

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

March 22, 2018

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

RE: Smoot / Terrace Park Local Historic District

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

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

Sincerely,



Shawn Shillington  
President of OWANA



**OFFICERS**  
Ken Johnson, *President*  
Vanessa McElwrath, *President Elect*  
Lori Martin, *1st Vice President*  
Richard Kooris, *2nd Vice President*  
Clay Cary, *Treasurer*  
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**REPRESENTATIVES**  
Michael Holleran, UTSOA  
Ellis Mumford-Russell, Inherit Austin  
Bob Ward, Travis County Historical Commission  
Charles Peveto, Austin History Center Association

**STAFF**  
Kate Singleton, Executive Director  
Lindsey Derrington, Programs Director

March 26, 2018

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

Re: Smoot/Terrace Park Local Historic District

Dear Commissioners:

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

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

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

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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 City Council's approval of this application. Thank you for your many hours of hard work to make Austin a better place for us all.

Sincerely,

Ken Johnson  
President, Preservation Austin

## Bertron, Cara

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

Bryan Bayerdorffer  
1502 W 9th St  
512 763 7943

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

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

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

## PUBLIC HEARING INFORMATION

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

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

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14H-2018-0013

Contact: Cara Bertron, 512-974-1446

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

*Sara Kennedy - Mark Fries*

Your Name (please print)

*6006 Highland Ave. Ganesha*

Your address(es) affected by this application

*See Mark Mark Fries*

Signature

Date

Daytime Telephone: *512-347-228-2678*

Comments:

*Mark*

*Having lived in other public districts you have their benefits.*

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

City of Austin  
Planning and Zoning Department  
Cara Bertron  
P. O. Box 1088  
Austin, TX 78767-8810



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

CHRIS SCHORRE

Your Name (please print)

717 Braunklee Circle

☒ I am in favor  
☐ I object

Your address(es) affected by this application

CP Schorre

Signature

Date

Daytime Telephone: 512-731-1520

Comments:

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

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Cara Bertron  
P. O. Box 1088  
Austin, TX 78767-8810



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

**Contact: Cara Berton, 512-974-1446**

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

Your Name (please print)

Jonathan Buck

☒ I am in favor  
☐ I object

Your address(es) affected by this application

610 Pressler St.

Signature

Date

Daytime Telephone: 512-619-7171

Comments:

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

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

City of Austin

Planning and Zoning Department

Cara Berton

P. O. Box 1088

Austin, TX 78767-8810

**Bertron, Cara**

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

We support the application.  
Frank & Jane Lynn  
616 Pressler



## PUBLIC HEARING INFORMATION

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

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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

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

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

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

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

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

**Contact:** Cara Brenton, 512-974-1446

**Public Hearing:** March 26, 2018, Historic Landmark Commission

☒ I am in favor  
☐ I object

Michael GAGARIN  
Your Name (please print)

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

M. Gagarin 3/20/18  
Signature Date

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

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

City of Austin

Planning and Zoning Department

Cara Brenton

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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

**Contact: Cara Bertron, 512-974-1446**

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

DONNA D. CARTER

Your Name (please print)

1506 W. 9th ST

Your address(es) affected by this application

Donna D. Carter

Signature

21 MAR 2018

Date

Daytime Telephone: 512-476-1812

Comments:

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

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

City of Austin

Planning and Zoning Department

Cara Bertron

P. O. Box 1088

Austin, TX 78767-8810

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

**Bertron, Cara**

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

Ms. Bertron,

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

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

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

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

Regards,

Perry Heitman  
804 Pressler Street  
Austin, TX 78703

## Bertron, Cara

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

Dear Cara,

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

Frieda Pangestu & Peter Hofstee

704 Pressler Street

Day time phone: 512 479 7044

Comments:

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

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

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