

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2018-0013

HLC DATE:

February 26, 2018

PC DATE:

April 10, 2018

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. 9th Street on the north, including the parcels on both sides of the street; W. 6th 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: Recommended adding historic district area combining district (HD) overlay to the existing base zoning, with recommendations regarding changes to contributing and non-contributing status for seven properties and additional information about architects, builders, the period of significance, methodology for assessing contributing and non-contributing status, and correction of inconsistencies on survey forms. Those recommendations have been incorporated into the application. Vote: 6-2. Commissioners Papavasiliou and Peyton opposed; Commissioners Reed, Brown, and Hudson absent.

Note: The Historic Landmark Commission recommended adding the West Austin Neighborhood Park to the historic district. However, since the Notice of Public Hearing only included properties within 500' of the originally proposed boundaries, those original boundaries are the subject of the Planning Commission and Council hearings.

PLANNING COMMISSION ACTION: Motion to approve failed on a vote of 4-6. Those voting aye were: Commissioners McGraw, Nuckols, Seeger and Shaw. Those voting nay were: Vice-Chair Kazi and Commissioners Anderson, Kenny, Thompson, Schissler and Shieh. Chair Oliver off the dais. Commissioner De Hoyos Heart off the dais. Commissioner White absent.

Subsequent motion to send to Council with no recommendation passed on a vote of 7-1.

Commissioner Kenny voted nay. Commissioner Shaw abstained. Chair Oliver and Commissioners De Hoyos Hart and Nuckols off the dais. Commissioner White absent.

Item is forwarded to Council without a recommendation due to lack of an affirmative vote.

ISSUES: The property owners of 35% of the land within the district have filed a valid petition in opposition to this rezoning request. Petition materials are attached.

DEPARTMENT COMMENTS: The proposed Smoot/Terrace Park Historic District includes development from multiple periods of Austin's history, from 19th-century homesteads for prosperous landowners to early- and mid-20th 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 20th 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. 6th 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.

CITY COUNCIL DATE: May 10, 2018
June 28, 2018

ACTION: First reading approved on May 10, 2018. Vote: 7-3, with Flannigan, Garza, and Renteria against; Councilmember Troxclair off the dais.

ORDINANCE READINGS: 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Cara Bertron

PHONE: 974-1446

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Old West Austin Neighborhood
Association

Old West Austin Neighborhood Plan
Contact Team
Preservation Austin
SELTexas
Save Barton Creek Association
Shoal Creek Conservancy
Sierra Club, Austin Regional Group

BASIS FOR RECOMMENDATION:

The Code requires that at least 51% of the principal 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 102 principal structures, of which 67 (66%) are contributing to the historic district. The nomination for creation of the historic district had the demonstrated support of the owners of 56% of the land area within the district when the

application was submitted. 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

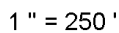
PRESENT OWNERS: See attached appendix.




DATE BUILT: The period of significance for the proposed Smoot/Terrace Park Historic District begins in 1877 with the construction of five 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 nine City of Austin historic landmarks within the proposed historic district.



-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

Zoning Case: C14H-2018-0013

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