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Lindsey Derrington, Programs Director

May 1, 2018

Mayor Steve Adler and City Council Members
City of Austin
Post Office Box 1088
Austin, TX 78767-8865
Sent via E-mail

Re: Smoot/Terrace Park Local Historic District

Dear Mayor Adler and City Council Members:

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 hired professional preservation consultants, Hardy Heck Moore, that meet the federal requirements for architectural historians and historians to conduct the historic resource survey to determine the significance of the neighborhood, contributing and non-contributing properties and the logical boundaries for the district. These consultants also conducted the East Austin Historic Resource Survey for the City.

The applicants have 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

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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.

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 approve this application. Thank you for your many hours of hard work to preserve what is best about Austin for future generations.

Sincerely,

Ken Johnson
President, Preservation Austin

Bertron, Cara

From: Mary Reed <[REDACTED]>
Sent: Thursday, May 03, 2018 2:43 PM
To: Adler, Steve; Tovo, Kathie; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Troxclair, Ellen; Alter, Alison
Cc: Sadowsky, Steve; Bertron, Cara
Subject: Smoot Terrace Park Local Historic District

Dear Mayor Adler and Councilmembers:

I am writing on behalf of the Clarksville Community Development Corporation (CCDC) and ask that you vote to support the proposed Smoot Terrace Park Local Historic District.

The process used by the applicant in order to develop its application was transparent and inclusive and exceeds all of the criteria for becoming an LHD. In addition, more than 57% of the landowners in the district voted to support the application as did OWANA.

We know that there are some who oppose the application. But most of those individuals, who include several developers, do not reside within the district.

Approving the creation of the Smoot Terrace Park Local Historic District does not mean that growth and development cannot happen there. It can! The LHD will help ensure that growth and development is compatible with the historic character of the area.

Please help preserve Austin's heritage and support sustainable, balanced growth and development by supporting the Smoot Terrace Park Local Historic District.

Sincerely

Mary Reed

President, Clarksville Community Development Corporation

MR•PR

1101 Charlotte Street

Austin, TX 78703

512 657 5289

www.get-your-message-out.com

<http://www.linkedin.com/pub/mary-reed/2/b10/387>

Bertron, Cara

From: [REDACTED]
Sent: Thursday, June 14, 2018 9:02 AM
To: Bertron, Cara
Subject: [FWD: Smoot Terrace Park Local Historic District May 10th]. copy of letter to council

Cara,

This is a copy of what I sent to Council on April 5th. I sent to everyone, but not all at once.

Thank you

----- Original Message -----

Subject: Smoot Terrace Park Local Historic District May 10th

From: [REDACTED]

Date: Thu, April 05, 2018 9:16 am

To: Steve.Adler@austintexas.gov, Kathie.Tovo@austintexas.gov,
Ora.Houston@austintexas.gov, Delia.Garza@austintexas.gov,
Sabino.Renteria@austintexas.gov, Greg.Casar@austintexas.gov,
Ann.Kitchen@austintexas.gov, Jimmy.Flannigan@austintexas.gov,
Leslie.Pool@austintexas.gov, Ellen.Troxclair@austintexas.gov,
Alison.Alter@austintexas.gov

Cc: bc-Stephen.Oliver@austintexas.gov, bc-James.Shieh@austintexas.gov,
bc-Angela.DeHoyosHart@austintexas.gov, nici.huff@austintexas.gov,
joi.harden@austintexas.gov, bc-Karen.McGraw@austintexas.gov,
Hutchins@nickdeaver.com, "Christopher" <CJ.Hutchins@austintexas.gov>,
beverly.wilson2@austintexas.gov, bc-Trinity.White@austintexas.gov,
bc-Fayez.Kazi@austintexas.gov, bc-Jeffrey.Thompson@austintexas.gov,
BC-Conor.Kenny@austintexas.gov, bc-Tom.Nuckols@austintexas.gov,
bc-Greg.Anderson@austintexas.gov, bc-todd.shaw@austintexas.gov,
bc-James.Schissler@austintexas.gov, bc-Patricia.Seeger@austintexas.gov,
brenda.deleon@austintexas.gov, david.Chincanchan@austintexas.gov,
lizette.melendez@austintexas.gov, nie.trinh@austintexas.gov,
shelby.alexander@austintexas.gov, dora.anguiano@austintexas.gov,
lizzy.carol@austintexas.gov, louisa.brinsmade@austintexas.gov,
suzie.chase@austintexas.gov, catherine.vanarnam@austintexas.gov,
kurt.Cadena-Mitchell@austintexas.gov, kim.jowers@austintexas.gov

Honorable City Council Members, Staff and Planning Commission,

Please vote in favor of Smoot Terrace Park LHD (Planning Commission April 10 and City Council May 10). As you may already know, the majority of our neighbors voted at HLC (in February) in favor to try to keep the character of our neighborhood.

The National Historic District (West Line) was not in place when my husband Nick and I purchased a neglected bungalow early 1999 on Highland Avenue. A developer wanted to tear it down. In fact, there were many demolitions and it seemed more renters than homeowners; certainly, very few families with children. Since I was involved in National Night Out yearly, I noticed several years ago that there are now more kids than adults here!

I never could figure out why some insensitive people love our neighborhood so much they want to live here and then they disrespect the historic integrity of what brought them

here by demolishing a property and building something that does not align with the fabric of the neighborhood. We need to remind folks that the Local Ordinance doesn't restrict those who do right by the neighborhood.

Our community is quite diverse --all ages, retired and working folks, students, small firms and (on the neighborhood edges) large businesses, art galleries, restaurants and more. Basically, everything we need in a walkable city, but it didn't just happen overnight. This organic undertaking is still in development. That is why we need to preserve what is here and control development.

That run down 1916 structure with no HVAC, leaking roofs and holes in the walls is now our contributing home with a connection to the neighborhood. We have a modern apartment underneath the house which is discreetly hidden from the street.

I would invite you to come by and take a walk with us around the 'hood and to the park; you can see much more than when you drive by!

Sincerely,

Kathleen Deaver
606 Highland Avenue
512.494.9808

Bertron, Cara

From: Jay Dunn [REDACTED]
Sent: Friday, June 15, 2018 2:30 AM
To: Bertron, Cara
Subject: In SUPPORT of Smoot Terrace Park Local Historic District (LHD)

Dear Ms. Bertron~

Longtime Austin resident here and Central Austin, 78703, property owner, until my recent retirement and sale/downsizing to a condo I purchased in 78704. I no longer needed to be downtown and, frankly, the traffic time lost living there wasn't worth the location, due to the increases in density. Along those lines . . .

I had already seen major changes in quality of life in the central area and had hoped our City would try to maintain some of the neighborhood/historic "vibe," that had compelled me to keep my residence in Austin, when I had other options and locations with fewer urban complications.

So, in hearing that some potential regulations might continue to support historic and neighborhood sensibilities, I have written to address my support for same.

Cordially yours,

Jay Dunn

Bertron, Cara

From: Perry H [REDACTED] >
Sent: Thursday, June 14, 2018 7:08 AM
To: Bertron, Cara
Subject: Fwd: Follow up on questions about the Smoot Terrace Park LHD

Ms. Bertron,

I send the below email to council members Garza, Casar, Flannigan, and Renteria via the city messaging application. Please include it among the letters supporting the Smoot Terrace Park LHD. Thank you.

Perry Heitman
804 Pressler St.

"After the public meeting on the Smoot Terrace Park LHD, you or your fellow council member expressed concern that Pressler Street may not be important to the significance of the LHD. I write to explain why Pressler Street is important to the LHD.

Pressler Street is important to the LHD because it anchors the district. It includes the Smoot House, itself an historic landmark and the LHD's namesake; it is immediately adjacent to a row of contributing structures facing 6th Street, between Pressler and Oakland streets; and it anchors two landmark homes at the intersection of Pressler Street and 9th Street (the Pillow Houses).

In addition, I feel compelled to point out that the exhibit Ms. Cangelosi showed misrepresented that all of the houses on the west side of Pressler are not contributing. Others used that misrepresentation to argue that Pressler Street lacks any historic significance. In fact, the home at 802 Pressler is contributing. The City's approval of a permit to demolish that home was the catalyst for the Smoot Terrace Park LHD!

Finally, several council members expressed concern about how the LHD would impact density and the availability of affordable housing. I believe it can and will have a positive impact on both.

Because the existing homes have a smaller footprint, there is an opportunity, with the City's approval, for accessory dwelling units on the same lot. If history is an indicator, without a LHD, smaller homes, including the affordable rental units described by landlords at the meeting, are likely to be demolished and replaced with high-end expensive single family homes. So, a lot that houses multi-family housing now, may be replaced with single family homes. Or, if they are replaced with new multi-family housing, the individual units are likely to be larger and command higher rents.

Please reconsider your opposition and vote to approve the Smoot Terrace Park LHD. Thank you."

Regards,

Perry

Bertron, Cara

From: [REDACTED]
Sent: Thursday, June 14, 2018 3:11 PM
To: Bertron, Cara
Subject: Fwd: Please vote in favor of Smoot Terrace Park LHD

-----Original Message-----

From: [REDACTED]
To: Steve.Adler <Steve.Adler@austintexas.gov>; Kathie.Tovo <Kathie.Tovo@austintexas.gov>; Ora.Houston <Ora.Houston@austintexas.gov>; Delia.Garza <Delia.Garza@austintexas.gov>; Sabino.Renteria <Sabino.Renteria@austintexas.gov>; Greg.Casar <Greg.Casar@austintexas.gov>; Ann.Kitchen <Ann.Kitchen@austintexas.gov>; Jimmy.Flannigan <Jimmy.Flannigan@austintexas.gov>; Leslie.Pool <Leslie.Pool@austintexas.gov>; Ellen.Troxclair <Ellen.Troxclair@austintexas.gov>; Alison.Alter <Alison.Alter@austintexas.gov>
Cc: Angela.DeHoyosHart <Angela.DeHoyosHart@austintexas.gov>; nici.huff <nici.huff@austintexas.gov>; joi.harden <joi.harden@austintexas.gov>; Karen.McGraw <Karen.McGraw@austintexas.gov>; [REDACTED]; beverly.wilson2 <beverly.wilson2@austintexas.gov>; Trinity.White <Trinity.White@austintexas.gov>; bc-Fayez.Kazi <bc-Fayez.Kazi@austintexas.gov>; Jeffrey.Thompson <Jeffrey.Thompson@austintexas.gov>; Conor.Kenny <Conor.Kenny@austintexas.gov>; Tom.Nuckols <Tom.Nuckols@austintexas.gov>; Greg.Anderson <Greg.Anderson@austintexas.gov>; todd.shaw <todd.shaw@austintexas.gov>; James.Schissler <James.Schissler@austintexas.gov>; Patricia.Seeger <Patricia.Seeger@austintexas.gov>; brenda.deleon <brenda.deleon@austintexas.gov>; david.Chincanchan <david.Chincanchan@austintexas.gov>; lizette.melendez <lizette.melendez@austintexas.gov>; nie.trinh <nie.trinh@austintexas.gov>; shelby.alexander <shelby.alexander@austintexas.gov>; dora.anguiano <dora.anguiano@austintexas.gov>; lizzy.carol <lizzy.carol@austintexas.gov>; louisa.brinsmade <louisa.brinsmade@austintexas.gov>; suzie.chase <suzie.chase@austintexas.gov>; catherine.vanarnam <catherine.vanarnam@austintexas.gov>; kurt.Cadena-Mitchell <kurt.Cadena-Mitchell@austintexas.gov>; kim.jowers <kim.jowers@austintexas.gov>
Sent: Thu, Jun 14, 2018 11:09 am
Subject: Please vote in favor of Smoot Terrace Park LHD

Honorable City Council Members, Staff and Planning Commission,

Please vote in favor of Smoot Terrace Park LHD (Planning Commission April 10 and City Council May 10). As you may already know, the majority of our neighbors voted at HLC (in February) in favor to try to keep the character of our neighborhood.

Our community is quite diverse --all ages, retired and working folks, students, small firms and (on the neighborhood edges) large businesses, art galleries, restaurants and more. Basically, everything we need in a walkable city, but it didn't just happen overnight. This organic undertaking is still in development. We need to preserve what is here and control development.

Sincerely,

Sara Kennedy and Mark Fries
606 Highland Avenue, garden apartment
512.569.7731

Bertron, Cara

From: Jane Baxter Lynn [REDACTED]
Sent: Saturday, June 16, 2018 12:33 PM
To: Bertron, Cara
Cc: 'Frank Lynn'; Denise Younger
Subject: Ref: Smoot Terrace Park Local Historic District (C14H-2018-0013)

Dear Ms. Bertron,

This is a copy of a letter I sent to the Council a couple of months ago. You apparently need it for inclusion in the backup material for the June 28th Council meeting. Unfortunately I am traveling so do not have access to the actual letter. I asked the Council to please support the Smoot Terrace Park Local Historic District (C14H-2018-0013) because it will be good for the long term welfare of the area at a time when development is rapidly impacting historic and residential nature of our neighborhood.

The proposed LHD is a much needed tool that balances new development with preservation. Base zoning is not impacted so sensitive infill is allowed in an already mixed use area.

The process for submitting this application was highly open and transparent. All residents of the district were invited to public meetings and had ample opportunity to weigh-in on the design standards. A web site was set up and included all the documents related to the application and public emails that were sent to all district residents.

More than 57% of the landowners by acreage in the district support the application. By owner count, the vote is almost 2 to 1 in favor. The district meets the requirements as stated in the Land Development Code for LHDs. Although this LHD application does have opposition, most opponents do not live within the district.

The LHD does not freeze a neighborhood in time. The LHD aligns with future growth for Austin and maintains the historic character and community of neighborhood. The districts adjacent to us (Castle Hill, Harthan Street) have led to sensitive infill, compatible new development and adaptive reuse. Those neighborhoods have seen dense development through ADUs, additions and adaptation of historic structures into multi-family use while preserving the character of the existing homes.

Please vote in favor of implementing the Smoot Terrace Park LHD.

Sincerely
Frank Lynn

616 Pressler Street
Austin, TX 78703

Bertron, Cara

From: Sheila Lyon <[REDACTED]>
Sent: Thursday, June 14, 2018 7:06 AM
To: Bertron, Cara
Subject: FW: Please Support Proposed Smoot Terrace Park LHD Application!!!

From: Sheila Lyon [REDACTED]
Sent: Sunday, May 06, 2018 8:29 PM
To: 'Steve.Adler@austintexas.gov'; 'Kathie.Tovo@austintexas.gov'; 'Ora.Houston@austintexas.gov'; 'Delia.Garza@austintexas.gov'; 'Sabino.Renteria@austintexas.gov'; 'Greg.Casar@austintexas.gov'; 'Ann.Kitchen@austintexas.gov'; 'Jimmy.Flannigan@austintexas.gov'; 'Ellen.Troxclair@austintexas.gov'; 'Alison.Alter@austintexas.gov'
Cc: 'taylor.smith@austintexas.gov'; 'joi.harden@austintexas.gov'; 'barbara.shack@austintexas.gov'; 'John-Michael.Cortez@austintexas.gov'; 'nici.huff@austintexas.gov'; 'joi.harden@austintexas.gov'; 'catherine.vanarnam@austintexas.gov'; 'beverly.wilson2@austintexas.gov'; 'CJ.Hutchins@austintexas.gov'; 'brenda.deleon@austintexas.gov'; 'lizette.melendez@austintexas.gov'; 'david.Chincanchan@austintexas.gov'; 'shelbyalexander@austintexas.gov'; 'stephanie.trinh@austintexas.gov'; 'dora.anguiano@austintexas.gov'; 'lizzy.carol@austintexas.gov'; 'suzie.chase@austintexas.gov'; 'louisa.brinsmade@austintexas.gov'; 'kim.jowers@austintexas.gov'; 'kurt.Cadena-Mitchell@austintexas.gov'
Subject: Please Support Proposed Smoot Terrace Park LHD Application!!!

Dear Mayor Adler and Councilmembers:

I urge you to support the proposed Smoot Terrace Park Local Historic District.

We have lived on Winflo Drive for 27 years. Winflo Drive is one block east of the Smoot Terrace Park LHD. Jane Smoot shared many stories and her love for the neighborhood and Austin with us over the years. As a fourth generation Austinite, I love Austin too! Voting “for” this proposed LHD will not only help preserve the cultural identity unique to Austin but it will be an economic benefit as it brings tourists to Austin. Many Austin businesses and short term rentals advertise the historic character of Old West Austin to entice people to come from all over the world.

This proposed LHD overlay would allow compatible development while protecting the historic character of an already mixed-use area within Old West Austin.

“All across America, from Cleveland and Buffalo to Portland and Pittsburgh, people from all walks of life—led by the young, diverse, millennial generation—are choosing to live, work, and play in historic neighborhoods. When asked why they moved to these areas, residents often talk about the desire to live somewhere distinctive, to be *some place* rather than *no place*. They want things like windows that open, exposed brick, and walkable communities, and continually use words like “charm” and “authenticity” to describe what they are looking for. In short, many Americans today want their homes and workplaces to be unique and distinctive—exactly the kind of distinctiveness, character, and sense of place that historic preservation districts provide.

All over America, preservation projects are expanding housing options, helping cities becoming more affordable, and demonstrating that history, sustainability, fairness, and economic vitality can go hand-in-hand. We should not scapegoat historic preservation districts—one of our best tools for preserving density and

smart, vibrant growth—for an affordability crisis whose origins lay elsewhere.” ~ from Stephanie Meeks, president and CEO of the National Trust for Historic Preservation

Please help preserve the Austin we love by voting in support of the Smoot Terrace Park Local Historic District!

Thank you,

Sheila Lyon

Bertron, Cara

From: [REDACTED]
Sent: Wednesday, May 02, 2018 8:15 AM
To: Tovo, Kathie
Cc: nichihuff@austintexas.gov; Harden, Joi; peter hofstee
Subject: Re: C14H-2018 -0013 (LHD Smoot/Terrace Park Historic District)

Dear Mayor Pro Tem Kathie Tovo,

We, Frieda Pangestu and Peter Hofstee, reside on 704 Pressler Street, Austin TX 78703 since December 1996, are in favor for LHD Smoot/Terrace Park Historic District.

When my husband, our one year old son and I moved to Austin over 21 years ago, we chose to live in Clarksville neighborhood 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.

Sincerely,

Frieda Pangestu and Peter Hofstee

Bertron, Cara

From: William Press [REDACTED] on behalf of William H. Press
Sent: Thursday, June 14, 2018 10:37 AM
To: Bertron, Cara
Subject: Smoot Terrace Park LHD

Dear Cara Bertron,
Attached below is a copy of our letter of support for the Smoot Terrace Park LHD as previously sent individually to Council Members. Please include this copy in the backup material provided to Council for their review in preparation for their meeting on June 28.

Thanks!
Dr. William Press
Ms. Jeffrey Howell

Dear Council Member,

We are writing to you with reference to the proposed Smoot/Terrace Park Historic District, which is scheduled for consideration by the Planning Commission on April 10, and by the City Council on May 10 and June 28.

We are strongly in favor of the proposal and ask you to support it. We live within the proposed boundaries of this district, at 614 Pressler St., and have lived here for 10 years. We consider ourselves active in civic affairs, and are glad for this opportunity to comment. Pressler St., with the Smoot Mansion at one end and two historic houses at the other end, is an anchor for the proposed district.

This neighborhood is a gem in Austin’s residential housing. It is mixed housing in the best sense, a diverse mix of smaller, modest and (a few) larger houses, occupied by young families, older people like us, some students, and a mix of economic levels. This is a neighborhood where neighbors know each other, where there are inclusive block-parties and gatherings, and where residents feel a sense of responsibility for each other.

This proposal has strong support in the neighborhood. Only a small number of, unfortunately vocal, property owners oppose it. Some of them have not lived here for long and seem to be in opposition because they wanted to “flip” their properties to developers for immediate profit. That is not in keeping with the character of this old neighborhood. As far as we can tell, a large majority of property owners and residents who responded to the multiple notifications are in favor of this proposal. The process leading to our application was extensive and inclusive.

As the high-rises of Austin inevitably move to fill in everything east of Lamar, and as commercial development inevitably fills up 6th Street west of Lamar, residential neighborhoods like ours, surrounded by development, are endangered. Our neighborhood is a “zoning time bomb”, meaning that, although you would not know it to drive past the residential houses, it is in fact a patchwork of different zoning codes. So, a developer could overnight demolish a house and begin higher-density construction, without needing a zoning variance. A local historical district will protect us from further demolitions and inappropriate development.

Please support the proposal for the Smoot/Terrace Park Historic District.

Sincerely,
Dr. William Press
Ms. Jeffrey Howell
614 Pressler St.

Bertron, Cara

From: Kim Reese [REDACTED]
Sent: Thursday, June 14, 2018 11:27 AM
To: Bertron, Cara
Subject: Fwd: Vote in Favor of Smoot Terrace Park Historic District

Here is a letter I wrote to council members in favor of the LHD.

Begin forwarded message:

From: Kim Reese [REDACTED]
Subject: **Vote in Favor of Smoot Terrace Park Historic District**
Date: May 7, 2018 at 11:25:52 AM CDT
To: alison.alter@austintexas.gov
Cc: kim.jowers@austintexas.gov, kurt.cadena-mitchell@austintexas.gov

Dear Council Member Alter,

Please support the **Smoot Terrace Park Local Historic District** (C14H-2018-0013).

For me, the historic buildings and houses in and around a city's center form the beating heart of the city. Not only that, but they make the architecture of the city so much more interesting in its variety.

I moved to Austin from Birmingham, AL. Birmingham, perhaps due to its sleepy character, has a wealth of historic homes and buildings in and near downtown. I have often considered this one of the best elements of the city. Unlike Atlanta, which grew very fast, knocked down a bunch of historic buildings, and now has a rather soulless-feeling skyline that isn't much distinguished from other large southern cities.

I was surprised that there weren't more historic homes when I began looking in Austin, but I was lucky to find mine. My Craftsman home, along with Victorians, bungalows, and yes, some really cool modern designs as well as apartment and condo buildings just adds to that funky flavor we Austinites love. The layers and different types of structures are a living history.

I have nothing against multi-family dwellings or greater density. However, it would be a shame and a loss not to preserve our historic structures and have our neighborhood become just another location for those rather copycat apartment buildings popping up all over town.

I know the composition of our district is not perfect. But as one of the land commissioners pointed out at the previous meeting, Austin doesn't really have perfect neighborhoods that neatly fit the requirements. And I fear that the current objections to our district are letting the perfect be the enemy of the good.

I would also like to add that I think Denise Younger, the sponsor of our historic district, did an excellent job on the process and was truly a model citizen in her efforts. It has been remarked that she set a new standard for competence, openness, and integrity of process.

Thank you for allowing me to share my thoughts. I hope you will vote in favor of the Smoot Terrace Park historic district.

Sincerely,

Kim Reese
702 Highland Ave
Austin, TX 78703

Here is some general information about the historic district/process:

The proposed LHD is a much-needed tool that balances new development with preservation. Base zoning is not impacted so sensitive infill is allowed in an already mixed-use area.

The process for submitting this application was highly open and transparent. All residents of the district were invited to public meetings and had ample opportunity to weigh-in on the design standards. A web site was set up and included all the documents related to the application and public emails that were sent to all district residents.

More than 57% of the landowners by acreage in the district support the application. By owner count, the vote is almost 2 to 1 in favor. The district meets the requirements as stated in the Land Development Code for LHDs. Although this LHD application does have opposition, most opponents do not live within the district.

The LHD does not freeze a neighborhood in time. The LHD aligns with future growth for Austin and maintains the historic character and community of neighborhood. The districts adjacent to us (Castle Hill, Harthan Street) have lead to sensitive infill, compatible new development and adaptive reuse. Those neighborhoods have seen dense development through ADUs, additions and adaptation of historic structures into multi-family use while preserving the character of the existing homes.

Bertron, Cara

From: David N. Smith <[REDACTED]>
Sent: Thursday, June 14, 2018 9:13 AM
To: Bertron, Cara
Cc: David N. Smith
Subject: Re: C14H-2018-0013 Proposed SMOOT / TERRACE PARK Local Historic District

Hi, Ms Bertron.

I have included below a copy of the letter that I sent to the Mayor and City Council in favor of the Smoot Terrace Park LHD.

Thanks,
David N. Smith

On Thu, May 10, 2018, 7:08 AM David N. Smith [REDACTED] wrote:

Dear
Mayor Adler, Mayor Pro-tem Tovo, and
Councilmember
S:

I am writing to voice my support for and ask your support for our
proposed

SMOOT / TERRACE PARK Local Historic District

LHD C14H-2018-0013

As you may know, this is a small section within Old West Austin, just a few blocks from the historic
Clarksville neighborhood

,
the Castle Hill
Local Historic District
and the Harthan Street Local Historic District.

At the risk of stating the obvious, what all these Local Historic Districts have in common, besides
being close to Downtown Austin and the University of Texas, is old houses.

I think it is worth pursuing the question of why the citizens and the government of Austin have
deemed it worthwhile to preserve a bunch of old buildings. The answer, I suggest, is that they
embody and reflect the historic character of an important part of the city. People may have differing
opinions about the beauty of the architecture, but it is undeniable that the preserved buildings show
us what the city was like during a certain time period - roughly 1900 to about 1950. We may not
want to go back to that period, but I think few people would argue that it is a good idea to forget it.

Certainly, we can preserve images of it to remind us, and we are very fortunate to have the amazing Austin History Center doing a thorough and admirable job of doing that.

But, just because we can keep pictures of the city as it was, does that justify destroying the actual structures that we would study and respect and even honor? I don't believe there is any rational basis for destroying, not just the emblems, but the essence of the structures.

Critics may argue that these are mere buildings, and they are not the essence of the city.

In a sense that is true, but if there is no essential relationship between the historic structures and the essence, the soul of the city, then why do we see serious people everywhere, in major cities and small towns everywhere, in this country and all over the world making such strenuous efforts to save their old buildings? It is because those buildings are an expression of the essence of the community.

I think the answer is that there is an essential relationship between the old buildings, the history, and the character of any place, in the same way that religious philosophers will tell you that a church is not a building, but the community of people who choose to congregate in that building.

Some people may be satisfied with photographs of the past, and they may say that the new, modern, and especially the technologically advanced buildings are what we need. I agree that we need them, but that is not a reason to do away with the embodiment of our past.

When I first came to Austin to attend UT in 1965, I looked for housing in neighborhoods around the University, mainly to be conveniently near it. I stayed in Austin doing various things until 1973, when I got married and moved away. When I came back to Austin in 1976 after a two-year absence, I again looked for housing in the neighborhoods that I was familiar with near the University, again for the convenience.

When I decided to buy a house in 1980, I looked in the old central neighborhoods --Clarksville, Old West Austin, Pemberton Heights, Tarrytown, Judges' Hill, West University, Brykerwoods, Oakmont, Allandale, Crestview, Windsor Park, Hyde Park, Rosedale, Aldridge Place, North University, Cherrywood, French Place, East Austin, Travis Heights, Zilker, Bouldin Creek, and mostly charming residential area just south of the University, between MLK Blvd, which was then known as 19th Street, and the State Capitol Building, and stretching from I-35 to North Lamar Blvd. That area is completely filled with State office buildings now, but back then there were a lot of old houses there.

You may say, "Well, in 1980 that was most of what there was of Austin," and I think that is true, and it kind of makes my point. But thinking about it, what I was looking for and was, in fact, able to find in all of those neighborhoods was a certain character, atmosphere and sense of community. What I'm trying to describe may be clear to those of you who were here at that time. It may still be clear to people who take the time to look at a map and a bunch of photographs.

But the relevant question is, "Why do they bother to look at old maps and old photographs? What are they looking for?" Some people may dismiss what I'm saying with a flippant remark about old hippies talking endlessly about how Austin used to be, and clinging to a forgotten past, and I grant you there is some element of that in here. But do we want to sacrifice something valuable because of a glib criticism about people being hopelessly nostalgic, and probably no-growth to boot?

I submit to you that we damage our community if we sacrifice that. Of course that does not mean that we need to save everything old. That would neither be reasonable nor possible, but what we can do is to carefully sift through our heritage structures before we choose to demolish them, and we can save the best and most charming and most beautiful examples of what we and our forbears chose to design and build and live in, and we can look for evidence of the nature and character of the community that existed at that time, and we can look for indications of shared values and signs of what we may want to our descendants to find in what we leave them.

These are not mere emblems or symbols. These carefully selected old buildings embody what we have been and what we have done in our lives, and they point to what we value and respect and want continued. It's not just the old one-thousand square foot houses and the gingerbread trim that we are preserving when we create a Local Historic District. It's a physical memory of what we have done and what we have valued, and how we created a community around that.

Thank you for your time and attention.

Sincerely,

David N. Smith
611 Oakland Avenue
Austin, Texas

Bertron, Cara

From: Nancy Wilson [REDACTED]
Sent: Saturday, June 16, 2018 7:21 PM
To: Bertron, Cara
Subject: Fwd: Smoot Terrace Park LHD

Hello,

I am forwarding this email for your information - previously sent the the addressees in support of LHD designation for the Smoot Terrace Park subdivision.

Thank you,

Nancy Wilson
702 Pressler Street

Begin forwarded message:

From: Nancy Wilson [REDACTED]
Subject: Smoot Terrace Park LHD
Date: May 5, 2018 at 7:06:10 PM CDT
To: Steve.Adler@austintexas.gov, barbara.shack@austintexas.gov, John-Michael.Cortez@austintexas.gov, ["meadowsjen@aol.com" <meadowsjen@aol.com>](mailto:meadowsjen@aol.com), Kathie.Tovo@austintexas.gov, nici.huff@austintexas.gov, joi.harden@austintexas.gov, Ora.Houston@austintexas.gov, beverly.wilson2@austintexas.gov, Delia.Garza@austintexas.gov, Sabino.Renteria@austintexas.gov, Greg.Casar@austintexas.gov, Ann.Kitchen@austintexas.gov, Jimmy.Flannigan@austintexas.gov, Leslie.Pool@austintexas.gov, Alison.Alter@austintexas.gov, Ellen.Troxclair@austintexas.gov, brenda.deleon@austintexas.gov, shelby.alexander@austintexas.gov, lizette.melendez@austintexas.gov, david.Chincanchan@austintexas.gov, stephanie.trinh@austintexas.gov, dora.anguiano@austintexas.gov, lizzy.carol@austintexas.gov, suzie.chase@austintexas.gov, louisa.brinsmade@austintexas.gov, catherine.vanarman@austintexas.gov, kim.jowers@autsintexas.gov, kurt.cadena-mitchell@autsintexas.gov
Cc: Denise Younger [REDACTED], [REDACTED]

Dear Mayor Adler, City Council Members, and Constituent Liaison Staff:

I am writing in support of Local Historic District designation for the Smoot Terrace Park subdivision. I have owned my home at 702 Pressler Street since 1983. When my late husband and I were looking for a house, we were delighted to find our house, one of the original "Smoot subdivision" houses built in, I believe, 1946. While my house is not designated "contributing", I believe that its overall scale is in keeping with the overall array of houses in the area.

Since I have been here, there have been many changes on this street, and we have an eclectic group of houses at this point. Several houses, across the street, were "spec" houses built by a developer, are, in my opinion, somewhat out of scale for the street; several other houses build

later by the same developer are much more “harmonious” with the overall area. Most of the other new construction after houses were demolished, as well as additions to existing houses, seem to be to represent changes that are compatible overall. I believe that LHD designation will help to ensure that additions and/or remodeling, and especially any new construction after demolition of existing houses, will be compatible with the area.

I feel very fortunate to live in this neighborhood and to have found my house so many years ago. I also feel fortunate to have known Jane Smoot for many years since moving here until she passed away. Now it is very exciting to have her family home becoming the Flower Hill Urban Homestead Museum - that further enhances our area of the city, and I think LHD designation (especially for Pressler Street), in addition to its other benefits, also supports and is in keeping with this new endeavor.

I hope that you will vote in favor of the Smoot Terrace Park Local Historic District designation. Please let me know if you need additional information.

Respectfully,

Nancy Wilson
702 Pressler Street

Case Number:
C14H-2018-0013

PETITION

Date: 8/10/2018

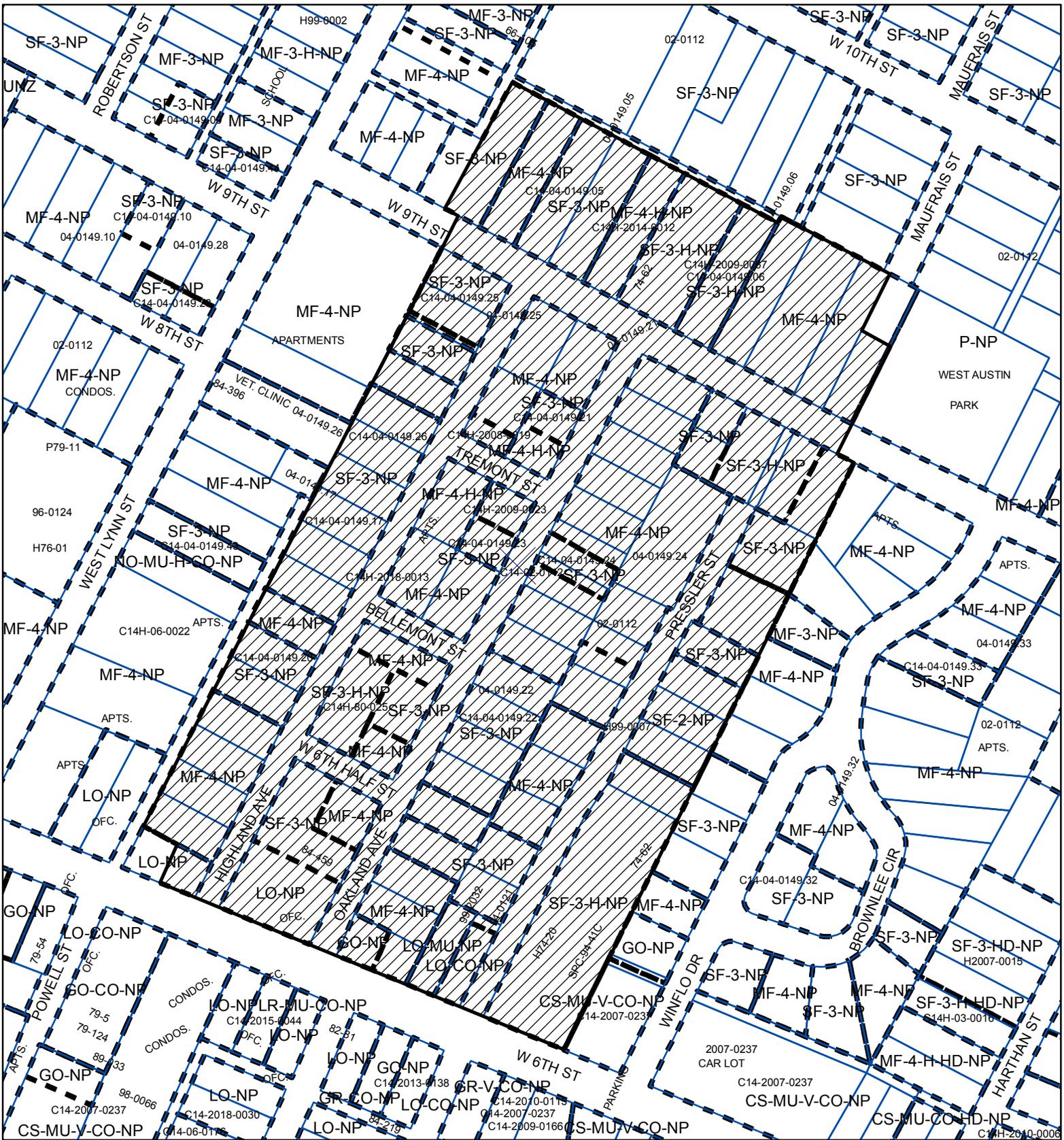
Total Square Footage of Buffer: 947849.2544

Percentage of Square Footage Owned by Petitioners Within Buffer: 29.83%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0108030701	701 HIGHLAND AVE 78703	701-705 HIGHLAND AVE LP	yes	13173.07	1.39%
0108030702	705 HIGHLAND AVE 78703	701-705 HIGHLAND AVE LP	yes	5396.48	0.57%
0108030321	616 HIGHLAND AVE 78703	AIROLDI SHARON MELISSA & JAMES C LOGAN	no	7421.64	0.00%
0108030601	1412 W 6 1/2 ST 78703	ALBRECHT JEFFREY	no	18530.78	0.00%
0108031159	612 PRESSLER ST 78703	ALEXANDER JUDY L & RICHARD W	no	5802.68	0.00%
0108030603	616 OAKLAND AVE 78703	BANOWSKY WILLIAM S JR & SUSAN DENMON BANOWSKY	no	7079.69	0.00%
0110020630	1502 W 9 ST 78703	BAYERDORFFER BRYAN	no	14699.52	0.00%
0108030703	707 HIGHLAND AVE 78703	BEARDSLEY LINDA ANN	no	8023.27	0.00%
0108031107	615 OAKLAND AVE 78703	BELLONCI GIOCONDA	no	8042.21	0.00%
0108030330	1502 W 6 ST	BENSON ROBERT D	no	4123.88	0.00%
0110020633	1508 W 9 ST	BENTLEY THOMAS & CAROL RYLANDER	no	14778.71	0.00%
0108031147	807 PRESSLER ST 78703	BIRZER BRIAN	yes	6995.34	0.74%
0108030804	802 OAKLAND AVE 78703	BLACKBURN BENJAMIN	yes	5437.69	0.57%
0108030324	610 HIGHLAND AVE 78703	BOITMANN PAUL	no	8301.51	0.00%
0108030328	602 HIGHLAND AVE 78703	BOLLIGER SERENA GIGLIOLA	yes	8347.31	0.88%
0108030605	612 OAKLAND AVE 78703	BOURIANOFF GEORGE	yes	3511.55	0.37%
0108030604	614 OAKLAND AVE 78703	BOURIANOFF GEORGE & LINDA	yes	3570.60	0.38%
0108030318	704 HIGHLAND AVE 78703	BRATCHER JOE W III	no	8309.55	0.00%
0110020629	1500 W 9 ST 78703	BROOKS BEVERLY A LIVING TRUST	no	25126.44	0.00%
0108031120	1407 W 9 ST 78703	BROWN NORMAN D	no	15244.47	0.00%
0108031160	610 PRESSLER ST 78703	BUCK JONATHAN MASON	no	5158.93	0.00%
0108030805	800 OAKLAND AVE 78703	BUITRON JOSE L	yes	7726.01	0.82%
0108030504	606 OAKLAND AVE 78703	CANGELOSI LINDA	yes	5718.45	0.60%
0108031150	804 PRESSLER ST 78703	CANON TODD & PERRY HEITMAN	no	6218.60	0.00%
0110020632	1506 W 9 ST 78703	CARTER DONNA DEAN & MICHAEL GA MICHAEL GAGARIN	no	14836.67	0.00%
0108031113	709 OAKLAND AVE 78703	CATTERALL ARTHUR T	no	7306.49	0.00%
0108030501	603 HIGHLAND AVE 78703	COLEMAN BRADY	no	5726.78	0.00%
0108031177	615 PRESSLER ST 78703	COLVIN SHAWNA	no	8137.79	0.00%
0108031109	701 OAKLAND AVE 78703	DALLAS TREVOR SCOTT	yes	7173.55	0.76%
0108030801	801 HIGHLAND AVE 78703	DALLAS TREVOR SCOTT	yes	13257.85	1.40%
0108030322	614 A HIGHLAND AVE 78703	DAUGHERTY FAMILY REGISTERED LTD LIABILITY PARTNERSHIP #1 APT 538	no	8273.21	0.00%
0108030326	606 HIGHLAND AVE 78703	DEAVER NICK & KATHLEEN	no	8358.29	0.00%
0108031168	703 PRESSLER ST 78703	DEVINEY DARDEN & JERRY OSBORNE	no	7829.02	0.00%
0108031151	802 PRESSLER ST 78703	ELIZONDO PEDRO PABLO	yes	6234.93	0.66%
0108031111	705 OAKLAND AVE 78703	ERTLE BENJAMIN & KATHERINE	no	7138.38	0.00%
0108031175	1316 W 6 ST 78701	FLOWER HILL FOUNDATION % JOHN FRANKLIN PLYLER	no	68373.86	0.00%
0108031104	609 OAKLAND AVE 78703	FRIO PROPERTY LTD	yes	8016.08	0.85%
0108031176	701 PRESSLER ST 78703	GODEVAIS STEPHANE	no	7683.69	0.00%
0108030323	612 HIGHLAND AVE 78703	GOLOD JASON & DANIELLE BIANCHI GOLOD	yes	8304.54	0.88%
0108030329	1500 W 6 ST	GRIFFITH DESCENDENTS LLC	yes	4815.51	0.51%
0108031118	1409 W 9 ST 78703	GUTHRIE JENNIFER	no	5893.05	0.00%
0108031122	1403 W 9 ST 78703	HART JOSEPH HILL	yes	17856.95	1.88%
0108031149	811 PRESSLER ST 78703	HART JUDITH KAY TRUSTEE	yes	5772.86	0.61%
0108030803	1501 W 9 ST	HELIOS INVESTMENTS LLC	yes	13663.30	1.44%
0108031154	704 PRESSLER ST 78703	HOFSTEE H PETER & FRIEDA B PAN FRIEDA B PANGESTU	no	8061.32	0.00%
0108030707	700 OAKLAND AVE 78703	HOLLAND JAMES H & ANALEA DE LA FUENTE	yes	7851.13	0.83%
0108031102	605 OAKLAND AVE 78703	HOLMES VANCE BRADLEY	no	8030.66	0.00%
0108031110	703 OAKLAND AVE 78703	HW REAL ESTATE LP	yes	7150.15	0.75%
0108031145	803 PRESSLER ST 78703	HYMOWITZ JESSICA	no	7841.61	0.00%
0108030705	704 OAKLAND AVE 78703	KIMBROUGH KEVIN HENRY & CRYSTAL R	no	6152.64	0.00%
0110020634	1510 W 9 ST 78703	KITCHEN BENJAMIN F IV	no	15079.93	0.00%
0108031163	604 PRESSLER ST 78703	KLEINER DOUG & STEPHANIE	no	7735.60	0.00%
0108031161	608 PRESSLER ST 78703	LEMONS BRUCE D	yes	5405.18	0.57%
0108030314	802 HIGHLAND AVE 78703	LEVY RICHARD D & LYNN E RUBINE LYNN E RUBINETT	no	9133.41	0.00%
0108031112	707 OAKLAND AVE 78703	LODWICK GWILYM S III & LINDA A LINDA A LODWICK	no	7154.40	0.00%
0108031108	617 OAKLAND AVE 78703	LONG CHRIS	no	8041.54	0.00%
0108031157	616 PRESSLER ST 78703	LYNN FRANK MURPHY & JANE A B	no	6528.17	0.00%

0108030704	706 OAKLAND AVE 78703	MARKS SCOTT A & LUCILLE D WOOD	no	7490.54	0.00%
0108031152	800 PRESSLER ST 78703	MEALLEM LLC	no	6249.64	0.00%
0108031165	1402 W 6 ST 78703	MIURA STEVEN L & ELLEN R	yes	6921.75	0.73%
0108031164	1400 W 6 ST 78703	MMM&L INVESTMENT GROUP LLC	no	8672.77	0.00%
0110020631	1504 W 9 ST 78703	MORMON DAVID A & KELLY	no	15130.92	0.00%
0108031103	607 OAKLAND AVE 78703	MORRIS ELIZABETH ANNE	no	8003.19	0.00%
0108030506	1412 W 6 ST 78703	NAVARRO E JEANNIE	yes	5138.79	0.54%
0108030505	1410 W 6 ST 78703	NAVARRO JEANNIE	yes	7264.64	0.77%
0110020626	1408 W 9 ST 78703	OGDEN ROBERT L & MARY D LP	no	50933.03	0.00%
0110020625	1404 W 9 ST	OGDEN ROBERT L & MARY D LP % SUSAN OGDEN LAROUX	no	7965.61	0.00%
0108031166	1404 W 6 ST 78703	OGDEN STEVEN DELONEY	yes	3139.18	0.33%
0108031167	1406 W 6 ST AUSTIN 78703	OGDEN STEVEN DELONEY	yes	6140.12	0.65%
0108031101	603 OAKLAND AVE 78703	OGDEN STEVEN DELONEY	yes	7983.86	0.84%
0108030507	1414 W 6 ST 78703	OGDEN SUSAN JEANNETTE PROPERTY TRUST	yes	7878.77	0.83%
0108030503	608 OAKLAND AVE 78703	PACK MARY M & ROBERT L MENDOZA	no	9978.22	0.00%
0108030502	605 HIGHLAND AVE 78703	PARKER EDDIE WORTH	no	10012.42	0.00%
0108030606	610 OAKLAND AVE 78703	PEARSON MATTHEW DEAN	yes	5642.18	0.60%
0108030602	617 HIGHLAND AVE 78703	POSS RICHARD A & MARIANNE	no	7008.24	0.00%
0108031158	614 PRESSLER ST 78703	PRESS WILLIAM H	no	7241.35	0.00%
0108031148	809 PRESSLER ST 78703	RAMIREZ SISTO	yes	6004.73	0.63%
0108031162	606 PRESSLER ST 78703	RANKIN CHRISTOPHER MICHAEL & Y YVONNE ADELE CULLINAN	no	5222.51	0.00%
0108030319	702 HIGHLAND AVE 78703	REESE KIM	no	8351.22	0.00%
0108030320	700 HIGHLAND AVE 78703	REYES ROMULO CORPUS & LUCILLE	no	9206.42	0.00%
0108030327	604 HIGHLAND AVE 78703	REYNOLDS SHAD W	no	8227.26	0.00%
0108030316	708 HIGHLAND AVE 78703	SARITA M REYES LLC	no	8259.27	0.00%
0108031146	805 PRESSLER ST 78703	SERRATO BENJAMIN P	yes	6298.48	0.66%
0108031153	710 PRESSLER ST 78703	SIDBURY JAMES	yes	6270.65	0.66%
0108030706	702 OAKLAND AVE 78703	SINCLAIR ROBERT LINDSAY & LISA HEATH	no	5214.17	0.00%
0108031105	611 OAKLAND AVE 78703	SMITH DAVID N	no	8035.00	0.00%
0108030313	804 HIGHLAND AVE 78703	SPRINKLE STEVEN R	yes	7457.10	0.79%
0108031115	801 OAKLAND AVE 78703	STRYK GARY L	yes	7080.25	0.75%
0108031116	803 OAKLAND AVE 78703	STRYK GARY L	yes	9814.94	1.04%
0108031114	713 OAKLAND AVE 78703	THOMPSON GREGORY & VERYAN	no	7010.68	0.00%
0110020628	1412 W 9 ST 78703	THOMSON MATTHEW T & ERIN A	no	14803.32	0.00%
0108030317	706 HIGHLAND AVE 78703	THORNE LESLIE C & BEAU M	no	8441.68	0.00%
0108030315	800 HIGHLAND AVE 78703	UPHAM BRITTON	no	8389.51	0.00%
0108031106	613 OAKLAND AVE 78703	VANTILBURG KEES & SANDRA	no	8034.06	0.00%
0108030312	806 HIGHLAND AVE 78703	VICTORY JOHN DEREK & ASHLEY M	no	12208.81	0.00%
0108031155	702 PRESSLER ST 78703	WILSON NANCY W & SUTTON PAGE	no	5447.28	0.00%
0108031156	700 PRESSLER ST 78703	YOUNGER DENISE R	no	5374.21	0.00%
0108032201	Address Not Found		no	14045.34	0.00%
0108031901	Address Not Found		yes	16061.39	1.69%
0108031801	Address Not Found		yes	8238.02	0.87%
Total				947848.45	29.83%



Zoning

Zoning Case: C14H-2018-0013



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1" = 200'

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