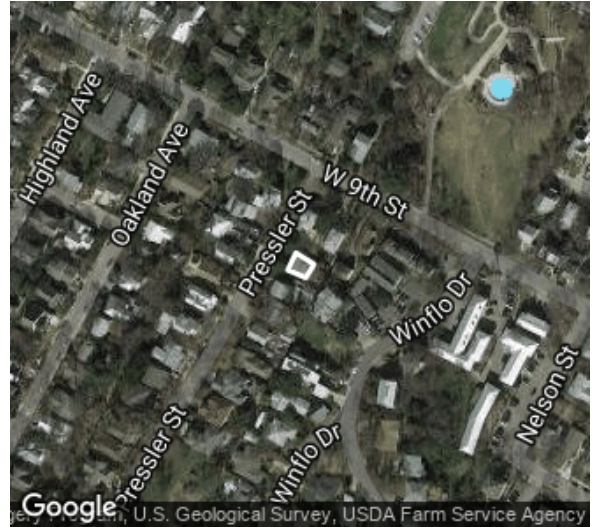




Oct 2017

811 PRESSLER ST



Date recorded: Oct 2017

Image ID: 7849

Coordinates: 30.2759761, -97.7586234

IDENTIFICATION

CAD Parcel ID	106777
Legal description	50X103 FT OLT 3 DIVISION Z
Acreage	0.1106
Building name	None
Identification notes	None

INTEGRITY

Alterations	Siding replaced
Additions	None visible
Integrity notes	None

HISTORY

History notes	None
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CLASSIFICATION

Current use	Residential
Original use	Residential
Year built	1930
Source for year built	West Line National Register Historic District nomination
Type	Single-family house
Form	Hall-and-parlor
Stylistic influences	Minimal Traditional

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	1
Roof form	Side-gabled
Exterior wall materials	Fiber cement siding (Asbestos)

811 PRESSLER ST



Oct 2017

811 PRESSLER ST



Oct 2017

DESIGN STANDARDS/PRESERVATION PLAN

PURPOSE

Local historic district designations protect and enhance historic neighborhoods in Austin. By establishing historic district overlay zoning, the City of Austin creates a public process to review proposed changes to contributing buildings and consider whether those changes are compatible with the neighborhood's historic character.

These design standards provide direction for property owners, architects, designers, builders, the Historic Landmark Commission (HLC), and the City Historic Preservation Office (HPO) in reviewing Certificate of Appropriateness applications for changes to contributing properties and new construction within the local historic district. Applications for Certificates of Appropriateness for properties in local historic districts are reviewed based on the design standards adopted for each district.

The design standards are based on the preservation standards described in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, all of which are included in *Section 5, Resources for Property Owners*. Each section of the local historic district's design standards provides clarifications of the *Secretary of the Interior's Standards*, including exceptions and recommendations for best practices.

The design standards interpret the relationship between the nationwide *Secretary's Standards for Rehabilitation* and the specific architectural character of the Smoot/Terrace Park Historic District. The standards in this document were developed by first studying the physical elements of the historic buildings and landscapes that define the character of the district, as defined above in *Section 1. Architectural Composition of the District* and *Section 2. Building Locations and Landscape Features*.

Property owners should review these sections to understand the important character-defining features of the district's historic homes.

SCOPE

These design standards set parameters for Certificates of Appropriateness for alterations and additions to contributing buildings in the local historic district. The design standards also set parameters for compatible new construction within the district. The scope below sets forth the types of work that *require* a Certificate of Appropriateness, the types of work *recommended* to follow these design standards, and the types of work that fall outside of the purview of these design standards.

These design standards do not require a property owner to rehabilitate or restore their property. Rather, the standards apply if and only if the property owner initiates a rehabilitation or restoration project.

Work requiring a Certificate of Appropriateness:

- Exterior alterations to a contributing building, if a building permit is required¹
- Replacement of doors and windows, even when a building permit is not required
- Construction of new principal buildings on any property in the district
- Construction of Accessory Dwelling Units (ADUs) or other secondary buildings on contributing properties
- Demolition of any contributing principal building
- Addition of new signs

The Historic Preservation Office or Historic Landmark Commission shall grant a Certificate of Appropriateness if the application conforms to these design standards. The HLC 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. Considerations that may cause the HLC to grant an exemption include, but are not limited to:

- Energy efficiency²
- Watershed protection
- Tree protection
- Accessibility for persons with disabilities
- Small lot size

Work requiring a Certificate of Appropriateness may be eligible for a tax abatement from the City. (Contact the HPO for additional information.)

Work recommended to meet these design standards:

- Exterior alterations or additions to noncontributing buildings constructed during the district's period of significance (1877-1945)

While the design standards do not regulate alterations and additions to noncontributing buildings, property owners are encouraged to consult these design standards for recommendations in their design process.

For a noncontributing building built during the district's period of significance (1877-1945), the HPO may change the status to contributing if non-historic alterations are removed and/or historic features are restored. Work that changes the building's status to contributing is eligible for a tax abatement from the City. (Contact the HPO for additional information.)

¹ In general, a building permit is required to "erect, construct, enlarge, alter, repair, improve, remove, convert, move or demolish any building or structure" in Austin; a list of the limited types of work exempt from permitting is available at <http://austintexas.gov/page/work-exempt-building-permits>.

² Alterations and additions to contributing buildings shall be done in such a way as to meet or exceed the intent and requirements of current energy code except in cases where compliance with the codes would adversely impact the historic character of the property or the district. In no case, however, shall compliance with energy or building codes be used as a reason to demolish a historic, contributing or potentially contributing structure, or to change a structure in such a way that its historic features are modified or removed. The City of Austin recognizes that protection of our cultural heritage contributes to sustainable communities and preserves the value of embodied energy used in the construction of the building.

Work excluded from the scope of these design standards:

- Interior alterations that do not involve exterior changes
- Structural or systems work that is not visible on a contributing building's exterior
- Exterior alterations to contributing buildings that do not require a building permit – except door and/or window replacement on a contributing building
- Exterior alterations or additions to noncontributing buildings
- Any work item not addressed herein; if a proposed project or project component is not addressed by the design standards, only the base zoning and applicable *building codes apply*

PROCESS

A Certificate of Appropriateness is required for all non-routine exterior work to a contributing resource that requires a building permit, as well as replacement of windows or doors even if it does not require a building permit. This work may include alterations to historic materials or the visual appearance of a site or building façade within the historic district. These include additions to existing buildings, construction of new buildings, changes in roof materials, major landscape work, and changes in sidewalks and driveways. Historic preservation review is usually not required for ordinary maintenance work such as re-painting and performing routine repairs using like materials. Please check with the City HPO if you are uncertain whether a historic review is required.

The HPO may approve certain minor projects without a review by the HLC. Minor projects include the construction of one-story rear additions of less than 600 square feet, two-story additions not visible from the street, and pools, decks, fences, back porch enclosures or other minor features.

Application forms for obtaining a Certificate of Appropriateness are available online at:
<http://www.austintexas.gov/page/planning-and-zoning-applications#hist>.

Alterations to Contributing Buildings

This section of the design standards applies to historic features on exterior front walls, side walls within 15 feet of the front of the house, and roofs within 15 feet of the front of the house. Applicable historic features include exterior wall materials, doors, windows, porches, dormers and chimneys. An exterior feature is historic if it was built during the district's period of significance (1877–1945), even if it was added after initial construction, and if it is identified as historic in the previous sections of this application (see *Principal Architectural Styles and Periods of Construction*; *Architectural Composition of the District*; or *Building Locations and Landscape Features*).

The design standards for alterations to contributing buildings reflect the preservation standards described in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. In general, the standards follow these basic principles:

- **Do not alter or remove historic features unless they are deteriorated beyond repair.**

Some exterior alterations to a historic building are generally needed as part of a rehabilitation project to ensure its continued use, but it is important that such alterations do not substantially change, obscure, or destroy character-defining historic materials and features. Section 2 of this document identifies the character-defining historic features for each architectural style found in the district. The materials and features that are important in defining a building's historic character must be retained to preserve that character unless they are deteriorated beyond repair. The HPO and HLC will determine when the level of deterioration is great enough to require replacement, based upon the definition of "deteriorated beyond repair" in the Glossary in *Appendix F*.³

See *Principal Architectural Styles and Periods of Construction*; *Architectural Composition of the District*; and *Building Locations and Landscape Features* for descriptions of common historic features and materials present within the historic district. Each material and feature will require different preservation treatments. See *Resources for Property Owners* for online and in-person resources available to help property owners learn about treatment options and professional historic preservation services.

- **If replacing deteriorated historic features, the replacement should reflect the original.**

If the level of deterioration or material damage to a historic feature means that repair is not possible, or if it is critical to the survival of the building (e.g., a roof), the damaged feature should be replaced to match the historic feature based on physical or historical documentation of its form and detailing. The design standards recommend the replacement of the entire feature in-kind (i.e., with the same profile, dimension, and texture). A substitute material is an acceptable alternative to the original material if the form, design, and scale, as well as the substitute material itself, can effectively reflect the appearance of the remaining features, such as fiber-cement (eg. HardieBoard) siding that imitates wood siding, provided that the replacement does not damage remaining adjacent historic fabric.

- **Do not add a new feature that was not there historically.**

³ As defined in the Glossary, an individual building component is "deteriorated beyond repair" if it is decayed to the point where it cannot serve its structural purposes. The HPO and HLC will determine if a building component is deteriorated beyond repair, based on documentation provided by the property owner.

When an entire exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately restored in form and detailing after carefully examining primary source documentation of the feature's historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. If the missing feature is important to the historic character of the building – and adequate documentary and physical evidence exists – the design standards recommend its reproduction and replacement.

A second option for replacing a missing feature—particularly when the available information about the feature is inadequate to permit an accurate reconstruction—is to design a new feature that is compatible with the overall historic character of the building. To be compatible, the new design should always take into account the size, scale, and material of the building itself, and should be clearly differentiated from the historic features. Consider looking at examples of historic features on similar buildings in the district for reference.

Keep in mind that the City never will require replacement, but the design standards will apply if an owner initiates a replacement project.

A. FRONT EXTERIOR WALLS

Requirements

1. Retain and repair the historic exterior materials on front walls, side walls within 15 feet of the front, unless HPO staff and/or the HLC agree that repair is not possible due to deterioration beyond repair
2. If replacement of the historic exterior wall materials is necessary, choose a material similar in dimensions, profile, reveal, and texture to the historic material, and install the new materials so that they do not damage adjacent historic fabric and so that they maintain the planar relationships and joint patterns that existed historically relative to window frames, door frames, and other exterior features

Recommendations

- a. Identify and treat the causes of deterioration to exterior wall materials, such as clogged gutters and downspouts, leaky roofs, deteriorating paint, sprinklers pointed toward the house, and vegetation or moisture-retaining soil that touches wood elements
- b. Clean soiled historic exterior wall surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes
- c. Maintain and repair historic exterior walls according to accepted preservation techniques (see Section 4. Resources for Property Owners)

B. DOORS AND DOOR OPENINGS

Requirements

1. Avoid alterations that enlarge doorways, relocate doorways, or add new door openings on front walls and side walls within 15 feet of the front
2. Retain and repair historic doors and door frames unless HPO staff and/or the HLC agree that deterioration is beyond repair
3. Retain and repair door glazing (window or glass) in its historic configuration unless deteriorated beyond repair

4. In cases where a historic entry door is missing or deteriorated beyond repair, choose a replacement door that is similar in terms of design and appearance with the historic character of the house
5. If a new door or door frame is required because the original is deteriorated beyond repair, install the new components so that they maintain the same planar relationships and joint patterns that existed historically relative to door frames, exterior wall planes, and other exterior features

Recommendations

- a. If choosing a replacement door, look to other houses of similar age and style or consult publications, catalogs, or design professionals to determine the appropriate door styles and materials for the age and style of your house
- b. Maintain and repair historic doors according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)

C. WINDOWS AND WINDOW OPENINGS

Requirements

1. Avoid alterations that enlarge or relocate window openings, or add new window or skylight openings, on front walls, side walls within 15 feet of the front, or roofs within 15 feet of the front
2. Retain and repair all components of existing historic windows unless HPO staff and/or the HLC agree that the individual component is deteriorated beyond repair
3. If replacement of historic windows is necessary, use windows that are the same size and match the dimensions, profile, and configuration of historic windows
4. Substitute materials are appropriate if they maintain the profile and finish appearance of the historic window. Extruded aluminum and aluminum-clad wood are acceptable substitutes for wood; vinyl is not an acceptable substitute material
5. If replacement windows are required, install the new windows so that they maintain the same planar relationships and joint patterns as existed historically relative to window frames, exterior wall planes, and other exterior features

Recommendations

- a. The energy efficiency of original windows can be improved by using methods that do not damage historic sashes, glass, or frames – such as weather stripping, insulating weight pockets, adding interior storm windows, adding a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods
- b. Maintain and repair historic windows according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)
- c. Consult with HPO staff, Preservation Austin, and local neighborhood groups like the Zoning Committee of the Old West Austin Neighborhood Association (OWANA) for affordable ways to maintain and enhance the efficiency of historic windows

D. PORCHES

Requirements

1. Retain and repair the historic front porch materials and features unless HPO staff and/or the HLC agree that they are deteriorated beyond repair⁴

⁴ Note that replacement of porch flooring does not require a building permit, and therefore is not regulated within the scope of these Design Standards. However, structural repairs under the porch would require a building permit.

2. If replacing deteriorated historic porch materials or features, use materials that are the same size and match the dimensions, profile, texture, and configuration of existing historic features
3. If enclosing a front porch, use materials that do not visually detract from the historic character of the house—like non-reflective screening or glass—and install the enclosure in a reversible manner that does not damage any historic features

Recommendations

- a. If replacing deteriorated historic porch materials or features, consider using the historic material before considering a substitute material
- b. Consider keeping front porches open if they were open during the period of significance
- c. Maintain and repair historic porches according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)

E. ROOFS AND ROOF FEATURES

Requirements

1. Retain and repair the original roof shape, including pitches, profiles, and eave heights and depths within 15 feet of the front
2. Retain and repair historic dormers, historic gable/attic vents, historic roof brackets, and historic chimneys unless they are deteriorated beyond repair

Recommendations

- a. If replacing roof materials and features that are deteriorated beyond repair, first consider using the original material, then the use of a product that matches the dimensions, profile, appearance, and configuration of the historic material; metal roofs are also acceptable
- b. Maintain and repair historic roof materials and features according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)

F. SITE IMPROVEMENTS

Requirements

None.

Recommendations

- a. Maintain and repair, rather than replace, existing historic fences, walls, retaining walls, and steps according to accepted preservation techniques (see *Section 4. Resources for Property Owners*)
- b. When replacing deteriorated historic site features, consider matching the size as well as the dimensions, profile, appearance, and configuration of the historic feature
- c. Consider adding a new front yard fencing only if similar fences were present in the district during the historic period (1877–1945)
- d. Consider avoiding installation of new permanent landscape features that obscure the historic features of the building
- e. Consider trimming vegetation so that it does not obscure the historic features of the building
- f. Trim vegetation so that it does not touch the building to avoid water infiltration
- g. Point sprinklers away from the building to avoid water infiltration

Additions to Contributing Buildings

Requirements

1. New additions should be compatible with the historic building by reflecting the scale, massing, and/or materials of the historic building, but differentiated enough so that they are not confused as historic or original to the building
2. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects the style of the historic building, differentiate the scale, massing, and/or materials, at least slightly
3. Design new additions that are subordinate to and do not overpower the historic building
4. Construct additions that avoid the removal or obstruction of any historic exterior features on the front of the building or the sides within 15 feet of the front
5. Set back a new ground-level addition a minimum of 15 feet measured from the front wall of the house (excluding the porch)
6. A new basement addition may extend to the front of the house
7. Design basement additions so that they do not raise the floor level of the house, or so that the new floor level of the house is not higher than either the average of the contributing houses on the same block face, or the average of the adjacent houses if contributing
8. Modern materials such as fiber-cement siding are appropriate for additions, provided that the overall design is compatible with the historic building

Recommendations

- a. Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side or rear roof slope that is set back from the front of the building at least 15 feet
- b. Design a one-story addition to a one-story building if possible
- c. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway to minimize damage to the historic fabric of the original building
- d. If constructing additional porch space, consider side-porch additions that are set back from the front façade; as well as freestanding shade structures, like pergolas or canopies
- e. Design new additions according to accepted preservation principles (see Section 4. Resources for Property Owners)
- f. Consult with the OWANA Zoning Committee about the design of new additions

New Construction

These design standards recognize that new residential structure should reflect its time; therefore, contemporary design for new residential construction is appropriate, as long as it is compatible with the design patterns of the district and the buildings immediately around it. These standards also recognize the importance of Accessory Dwelling Units (ADUs) in providing homeowners with supplemental rental income, encouraging urban residential density in near-downtown neighborhoods, and increasing affordable housing options in areas of the city that are seeing a rapid rise in property values. Encouraging a dense, affordable, and diverse neighborhood will result in a greater ability to preserve the neighborhood's historic homes.

All new construction within the district shall conform to the Austin City Code, Land Development Code, and any other applicable development-related regulations, unless specified below.

Requirements

1. New construction shall have the same street orientation and distance from adjacent buildings as the contributing buildings in the same block. New garages may have an alley-fronting orientation if in keeping with contributing garages in the district
2. Setbacks for new construction of a new principal building shall be consistent with setbacks of the district's contributing houses by taking the average of the existing setbacks of contributing houses on the same block face, or by aligning with the setback of one adjacent contributing house. This may allow setbacks that are shallower than the base zoning
3. Setbacks for new construction of a new auxiliary building, such as a garage, shall be consistent with setbacks of the district's contributing auxiliary buildings by taking the average of the existing setbacks of contributing auxiliary buildings on the same block face, or by aligning with the setback of one adjacent contributing auxiliary buildings. This may allow setbacks that are shallower than the base zoning
4. Design new buildings so that they are compatible with, but differentiated from, historic buildings in the district
5. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects a style borrowed from surrounding historic buildings, differentiate the scale, massing, and/or materials
6. For new residential buildings, garages shall be set back at least 15 feet from the front wall of the building (excluding the porch)
7. Protect large trees from damage during construction and from delayed damage due to construction activities⁵

Recommendations

- a. Avoid using a historical style not found among the contributing buildings in the district
- b. Consider using the same or similar front proportions and fenestration patterns as contributing buildings
- c. Consider the spacing, placement, scale, orientation, proportion, and size of window and door openings to be similar to surrounding contributing buildings
- d. For residential buildings, consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be the same as or similar to existing adjacent buildings

⁵ Refer to the City of Austin Tree Regulations at <https://www.austintexas.gov/fag/tree-regulations>.

- e. Consider designing new principal houses to include front porches that are at least 6 feet deep with an area of at least 70 square feet
- f. Protect significant site features from damage during construction and from delayed damage due to construction activities
- g. Consult with the OWANA Zoning Committee at the outset of designing new buildings within the district

Resources for Property Owners

Many resources exist online to guide property owners in preserving their buildings, including the Preservation Briefs and Preservation Tech Notes provided by the National Park Service (see below). Locally in Austin, the nonprofit organizations Preservation Austin (www.preservationaustin.org/) and Preservation Texas (www.preservationtexas.org/) both provide in-person advice about treatments and suggestions for professional services. The Texas Historical Commission (<http://www.thc.texas.gov/>) is also available to provide assistance.

A. CITY OF AUSTIN REGULATORY RESOURCES

Historic Landmark Commission (HLC)

Website: <https://www.austintexas.gov/hlc>

Phone: (512) 974-6454

Address: One Texas Center, 505 Barton Springs Rd., 5th Floor, Austin, Texas 78704

The Historic Landmark Commission is an 11-member board appointed by the City Council and composed of Austin residents having “knowledge of and experience in the architectural, archaeological, cultural, social, economic, ethnic, or political history of the City, and a demonstrated interest or competence in or knowledge of historic preservation” (City of Austin Code of Ordinances, Section 2-1-147).

Among many other duties related to the promotion and preservation of historic places in Austin, the Commission reviews and approves proposed changes to contributing historic properties and proposed new construction in local historic districts.

A Certificate of Appropriateness is required in advance of performing all non-routine exterior and site work requiring a building permit within the historic district, as well as window and door replacement even if it does not require a building permit. Building permits will not be released without a Certificate of Appropriateness review by the Historic Preservation Office or the Commission.

Historic Preservation Office (HPO)

Website: <https://www.austintexas.gov/departments/historic-preservation>

Phone: (512) 974-1686

Address: One Texas Center, 505 Barton Springs Rd., 5th Floor, Austin, Texas 78704

The Historic Preservation Office (HPO) supports the HLC with dedicated professional staff.

B. ONLINE RESOURCES

The design standards are based on the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which are one component of the overall Standards and Guidelines for the Treatment of Historic Properties. The standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The guidelines offer general design and technical recommendations to assist in applying the standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic

property. The full set of standards and guidelines are hosted by the National Park Service (NPS) at <https://www.nps.gov/tps/standards.htm>.

The National Park Service also provides technical assistance and guidance on the preservation of historic properties through the publication of *Preservation Briefs* and *Preservation Tech Notes*, which are all available online at <https://www.nps.gov/tps/how-to-preserve.htm>. These resources focus on specific issues common in preservation.

The following is a list of publications (by the NPS and others) relevant to the issues faced by owners of properties in local historic districts.

Publications about work on historic exterior walls

- NPS Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>)
- NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>)
- NPS Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>)
- NPS Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>)
- NPS Preservation Brief 10: Exterior Paint Problems on Historic Woodwork (<https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>)
- NPS Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors (<https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>)
- NPS Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>)
- NPS Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>)

Publications about work on historic windows

- NPS Preservation Brief 9: The Repair of Historic Wooden Windows (<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>)
- NPS Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows (<https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>)
- Window Rehabilitation Guide for Historic Buildings, a comprehensive technical guide to window preservation published by the National Park Service and the Historic Preservation Educational Foundation (www.hpef.us/windows)
- Window Preservation Standards, a catalog of specific methods for the assessment, maintenance, repair, preservation, and weatherization of older and historic windows published by the Window Preservation Standards Collaborative (www.windowstandards.org)

- National Trust for Historic Preservation, “13 Things You Should Know About Retrofitting Historic Windows”(www.savingplaces.org/stories/preservation-tips-tools-retrofitting-historic-windows)
- National Center for Preservation Technology and Training, “Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement” (www.ncptt.nps.gov/blog/saving-windows-saving-money)
- *Journal of Preservation Technology*, “What Replacement Windows Can’t Replace: The Real Cost of Removing Historic Windows” (www.dahp.wa.gov/sites/default/files/WhatReplacementWindowsCantReplace.pdf)

Publications about work on historic roofs

- NPS Preservation Brief 4: Roofing for Historic Buildings (<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>)
- NPS Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs (<https://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>)
- “*The Roofing Handbook for Historic Buildings*,” a comprehensive technical guide to historic roof preservation published by the Historic Preservation Educational Foundation (www.hpef.us/roofing)

Other relevant publications

- NPS Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns (<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>)
- NPS Preservation Brief 45: Preserving Historic Wooden Porches (<https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>)

APPENDIX E

Demonstration of Owner Support Smoot/Terrace Park Local Historic District

Smoot Terrace Park Local Historic District Owner Support

Property Address	Ballot Received	Owner Name	Lot size (acre)	Legal Description
1316 W 6 ST	F	FLOWER HILL FOUNDATION	1.3851	LOT 15 OLT 3 DIV Z SMOOT SUBD & ADJ 405.5 FT
1408 W 9 ST TX 78703	A	OGDEN ROBERT L & MARY D LP	1.039	1.039 AC OF OLT 4 DIVISION Z
1500 W 9 ST TX 78703 (HOPKINS HOMESTEAD)	F	BROOKS BEVERLY A LIVING TRUST	0.5113	LOT 11 OLT 4 DIV Z WENDLANDTS
1412 W 6 1/2 ST TX 78703 (JAMES R JOHNSON HOUSE)	F	ALBRECHT JEFFREY	0.327	0.3270 AC OF OLT 3 DIVISION Z
1412 W 9 ST TX 78703 (ERNEST & IRMA WILDE HOUSE)	F	MATT & ERIN THOMSON	0.3136	LOT 12 OLT 4 DIV Z WENDLANDTS
1504 W 9 ST TX 78703	F	MORMON DAVID A & KELLY	0.3088	LOT 9 OLT 4 DIV Z WENDLANDTS
1510 W 9 ST TX 78703	F	KITCHEN BENJAMIN F IV	0.3078	LOT 6 OLT 4 DIV Z WENDLANDTS
1506 W 9 ST TX 78703	F	CARTER DONNA DEAN & MICHAEL GA	0.303	LOT 8 OLT 4 DIV Z WENDLANDTS
1508 W 9 ST TX	F	BENTLEY THOMAS & CAROL RYLANDER	0.3016	LOT 7 OLT 4 DIV Z WENDLANDTS
1502 W 9 ST TX 78703	F	BAYERDORFFER BRYAN	0.3005	LOT 10 OLT 4 DIV Z WENDLANDTS
1407 W 9 ST TX 78703 (WILLIAM PILLOW HOUSE)	F	BROWN NORMAN D	0.2892	LOT 1 OAT WILLIES
1501 W 9 ST TX	-	HELIOS INVESTMENTS LLC	0.2066	LOT 1 BLK C OLT 3 DIV Z TERRACE PARK
701 HIGHLAND AVE TX 78703	-	701 HIGHLAND AVE LLC	0.2054	LOT 3 BLK D OLT 3 DIV Z TERRACE PARK
801 HIGHLAND AVE TX 78703 (BLONDIE PHARR HOUSE)	A	DALLAS TREVOR SCOTT	0.2047	LOT 3 BLK C OLT 3 DIV Z TERRACE PARK
700 HIGHLAND AVE TX 78703	F	REYES ROMULO CORPUS & LUCILLE	0.1825	LOT 9 & N 5 FT OF LOT 10 BLK B OLT 3 DIV Z TERRACE PA
802 HIGHLAND AVE TX 78703	-	LEVY RICHARD D & LYNN E RUBINE	0.1795	LOT 3 * & S 9 FT OF LOT 2 BLK B OLT 3 DIV Z TERRACE PA
1403 W 9 ST TX 78703 (BEN PILLOW HOUSE)	F	HART JOSEPH H & KAY P HART	0.1714	ACR 0.3127 OF OLT 3 DIVISION Z HISTORIC/HOMESTEAD
704 HIGHLAND AVE TX 78703	F	BRATCHER JOE W III	0.1659	LOT 7 BLK B OLT 3 DIV Z TERRACE PARK
706 HIGHLAND AVE TX 78703	F	THORNE LESLIE C & BEAU M	0.1653	LOT 6 BLK B OLT 3 DIV Z TERRACE PARK
800 HIGHLAND AVE TX 78703	F	UPHAM BRITTON	0.1652	LOT 4 BLK B OLT 3 DIV Z TERRACE PARK

702 HIGHLAND AVE TX 78703	F	REESE KIM	0.165	LOT 8 BLK B OLT 3 DIV Z TERRACE PARK
606 HIGHLAND AVE TX 78703	F	DEAVER NICK & KATHLEEN	0.1649	LOT 15 BLK B OLT 3 DIV Z TERRACE PARK
614 A HIGHLAND AVE TX 78703	-	DAUGHERTY FAMILY REGISTERED	0.1646	LOT 11 BLK B OLT 3 DIV Z TERRACE PARK
612 HIGHLAND AVE TX 78703	-	GOLOD JASON & DANIELLE BIANCHI GOL	0.1646	LOT 12 BLK B OLT 3 DIV Z TERRACE PARK
602 HIGHLAND AVE TX 78703	F	BOLLIGER SERENA GIGLIOLA	0.1645	LOT 17 BLK B OLT 3 DIV Z TERRACE PARK
610 HIGHLAND AVE TX 78703	F	BOITMANN PAUL	0.1643	LOT 13 BLK B OLT 3 DIV Z TERRACE PARK
806 HIGHLAND AVE TX 78703	F	VICTORY JOHN DEREK & ASHLEY M	0.1637	LOT 1 BLK B OLT 3 DIV Z TERRACE PARK
708 HIGHLAND AVE TX 78703	-	SARITA M REYES LLC	0.1628	LOT 5 BLK B OLT 3 DIV Z TERRACE PARK
604 HIGHLAND AVE TX 78703	-	REYNOLDS SHAD W	0.1622	LOT 16 BLK B OLT 3 DIV Z TERRACE PARK
707 OAKLAND AVE TX 78703	F	LODWICK GWILYM S III & LINDA A	0.1616	S 33 FT OF LOT 6 * & N 18 FT OF LOT 7 BLK A OLT 3 DIV Z T
615 PRESSLER ST TX 78703	-	COLVIN SHAWNA	0.1604	LOT 14 OLT 3 DIV Z SMOOT SUBD
803 OAKLAND AVE TX 78703	-	STRYK GARY L	0.1587	S 27.5 FT OF LOT 2 * & 42.5 FT OF LOT 3 BLK A OLT 3 DIV Z
713 OAKLAND AVE TX 78703	F	THOMPSON GREGORY & VERYAN	0.1586	S 21 FT OF LOT 4 * & N 29 FT OF LOT 5 BLK A OLT 3 DIV Z T
705 OAKLAND AVE TX 78703	F	ERTLE BENJAMIN & KATHERINE	0.1585	S 39 FT OF LOT 7 * & N 12 FT OF LOT 8 BLK A OLT 3 DIV Z T
709 OAKLAND AVE TX 78703		CATTERALL ARTHUR T	0.1585	S 28 FT OF LOT 5 * & N 24 FT OF LOT 6 BLK A OLT 3 DIV Z T
615 OAKLAND AVE TX 78703	F	BELLONCI GIOCONDA	0.158	LOT 11 BLK A OLT 3 DIV Z TERRACE PARK
609 OAKLAND AVE TX 78703	-	FRIO PROPERTY LTD	0.1579	LOT 14 BLK A OLT 3 DIV Z TERRACE PARK
703 OAKLAND AVE TX 78703	-	HW REAL ESTATE LP	0.1579	S 45 FT OF LOT 8 * & N 6 FT OF LOT 9 BLK A OLT 3 DIV Z TE
605 OAKLAND AVE TX 78703	-	HOLMES VANCE BRADLEY	0.1572	LOT 16 BLK A OLT 3 DIV Z TERRACE PARK
617 OAKLAND AVE TX 78703	F	LONG CHRIS	0.1567	LOT 10 BLK A OLT 3 DIV Z TERRACE PARK
701 OAKLAND AVE TX 78703	A	DALLAS TREVOR SCOTT	0.1567	S 51 FT LOT 9 BLK A OLT 3 DIV Z TERRACE PARK
613 OAKLAND AVE TX 78703	F	VANTILBURG KEES & SANDRA	0.1565	LOT 12 BLK A OLT 3 DIV Z TERRACE PARK
611 OAKLAND AVE TX 78703	F	SMITH DAVID N	0.1563	LOT 13 BLK A OLT 3 DIV Z TERRACE PARK
607 OAKLAND AVE TX 78703	-	MORRIS ELIZABETH ANNE	0.156	LOT 15 BLK A OLT 3 DIV Z TERRACE PARK
801 OAKLAND AVE TX 78703	-	STRYK GARY L	0.1558	S 14.5 FT OF LOT 3 & N 36 FT OF LOT 4 BLK A OLT 3 DIV Z
603 OAKLAND AVE TX 78703	A	OGDEN STEVEN DELONEY	0.1555	LOT 17 BLK A OLT 3 DIV Z TERRACE PARK
703 PRESSLER ST TX 78703	F	DEVINEY DARDEN & JERRY OSBORNE	0.1537	LOT 12 OLT 3 DIV Z SMOOT SUBD
803 PRESSLER ST TX 78703	F	HYMOWITZ JESSICA	0.1533	LOT 11 OLT 3 DIV Z SMOOT SUBD
701 PRESSLER ST TX 78703	F	GODEVAIS STEPHANE	0.1505	LOT 13 OLT 3 DIV Z SMOOT SUBD

1404 W 9 ST TX	A	OGDEN ROBERT L & MARY D LP	0.15	50 X 130 FT OLT 4 DIVISION Z
704 PRESSLER ST TX 78703	F	HOFSTEE H PETER & FRIEDA B PAN	0.1468	LOT 10 OLT 3 DIV Z SMOOT SUBD
804 HIGHLAND AVE TX 78703	-	SPRINKLE STEVEN R	0.1467	N 50 FT LOT 2 BLK B OLT 3 DIV Z TERRACE PARK
604 PRESSLER ST TX 78703	F	KLEINER DOUG & STEPHANIE	0.143	LOT 3 * & S 8 FT AV LOT 4 OLT 3 DIV Z SMOOT SUBD
616 HIGHLAND AVE TX 78703	-	AIROLDI SHARON MELISSA &	0.1417	S 54 FT OF LOT 10 BLK B OLT 3 DIV Z TERRACE PARK
700 PRESSLER ST TX 78703	F	YOUNGER DENISE R	0.1386	N 24 FT AV LOT 8 * & S 23 FT AV LOT 9 OLT 3 DIV Z SMOOT
605 HIGHLAND AVE TX 78703	F	PARKER EDDIE WORTH	0.1328	80 X 75 FT OLT 3 DIVISION Z
807 PRESSLER ST TX 78703	A	BIRZER BRIAN	0.1318	50X103 FT OLT 3 DIVISION Z
608 OAKLAND AVE TX 78703	-	PACK MARY M & ROBERT L MENDOZA Raquel Jacob Skrobarczyk	0.1297	80 X 75 FT OLT 3 DIVISION Z
1414 W 6 ST	A	OGDEN SUSAN JEANNETTE PROPERTY T	0.1286	50 X 112.2 FT OLT 3 DIVISION Z
616 PRESSLER ST TX 78703	F	LYNN FRANK MURPHY & JANE A B	0.125	N 9.5 FT AV LOT 7 & S 46 FT AV LOT 8 OLT 3 DIV Z SMOOT :
606 PRESSLER ST TX 78703	F	RANKIN CHRISTOPHER MICHAEL & Y	0.1241	CEN 47.4 FT LOT 4 OLT 3 DIV Z SMOOT SUBD
1410 W 6 ST	-	NAVARRO JEANNIE	0.1205	50 X 105 FT OLT 3 DIVISION Z
805 PRESSLER ST TX 78703	-	SERRATO BENJAMIN P	0.1202	50X103 FT OLT 3 DIVISION Z
804 PRESSLER ST TX 78703	F	CANON TODD & PERRY HEITMAN	0.1182	50X103 FT OLT 3 DIVISION Z
800 PRESSLER ST TX 78703	F	MEALLEM LLC	0.118	0.1180 AC OF OLT 3 DIVISION Z
802 PRESSLER ST TX 78703	-	ELIZONDO PEDRO PABLO	0.1178	50X103 FT OLT 3 DIVISION Z
1412 W 6 ST	-	NAVARRO JEANNIE	0.1159	50 X 101 FT OLT 3 DIVISION Z
614 PRESSLER ST TX 78703	F	PRESS WILLIAM H	0.1143	S 60.5 FT AV LOT 7 & N TRI LOT 6 OLT 3 DIV Z SMOOT SUB
809 PRESSLER ST TX 78703	A	RAMIREZ SISTO Ranjini Chandirakanthan	0.1134	50X103 FT OLT 3 DIVISION Z
700 OAKLAND AVE TX 78703	A	HOLLAND JAMES H & ANALEA DE LA FUEN	0.1128	S 65 FT LOT 4 BLK D OLT 3 DIV Z TERRACE PARK
811 PRESSLER ST TX 78703	F	HART JUDITH KAY TRUSTEE	0.1106	50X103 FT OLT 3 DIVISION Z
707 HIGHLAND AVE TX 78703	-	BEARDSLEY LINDA ANN	0.1097	N 52 FT OF LOT 2 BLK D OLT 3 DIV Z TERRACE PARK
710 PRESSLER ST TX 78703	A	SIDBURY JAMES	0.107	50X103 FT OLT 3 DIVISION Z
608 PRESSLER ST TX 78703	A	LEMONS BRUCE D	0.1056	N 15.0 FT AV LOT 4 * & S 35.0 FT AV LOT 5 OLT 3 DIV Z SMO
702 PRESSLER ST TX 78703	F	WILSON NANCY W & SUTTON PAGE	0.105	N 46.7 FT AV LOT 9 OLT 3 DIV Z SMOOT SUBD
800 OAKLAND AVE TX 78703	-	BUITRON JOSE L	0.1044	S 60 FT LOT 4 BLK C OLT 3 DIV Z TERRACE PARK
603 HIGHLAND AVE TX 78703	F	COLEMAN BRADY	0.1041	60 X 75 FT OLT 3 DIVISION Z

704 OAKLAND AVE TX 78703	F	KIMBROUGH KEVIN HENRY & CRYSTAL R	0.1037	S 60 FT LOT 1 BLK D OLT 3 DIV Z TERRACE PARK
610 PRESSLER ST TX 78703	F	BUCK JONATHAN MASON	0.1033	N 35 FT AV LOT 5 * & S 17.5 FT AV LOT 6 OLT 3 DIV Z SMOO
606 OAKLAND AVE TX 78703	A	CANGELOSI LINDA	0.103	.103 AC OF OLT 3 DIVISION Z
706 OAKLAND AVE TX 78703(Webster House)	F	MARKS SCOTT A &	0.1	N 60 FT LOT 1 BLK D OLT 3 DIV Z TERRACE PARK
1406 W 6 ST	A	OGDEN STEVEN DELONEY	0.1	E 65 FT OF W 70 FT OF LOT 18 BLK A OLT 3 DIV Z TERRAC
802 OAKLAND AVE TX 78703	-	FRAZER KEVIN & MADOLYN Ben Blackburn & Cynthia Vela	0.0975	N 60 FT LOT 4 BLK C OLT 3 DIV Z TERRACE PARK
1409 W 9 ST TX 78703	F	GUTHRIE JENNIFER	0.095	0.095 AC OF OLT 3 DIVISION Z
702 OAKLAND AVE TX 78703	F	SINCLAIR ROBERT LINDSAY & LISA HEATH	0.094	.094 AC OF LOT 4 BLK D OLT 3 DIV Z TERRACE PARK
617 HIGHLAND AVE TX 78703	F	POSS RICHARD A & MARIANNE	0.0919	50 X 75 FT OLT 3 DIVISION Z
616 OAKLAND AVE TX 78703	F	STROSS ENTERPRISES LLC Banowsky	0.0913	50 X 75 FT OLT 3 DIVISION Z
705 HIGHLAND AVE TX 78703	-	SHOGHI ALEXANDER	0.0913	S 68 FT OF LOT 2 BLK D OLT 3 DIV Z TERRACE PARK
1500 W 6 ST	-	GRIFFITH DESCENDENTS LLC	0.0882	E 60 FT OF LOT 18 BLK B OLT 3 DIV Z TERRACE PARK
1411 W 9 ST A TX 00000	-	MCGEE GEORGE REALTORS RETIREMENT	0.0829	UNT A CONDOS DE TRACEN AMENDED PLUS 35.0% INT IN
608 HIGHLAND AVE A TX 78703	-	ELY MATTHEW B	0.0813	UNT A CITY COTTAGES ON HIGHLAND CONDOMINIUMS P
608 HIGHLAND AVE B TX 78703	F	MCKAIG PAUL T & MAY E	0.0813	UNT B CITY COTTAGES ON HIGHLAND CONDOMINIUMS P
612 PRESSLER ST TX 78703	F	ALEXANDER JUDY L & RICHARD W	0.0761	N 51 FT AV LESS N TRI LOT 6 OLT 3 DIV Z SMOOT SUBD
1404 W 6 ST	A	OGDEN STEVEN DELONEY	0.0712	E 50 FT OF LOT 18 BLK A OLT 3 DIV Z TERRACE PARK
610 OAKLAND AVE TX 78703	-	PEARSON MATTHEW DEAN	0.07	.0700 AC OF OLT 3 DIVISION Z
614 OAKLAND AVE TX 78703	-	BOURIANOFF GEORGE & LINDA	0.0565	50 X 55 FT OLT 3 DIVISION Z
1411 W 9 ST 2 TX 00000	-	GARDNER TRACEN PATRICK	0.0545	UNT 2 CONDOS DE TRACEN AMENDED PLUS 23.0% INT IN
612 OAKLAND AVE TX 78703	-	BOURIANOFF GEORGE	0.0535	50 X 55 FT OLT 3 DIVISION Z
1411 W 9 ST 1 TX 00000	-	GARDNER TRACEN PATRICK	0.0498	UNT 1 CONDOS DE TRACEN AMENDED PLUS 21.0% INT IN
1411 W 9 ST 3 TX 00000	-	GARDNER TRACEN PATRICK	0.0498	UNT 3 CONDOS DE TRACEN AMENDED PLUS 21.0% INT IN
1400 W 6th	-	MMMM and L Investments	0.153	0.1420AC OF LOT 1&2 OLT 3 DIV Z SMOOT SUBD
1402 W 6th	-	Steven and Ellen Miura	0.142	40X149' AV & 14.65X53' AV OF LOT 1&2 OLT 3 DIV Z SMOOT
1503 W 9 ST 203 TX 78703	-	CAMP ELIZABETH W &	0.0172	UNT 203 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
1503 W 9 ST 103 TX 78703	-	DITTA LOUIS &	0.0172	UNT 103 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3

1503 W 9 ST 204 TX 78703	-	GALVAN KATHLEEN ELIZABETH	0.0172	UNT 204 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
1503 W 9 ST 102 TX 78703	-	GRIGSON NATALIE K & CHARLES O	0.0172	UNT 102 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
1503 W 9 ST 105 TX 78703	-	HUBER CARTER SHROPSHIRE & OLIVIA P FLORES	0.0172	UNT 105 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
1503 W 9 ST 106 TX 78703	-	LAU MARK & JANET FAMILY TRUST	0.0172	UNT 106 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
1503 W 9 ST 201 TX 78703	-	MASSEY CAMERON KRIER & BYROM CADE	0.0172	UNT 201 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
1503 W 9 ST 104 TX 78703	-	MORALEZ MELISSA	0.0172	UNT 104 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
1503 W 9 ST 205 TX 78703	-	MOYSEOS ANGELE & CHRISTAKIS A	0.0172	UNT 205 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
1503 W 9 ST 202 TX 78703	-	SEHTER DORA REVOCABLE TRUST	0.0172	UNT 202 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
1503 W 9 ST 101 TX 78703	-	THOMSEN BONITA L	0.0172	UNT 101 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
1503 W 9 ST 206 TX 78703	-	VALENTINE STEVEN GRANT JR	0.0172	UNT 206 TERRACE 9 CONDOMINIUMS AMENDED PLUS 8.3
Total Acreage			17.4721	
Owner support by Acreage			9.90	
Owner against by Acreage			2.6793	
Owner support by Owner			50	
Owner against by Owner			9	
Total Unique Owner			103	
% For by acreage			56.67	
% For by owner			48.54	

BALLOT TO INITIATE "HD" ZONING

I, CHRIS LOVER & DAVID SMITH, owner of
617 OAKLAND AVE (Legal Description),
LOT 10 BLK A OCT 3 DIV 2 TERRACE 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.

Chris Lover 1/28/18
Signature Date
DAVID C SMITH 1/28/18

BALLOT TO INITIATE "HD" ZONING

I, Gwilym S Lodwick & Linda Lodwick, owner of
707 Oakland Ave Austin TX 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.

GL

Signature

Date

1/26/18

Linda Lodwick


→ S 33 ft of Lot 6 * $\frac{1}{2}$ N 18 ft of
LOT 7 Bk A Olt 3 Div 2
Terrace Park

BALLOT TO INITIATE "HD" ZONING

I, JOE BRATCHER III, owner of
704 HIGHLAND AVE. (Legal Description),
LOT 7 BLK B OUT 3 NVZ TERRACE 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.

 1-26-18
Signature Date

BALLOT TO INITIATE "HD" ZONING

I, Kimberly Ann Reese, owner of
LOT 8 BLK B DLT 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

1.22.18

Date

702 Highland

BALLOT TO INITIATE "HD" ZONING

I, Beverly Ann Brooks, owner of
Hopkins Homestead, Lot 11, D&T4 (Legal Description),
Div Wendants
hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic
Property ID: 109271
District.

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

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

Beverly Brooks 1/22/18
Signature Date

1500 W 9th

BALLOT TO INITIATE "HD" ZONING

I, Yen-Shiang Shue, owner of
800 Pressler St. (50X103 Ft OLT 3 Division Z) (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.

Yen-Shiang Shue 1.21.18
Signature Date

BALLOT TO INITIATE "HD" ZONING

I, Frieda B. Pangestu, owner of
LOT 10 OLT 3 DIV 2 SMOOT SUBD (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

1/21/2018
Date

704 Pressler

BALLOT TO INITIATE "HD" ZONING

I, Jessica Hymowitz Wasseneer, owner of
Lot 11 OLT 3 DIV 2 SMOOT SUBD (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.

Jessica Hymowitz Wasseneer 1-22-2018
Signature Date

803 Pressler

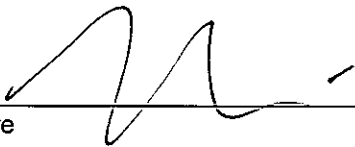
BALLOT TO INITIATE "HD" ZONING

I, Serena Bolliger, owner of
LOT 17 BLK B OLT 3 DIV 2 TERRACE PK (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.

 1/22/18
Signature Date

602 Highland

BALLOT TO INITIATE "HD" ZONING

I, Brady Coleman, owner of
60' x 7.5 ft OLT 3 Division Z (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.

Brady Coleman 1/22/19
Signature Date

603 Highland

BALLOT TO INITIATE "HD" ZONING

I, JOHN FRANKLIN PLYLER, owner of
LOT 15 OLT 3 DIV 2 SMOOT SUBD and ADJ 405.5 FT
(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.

John Franklin Plyler
Signature

1-22-2018
Date

FLOWER HILL FOUNDATION
1316 W. 6th Street
Property ID # 455147
OWNER ID # 1629650

BALLOT TO INITIATE "HD" ZONING

I, Eddie Worth Parker, owner of
80 x 75 ft OLT 3 Division Z (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.

Eddie Worth Parker 1-22-18
Signature Date

605 Highland

BALLOT TO INITIATE "HD" ZONING

I, David N. Smith, owner of
LOT 13 BLK A OLT 3 DIR 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

Cell Oakland

BALLOT TO INITIATE "HD" ZONING

I, PERRY HEITMAN, owner of
50X103 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.

Perry Heitman
Signature

1/21/2018
Date

804 Presley

BALLOT TO INITIATE "HD" ZONING

I, GIOCONDA BELLONCI, owner of
LOT 11 BLK A OLT 3 DIV Z 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.

Gioconda Bellonci 1-22-18
Signature Date

615 Oakland

BALLOT TO INITIATE "HD" ZONING

I, DONNA CARTER, owner of
LOT 8, OUTLOT 4, DIV. 2 WENDLANDIS (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.

Donna D. Carter.
Signature

22 January 2018
Date

1566 W 9th

LOCAL HISTORIC DISTRICT
BALLOT

BALLOT TO INITIATE "HD" ZONING

616 PRESSLER I, FRANK J JANE LYNN, owner of
N 9.5 FT AV LOT 7 + 596 FT AV LOT 8 OLT
3 DIV Z SMOOT SUBD (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.

Frank M. Lynn
Signature

1-21-18
Date

BALLOT TO INITIATE "HD" ZONING

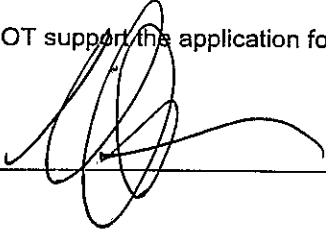
I, Bryan Bayerdorffer, owner of
LOT 10 OLT 4 DIV Z WENDLANDTS (Legal Description),

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

1/21/18

1502 W 9th

BALLOT TO INITIATE "HD" ZONING

I, Darden Deviney & Jerry Osborne, owner of ^S
Lot 12 OLT 3 DIV 2 SMOOT SUBD (Legal Description),

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

☒ ^{we} I DO support the application for local historic district zoning designation.

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

Darden Deviney
Signature

January 21, 2018
Date

Jerry Osborne

703 Pressler

BALLOT TO INITIATE "HD" ZONING

I, Derek and Ashley Victory, owner of
806 Highland Avenue (Legal Description),
Lot 1 Blk B Out 3 Div 2 Terrace 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.


Signature

1/20/18
Date

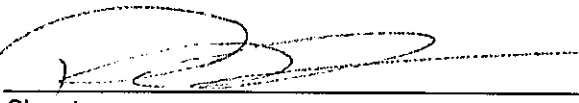
800 Highland

BALLOT TO INITIATE "HD" ZONING

I, BRITTON UPHAM, owner of
LOT 4 BLK B OLT 3 DIV 2 Terrace (Legal Description),
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.



Signature

1/22/18
Date

800 Highland

706 Oakland

BALLOT TO INITIATE "HD" ZONING

I, SCOTT MARKS and Luille Wood, owner of

N 40 FT LOT 1 BLDG OUT 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.

Scott Marks
Signature

1-22-2018
Date

706 Oakland

BALLOT TO INITIATE "HD" ZONING

I, Christopher Rankin & Yvonne Cullinan, owner of
CEN 47.4 FT LOT 4 OLT 3 DIV 7 SMOOT SUBD (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.

Yvonne Cullinan 1-22-18
Signature Date

LeOle Pressler

BALLOT TO INITIATE "HD" ZONING

I, VERVAN & GREGORY THOMPSON, owner of
S21 FT OF LOT 4 & N 29 FT OF LOT 5 BLK 4 LOT 3 DIV 2, (Legal Description),
TERRACE 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.

Gregory Thompson JAN 22, 2018
Signature Date
Vervan Thompson

713 Oakland

BALLOT TO INITIATE "HD" ZONING

I, David (Andy) MORMON, owner of
Lot 9 OLT 4 DIV 2 Wendlandts (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.

Andy Mormon
Signature

1/23/2018
Date

1504 W 9th

BALLOT TO INITIATE "HD" ZONING

I, RICHARD A. ROSS, owner of
617 HIGHLAND AVE
50 X 75 FT OLT 3 DIVISION Z (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


1/22/18
Date

BALLOT TO INITIATE "HD" ZONING

I, STEPHANE GODZEVANS, owner of
LOT 13, OLT. 3 DIV. 2 SMOOT SUBDIVISION (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

1/22/18
Date

701 Pressler

BALLOT TO INITIATE "HD" ZONING

I, William S. Banowsky, JR, owner of
5075 FT, OLT 3 DIVISION 2 (old West Austin SFR) (Legal Description),
Travis County, TX
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.

WSB 1-23-18
Signature Date

Will Oakland

BALLOT TO INITIATE "HD" ZONING

I, BENJAMIN KIRCHEN, owner of 1570 WEST 9TH ST
LOT 6 OLT 4 DIV 2 WENDLANDTS (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.

Ben Kirchen
Signature

1.21.18
Date

BALLOT TO INITIATE "HD" ZONING

I, William H. Press, owner of
S 60.5 FT AV LOT 7 & N TRI LOT 6 (Legal Description),
OLT 3 DIV 2 SMOOT SUBD (614 Pressler St.)
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.

William Press 21 January 2018
Signature Date

614 Pressler

BALLOT TO INITIATE "HD" ZONING

I, Judith S Brown, owner of
Lot 1 Oatwilles (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.

Judith S Brown
Signature

Jan 21, 2018
Date

1407 W 9th

BALLOT TO INITIATE "HD" ZONING

I, Nancy Wilson, owner of
702 PRASSLER ST. N 46.7 FT AV LOT 9 OLT 3 (Legal Description),
DIV 2 SMOOT SUB D
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.

Nancy Wilson 1/21/18
Signature Date

BALLOT TO INITIATE "HD" ZONING

I, Jonathan Buck, owner of
N 35 FT AV LOT 5 * & S 17.5 FT AV LOT 6 OLT 3 DIV Z SMOOT SUBD (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

Jon Buck

Date

1/21/18

610 Pressler

Adopted December 2012

610 Pressler

BALLOT TO INITIATE "HD" ZONING

I, Jennifer Guthrie, owner of
1409 W. 9th Street / 0.095 AC of OLT 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.

Jennifer Guthrie
Signature

1/21/2018
Date

BALLOT TO INITIATE "HD" ZONING

I, KATHLEEN DEAYER & NICK DEAYER, owner of
606 HIGHLAND AVE AUSTIN TX 78703 (Legal Description),
LOT 15 BLK B OLT 3 NV 2 TERRACE 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.

Kathleen Deayer & Nick Deayer 20 JAN 2018
Signature Date

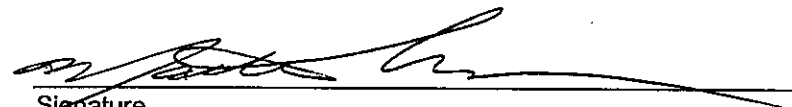
BALLOT TO INITIATE "HD" ZONING

I, Matthew Thomson, owner of
LOT 12 OLT 4 DIV 2 Wendlands (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

1/23/17
Date

1412 W 9th

BALLOT TO INITIATE "HD" ZONING

I, Romulo Reyes, owner of
Lot 9 & N5 Fr of Lot 10 Blk B OLT (Legal Description),
3042 Terrace 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.

Romulo Reyes
Signature

1/23/18
Date

700 Highland

BALLOT TO INITIATE "HD" ZONING

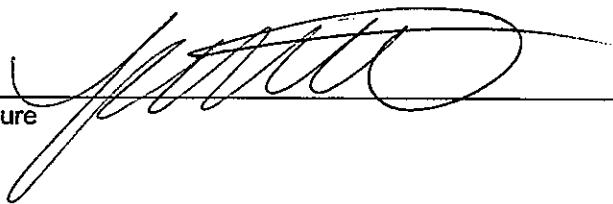
I, Crystal Kimbrough, Kevin Kimbrough, owner of

S 60 FT LOT 14 BLK DOLT3 (Legal Description),

hereby state that I have reviewed the application for the Smoot/Terrace Park Local Historic
DIV 2 Terrace Park
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

1-23-18
Date

704 Oakland

706 Highland

BALLOT TO INITIATE "HD" ZONING

I, BEAU THERNE, owner of
LOT 4 BLK B DLT 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

1/23/18

706 Highland

This property owner withdrew support of the application on 4/12/2018, due to pending sale of the property.

BALLOT TO INITIATE "HD" ZONING

I, JOSEPH H. HART, owner of
50 x 103 ft, lot 103, Division 2 (Bilpresker Austin TX 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

Joseph H. Hart

1/26/18

Date

*This property owner withdrew support
of the application on 4/12/2018, due to
pending sale of the property.*

BALLOT TO INITIATE "HD" ZONING

I, JOSEPH H. HART, owner of
0.3127 acres of Outlot 3 Division 2 (14030.0th, 78703, AUSTIN, TX) (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

Joseph H. Hart

Date

1/26/18

BALLOT TO INITIATE "HD" ZONING

I, Kees & Sandra VanTilburg, owner of
613 Oakland Ave ; Lot 12 BLK A OLT 3 DIV 7 (Legal Description),
Terrace 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.

Wm Van Tilburg Sandra VanTilburg 1/22/18 1/22/18
Signature Date

BALLOT TO INITIATE "HD" ZONING

I, PAUL T MCKAIG & MAY E MCKAIG, owner of

UNIT B CITY COTTAGES ON HIGHLAND (Legal Description),
CONDOMINIUMS PLUS 50% INT IN COM AREA

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.

Paul T McKaig
Signature

May E McKaig

4/23/2018
Date

608B Highland Ave

BALLOT TO INITIATE "HD" ZONING

I, Judy L. Alexander, owner of
N 51st Av Less N Tri Lot 6 Off 3 Div 2 (Legal Description), Smoot
Subd.

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] 1/24/18
Signature Date
612 Pressler

BALLOT TO INITIATE "HD" ZONING

I, PAUL BOITMANN, owner of
610 HIGHLAND AVE. (Legal Description),
LOT 13 BLK B OLT 3 DIVISION 2 TERRACE 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.

Paul Boitmann
Signature

1/22/2017
Date

BALLOT TO INITIATE "HD" ZONING

I, Douglas Kleiner/Stephanie Kleiner, owner of
Lot 3*E 58 ft av lot 4 olt 3 div 2 Smoot Subd
(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.

Douglas Kleiner/Stephanie Kleiner
Signature

Jan 23, 2018
Date

604 Pressler

BALLOT TO INITIATE "HD" ZONING

I, BENJAMIN ENTICE, owner of
705 OAKLAND AVE (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

Legal Description

705 OAKLAND AVE
S 39 FT OF LOT 7 & N 12 FT OF LOT 8 BLK
A OLT 3 DIV 2 TERRACE PARK

BALLOT TO INITIATE "HD" ZONING

I, Carol Rylander, owner of
1508 W 9th St, Lot 7, Wendlandt's Sub, out of (Legal Description),
South 1/2 of Aftot 4
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.

Carol Rylander
Signature

1/24/18
Date

BALLOT TO INITIATE "HD" ZONING

I, ROBERT SINCLAIR, owner of
702 OAKLAND AVE - (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.

Bob Sinclair 1/19/18
Signature Date

• 094 AC @ 1014 BLK D OLT 3 DIV Z
TERRACE PARK

BALLOT TO INITIATE "HD" ZONING

I, Denise Younger, owner of
N 24 FT AV Lot 8 & S 23 FT AV Lot 9 (Legal Description),
OLT 3 NV Z Smoot Subd
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.

Denise Younger 1/21/18
Signature Date

700 Pressler

BALLOT TO INITIATE "HD" ZONING

I, Ranjini Chandirakanthan and Charisse Castagnoli, owner of
50X103 FT OLT 3 DIVISION Z (aka 809 Pressler Street) (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.

Ranjini Chandirakanthan
Signature

January 27, 2018

Date

C. Castagnoli

Jan 27, 2018

BALLOT TO INITIATE "HD" ZONING

I, LINDA CANGELOSI, owner of
103 AC OF OLT 3 DIVISION Z (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 Cangelosi 1/26/18
Signature Date

606 Oakland

BALLOT TO INITIATE "HD" ZONING

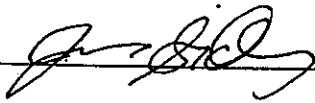
I, James Sidbury, owner of
50 X 103 FT OLT 3 DIVISION 2 (Legal Description), (710 Pressler St.)

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



1/24/2018
Date

BALLOT TO INITIATE "HD" ZONING

I, STEVEN OGDEY, owner of

E 90 FT OF LOT 18 BLK A LOT 3 (Legal Description), (1404 W 6th)
DIV 2 TERRACE 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.

 1/22/15
Signature Date

BALLOT TO INITIATE "HD" ZONING

I, STEVEN OLSEN, owner of

E 65 FT IF W 70 FT OF LOT 18 BLK A DLT 3 (Legal Description), (1406 W 6th)
DIV 2 TERRACE 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.

Signature

Date

For 801 Highland Ave
Austin, TX 78707

BALLOT TO INITIATE "HD" ZONING

I, Trevor Dallas, owner of
Lot 3 BLK C 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.

Trevor Dallas 1/27/18
Signature Date

Call Trevor Dallas at:
512-825-6140 w/ questions.

For 701 OAKLAND AVE
AUSTIN, TX 78703

BALLOT TO INITIATE "HD" ZONING

I, Trevor Dallas, owner of
S 51 FT LOT 9 BLK A DLT3 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.

Trevor Dallas 1/27/18
Signature Date

call Trevor Dallas at:
512-825-6140 with questions.

BALLOT TO INITIATE "HD" ZONING

I, Robert L & Mary D Ogden LP, owner of
50 x 130 Ft. OLT 4 Division Z (Legal Description),
(1404 W. 9TH 78703)
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.

Susan Ogden 1/27/18
Signature Date
for Robert L &
Mary D Ogden LP

BALLOT TO INITIATE "HD" ZONING

I, Susan Ogden property Trust, owner of
50 x 112.2 FT OLT 3 Division Z (Legal Description),
(1414 W. 6th)
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.

Susan Ogden for 1/22/18
Signature Date
Susan Ogden property
Trust

BALLOT TO INITIATE "HD" ZONING

I, Robert L & Mary D Ogden LP, owner of
0.725 AC of OLT 4 Division 2 (Legal Description),
1408 W 9th St #8703
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.

Susan Ogden 11/27/18
Signature for Robert L & Mary D Ogden LP Date

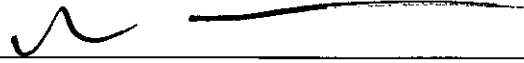
BALLOT TO INITIATE "HD" ZONING

I, Brian Birner, owner of
807 Pressler (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

21 JAN 2018
Date

BALLOT TO INITIATE "HD" ZONING

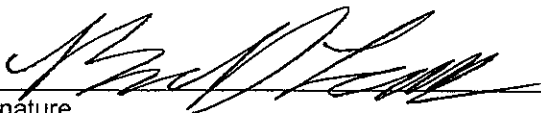
I, BRUCE LEMONS, owner of

N 15.0 FT AV LOT 4* & S 35.0 FT AV LOT 5 OLT 3 DIV 2 SMOOT SUBD (Legal Description), (608 PRESSER)

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

1/20/2018
Date

BALLOT TO INITIATE "HD" ZONING

I, JIM + ANALEA HOLLAND, owner of

THE SOUTH 65 FEET OF LOT 4, BLOCK D, (Legal Description),
TERRACE 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.

Analea Holland
Signature

01-25-2018
Date

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.

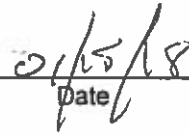
☐ I DO support the application for local historic district zoning designation.

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

Signature



Date



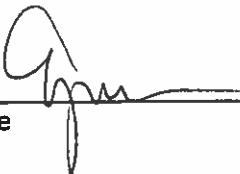
BALLOT TO INITIATE "HD" ZONING

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 Jun 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 (Legal Description),
hereby state that I have reviewed the application for the Smoot Terrace Park Local Historic District
District. I have reviewed it for Application

☐ 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 of

1500 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.


Signature

1/30/18
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

701-703 HIGHLAND AVE LP.

I, GREG JACOBSEN THE GENERAL PARTNER OF, owner of
LOT 3 BLK A DIST 3 DIV. 7 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

www.smootterraceparklhd.com

Jan 2018

Smoot Terrace Park LHD

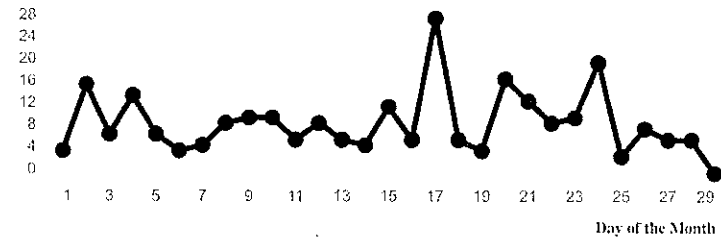
Image Not Found

 [Edit Site](#)

260 Visitors

This Month ▼

Visitors



Stay in touch with a targeted email campaign

[Create Campaign](#)

www.smootterraceparklhd.com

Dec 2017

Smoot Terrace Park LHD

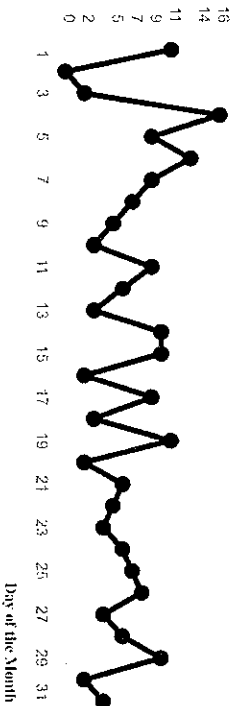
Range: 10/1/2017 - 12/31/2017

 Edit Site

2017 Visitors

Visitors

Last Month



Stay in touch with a targeted email campaign

Create Campaign

APPENDIX F

Glossary

Smoot/Terrace Park Historic District

GLOSSARY

This glossary includes separate sections for (A) Preservation Terms and Definitions and (B) Architectural Terms. Within each of these sections, terms are listed in alphabetical order.

A. Preservation Terms and Definitions

Certificate of Appropriateness

The approval document required for all non-routine exterior work to a contributing resource that requires a building permit, as well as replacement of windows or doors even if it does not require a building permit.

Character-Defining Features

Visual aspects and physical features that characterize a building's appearance.

Contributing Property

The determination of whether a property is contributing to the historic district is made by the historic preservation professional who evaluated the survey and inventory of the buildings within the district, in conjunction with professional city staff. In general, a building, site, structure, or object within a historic district that adds to the values or qualities of that district because it was present during the period of significance (in this case, 1877–1945) and possesses historical integrity. A contributing property may have minor alterations that do not significantly affect its overall historic appearance.¹

Deteriorated beyond repair:

The individual building component is decayed to the point where it cannot serve its structural purposes. The HPO and HLC will determine if a building component is deteriorated beyond repair, based on documentation provided by the property owner. Examples include, but are not limited to:

- an individual wood window muntin that is so decayed that it cannot hold a pane of glass as intended; decay is documented by probing the core with an awl and lifting up irregular pieces of wood
- an individual wood weatherboard is decayed to the point where it cannot hold paint to keep the building watertight; decay is documented by probing the core with an awl and lifting up irregular pieces of wood
- an individual porch column is so decayed that it no longer can support the porch roof; decay is documented by a sag in the porch roof even when the porch foundation is shown to be level
- a metal decorative railing is so corroded that it threatens to expand and crack the adjacent surface; corrosion is documented by a bubbling texture, and/or probing the metal with a sharp object and digging out brittle strands

¹ See *Section 5, Assessment of Integrity* for additional information about contributing properties. To see a list of contributing properties, contact the HPO.

1 **Historic District**

2 A concentrated and cohesive grouping of historic resources that retain a significant amount
3 of their historic character. Historic resources that add to the district’s overall sense of time
4 and place are classified as contributing properties. Severely altered historic properties and
5 buildings of more recent construction are classified as noncontributing elements.

6 **In-Kind Replacement**

7 Replacing a current element (whether a single material or a whole feature) with a new
8 element that has the same profile, dimension, and texture as the material of the current or
9 historic element. A new material may or may not be the same material as the current or
10 historic material. In-kind materials are not appropriate if they damage historic materials.

11 **Integrity**

12 A property has integrity if it is physically unaltered, or retains enough of its historic
13 character, or appearance to be recognizable as being from the period when the property
14 achieved significance. Seven aspects are used to evaluate integrity: location, design, setting,
15 materials, workmanship, feeling, and association.

16 **Noncontributing**

17 A building, site, structure, or object within a historic district that does not contribute to the
18 historic character of the district because it no longer retains integrity or was built outside of
19 the period of significance.²

20 **Preservation**

21 The act or process of sustaining the existing form, integrity, or material of a building or
22 structure.

23 **Reconstruction**

24 Treatment that “establishes limited opportunities to recreate a non-surviving site,
25 landscape, building, structure, or object in all new materials.”

26 **Rehabilitation**

27 The act or process of returning a historic property to a state of utility through repair or
28 alteration that makes possible an efficient, contemporary use while preserving those
29 portions or features of the property that are significant to its historical, architectural, or
30 cultural character.

31 **Restoration**

32 The act or process of accurately recovering the form and details of a property and its setting
33 as it appeared at a particular time by means of the removal of later elements or by the
34 replacement of missing earlier elements.

² See *Section 5, Assessment of Integrity* for a more detailed discussion of noncontributing properties.

B. Architectural Terms

Abut: To adjoin at an end; to be contiguous.

Arch: A curved and sometimes pointed structural member used to span an opening.

Awl: A small, pointed tool.

Awning: A projecting roof-like structure sheltering a door or window, often canvas.

Balcony: A railed projecting platform found above ground level on a building.

Bargeboard: A board, sometimes decorative, that adorns the gable-end of a gabled roof.

Battered Foundation: A foundation that is inclined, so that it appears to slope inward as it rises upward.

Bead Board: Wood paneling with grooves.

Berm: A raised bank at the edge of a yard beside a road or sidewalk.

Board and Batten: Wood siding with wide boards, placed vertically, and narrow strips of wood (battens) covering the seams between the boards.

Boxed Eaves: Eaves that are enclosed with a fascia and panels under the soffit.

Bracket: A projecting support used under cornices, eaves, balconies, or windows to provide structural or visual support.

Brick: A building or paving unit made of fired clay, usually rectangular in shape.

Canopy: A projection over a niche or doorway; often decorative or decorated.

Capital: The uppermost part, or head, of a column or pilaster.

Casement Window: A window sash that swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

Column: A round, vertical support; in classical architecture, the column has three parts: base, shaft, and capital.

Concrete Block: A hollow or solid concrete masonry unit consisting of cement and suitable aggregates combined with water.

Concrete Slab: A flat, rectangular, reinforced concrete structural member; especially used for floors and roofs.

Coping: The protective uppermost course of a wall or parapet.

1 **Corbelling:** Pattern in a masonry wall formed by projecting or overhanging masonry units.

2 **Cornice:** A projecting, ornamental molding along the top of a building, wall, etc., finishing or
3 crowning it.

4 **Crenelation:** A parapet with alternating solid and void spaces, originally used for defense; also
5 known as battlement.

6 **Dormer:** A vertically set window on a sloping roof; also the roofed structure housing such a
7 window.

8 **Dentils:** A series of closely spaced, small, rectangular blocks, used especially in classical
9 architecture.

10 **Double-Hung Window:** A window with two (or more) sashes, or glazed frames, set in vertically
11 grooved frames and capable of being raised or lowered independently of each other.

12 **Eaves:** The lower edges of a roof that project beyond the building wall.

13 **Engaged Column:** A column that is partially attached to a wall.

14 **Eyebrow Dormer:** A low dormer with a wavy line over the lintel, resembling an eyebrow.

15 **Façade:** An exterior wall.

16 **Fanlight:** An arched window with muntins that radiate like a fan; typically used as a transom.

17 **Fascia Boards:** Horizontal boards, typically wood, that cover the ends of rafters.

18 **Fenestration:** An opening in a surface.

19 **Fiber-cement siding:** A composite material made of cement and cellulose fibers and formed into
20 boards or tiles, used as an exterior wall material. Also known as HardieBoard or HardiePlank, the
21 industry's leading brand.

22 **Fixed Sash:** A window, or part of a window, that does not open.

23 **Flat Roof:** A roof that has only enough pitch so that water can drain.

24 **Gabled Roof:** A roof having a single slope on each side of a central ridge; usually with a gable at
25 one or both ends of the roof.

26 **Gambrel Roof:** A roof having a double slope on two sides of a building; the most common
27 example is a barn roof.

28 **Glazing:** Window or glass, as within a door or window.

29 **Half-Timbered:** Heavy timber framing with the spaces filled in with plaster or masonry.

1 **Hipped Roof:** A roof having adjacent flat surfaces that slope upward from all sides of the
2 perimeter of the building.

3 **Hood:** A protective and sometimes decorative cover over doors, windows, or chimneys.

4 **In-kind:** Replacement of a feature with the same material, such as wood for wood.

5 **Jalousie Window:** A window composed of angled, overlapping slats of glass, arranged
6 horizontally like a shutter in order to tilt open for ventilation.

7 **Leaded Glass Window:** A window composed of pieces of glass that are held in place with lead
8 strips; the glass can be clear, colored, or stained.

9 **Lintel:** The piece of timber, stone, or metal that spans above an opening and supports the
10 weight of the wall above it.

11 **Lites:** Window panes.

12 **Mansard Roof:** A roof having two slopes on all four sides; the lower slope is much steeper than
13 the upper.

14 **Mortar:** A mixture of cement, lime, sand, or other aggregates with water; used in plastering and
15 bricklaying.

16 **Masonry:** A construction method that stacks masonry units, such as stones or bricks, and binds
17 them with mortar to form a wall.

18 **Molding:** A decorative profile that is given to architectural members and subordinate parts of
19 the buildings; whether cavities or projections such as cornices, bases, door and window jambs
20 and heads.

21 **Mullion:** A large vertical member separating two casements or coupled windows or doors.

22 **Muntin:** One of the thin strips of wood used to separate panes of glass within a window.

23 **Paneled Door:** A door constructed with recessed rectangular panels surrounded by raised
24 moldings.

25 **Parapet:** A low wall or protective railing, usually used around the edge of a roof or around a
26 balcony.

27 **Pediment:** A triangular section framed by a horizontal molding on its base and two sloping
28 moldings on each side.

29 **Pier and Beam Foundation:** Foundation consisting of vertical piers that support horizontal
30 beams.

31 **Pilaster:** A rectangular column or shallow pier attached to a wall.

1 **Porch:** A covered entrance or semi-enclosed space projecting from the façade of a building; may
2 be open sided, screened, or glass enclosed.

3 **Porte Cochere:** A roofed structure attached to a building and extending over a driveway,
4 allowing vehicles to pass through.

5 **Pyramidal Roof:** A pyramid-shaped roof with four sides of equal slope and shape.

6 **Quoins:** Large or rusticated stone blocks at the corners of a masonry building.

7 **Rafter:** One of a series of structural members spanning from the ridge of the roof to the eaves,
8 providing support for the covering of a roof.

9 **Repointing:** The act of repairing the joints of brickwork, masonry, etc., with mortar or cement.

10 **Shed Roof:** A roof containing only one sloping plane.

11 **Side Light:** A vertical window flanking a door.

12 **Side-Gabled Roof:** A gable whose face is on one side (or part of one side) of a house,
13 perpendicular to the façade.

14 **Sill:** Horizontal member at the bottom of a window or door opening.

15 **Soffit:** The underside of overhanging eaves; the underside of other architectural structures such
16 as an arch or balcony.

17 **Storm Window:** A secondary window installed to protect and/or reinforce the main window.

18 **Stucco:** Exterior finish material composed of either Portland cement or lime and sand mixed
19 with water.

20 **Transom:** A horizontal window over a door or window.

21 **Wing Wall:** A portion of the front façade extending past the side façade, often sloping down
22 from the eaves to the ground at an angle; a subordinate wall, one end of which is built against
23 an abutment.



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February 21, 2018

Chair Mary Jo Galindo and Landmark Commissioners
Historic Landmark Commission
City of Austin
Post Office Box 1088
Austin, TX 78767-8865
Sent via E-mail

Re: Smoot/Terrace Park Local Historic District

Dear Chair Galindo and 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.

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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 Plan Commission and Council approval of this application. Thank you for your many hours of hard work to preserve what is best about Austin for future generations.

Sincerely,

Ken Johnson
President, Preservation Austin