

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2018-0013

**HLC DATE:**

February 26, 2018

**PC DATE:**

**APPLICANTS:** Denise Younger

**HISTORIC NAME:** Smoot/Terrace Park Historic District

**WATERSHED:** Lady Bird Lake

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

**ZONING:** All base zoning within the proposed historic district will have the HD (Historic Area Combining District) overlay added. No changes to base zoning are proposed by this nomination.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning changes to create the Smoot/Terrace Park Historic District.

**QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:**

The nomination for the Smoot/Terrace Park Historic District meets all Code requirements for the formation of a historic district.

**HISTORIC LANDMARK COMMISSION ACTION:**

**PLANNING COMMISSION ACTION:**

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

The City held three community workshops to discuss the draft design standards for the district; the proposed standards reflect the comments and concerns raised at the workshops

and raised through outreach efforts from the applicant. The applicant conducted additional outreach through flyers and updates via email, postal mailing, and a website that contained the application, relevant information regarding local historic districts, and emailed communications to neighbors.

See attached memo for changes recommended by staff.

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Cara Bertron

**PHONE:** 974-1446

**NEIGHBORHOOD ORGANIZATION:** Old West Austin Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The Code requires that at least 51% of the structures within a proposed district contribute to the historic character of the district; and that at least 51% of the property owners or the owners of 51% of the land within the district must support its creation. The proposed historic district contains 125 resources, of which 87 (70%) are contributing to the historic district. The nomination for creation of the historic district has the demonstrated support of the owners of 57% of the land area within the district. The District Preservation Plan has been reviewed and approved by the City Law Department and Austin Energy.

**PARCEL NO.:** See attached appendix.

**LEGAL DESCRIPTION:** See attached appendix.

**ESTIMATED ANNUAL TAX ABATEMENT:** N/A. The owners of eligible properties within the district may apply for an abatement of the taxes on the added value of the property after completing qualified preservation projects approved by the Historic Landmark Commission.

**APPRAISED VALUE:** N/A

**PRESENT USE:** The proposed historic district contains residential and commercial properties, as well as a museum.

**CONDITION:** N/A

**PRESENT OWNERS:** See attached appendix.

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

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

**ORIGINAL OWNER(S):** N/A

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

**LOCATION MAP**

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