



HISTORIC LANDMARK COMMISSION

December 17, 2018 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

_____ *Mary Jo Galindo, Chair*

_____ *Emily Reed, Vice Chair*

_____ *Andrew Brown*

_____ *Emily Hibbs*

_____ *Kevin Koch*

_____ *Kelly Little*

_____ *Terri Myers*

_____ *Alex Papavasiliou*

_____ *Blake Tollett*

_____ *Beth Valenzuela*

NOTES ON HISTORIC LANDMARK COMMISSION MEETINGS

- a) The first speaker signed up for each side of a contested public hearing will be allowed up to 5 minutes to speak. Any further speakers will be allowed up to 3 minutes. The Commission does not allow for the donation of time. The applicant or their agent may have a rebuttal after the conclusion of testimony of up to 3 minutes. Speakers should not repeat the testimony previously given on any case.
- b) Cases passed by the Commission on the consent agenda will not have a formal public hearing. If a citizen would like to speak on a case proposed for passage on the consent agenda, that person should make it known to the Chair of the Commission at the time of the reading of the consent agenda. Otherwise, the case will pass on consent, and there is no later recourse.
- c) In cases involving the review of demolition or relocation permit applications, the Commission may initiate a historic zoning case to further study the evidence regarding the potential of the subject property for landmark designation. If the Commission initiates a historic zoning case, the Commission will review the case again at its next regularly scheduled meeting for a recommendation regarding historic zoning. There will be no new notification sent out by the City stating the next hearing date.
- d) All public comments must be received by staff by 1 p.m. on the day of the meeting. Staff cannot forward public comments to commissioners after this time.

1. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address items not posted on the agenda.

2. APPROVAL OF MINUTES

A. November 19, 2018

3. BRIEFINGS, DISCUSSION AND POSSIBLE ACTION

A. Briefing on the Citywide Historic Building Scan

By: Kalan Contreras, Historic Preservation Office

4. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING,
DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC DISTRICT

ZONING APPLICATIONS, AND REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

1. **HDP-2018-0483 – H. Bailey and Mary Joe Carroll House - Discussion**
2100 Sharon Lane
Council District 10

Applicant: Historic Landmark Commission

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend historic zoning.

2. **C14H-2006-0015 – Herblin-Shoe House – Discussion**
Zoning case number C14-2018-0120
712 W. 16th Street
Council District 9

Proposal: Rezone from SF-3-H to GO-MU-H-CO

Applicant: Victoria Haase, Thrower Design

City Staff: Scott Grantham, Planning and Zoning Department, 974-3574

Staff Recommendation: Recommend the proposed zoning change. The change of use from a residence to offices for the Austin Bar Association will not detract from the historic character of the property and is therefore in keeping with the Secretary of the Interior's Standard to use a building in a way that is compatible with its historic use and that will not require inappropriate modifications.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **LHD-2018-0022**
508 E. Mary Street – Mary Street Historic District – Discussion
Council District 9

Proposal: Demolish a ca. 1933 house; construct a new house and detached studio.

Applicant: Kathleen Peana

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Committee Recommendation: Retain the existing house with its historic character.

Staff Recommendation: Deny the application.

2. **C14H-1974-0015 – Elisabet Ney Museum – Offered for Consent Approval**
304 E. 44th Street
Council District 9

Proposal: Restore existing historic windows and doors; replace existing basement hatches in kind; remove existing pedestrian bridge and replace with a new steel bridge; add ground-mounted pathway lighting and signage lighting.

Applicant: City of Austin Public Works Department

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

3. **C14H-2000-0012 – Stanley Homestead Outbuilding - Discussion**
1809 Newton Street
Council District 9

Proposal: Construct two new houses and a secondary apartment on the back of the lot.

Applicant: Brenda Walton

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Maintain the historic context and character of the landmark section of the property by providing as much distance as possible between the new construction and the historic landmark buildings.

Staff Recommendation: Approve as proposed. The applicant has reduced the square footage of the proposed new construction as recommended by staff and the committee to minimize the visual impact of the new construction on the historic structures.

4. LHD-2018-0028 – Offered for Consent Approval

**703 Highland Avenue – Smoot-Terrace Park Historic District
Council District 9**

Proposal: Construct a three-story house.

Applicant: Becky Jeanes

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Committee Recommendation: Approve as proposed with the conditions of adding articulation on the left bay, making the windows on the primary façade consistent in size, adding detail and substance to the porte-cochere columns, and increasing the eave depth.

Staff Recommendation: Approve the application as revised.

5. LHD-2018-0029 – Offered for Consent Approval

**1106 W. 9th Street – Castle Hill Historic District
Council District 9**

Proposal: Construct a new garage apartment/auxiliary dwelling unit.

Applicant: Permit Partners LLC

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the application.

6. LHD-2018-0034 – Offered for Consent Approval

**707 Blanco Street – Castle Hill Historic District
Council District 9**

Proposal: Construct an addition and an auxiliary dwelling unit.

Applicant: Cammi Klier

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Committee Recommendation: Approve as proposed with the recommendation to replace the porch columns with columns to match the historic columns after the stucco is removed and document the removal of the stucco and discovery of the material underneath.

Staff Recommendation: Approve the application.

7. LHD-2018-0002 – Offered for Consent Approval

**1108 W. 11th Street – Castle Hill Historic District
Council District 9**

Proposal: Construct an addition to the rear and side of the existing house; restore the existing house.

Applicant: Patrick Dunn

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

**8. LHD-2018-0031 – Postponement requested by applicant to January 28, 2019
1406-1410 W. 9th Street – Smoot/Terrace Park Historic District
Council District 9**

Proposal: Rehabilitate contributing buildings; construct new buildings.

Applicant: Bryan Cumby

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Committee Recommendation: Revise the plans to be more compatible with the neighborhood character.

Staff Recommendation: Grant the postponement request.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2018-0052 – Discussion

1002 Charlotte Street – Clarksville Historic District

Council District 9

Proposal: Demolish a ca. 1948 house and construct a new house in its place.

Applicant: Priscilla Glover

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Committee Recommendation: Retain the existing building. Redesign the new building with a more compatible design. No changes have been made to the proposed plans.

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district. If the Commission votes to release the permit, then staff recommends relocation over demolition and completion of a City of Austin

Documentation Package. For the proposed new construction, staff recommends encouraging the applicant to revise the plans to be more in keeping with the historic character of the neighborhood.

**2. NRD-2018-0061 – Postponement requested by applicant to January 28, 2019
1204 W. 10th Street – West Line Historic District**

Council District 9

Proposal: Demolish a ca. 1918 house.

Applicant: Norma Yancey

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Grant the postponement request.

**3. NRD-2018-0062 – Postponement requested by applicant to January 28, 2019
1206 W. 10th Street – West Line Historic District**

Council District 9

Proposal: Demolish a ca. 1910 house.

Applicant: Norma Yancey

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Grant the postponement request.

4. NRD-2018-0065 – Discussion

2513 Jarratt Avenue – Old West Austin Historic District

Council District 9

Proposal: Demolish a ca. 1940 house.

Applicant: LRH Architecture, LLC

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district; if the Commission approves the permit, then staff recommends

relocation over demolition and completion of a City of Austin Documentation Package. The demolition permit will not be released until the Commission reviews and comments on the plans for a replacement structure.

5. NRD-2018-0066 – Discussion

**1714 W. 34th Street – Old West Austin Historic District
Council District 10**

Proposal: Demolish a ca. 1941 house and construct a new house in its place.

Applicant: Elizabeth Baird

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, then relocation over demolition, and the completion of a City of Austin Documentation Package. Comment on and release the new plans.

6. NRD-2018-0068 – Discussion

**1602 Pease Road – Old West Austin Historic District
Council District 9**

Proposal: Demolish a ca. 1927 house.

Applicant: Jim Witliff

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay; if the Commission votes to approve the permit, then staff recommends relocation over demolition and the completion of a City of Austin Documentation Package. The permit will not be released until the Commission reviews and comments on the plans for the replacement structure.

7. NRD-2018-0069 – Discussion

**315-17 E. 6th Street – Sixth Street Historic District
Council District 9**

Proposal: Modify an existing covered rooftop deck.

Applicant: Steve Simon

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage the applicant to continue considering means of reducing the visual impact of the rooftop use to more fully comply with the architectural design guidelines for the Sixth Street Historic District.

8. NRD-2018-0070 – Offered for Consent Approval

**1806 W 6th Street – West Line Historic District
Council District 9**

Proposal: Demolish a ca. 1935 house.

Applicant: Syllabus Partners LLC

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package and the Commission's review of plans for new construction on the site.

9. NRD-2018-0071 – Discussion

**1808 W. 6th Street – West Line Historic District
Council District 9**

Proposal: Demolish a ca. 1917 house.

Applicant: Syllabus Partners LLC

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Postpone to January 28, 2019 to fully evaluate alternatives to demolition.

10. NRD-2018-0073 – Discussion

**4200 Wildwood Road – Wilshire Wood Historic District
Council District 9**

Proposal: Demolish a ca. 1948 house.

Applicant: Austin Lancer Properties Services

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, then relocation over demolition. If the Commission votes to release the permit, then staff recommends completion of a City of Austin Documentation Package. The permit will not be released until the Commission reviews and comments on the plans for the replacement structure.

11. NRD-2018-0075 – Offered for Consent Approval

**906 E. 14th Street – Swede Hill Historic District
Council District 1**

Proposal: Construct an auxiliary dwelling unit.

Applicant: RHYS & James LLC

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Comment on and release the plans.

12. NRD-2018-0076 – Offered for Consent Approval

**2413 Hartford Road – Old West Austin Historic District
Council District 9**

Proposal: Construct an auxiliary dwelling unit.

Applicant: Eric Brown

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit with the recommendation that the applicant simplify the variety of cladding materials to more compatible with the main house.

13. NRD-2018-0077 – Discussion

**1506 Wethersfield Road – Old West Austin Historic District
Council District 9**

Proposal: Construct a rear addition, modify the roofline and window openings, and add a front dormer to a ca. 1948 house.

Applicant: NWS Construction

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Encourage the applicant to retain the original height of the front gable, retain the original roofline without the shed dormer, retain the original window openings and windows on the front and north elevations, and retain the depth of the entry porch, and complete a City of Austin Documentation Package to record existing conditions prior to release of the permit.

14. NRD-2018-0078 – Offered for Consent Approval

1603 Watchhill Road – Old West Austin Historic District

Council District 9

Proposal: Construct a rear and side addition; modify front walk and driveway.

Applicant: Tim Cuppett, Tim Cuppett Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release as proposed with the recommendation that the applicant consider wood as a material for the proposed new front handrail, and upon completion of a City of Austin Documentation Package.

15. NRD-2018-0079 – Offered for Consent Approval

2112 Newfield Lane – Old West Austin Historic District

Council District 9

Proposal: Construct a single family house.

Applicant: David Weekley Homes

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Comment on and release the plans.

D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

1. HDP-2018-0532 – Offered for Consent Approval

1503 Forest Trail – 2014 Enfield Road

Council District 10

Proposal: Demolish a ca. 1935 house.

Applicant: Thomas Schatz

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package and encourage the owner to find a buyer for the property who appreciates its historic character and the care the current owner has taken of the property.

2. HDP-2018-0595 – Discussion

2500 Inwood Place

Council District 10

Proposal: Partial demolition of a ca. 1951 house and construct an addition and an ADU.

Applicant: Nick Mehl

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Approve the revised plans.

3. HDP-2018-0607 – Offered for Consent Approval

2617 Fiset Drive

Council District 7

Proposal: Demolish a ca. 1954 house.

Applicant: Pecan Valley Homes, LLC

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including a postponement to fully evaluate alternatives to demolition, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

4. **HDP-2018-0621 – Offered for consent approval**
2002 Alamo Street
Council District 1
Proposal: Demolish a ca. 1944 house.
Applicant: Jose Juarez
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.
5. **HDP-2018-0636 – Offered for consent approval**
2211 E. 5th Street
Council District 3
Proposal: Demolish a ca. 1944 house.
Applicant: FKF Studio
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
6. **HDP-2018-0640 – Offered for Consent Approval**
605 Barton Springs Road
Council District 9
Proposal: Demolish a ca. 1938 garage apartment.
Applicant: Sierra Construction Corporation
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
7. **HDP-2018-0644 – Offered for Consent Approval**
1506 Haskell Street
Council District 3
Proposal: Demolish a ca. 1948 house.
Applicant: Pecan Valley Homes, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
8. **HDP-2018-0645 – Offered for Consent Approval**
5515 Jim Hogg Avenue
Council District 7
Proposal: Demolish a ca. 1945 house.
Applicant: Mike White
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
9. **HDP-2018-0646 – Offered for Consent Approval**
1608 E. 4th Street
Council District 3
Proposal: Relocate the ca. 1926 house to 1906 E. 21st Street.

Applicant: Leah Bojo

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Approve the application for relocation and initiate historic zoning for the house at its new site; staff further recommends completion of a City of Austin Documentation Package.

10. HDP-2018-0647 – Offered for Consent Approval

609 Theresa Avenue

Council District 9

Proposal: Demolish a ca. 1939 house.

Applicant: Miro Rivera Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package. The house is listed as noncontributing to the historic district, which staff disputes, so staff will not release the permit until the Commission has reviewed plans for the replacement structure.

11. HDP-2018-0648 – Offered for Consent Approval

1200 Montopolis Drive

Council District 3

Proposal: Demolish a ca. 1964 recreation center.

Applicant: Joseph Alderete

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

12. HDP-2018-0654 – Offered for Consent Approval

7 Green Lanes

Council District 9

Proposal: Partial demolition of a ca. 1964 house to construct an addition.

Applicant: Webber Studio, Inc.

City Staff: Cara Bertron Historic Preservation Office, 974-1446

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive – Offered for Consent

Approval to Maintain the Case on the Agenda

Staff has referred the case to the Law Department.

5. COMMISSION ITEMS

A. COMMITTEE REPORTS

1. Certificates of Appropriateness Review Committee
2. Operations Committee
3. Grants Committee
4. Preservation Plan Committee

B. FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable

modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call the Historic Preservation Office, Planning and Zoning Department, at 512-974-1686, for additional information; TTY users route through Relay Texas at 711.

For more information on the Historic Landmark Commission, please contact Steve Sadowsky, City Historic Preservation Officer, at 512-974-6454; Cara Bertron, Deputy Historic Preservation Officer, at 512-974-1446; or Andrew Rice, Historic Preservation Planner, at 512-974-1686.