

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

Wednesday February 21, 2018

Project: Smoot/Terrace Park Historic District

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

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

**Acreage: 17.49**

### **PROPERTIES WITHIN THE DISTRICT:**

**Total: 125**

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

### **Old West Austin Neighborhood Plan (OWANP)**

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

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

### **Historic Preservation / Urban Design (p. 48)**

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

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

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

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

Project Name: Smoot/Terrace Park Historic District

Address: 700 PRESSLER ST

File Number: C14H-2018-0013

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

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

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

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

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

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

### **Imagine Austin**

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

The following IACP policies are relevant to this case:

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

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



**Project Name:** Smoot/Terrace Park Historic District

**Case Manager:** Steve Sadowsky

**Case Number:** C14H-2018-0013

**Team:**

**Update #:** 0

**Date Filed:** January 30, 2018

**Date Dist:** January 31, 2018

**Comments Due Date:** February 20, 2018

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<b>Discipline</b>	<b>Name</b>
NPZ Historic Review	Steve Sadowsky
NPZ Legal Department Review	Cathy Curtis
NPZ Mapping Review	RoxAnne Parker
NPZ Comprehensive Planning Review	Kathleen Fox

*Notice*

*Zoning - Andrew Rivera*



Report run on: 1/30/18

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # C14H-2018-0013

TYPE/SUBTYPE: Historical/

PROJECT: Smoot/Terrace Park Historic District

LOCATION: 700 PRESSLER ST

CASE MANAGER: Steve Sadowsky

PHONE 512-974-6454

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE:

REPORT DATE:

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT) LOTS:

EXISTING ZONING: 999 - SEE COMMENTS

EXISTING USE:

TRACT:	ACRES/SQFT	PROPOSED ZONING	PROPOSED USE
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HD - HISTORIC

WATERSHED: Town Lake, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS:

WATER:

GRIDS:

ELECTRIC:

GRIDS:

SEWERAGE:

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0108031157

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

N 9.5 FT AV LOT 7 & S 46 FT AV LOT 8 OLT 3 DIV Z SMOOT SUBD

RELATED CASES (if any):

CONTACTS:



Applicant

512-589-1825

Denise Younger  
700 PRESSLER

# City of Austin

## Historic District Nomination Form

1. **NAME OF DISTRICT:** Smoot/Terrace Park Historic District

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2. **GEOGRAPHICAL DESCRIPTION:**

The Smoot/Terrace Park Local Historic District is bound on the east by Pressler Street, including the parcels on both sides of the street; on the north by W. 9th Street, including the parcels on both sides of the street; on the south by W. 6th Street, including only the parcels on the north side of the street; and on the west by Highland Avenue, including the parcels on both sides of the street.

**Acreage:** 17.49

3. **PROPERTIES WITHIN THE DISTRICT:**

Total: 125

**Contributing Properties**

Number: 81      Percent of Total: 64.8%

**Noncontributing Properties**

Number: 44      Percent of Total: 35.2%

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

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

4. **PRINCIPAL ARCHITECTURAL STYLES AND PERIODS OF CONSTRUCTION:**

Principal periods of construction within the Smoot/Terrace Park Historic District Include:

- The Italianate “homestead” period (circa 1877 – 1894)
- The Craftsman period (1911-1929)
- The Colonial period (1921-1945)

Each of these periods is discussed in further detail below.

### **The “Homestead” Period (circa 1877 – 1894)**

All five of the “homestead” houses remain and are listed as City of Austin historic landmarks. These houses share a number of architectural similarities: all are two-story with vertical emphases, having common design elements such as four-over-four double-hung windows, one-over-one bay windows, and Italianate detailing. The Smoot Family Home and the Hopkins Homestead are constructed of brick, while the two Pillow Houses and the Johnson House are constructed with wood framing and brick underpinning and chimneys. The siting of these “homestead” houses correlates with the size of the lots. The Johnson House and Smoot Family Home—sited on the largest lots—are set back from the street the farthest. The Hopkins Homestead—on a large lot—is set back farther than the two Pillow Houses, located on the smallest of the lots. Some of the more prominent features visible from the street are additions to the original buildings that have taken on their own historical importance. These include the Stick-style two-story gallery of the Hopkins Homestead and the Classical Revival front of the Smoot Family Home. The district also includes examples of the Italianate and Queen Anne styles constructed during this period.

### **The Craftsman Period (1911-1929)**

The timing of the development of the Wendlandt Subdivision in 1911 and the Terrace Park Subdivision in 1913 corresponded with a change in popular tastes toward twentieth-century building styles and decorative features. The vertical emphases of the Victorian-era style had given way to the more horizontal emphases of Craftsman-style one-and-one-half story houses, often in the bungalow form. Window openings were no longer tall and thin, but rather wider and sometimes grouped in pairs. Ceiling heights on the ground floor were still high—nine feet—but the second-floor ceilings became lower to fit under the roofs. The roofs became more prominent than the Victorian era, usually extending far beyond the walls with the brackets and rafter ends holding up the eaves. During this era, only one house was designed with lingering influences such as tall narrow windows from the Folk Victorian Style—1510 W. 9th Street, built in 1915—but even this house has a form and massing that show a transition toward the bungalow’s horizontal emphasis.

In Smoot/Terrace Park, the siting of these Craftsman houses influenced the design of each house. The houses sited on the west side of Highland had good views to the east, which led to larger porches, some of which stretch all the way across the front façade. These were also the most expensive lots, and their owners had deeper pockets to build larger and more ornate houses. These more elevated houses tend to be more elaborate examples of the Craftsman style than the lower bungalows, which have less detailed Craftsman ornamentation. In both cases, though, house designers attempted to differentiate the appearance of adjacent houses, creating visual variety. Regardless of the expense, care was taken with the detailing of prominent porches, gables, detailing of verge boards and exposed rafter ends, and the form and detailing of exposed chimneys.

### **The Colonial Revival Period (1921-1945)**

The Colonial Revival Period overlaps somewhat with the Craftsman Period. After 1921, the houses that filled in the remaining lots within the earlier subdivision began to transition to a more modest appearance, with less Craftsman detailing. Some, rather than using a gable end Bungalow form, adopt a more Colonial Revival form, with the gables less visible or to the side.

**5. PERIOD(S) OF SIGNIFICANCE: 1877 – 1945**

The period of significance for the Smoot/Terrace Park Historic District ranges from 1877 to 1945. The majority of the houses within the district date from this period (91 out of 125, or 73%). The period of significance was selected based on a combination of historic trends and integrity issues.

Historically, the end of World War II in 1945 led to a major shift in American housing production nationwide. The postwar housing shortage caused a boom in construction of inexpensive housing with minimal architectural detail. That national trend was exemplified by the construction of small, utilitarian houses in the 600 and 700 blocks of Pressler Street in the late 1940s and early 1950s, occupancy land formerly owned by the Smoot Estate. (See historic Sanborn Fire Insurance Maps in *Appendix A*.)

In some instances, the trend of postwar housing development may hold historic significance in its own right. Unfortunately, though, the resources that remain in the Smoot/Terrace Park Historic District do not retain sufficient integrity to communicate the historic trend of postwar subdivision and construction. Many of the houses originally constructed in the Smoot Subdivision have been demolished and replaced with new, large-scale construction in recent decades. Among the remaining houses in the district built after 1945, only 14 are over 50 years of age – the minimum age required for contributing status per *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.<sup>1</sup> Of these 14 houses built between 1946 and 1968, only 6 retain sufficient integrity to be considered contributing. (See the following discussion of integrity assessments.) Consequently, the district does not retain integrity of association with the historic trend of postwar subdivision and construction of modest housing. In addition, houses from this time period have no stylistic influence or Minimal Traditional stylistic influence, so they do not hold significance for their architectural associations either. The remaining resources that retain integrity are strong examples of the historic trends and architectural styles typical in Austin from 1877 to 1945, but other neighborhoods in Austin are better able to communicate the historic and architectural trends typical of the postwar period.

**6. ARCHITECTURAL COMPOSITION OF THE DISTRICT:**

All the contributing buildings in the district were built as residences. Eight contributing houses have been converted to office use along 6th Street, one contributing house is being used as a church (1408 W. 9<sup>th</sup>), and one contributing house is now a museum (the Smoot Family Home at 1316 W. 6<sup>th</sup>). In addition, one noncontributing back house is used as a museum (1501 W. 9<sup>th</sup>).

The architectural styles are typical of Austin and the larger West Line National Register Historic District that encompasses the Smoot/Terrace Park Historic District, depending on the period of construction. As such, two-story Italianate villas date from the 19<sup>th</sup> century; one-and-a-half story Craftsman bungalows were built during the teens and twenties; and one- and two-story houses with some Colonial detailing date from the 1930s and early 1940s.

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<sup>1</sup> Andrus, Patrick W. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 2002. <https://www.nps.gov/nr/publications/bulletins/nrb15/Index.htm>.

### **Height and Massing**

Building height and massing tend to correspond to the following development periods:

- Victorian-era (including Italianate, Queen Anne, Stick Style, and Classical Revival): two story rectangular with bay window, chimneys and simple roofs often with historically significant porches or galleries as later additions.
- Craftsman: one-and-a-half-story rectangular with gable ends oriented to the street and broad sweeping roofs with dormers.
- Classical Revival: simple one- or two-story, more compact with simple roofs. The foundations of most of the contributing buildings are pier and beam with the earlier houses being on cedar posts, and the later on concrete posts.

### **Materials**

Except for the two Victorian brick houses, all contributing buildings in the district were constructed of wood with wood siding, with variations based on when they were built:

- Victorian era: clapboards
- Craftsman era: most often narrow boarding (such as 1"x6" teardrop siding), with stucco exteriors on some outbuildings
- Colonial Revival era: clapboard siding

Windows and doors from all time periods are constructed of wood, with the common Victorian-era window type tall and narrow, with a four-over-four configuration of lites on the sides and rear, but often a one-over-one configuration of lites on the front and in the bay windows. The Craftsman-era examples most often have one-over-one windows, but many examples from the 1910s and early 1920s have a multilite top sash; windows in the dormers are more decorative. The windows are singled, grouped in pairs, or configured in an A-B-A pattern. Similarly, screens over the multilite top sash often have mullions in the same pattern as the windows. Windows in the Colonial era are generally one-over-one, with the occasional six-over-six window—usually single or paired. The majority of the windows in the district remain wood-sash, but some have been replaced with vinyl-clad wood-sash windows. Many of the houses retain their original doors facing the street. Some are fully paneled, but most feature a single pane of glass in the upper portion.

Chimneys are often a major design feature in the Bungalow/Craftsman era in the district.

## **7. ASSESSMENT OF INTEGRITY:**

Overall, 81 of the 125 resources within the district (64.8%) retain sufficient physical integrity to contribute to the historic character of the district. These contributing resources generally retain their original exterior siding, windows, doors, chimneys, and porches. In addition, the overall street patterns and landscape patterns within the district have not changed since the end of the period of significance. As a result, the district as a whole retains its integrity of design, materials, workmanship, setting, feeling, and association.

Within the Smoot/Terrace Park Historic District, the majority of noncontributing buildings (89%) were built after the conclusion of the period of significance (1877-1945). The remaining

noncontributing buildings (11%) are historic age but lack integrity due to significant alterations that render their form and design unrecognizable to the historic period. Typically, houses are considered noncontributing if they display significant porch enclosures or expansions, modifications of the roof form, changes to the fenestration pattern, or large-scale additions less than 15 feet from the front façade. Buildings that were relocated after the end of the period of significance also are considered noncontributing. Houses are considered to retain sufficient integrity to be contributing even if they have had alterations to their materials—such as siding replacement or window replacement—provided that the overall form, massing, and fenestration pattern of the original house remain intact.

## 8. BUILDING LOCATIONS AND LANDSCAPE FEATURES:

Setbacks vary slightly on residential buildings on a given street, but setbacks generally provide a uniform streetscape. Each street within the district has varying setbacks in accordance with development at the time of construction. As a result, front setbacks range from approximately 20 feet to approximately 40 feet. However, most houses have setbacks that roughly align with their immediate neighbors. Street-facing, single-car width driveways are located along most streets. Sidewalks and curbs are primarily concrete. Pressler Street and a few properties on W. 9<sup>th</sup> Street have no sidewalks. Most garage and garage apartments are located at the rear of properties, behind primary residences. A few contemporary apartment buildings contain street-facing parking lots, such as 1503 W. 9th Street. Parallel parking is only available street parking. No street furniture is present in the district. Little street lighting is available; what exists is mostly contemporary in style and attached to large electric poles. Eight properties have contributing landscape features—notably the James R. Johnson House at 1412 W. 6 ½ Street and the Raymond Kelly Smoot House at 1316 W. 6th Street—as further documented in the inventory and survey sheets in *Appendices B and C*.

## 9. HISTORIC CONTEXT OF THE DISTRICT:

The boundaries of the Smoot/Terrace Park Local Historic District are encompassed by the larger West Line National Register Historic District. The historic contexts of the two districts share large areas of overlap. As chronicled within the historic context of the West Line Historic District National Register Nomination, the Smoot/Terrace Park Local 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, whose house, designed by Abner Cook (demolished in the 1950's) was located near Baylor and Pecan Street (W. 6th Street).<sup>2</sup> Raymond had served as Treasurer of both the Republic and the State of Texas and later became a well-known banker in Austin. Large lots along Pecan Street (W. 6th Street) and Ash St. (W. 9<sup>th</sup> Street) were sold by Raymond to later become country estates.

Throughout the middle of the nineteenth century, one influential writer on matters concerning architecture and landscape architecture in the United States was Andrew Jackson Downing.

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<sup>2</sup> Myers, Terri and A. Elizabeth Butman, *National Register of Historic Places Registration Form: West Line Historic District* (Washington, D.C.: National Park Service, 2005), from the Texas Historical Commission, <https://atlas.thc.state.tx.us/NR/pdfs/05001166/05001166.pdf>.

Through his writings in books and popular magazines, he popularized country estates as a fashion and a way of life throughout the United States. Jackson also promoted the practical advantages of building on high ground – as exemplified by his own home, “Highland Garden,” constructed in Newburgh, New York, in 1838.<sup>3</sup> More affordable land prices outside of the city further encouraged construction of country estates. In 1877, while much of the upper-class housing in Austin was being built as city mansions on high ground closer to downtown, four contrasting country estates were built in the Smoot/Terrace Park Historic District on larger parcels of land, reflecting Downing’s vision. All five remain intact and are Austin 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), the Ben Pillow House (1403 W. 9th Street), and the Hopkins Homestead (1500 W. 9<sup>th</sup> Street).

The Smoot House and the Johnson House both stood on the picturesque slope rising up from Pecan Street (W. 6th Street), on the type of high ground recommended by Downing. The Smoot family was perhaps most likely to have been influenced directly by Downing, considering that the family moved to Austin in 1876 from Kentucky, where they might have encountered examples of houses built using plans by Downing.<sup>4</sup> The Johnson House, on the other hand, also had pragmatic influences. James Raymond Johnson was a favorite nephew of large landowner James H. Raymond, and his decision to locate in the “country” was made easy by his uncle giving him a good deal on the land purchase. Nearby, on Ash Street (W. 9<sup>th</sup> Street), the construction of the two Pillow Estates also combined the romantic pastoral ideal of country living with pragmatic factors, and Ben Pillow himself noted that costs associated with construction had decreased recently, influencing his brother William’s decision to locate his house next door.

By the late nineteenth century, the American taste for the picturesque spread to the development of residential suburbs that were accessible to the middle class.<sup>5</sup> Streetcar lines facilitated suburban growth, allowing residents to quickly and comfortably commute to downtown for work and shopping. In Austin, the Hyde Park suburb first developed along the streetcar line north of downtown in 1891.<sup>6</sup> Around the same time, in 1891, the streetcar line also extended west of downtown along Pecan Street (W. 6th Street).<sup>7</sup> Yet suburban development along the West Line did not begin until after 1910. The first example of suburban subdivision within the district

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<sup>3</sup> “Hudson River Valley Architecture,” The Hudson River Valley Institute, accessed 01/16/2018, <http://www.hudsonrivervalley.org/themes/precivalwar.html>. Note that Highland Garden is no longer extant.

<sup>4</sup> Peter Flagg Maxon and Mary Margaret Albright, *National Register of Historic Places Nomination Form: Raymond Kelley Smoot House* (Washington, D.C.: National Park Service, 1982), from the Texas Historical Commission Historic Sites Atlas, accessed 01/16/2018, <https://atlas.thc.state.tx.us/NR/pdfs/82004527/82004527.pdf>; George Kramer and Kay Atwood, *National Register of Historic Places Registration Form: Skidmore Academy Historic District* (Washington, D.C.: National Park Service, 2001), from the National Park Service, accessed 01/16/2018, <https://npgallery.nps.gov/GetAsset/51011086-56a1-4a67-aead-c9750b83aa5f>; Richard S. Decamp, *National Register of Historic Places Nomination Form: Ellery Villa* (Washington, D.C.: National Park Service, 1978), from the National Park Service, accessed 01/16/2018, <https://atlas.thc.state.tx.us/NR/pdfs/82004527/82004527.pdf>.

<sup>5</sup> David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: National Park Service, 2002), from the National Park Service, accessed 01/16/2018, <https://www.nps.gov/nr/publications/bulletins/suburbs/index.htm>.

<sup>6</sup> Hardy Heck-Moore, Inc., *City of Austin Historic Resources Survey*, prepared for the City of Austin, 2016, pg. II-17.

<sup>7</sup> Myers, *West Line Historic District*, pg. 7-18.

occurred in February 1911, when the Wendlandt family created the Wendlandt Subdivision on the north side of W. 9th Street (formerly Ash Street; the street names changed 1897-1898). The Wendlandt family subdivided the land into seven lots, retaining two for themselves. Soon thereafter, in January 1913, F.H. Smith and his wife Emma Walker Smith subdivided the former Johnson estate into Lots 6 and 7, Outlot No.3 Division Z – cutting through Highland Avenue and Oakland Street between W. 6th and W. 9th Streets. This new subdivision was known as Terrace Park. The Smiths developed lots on both sides of both streets within Terrace Park, but they retained the Johnson Estate property that stretched down in front of the house down to W. 6th Street.

Through the 1910s and into the 1920s, middle-class families gradually purchased lots in these new subdivisions and constructed single-family homes, typically in the bungalow form with Craftsman stylistic influences.<sup>8</sup> As shown by the 1921 Sanborn Map, almost all the lots on the west side of Highland and the south end of Oakland on the east side had been built up. (See maps in *Appendix A*.) In addition to houses constructed in the Wendlant Subdivision and Terrace Park, by 1921 six houses had been built on the land between Athens Place, (formerly Belmont) and Tremont. One example of a house built during this period is 801 Highland Avenue, which was constructed in 1923 in the Terrace Park subdivision. The house originally was rented to a railroad fireman named Seth Brown. From 1927 through 1976 the property was owned and occupied by Burnett “Blondie” Pharr, who was the musical director for the University of Texas band and the composer of the Texas fight song.<sup>9</sup>

While the period between 1911 and 1921 saw the most construction, the 1935 Sanborn Map in *Appendix A* shows Pressler Street cutting through between W. 6th and W. 9th streets, with some development on the north end of Pressler as well as more lots sold off along W. 6th Street for more bungalows. City Directory listings and U.S. Census records show that the residents along Pressler Street in the 1930s and 1940s were predominantly white and held middle-class occupations like shopkeepers, repairmen, and office workers.<sup>10</sup> While the 1921 Sanborn Map shows only one house on W. 6th Street south of the Johnson House, by the 1935 Sanborn Map there were seven houses between W. 6th Street and the Johnson House. The residences built between 1921 and 1935 were still predominantly in the bungalow form, though elements of Colonial and Classical Revival are present more frequently, and they are not as grand as those built in the 1910s. The land that was still undeveloped as of 1935 was the west side of Pressler, across from the Smoot family home. These lots on the west side of Pressler were filled in with houses prior to the 1956 Sanborn Map (as seen in *Appendix A*), but many were demolished for new construction or were altered as demand for property near downtown increased with the growth of Austin in the 1990s and 2000s, so that they no longer have sufficient integrity to contribute to the district.

## Sources

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<sup>8</sup> Ibid, pg. 8-68.

<sup>9</sup> City of Austin, “Zoning Change Review Sheet: Blondie Pharr House,” from the City of Austin, accessed 01/16/2018, <http://www.austintexas.gov/edims/document.cfm?id=119314>.

<sup>10</sup> City Directories and U.S. Federal Census listings, 1930-1945, from Ancestry, accessed 01/16/2018, [www.ancestry.com](http://www.ancestry.com).

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## 10. ARCHITECTS AND BUILDERS:

- **1316 W. 6th Street (Smoot Family Home):** R. J. Loving and W. W. Maxwell built the home, which was designed by Dr. R. K. Smoot.

- **1407 W. 9th Street (William Pillow House):** Charles Sterzing and Struve designed the house. The brick underpinning, chimney, and fireplaces were laid by Mr. Butler, who later opened a brick yard.
- **1500 W. 9th Street (Hopkins Homestead):** Francis Fisher and R. C. Lambie constructed the house, then placed a Mechanic's Lien on the property. 1894; Hopkins Homestead for \$1500 to Francis Fisher and R C Lambie.
- **1502 W. 9th Street (Mary Nelson House):** William Hardy Nelson constructed the house. Nelson was a native Texan who worked as a carpenter and house contractor.
- **706 Oakland Avenue (Webster House):** Jacob Wattinger, a general contractor who owned the property at the time the house was built, may have constructed it.

## APPENDICES

- A. Maps
- B. Inventory of Properties
- C. Survey Sheets and Photographs
- D. District Preservation Plan
- E. Demonstration of Owner Support
- F. Glossary

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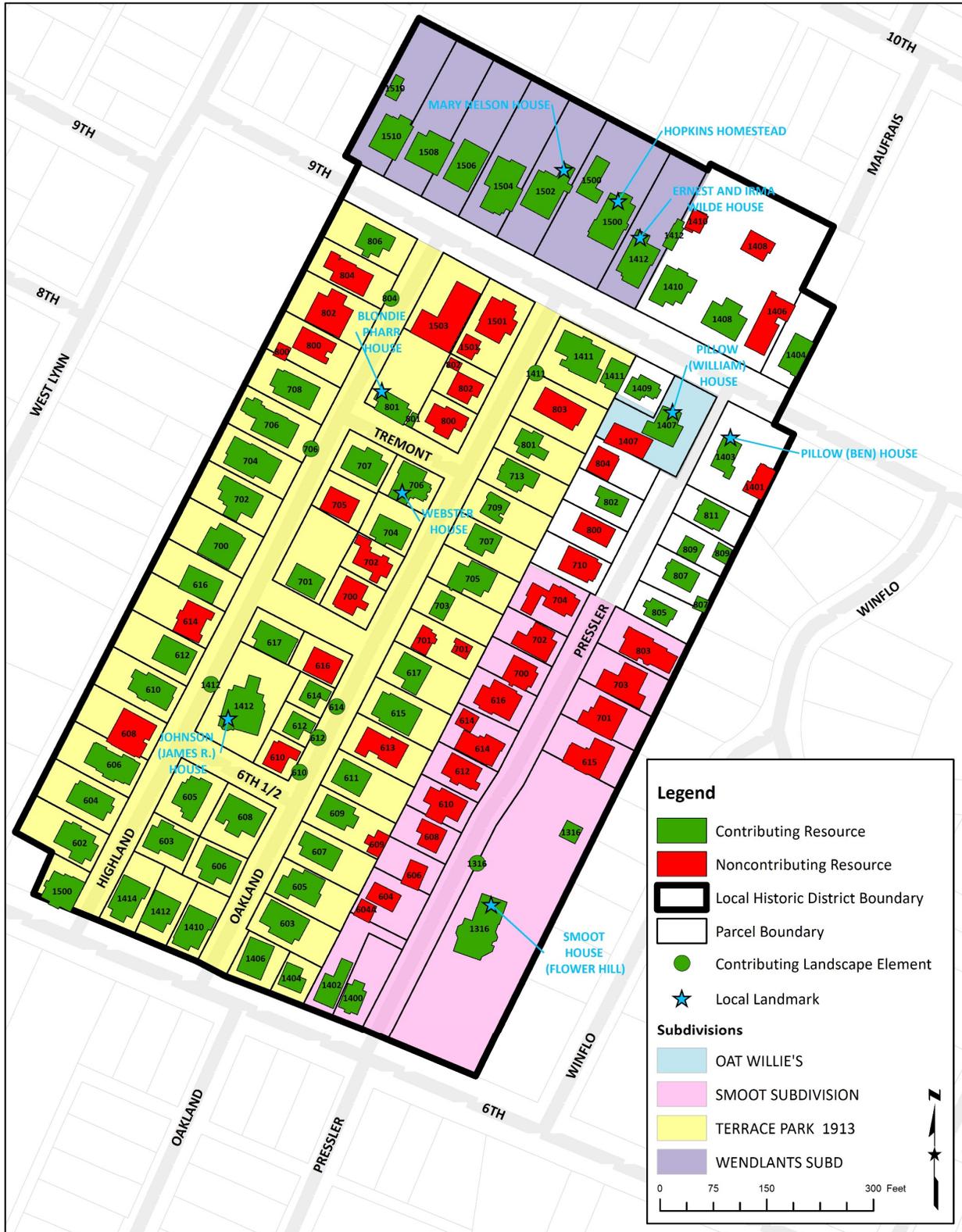
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# **APPENDIX A**

## **Maps**

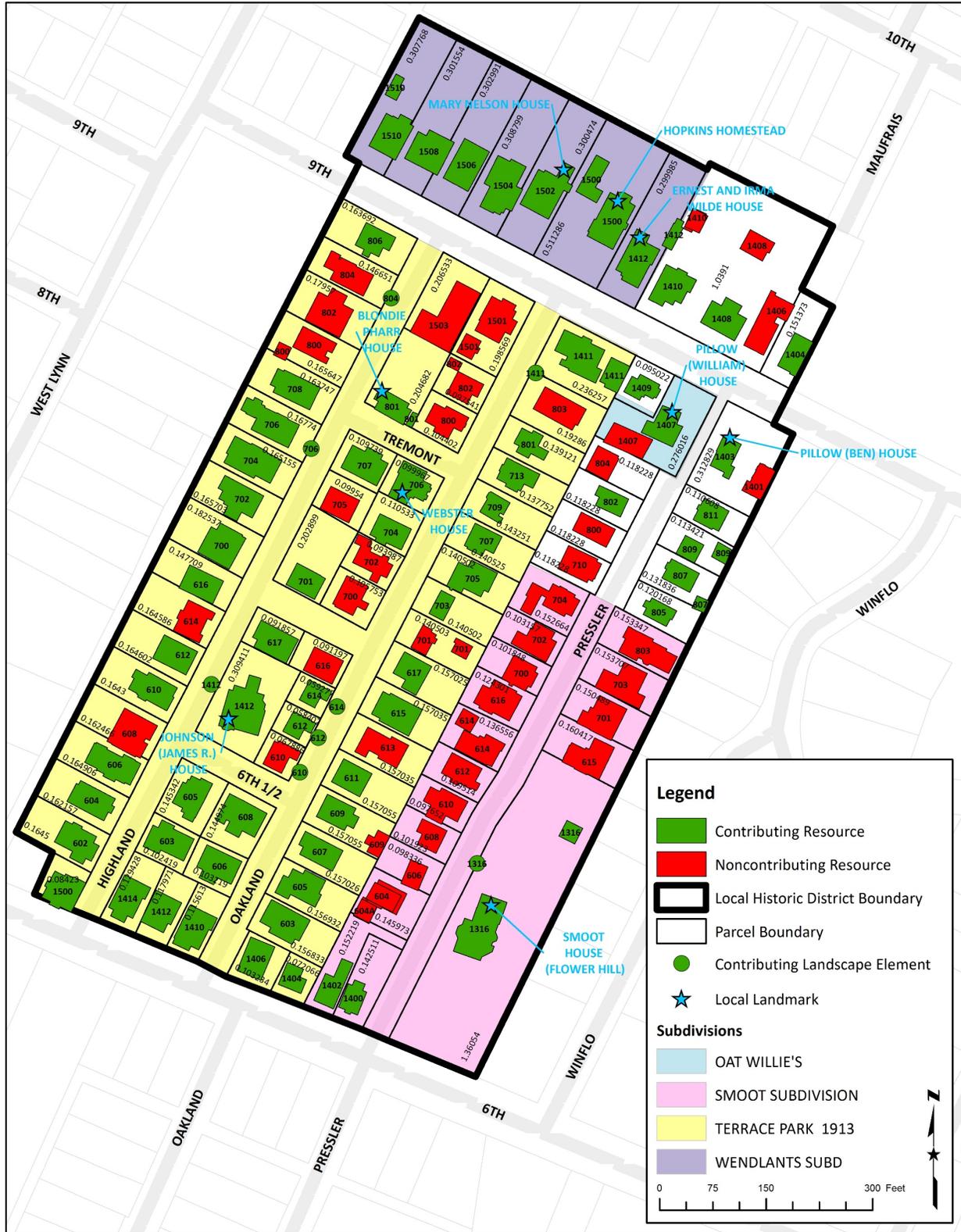
**Smoot/Terrace Park Local Historic District**

City of Austin Local Historic District Application  
 Smoot/Terrace Park Local Historic District



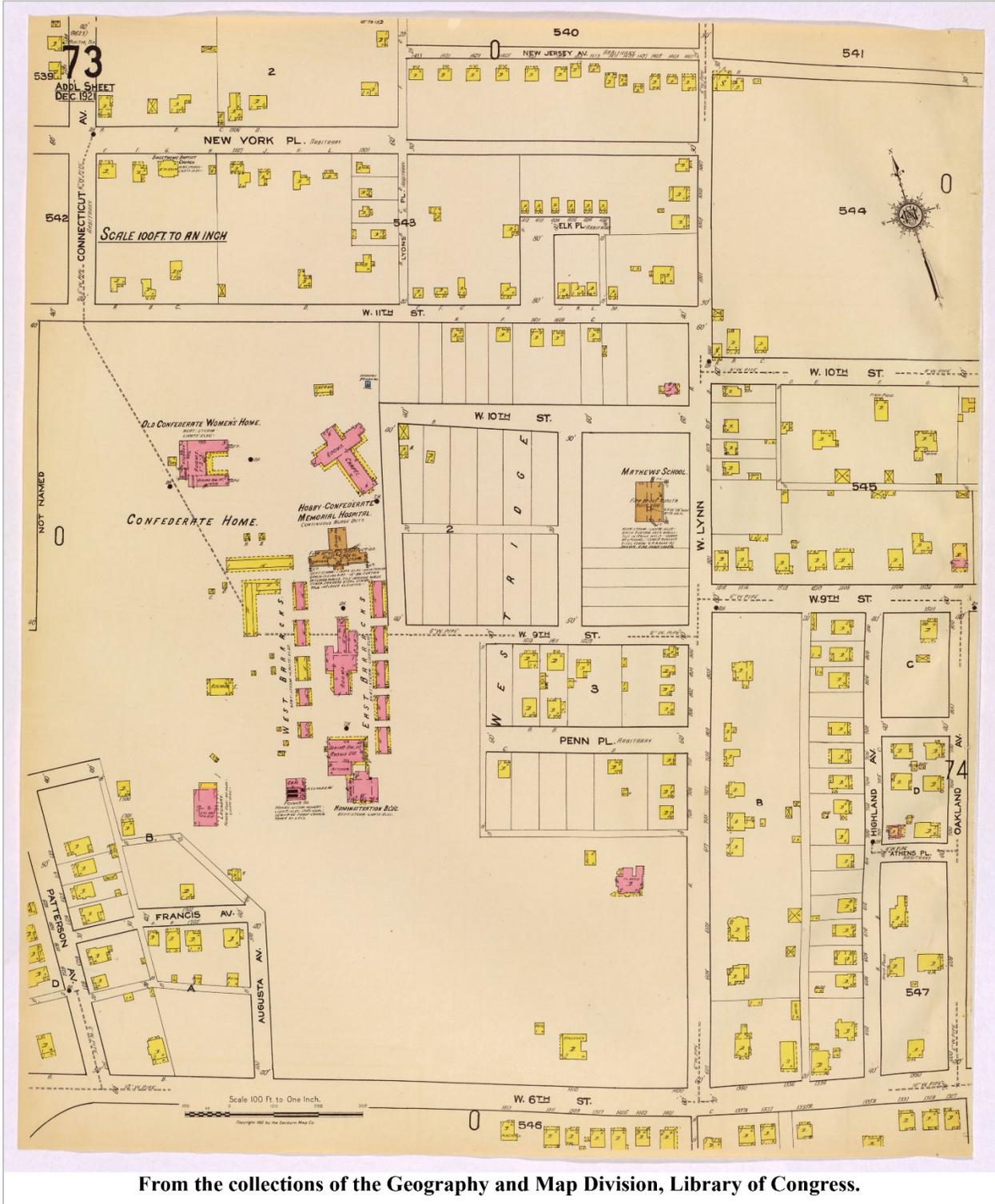
Map 1-a. Smoot/Terrace Park Local Historic District Map. Addresses link to *Appendix B, Inventory* and *Appendix C, Survey Sheets*. Subdivisions are color-coded on the base map.

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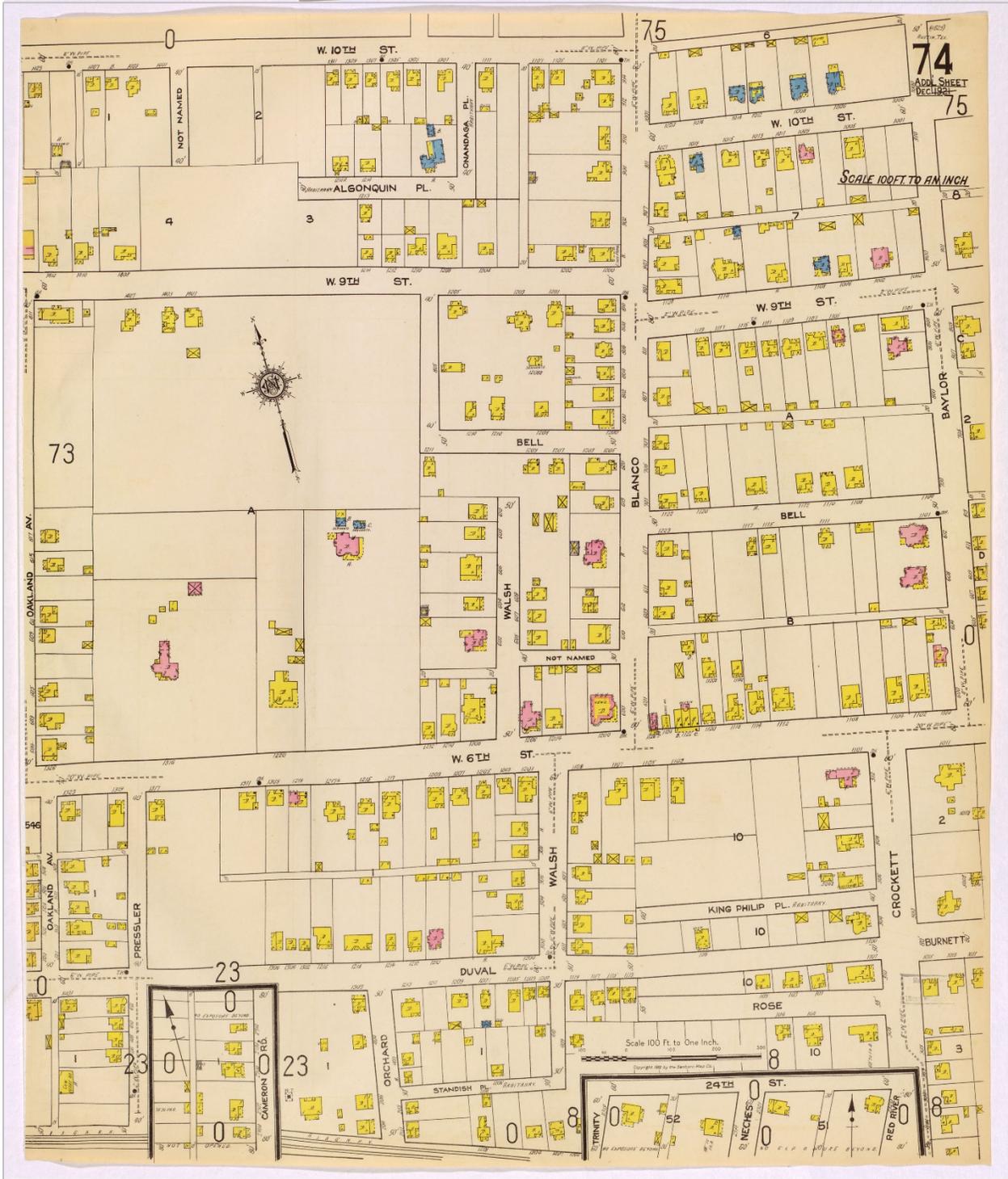
Map 1-b. Smoot/Terrace Park Local Historic District Map showing acreage of each property.

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Map 2. Sanborn Map of Austin, 1921. From the University of Texas Perry-Castañeda Library Map Collection, <http://www.lib.utexas.edu/maps/>.

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From the collections of the Geography and Map Division, Library of Congress.

Map 3. Sanborn Map of Austin, 1921. From the University of Texas Perry-Castañeda Library Map Collection <http://www.lib.utexas.edu/maps/>.