

**Public Hearing Comment  
Smoot Terrace Park LHD**

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

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

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

**Bruce Lemons  
Owner of 608 Pressler St**  
[REDACTED]

**I object**

to the Smoot/Terrace park LHD designation for the following reasons:

- One of the 3 primary streets of the proposed LHD (Pressler St) has only 5 contributing (historic) homes out of 22 facing the street.

( See map - Note that 7 properties are erroneously designated as "contributing" on the originally submitted map. )

The sum of the properties facing Pressler St clearly do not meet any reasonable interpretation of "historic" area.

- The formally submitted vote numbers indicate less than 50% of owners voted for LHD.

- The only reason the initiative succeeded to this point is by inclusion of the extremely large "Flower Hill" historic property located on the far side of the mostly "non contributing" (i.e. not "historic") Pressler St., and vote counting by "acreage" instead of owner numbers.

The "Flower Hill" property is approximately 12 times the average property size in the proposed LHD and it's "For" vote weighs accordingly.

The "Flower Hill" property is already under historic designation and does not need the LHD designation to protect it.

- It is blatantly unjust and hypocritical for the many neighbors who have already built, remodeled, or enlarged their homes in a manner that would not be allowed under LHD restrictions, to now try to place LHD restrictions on their neighbors who have smaller and/or older homes.

The vast majority of these "non contributing" owners had the option of following LHD type restrictions on their own, and didn't, but they are perfectly happy to now impose those restrictions on others.

This is especially the case on the predominantly "non contributing" Pressler St.

The critically key "Flower Hill" property is also a prime example, having subdivided off 4 properties for blatantly generic/non historic new construction, and now voting "For" the LHD.

- I voice my objection to LHD with some trepidation, since power to adjust restrictions and who they apply to seems to rest with the applicant and City Historic Preservation Office pushing LHD, and I do have some fear that my property could be changed to "contributing" at their whim.

Though they doubtless feel their intentions are virtuous, and give lip service to unbiased communication, the applicant, and the city departments involved are clearly and aggressively biased in support of LHD.

I suspect my reluctance to voice opposition for such reasons is not unusual.

The LHD process is inherently flawed, biased, and bullying in nature.

Thank you for your consideration.

Bruce Lemons

Owner - 608 Pressler St

 3/18/2018

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

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

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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*

*Sara Kennedy Mark Fries*

*Signature*

*Date*

*Sara-347-228-2678*

*Daytime Telephone:*

*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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Case Number: C14H-2018-0013  
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:

City of Austin  
Planning and Zoning Department  
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  
610 Pressler St.

☒ I am in favor  
☐ I object

Your address(es) affected by this application

7 ~ 13 - 1e

Signature

Date

Daytime Telephone: 512-619-7171

3/22/18

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**

---

**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.

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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/department/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. G. - 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

**Bertron, Cara**

---

**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

---

**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.

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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

*Nancy Wilson*

Your Name (please print)

*702 Pressler St.*

Your address(es) affected by this application

*Nancy Wilson*

Signature

*3/28/18*  
Date

Daytime Telephone: *512-627-8274*

Comments:

*I am in favor of Local  
Historic District designations  
for Smoot/Terrace Park Historic  
District*

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

## Bertron, Cara

---

**From:** Ranjini Chandirakanthan [REDACTED]  
**Sent:** Monday, March 26, 2018 11:58 AM  
**To:** Oliver, Stephen - BC; Schissler, James - BC; Shieh, James - BC; Kazi, Faye - BC; Anderson, Greg - BC; Burkhardt, William - BC; DeHoyosHart, Angela - BC; Kenny, Conor - BC; McGraw, Karen - BC; Nuckols, Tom - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Teich, Ann - BC; Thompson, Jeffrey - BC; White, Trinity - BC  
**Cc:** Bertron, Cara; Rivera, Andrew; Charisse Castagnoli  
**Subject:** Objection to Case Number: C14H-2018-0013, Planning Commission Public Hearing Scheduled for March 27, 2018  
**Attachments:** 809 Pressler Survey.pdf; 809 Pressler Emails with HPO.pdf

Objection to Case Number: C14H-2018-0013, proposed Smoot-Terrace Park Historic District  
Planning Commission Public Hearing Scheduled for March 27, 2018

Ranjini Chandirakanthan  
Homeowner  
809 Pressler Street  
Austin, TX 78703  
415-713-0499

Dear Austin Planning Commission:

Please vote no on case C14H-2018-0013, proposed Smoot-Terrace Park Historic District (Local Historic District or LHD). My main objections are:

**1. The city, specifically the Historic Preservation Office, has not taken an objective interpretation of the nomination form and moved 809 Pressler to non-contributing**

Attached is the 2017 survey of 809 Pressler provided in the nomination. The house does not have wood with wood siding and as a result meets the standard of non-contributing per the nomination form. 809 Pressler has fiber cement siding and asbestos. Experts say that the siding was replaced in the 1950s or 1960s, after the period of significance.

Excerpt from the nomination form, section 3:

**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.

Excerpt from the nomination form, section 6:

**Materials**

Except for the two Victorian brick houses, all contributing buildings in the district were constructed of wood with wood siding

I asked the Historic Preservation Office to move 809 Pressler to non-contributing several times, often with no response, see emails attached. The Historic Preservation Office staff visited my home on Monday, March 19, 2018 and verbally admitted that fiber cement siding and asbestos was not a common siding material in the period of significance in the LHD. On March 20, 2018 the same staff wrote a letter recommending certain homes move from contributing to non-contributing, but did not move 809 Pressler to non-contributing.

At the meeting at my home, staff recommended I speak to restoration professionals about repairing versus replacing my windows. I followed staff instructions and called the recommended restoration professional that informed me that the siding was not original. While thankful to receive the recommendation, I was surprised that city staff made a recommendation for a contractor. In past historic in Coral Gables, FL, the city did not provide contractor recommendations so as to avoid special favors and kickbacks.

I am trying to correct the record immediately as this scheduled for final public hearing on May 10, 2018, spending a great amount of time and expense. I did not make the LHD request, a non-contributing applicant and the city did. The fact that the city does not provide timely responses on requests indicates that the city may be rushing into a program for which it is under resourced.

**2. The proposed LHD gives subjective and ambiguous power to the city to interpret the LHD restrictions. Furthermore, the restrictions are discriminatory, too costly, and not environmentally conscience**

The restrictions of the LHD for contributing properties is to repair, not replace, front exterior walls, doors, window, porches, and roof.

Replacement is allowed if the Historic Preservation Office allows the replacement because of deterioration beyond repair. Given that the Historic Preservation Office will not objectively review my home, as explained in 1. above, I can only assume that I will not be able to replace my front exterior walls, door, or windows.

According to the Historic Preservation Office, my home has asbestos siding. I do not want to add this toxic material to my home. Furthermore it is not an authentic feature of my home, from the period of significance (see explanation above).

According to the window restoration professional recommended by the Historic Preservation Office, the windows on 809 Pressler are “depression era windows” and will never have the environmental efficiency of a new window that will look exactly the same from the street. The cost to restore a window on my home is a minimum of \$2,000, and excludes the cost of repairs to deteriorating windows, any solar film, and any storm window. Even with storm windows and solar films, the windows will not be as energy efficient as new windows. The Historic Preservation Office staff already told me to look at repair and that my windows look fine, despite my providing experts to support the deterioration and need for replacement for environmental efficiency (see emails).

Further, the repair requirement for only the front and 15 feet back was presented as a feature of the LHD – as a homeowner and citizen of the neighborhood, I do not want a patchwork of siding and windows.

I was told the applicant, a non-contributing homeowner, who sought comments from landmark homeowners and non-contributing homeowners, all of whom bear nearly no consequence from the new restrictions, assembled these restrictions. Only 4 of 20+ homes on Pressler Street are contributing. It is discriminatory for contributing homes on Pressler Street to bear the expensive and environmentally unsound repair requirements while the majority of homes have nearly no restrictions (e.g. these 20+ homes can get the latest and less costly to

maintain, energy-efficient window technology at any time). The more costly repair versus replace requirements are likely required on the very population who cannot afford the expense of historic restoration (non-landmark), for example myself.

### **3. The survey of 809 Pressler is materially incorrect as it fails to identify material alterations after 1945, the end period of significance**

The applicant, a non-contributing homeowner at 700 Pressler Street, commissioned the survey for the LHD in 2017, 70 years after the period of significance. I understand that my home is key to keeping this LHD – as only 4 of 20+ homes on Pressler Street contribute, as a result, there is likely a survey bias. The material misrepresentations in the 809 Pressler survey, attached, are:

- a. The siding was altered. According to the Historic Preservation Officer, the restoration professional recommended by the Historic Preservation Officer, many contractors, and my realtor, fiber cement siding with asbestos was not a building material used in the 1930s and 1940s in Austin.
- b. According to the restoration professional recommended by the Historic Preservation Officer, the windows did not have the solar panels shown in the survey. Instead the windows had wood exterior screens as the house did not have air conditioning. There is no proof that the windows are original – I see very few with “historic” windows with lites in my neighborhood.

### **4. The staff letter dated March 20 states that there will be clarifications to the design standards by Council, specifically to "minor corrections to property survey forms". That is too late in the process and too vague**

What may be minor to the city may be material to a homeowner like me who will bear the cost and the restriction, and furthermore correcting at this point does not allow for proper review and comment by the public.

### **5. The city, specifically the Historic Preservation Office, under the color of government authority, has misrepresented the transparency of the process**

For example, I am not included in the neighborhood emails. I will provide 100% of my emails with the applicant as evidence if requested.

As another example, my neighbor brought to my attention this misleading representation in the community outreach. The LHD has restrictions for new construction, which are clearly non-contributing structures, the FAQs suggests that there are no restrictions.

Excerpt, FAQs on the LHD website:

#### **Do the design standards apply to non-contributing structures within the district?**

No. The only time that the design standards could be applied to non-contributing structures within the district is when a property owner seeks to restore the historic appearance of the structure so that it could contribute to the character of the district.

\*\*\*\*\*

If I had known of this proposed LHD, I would not have purchased 809 Pressler. I purchased the home on December 29, 2017 and learned about the LHD from my neighbors on January 21, 2018. I speak from experience having been a historic homeowner who has restored the exterior of homes in San Francisco and Coral Gables, FL. These cities had developed historic zoning programs. This LHD does not promote historic preservation. I am hopeful that the Historic Preservation Office gets the proper resources and community support to promote thoughtful preservation. I would be pleased to assist, including making an introduction to the Historic Preservation Office in Coral Gables, FL.

Please vote no on case C14H-2018-0013, proposed Smoot-Terrace Park Historic District.

Respectfully submitted,

Ranjini Chandirakanthan  
Homeowner, 809 Pressler

## 809 PRESSLER ST



Date recorded: Oct 2017

Image ID: 7845

Coordinates: 30.2758452, -97.7587201

### IDENTIFICATION

CAD Parcel ID	106776
Legal description	50X103 FT OLT 3 DIVISION Z
Acreage	0.1134
Building name	None
Identification notes	None

### INTEGRITY

Alterations	None visible
Additions	None visible
Integrity notes	None

### HISTORY

History notes	None
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### CLASSIFICATION

Current use	Residential
Original use	Residential
Year built	1935
Source for year built	West Line National Register Historic District nomination
Type	Single-family house
Form	Massed plan
Stylistic influences	Classical Revival

### PRIOR DOCUMENTATION

Prior designations	Contributing to a NRHP district
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### LOCAL RECOMMENDATIONS

Recommended local designations	Recommended contributing to a local historic district
Local recommendation notes	None

### DESCRIPTION

Stories	2
Roof form	Side-gabled
Exterior wall materials	Fiber cement siding (Asbestos)

Subject: Re: RE: RE: RE: 809 Pressler non contributing, Case Number C14H-2018-0013, scheduled for Public Hearing on February 26, 2018 to the Historic Land Commission.

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From: ranjini [REDACTED]  
To: Steve.Sadowsky@austintexas.gov; Cara.Bertron@austintexas.gov  
Cc: charisse [REDACTED]  
Date: Tuesday, March 20, 2018, 6:43:49 PM CDT

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Hi Cara and Steve,

Sorry for the multiple messages. Continuing the message from below.

Thank you for suggesting speaking to [REDACTED] at [REDACTED]. I am so excited to learn more about my home and hopefully restore to it to its original beauty - which will take time and look different from what it looks like now.

I shared the attached picture with [REDACTED]. He noted the following:

1. the siding is definitely not original, it was added in the 50s/60s. He took similar siding off of his home and sanded the original siding down and painted it. He says it looks much nicer
2. the house is missing the wood screens that are so prominent in homes of the period. He said the house definitely had wood screens as there was no air conditioning in 1935
3. the house has depression era windows, so the quality is not like 1900
4. the cost to restore the windows is approximately \$2K per window - that does not include any storm windows, sun film, or wood screens. The restoration may look beautiful, but it will not have the energy efficiency of new windows, and I will be the only one that will know (you will not be able to tell the difference from the road).

I hope I have provided you with enough information to move the house to non-contributing. By moving to non-contributing, I will have the opportunity to research the home over time and bring it back to its original beauty (like the couple in Sunday's paper).

Please let me know the next step in the process.

Many thanks, Ranjini

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On Monday, March 19, 2018, 6:10:40 PM CDT, Ranjini Chandirakanthan <ranjinic@yahoo.com> wrote:

Steve and Cara,

Thank you so much for coming out and seeing my home today.

Thank you for the advice on window repair. I will check it out. I already left a message for [REDACTED] [REDACTED] at [REDACTED]. I believe I wrote the wrong name down for the second firm -

I couldn't find a [REDACTED] or [REDACTED]. Could you please resend the name?

As I hope you can see, every contractor that comes by the house and my realtor do not believe that the shingles are original. Further, they do not believe that shingles like these were used in Austin in 1945. Clearly the house does not have wood siding. This fact base should eliminate the house as contributing per the application / nomination form.

Excerpt from the nomination form, section 3:

**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.

Excerpt from the nomination form, section 6:

**Materials**

Except for the two Victorian brick houses, all contributing buildings in the district were constructed of wood with wood siding

\*\*\*\*

Please let me know the next steps in the process.

Thank you! Ranjini

---

Ranjini Chandirakanthan

[REDACTED]  
[REDACTED]

On Thursday, March 15, 2018, 3:29:23 PM CDT, Bertron, Cara <Cara.Bertron@austintexas.gov> wrote:

Hi Ranjini,

Confirming 3 p.m. on Monday 3/19. See you then—

Cara

**Cara Bertron**

Senior Planner / Deputy Historic Preservation Officer

City of Austin Planning and Zoning Department

(512) 974-1446 / [cara.bertron@austintexas.gov](mailto:cara.bertron@austintexas.gov)

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**From:** Ranjini Chandirakanthan [mailto: [REDACTED]]

**Sent:** Thursday, March 15, 2018 2:48 PM

**To:** Sadowsky, Steve <[Steve.Sadowsky@austintexas.gov](mailto:Steve.Sadowsky@austintexas.gov)>; Bertron, Cara <[Cara.Bertron@austintexas.gov](mailto:Cara.Bertron@austintexas.gov)>

**Cc:** Charisse Castagnoli [REDACTED]

**Subject:** Re: RE: RE: 809 Pressler non contributing, Case Number C14H-2018-0013, scheduled for Public Hearing on February 26, 2018 to the Historic Land Commission.

I can make 3 pm on Monday work. Please confirm that 3 pm works for you.

Thank you. I look forward to seeing you then.

Ranjini

On Thursday, March 15, 2018, 2:02:53 PM CDT, Bertron, Cara <[Cara.Bertron@austintexas.gov](mailto:Cara.Bertron@austintexas.gov)> wrote:

Hi Ranjini,

Thanks for your email. Steve and I can come look at your property this Monday 3/19 after 2 p.m. to discuss contributing/non-contributing status. Is there a time convenient for you that afternoon?

Cara

**Cara Bertron**

Senior Planner / Deputy Historic Preservation Officer

City of Austin Planning and Zoning Department

(512) 974-1446 / [cara.bertron@austintexas.gov](mailto:cara.bertron@austintexas.gov)

**From:** Ranjini Chandirakanthan [mailto: [REDACTED]]

**Sent:** Thursday, March 15, 2018 7:36 AM

**To:** Sadowsky, Steve <[Steve.Sadowsky@austintexas.gov](mailto:Steve.Sadowsky@austintexas.gov)>; Bertron, Cara <[Cara.Bertron@austintexas.gov](mailto:Cara.Bertron@austintexas.gov)>

**Cc:** Charisse Castagnoli < [REDACTED] >

**Subject:** Re: RE: 809 Pressler non contributing, Case Number C14H-2018-0013, scheduled for Public Hearing on February 26, 2018 to the Historic Land Commission.

Cara,

Please move my home to non-contributing. Or please provide evidence that 809 Pressler should be contributing with actual evidence from 1945, for example a picture.

I appreciate you are busy, but I am trying to save my home and time is limited. I didn't ask for the LHD or have any input in the restrictions. In fact, my viewpoint was squashed by my neighbors - I can show you the email. I am supportive of historic preservation, just not restrictions of this particular LHD.

Please know that the multi-family home directly behind me (on Winflo) is now getting new windows, doors and siding. 802 Pressler, directly in front of me, will soon be demolished. So it is unclear to me how my home, in the middle, will help historic preservation with the repair restrictions of this LHD.

Please reconsider your support for this LHD. Replacing windows, doors, and siding with energy efficient materials would add to the character of the neighborhood, help conserve energy, and provide comfort to citizens, comfort that the majority of citizens on Pressler Street enjoy (there are only 4 of 20+ homes on Pressler Street that contribute and many homes were built in the 2000s). To make matters worse, Texas Gas told me how energy inefficient my home is because of the windows and that I am in a low flow area, so I share the gas line with my neighbors in energy efficient homes.

I am again inviting you to the house so I can point out where the contractors believe the facade of home was significantly altered and to show you how energy inefficient the home is. And so you can see how Pressler Street does not have the historic character of 1945 as the LHD claims to maintain.

Thank you, Ranjini

[REDACTED]

On Monday, March 5, 2018, 1:01:30 PM CST, Ranjini Chandirakanthan <[ranjinic@yahoo.com](mailto:ranjinic@yahoo.com)> wrote:

Hi Cara,

I hope you had a good day out of the office.

From my prior historic home ownership, I know photographs and visible aspects to the house can help in preservation. Your seven aspects of integrity is not my experience as a home owner.

In my prior home the historic preservation office provided a 1940s photograph and the historic preservation officer visited my home and helped me assess what to do to preserve the historic character.

I invite you and the consultant to my home. Most contractors (who have more experience with Austin homes than I) do not believe the siding and the facade of the home to be original.

I await your further investigation.

Best, Ranjini

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Ranjini Chandirakanthan

[REDACTED]  
[REDACTED]

On Thursday, March 1, 2018, 5:47:17 PM CST, Bertron, Cara <[Cara.Bertron@austintexas.gov](mailto:Cara.Bertron@austintexas.gov)> wrote:

Hi Ranjini,

- a) I believe the wood siding refers to the original building construction, but will check with the consultant on this.
- b) Wood-sash windows and a paneled wood door are visible behind the solar screens and screen door on the survey photograph (see attached).
- c) (and d) Changes to pillars and new skirting do not render a house non-contributing. You're probably familiar with the seven aspects of integrity (location, setting, design, materials, craftsmanship, feeling, and association) from your previous preservation experience; we use those to assess contributing/non-contributing status. 809 Pressler appears to retain a high degree of integrity.

I hope this is helpful. I'll be out of the office tomorrow but will do my best to answer any follow-up questions early next week. Sorry for the delay—as is probably becoming apparent to you, we're a very small staff stretched across a lot of work.

Cara

**Cara Bertron**

Senior Planner / Deputy Historic Preservation Officer

City of Austin Planning and Zoning Department

(512) 974-1446 / [cara.bertron@austintexas.gov](mailto:cara.bertron@austintexas.gov)

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**From:** Ranjini Chandirakanthan [<mailto:ranjinic@yahoo.com>]

**Sent:** Saturday, February 24, 2018 6:26 PM

**To:** Bertron, Cara <[Cara.Bertron@austintexas.gov](mailto:Cara.Bertron@austintexas.gov)>; Sadowsky, Steve <[Steve.Sadowsky@austintexas.gov](mailto:Steve.Sadowsky@austintexas.gov)>

**Cc:** Charisse Castagnoli <[charisse@charissec.com](mailto:charisse@charissec.com)>

**Subject:** 809 Pressler non contributing, Case Number C14H-2018-0013, scheduled for Public Hearing on February 26, 2018 to the Historic Land Commission.

Cara,

I saw the staff recommendation that certain homes be moved from contributing to non contributing.

I stated the arguments why 809 Pressler should be non contributing. I included the arguments again below.

Please let me know why staff is not recommending that 809 Pressler is non contributing.

Respectfully submitted,

Ranjini Chandirakanthan

Home owner 809 Pressler

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

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

**809 Pressler should not be 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.



809 Pressler front.jpg  
152kB

Pressler Street Historic Homeowners  
805, 807, and 809 Pressler Street  
Austin, TX 78703

April 14, 2018

**Objection to Case Number: C14H-2018-0013, proposed Smoot-Terrace Park Historic District,  
Public Hearing Scheduled for May 10, 2018**

Dear Mayor Adler and City Council Members,

We are the homeowners of 3 of the 4 "contributing" homes on Pressler Street and we strongly object to the Smoot-Terrace Park LHD. We are also gravely concerned for our friends and neighbors on nearby streets who are harmed by this initiative.

The neighborhood applicant for the Smoot-Terrace Park LHD is a non-contributing homeowner on Pressler Street who renovated her home and is not affected by the LHD. The other Pressler Street supporters for this LHD have new construction or renovated homes and are not affected by this LHD. Here are the facts on Pressler Street:

**Proposed Contributing Homes: 4**

- 2 of these homes do not meet the definition of contributing because after 1945 many alterations were made including replacing the siding with asbestos shingles
- These 4 small homes were built between 1930 and 1941, during the Great Depression. According to restoration professionals, the quality of the construction is poorer than earlier era homes

**Non-Contributing Homes: 18**

- 9 homes were built after 1995 (7 in the 2000s and 1 built in 2011)
- 9 homes were built from 1925-1947, but were altered and have no historic value

There is nothing historic about Pressler Street. We do not understand why our neighbors want to impose restrictions on our homes with nearly no restrictions on their homes.

We would like to visit your office and share more information in advance of the City Council meeting.

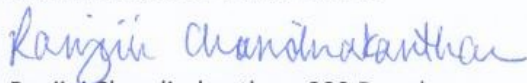
Sincerely,



Benjamin Serrato, 805 Pressler Street



Brian Birzer, 807 Pressler Street



Ranjini Chandirakanthan, 809 Pressler

## Bertron, Cara

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**From:** Rice, Andrew  
**Sent:** Friday, April 13, 2018 8:10 AM  
**To:** Bertron, Cara  
**Subject:** FW: Smoot Terrace Park LHD

Hey Cara,

I received the below email from Mr. Hart yesterday. Is there anything else he will need to do?

Thank you,

### Andrew Rice

Historic Preservation Planner 1  
City of Austin Planning & Zoning Department  
512-974-1686 | [andrew.rice@austintexas.gov](mailto:andrew.rice@austintexas.gov)

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**From:** Joseph Hart [<mailto:joe@joehartlaw.com>]  
**Sent:** Thursday, April 12, 2018 11:15 AM  
**To:** Rice, Andrew  
**Subject:** Smoot Terrace Park LHD

Dear Mr. Rice—

We just spoke on the telephone concerning my vote in support of the Smoot Terrace Park LHD. I own the properties at 1403 West 9th Street and 811 Pressler Street. Both properties are within the boundaries of the proposed LHD. Due to the fact that I am selling both properties and now have binding sales contracts on each, I feel that I should, and hereby do withdraw and rescind my earlier vote to support the LHD. Would you please take whatever steps are necessary with the City of Austin to accomplish this.

If you have any questions at all, please do not hesitate to contact me. Thank you for your help.

Joe Hart

Joseph H. Hart  
1403 West 9th Street  
Austin, TX USA  
512.477.4306 (H)  
512.633.1862 (C)  
[joe@joehartlaw.com](mailto:joe@joehartlaw.com)