Pressler does not have the characteristics of a contributing home, as you can see on the survey, page 155.

a. Per page 6, "all contributing buildings in the district were constructed of wood with wood siding." The survey of 809 Pressler lists the exterior wall materials as "Fiber cement siding"

b. Per page 6, "Windows and doors from all time periods were constructed of wood..." The survey of 809 Pressler shows the door covered with a screen door and the windows covered with solar screens.

c. Standing on the porch I can see were there were changes to the pillars of the porch.

d. The skirt of the house was replaced by me with a permit because the skirt cracked when the foundation was repaired.

I have not been provided with a picture or any evidence to validate that 809 Pressler is in fact what it looked like in the period of significance. I owned a 1920s home in a local historic district (Coral Gables, FL) and the historic preservation office had a picture of my home in the 1940s.

To provide a survey of 809 Pressler 70 years after the period of significance, claiming that the home had no visible alterations is evidentiary weak and likely incorrect. Without actual evidence of the design, construction, and

3/25/2018

Print Window

appearance in the period of significance, the LHD fails on its face to accomplish the purported objectives, and it will be impossible for the Historic Preservation Office to apply the standards consistent with due process to any requested changes, as the lack of clear evidence of the actual historic character has not been shown to exist in the current standard.



809 Pressler front.jpg
152kB

809 PRESSLER ST



Date recorded: Oct 2017

Image ID: 7845

Coordinates: 30.2758452, -97.7587201

IDENTIFICATION

CAD Parcel ID	106776
Legal description	50X103 FT OLT 3 DIVISION Z
Acreage	0.1134
Building name	None
Identification notes	None

INTEGRITY

Alterations	None visible
Additions	None visible
Integrity notes	None

HISTORY

History notes	None
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CLASSIFICATION

Current use	Residential
Original use	Residential
Year built	1935
Source for year built	West Line National Register Historic District nomination
Type	Single-family house
Form	Massed plan
Stylistic influences	Classical Revival

PRIOR DOCUMENTATION

Prior designations	Contributing to a NRHP district
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LOCAL RECOMMENDATIONS

Recommended local designations	Recommended contributing to a local historic district
Local recommendation notes	None

DESCRIPTION

Stories	2
Roof form	Side-gabled
Exterior wall materials	Fiber cement siding (Asbestos)