

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.ci.austin.tx.us/development.

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: February 26, 2018, Historic Landmark Commission

Ranjini Chardirakanthan

Your Name (please print)

☐ I am in favor
☒ I object

809 Pressler Street

Your address(es) affected by this application

Ranjini Chardirakanthan

Signature

2/20/2018
Date

Daytime Telephone: [REDACTED]

Comments: 1. 809 Pressler should not be a contributing resource for the Smoot/Terrace park historic district. 809 Pressler does not meet the criteria for a contributing home.

2. Pressler Street should not be part of any local historic district.

3. Any move to create an LTD should be reconsidered and resubmitted for fairness and due process. See details attached, ~~submitted on 2/20/18~~

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

City of Austin

Planning & Zoning Department

Cara Bertron

P. O. Box 1088

Austin, TX 78767-8810

Objection to the Smoot/Terrace Park Historic District

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

Summary

Recommending:

1. That 809 Pressler is not a contributing resource for the Smoot/Terrace Park Historic District ("LHD"). 809 Pressler does not meet the criteria of a contributing home.
2. That Pressler Street be excluded included in any LHD. With an LHD only 6 of 22 homes will be contributing. There is no historic character or uniformity of homes on Pressler Street.
3. That any move to create an LHD be reconsidered and resubmitted for fairness and due process, including proper notice and a more transparent vote process.

Examples of fairness considerations:

- 12% of the vote came from the wishes of a trust who's deceased owner did not prevent the homes being built across the street from her in the 2000s when she was alive and who's current 6th Street property is not maintained and is an eyesore to Pressler Street. This 6th Street property is a Historic Landmark that provides no historic value due to the poor conditions and has no uniformity with any other home on the street.
- The Applicant and Neighborhood Associate Representative ("Applicant") for the LHD had a contributing home to the West Line National Register Historic District, but changed her home to be non-contributing for this LHD.

These two LHD promoters are imposing harsh restrictions on my home with nearly no consequence to themselves.

Examples of due process violations:

- I did not received notice in the past. I continue to receive improper notice addressed to the sellers, despite my providing my recorded warranty deed to the Historic Preservation Office.
- Applicant used her role – which was supported with public funds – to disseminate information in a discriminatory and biased fashion. Specific examples information being shared with some individuals and not others based on the individuals point of view, can be provided.
- The voting process was not open and transparent.
- The standards themselves are rife with inconsistencies and lack of evidence, and should be considered void for vagueness on their face

I speak from experience, having owned a 1900s home in San Francisco and a 1920s home in a local historic district in Coral Gables, FL. In both communities, one has a sense of history and uniformity of homes by walking down the street. That is not the case for Pressler Street in Austin.

I purchased 809 Pressler on December 28, 2017. If I had known of this proposed LHD, I would not have purchased the house.

Recommendation Analysis

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

1. Recommending 809 Pressler is not a contributing resource for the Smoot/Terrace Park Historic District ("LHD")

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

- a. Per page 6, "all contributing buildings in the district were constructed of wood with wood siding." The survey of 809 Pressler lists the exterior wall materials as "Fiber cement siding"
- b. Per page 6, "Windows and doors from all time periods were constructed of wood..." The survey of 809 Pressler shows the door covered with a screen door and the windows covered with solar screens.
- c. Standing on the porch I can see were there were changes to the pillars of the porch.
- d. The skirt of the house was replaced by me with a permit because the skirt cracked when the foundation was repaired.

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

To provide a survey of 809 Pressler 70 years after the period of significance, claiming that the home had no visible alterations is evidentiary weak and likely incorrect. Without actual evidence of the design, construction, and appearance in the period of significance, the LHD fails on its face to accomplish the purported objectives, and it will be impossible for the Historic Preservation Office to apply the standards consistent with due process to any requested changes, as the lack of clear evidence of the actual historic character has not been shown to exist in the current standard.