



HISTORIC LANDMARK COMMISSION

November 19, 2018 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

<u> </u>	<i>Mary Jo Galindo, Chair</i>	<u> x </u>	<i>Kelly Little</i>
<u> x </u>	<i>Emily Reed, Vice Chair</i>	<u> x </u>	<i>Terri Myers</i>
<u> </u>	<i>Andrew Brown</i>	<u> x </u>	<i>Alex Papavasiliou</i>
<u> </u>	<i>Emily Hibbs</i>	<u> x </u>	<i>Blake Tollett</i>
<u> x </u>	<i>Kevin Koch</i>	<u> x </u>	<i>Beth Valenzuela</i>

NOTES ON HISTORIC LANDMARK COMMISSION MEETINGS

- 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.
- 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.
- 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.
- 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.

MEETING MINUTES

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. September 24, 2018

B. October 22, 2018

MOTION: Approve minutes and items on the consent agenda by Valenzuela, Koch seconds. Vote: 6-0-1, Myers recuses.

MOTION: Postpone items B1, C2, C3, C8, D11, and D13 as consent postponements by Koch, Papavasiliou seconds. Vote 7-0.

MOTION: Postpone item C1 as a discussion postponement by Koch, Valenzuela seconds. Vote: 6-1, Papavasiliou opposed.

MOTION: Add F1 to the consent agenda by Valenzuela, Koch seconds. Vote: 7-0.

3. BRIEFINGS, DISCUSSION AND POSSIBLE ACTION

None.

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

No cases

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**1. LHD-2018-0022 – Postponement requested by applicant
508 E. Mary Street – Mary Street Historic District
Council District 9**

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

Applicant: Austin Express Permits

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

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

Staff Recommendation: Grant the postponement request.

MOTION: Postpone item B1 by Koch, Valenzuela seconds. Vote: 7-0.

**2. LHD-2018-0026 – Discussion
1013 Blanco Street – Castle Hill Historic District
Council District 9**

Proposal: Construct a two-story rear addition. Replace siding, change window openings, demolish a detached garage.

Applicant: Nick Mehl

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

Committee Recommendation: Retain as much historic window material as possible and minimize the visual impact of the spiral stair and trellis.

Staff Recommendation: Retain the rear portion of the house and hipped roof shape; retain and repair as much historic wood siding as possible; simplify the massing of the addition on the north, and consider cladding the rear part of the addition in wood to match the historic house; minimize the visual impact of the spiral stair and trellis.

Speakers in favor:

Nick Mehl

Speakers opposed:

Shawn Shillington

MOTION: Close the public hearing by Koch, Papavasiliou seconds. Vote: 7-0.

MOTION: Approve the item by Koch, Papavasiliou seconds. Vote: 6-1, Myers opposed.

3. C14H-2000-0012 – Stanley Homestead Outbuilding - Discussion

1809 Newton Street

Council District 9

Proposal: Construct two additional houses on the back of the lot; relocate the outbuilding to avoid the critical root zone of an adjacent tree.

Applicant: Brenda Walton

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

Committee Recommendation: Refer the case to the full Commission for discussion.

Staff Recommendation: Reduce the square footage of the proposed houses to offset the size of the outbuilding and retain the outbuilding in its current location, maintaining the spatial relationship between the historic landmark house and the historic landmark outbuilding.

Speakers in favor:

William Hodge

No speakers opposed

MOTION: Close the public hearing by Papavasiliou, Tollett seconds. Vote: 7-0.

MOTION: Deny the application for certificate of appropriateness by Myers, Koch seconds. Vote: Withdrawn

MOTION: Postpone to December 17, 2018 by Myers, Koch seconds. Vote: 7-0.

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

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. The Commission may comment on and release the plans or request that the applicant return to the Commission for further comments.

Speakers in favor:

Priscilla Glover

Sharon Miller

No speakers opposed

MOTION: Close the public hearing by Koch, Papavasiliou seconds. Vote: 7-0.

MOTION: Postpone to December 17, 2018 by Koch, Valenzuela seconds. Vote: 6-1, Papavasiliou opposed.

2. **NRD-2018-0061 – Postponement requested by applicant to December 17, 2018**
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.

MOTION: Postpone item C2 by Koch, Valenzuela seconds. Vote: 7-0.

3. **NRD-2018-0062 – Postponement requested by applicant to December 17, 2018**
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.

MOTION: Postpone item C3 by Koch, Valenzuela seconds. Vote: 7-0.

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.

MOTION: Close the public hearing by Myers, Papavasiliou. Vote: 7-0.

MOTION: Postpone to December 17, 2018 by Koch, Valenzuela seconds. Vote: 7-0.

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: Postpone the decision on the demolition permit to December 17, 2018 to allow more research into FHA demonstration homes. If the Commission votes to approve the demolition permit, then staff encourages rehabilitation and adaptive re-use, then relocation over demolition, and the completion of a City of Austin Documentation Package. For the new construction, staff recommends consideration of a more modest one-story design to better integrate with the historic character of the neighborhood.

Speakers in favor:
Elizabeth Baird

No speakers opposed.

MOTION: Close the public hearing on a motion by Myers, Koch. Vote: 7-0.

MOTION: Postpone to December 17, 2018 by Myers, Koch seconds. Vote: 6-1, Papavasiliou opposed.

6. NRD-2018-0067 – Discussion

1602 Wilshire Boulevard – Wilshire Wood Historic District

Council District 9

Proposal: Construct a 2-story house.

Applicant: Forsite Studio

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

Staff Recommendation: Redesign the project with a less prominent garage, more street-facing windows on the two-story portions, and lower height.

Speakers in favor:

Daniel Lowe

Jason Fry

Brian Neeler

Speakers opposed:

Thad Swiderski

Jane Ulrich

Grace Tsao

Neal Kassanoff

Mary Faith Cowart

MOTION: Close the public hearing by Koch, Myers seconds. Vote: 7-0.

MOTION: Postpone to December 17, 2018 by Koch, Myers seconds. Vote: 5-1-1, Tollett recused and Papavasiliou opposed.

Commissioners comment on the plans.

7. 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.

Speakers in favor:

Jim Witliff

No speakers opposed.

MOTION: Close the public hearing by Myers, Papavasiliou seconds. Vote: 7-0.

MOTION: Postpone to December 17, 2018 by Myers, Koch seconds. Vote: 6-1, Papavasiliou opposed.

**8. NRD-2018-0069 – Applicant requests a postponement to December 17, 2018
315-17 E. 6th Street – Sixth Street Historic District
Council District 9**

Proposal: Construct a covered rooftop deck.

Applicant: Steve Simon

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

Staff Recommendation: Grant the postponement request.

MOTION: Postpone item C8 by Koch, Valenzuela seconds. Vote: 7-0.

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

**1. HDP-2018-0483 – Discussion
2100 Sharon Lane
Council District 10**

Proposal: Demolish a ca. 1940 house.

Applicant: Capital Construction

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

Staff Recommendation: Initiate historic zoning.

Speakers in favor:

Chris Copland

Ethan Jones

Kelly Wunsch

No speakers opposed.

MOTION: Close the public hearing by Koch, Papavasiliou seconds. Vote: 7-0.

MOTION: Initiate historic zoning by Valenzuela, Myers seconds. Vote: 6-1, Papavasiliou is opposed.

**2. HDP-2018-0532 – Discussion
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: Initiate historic zoning.

Speakers in favor:

Thomas Schatz

No speakers opposed.

MOTION: Close the public hearing by Papavasiliou, Koch seconds. Vote: 7-0.

MOTION: Release the permit by Koch, Papavasiliou seconds. Vote: 5-2, Myers and Valenzuela opposed.

MOTION: Postpone to December 17, 2018 by Papavasiliou, Koch seconds. Vote: 7-0.

3. HDP-2018-0555 – Offered for Consent Approval

508 Leland Street

Council District 9

Proposal: Demolish a ca. 1935 house.

Applicant: Southwest Deconstructors

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.

MOTION: Release the permit per passage of the consent agenda by Valenzuela, Koch seconds. Vote: 6-0-1, Myers recuses.

4. HDP-2018-0556 – Offered for consent approval

506 Leland Street

Council District 9

Proposal: Demolish a ca. 1934 house.

Applicant: Southwest Deconstructors

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.

MOTION: Release the permit per passage of the consent agenda by Valenzuela, Koch seconds. Vote: 6-0-1, Myers recuses.

5. HDP-2018-0564 – Offered for consent approval

2612 Maria Anna Road

Council District 10

Proposal: Demolish a ca. 1971 house.

Applicant: DAR Construction

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.

MOTION: Release the permit per passage of the consent agenda by Valenzuela, Koch seconds. Vote: 6-0-1, Myers recuses.

6. HDP-2018-0567 – Discussion (Postponement request by staff)

2309 Quarry Road

Council District 10

Proposal: Demolish a ca. 1941 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use or postpone to

December 17, 2018 to fully evaluate alternatives to demolition.

Speakers in favor:
Bill Barksdale

MOTION: Close the public hearing by Myers, Koch seconds. Vote: 7-0.

MOTION: Release the permit by Koch, Myers seconds. Vote: 7-0.

7. HDP-2018-0573 – Offered for consent approval

**811 West Mary Street
Council District 9**

Proposal: Demolish a ca. 1925 house.

Applicant: PSW Homes, LP

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.

MOTION: Release the permit per passage of the consent agenda by Valenzuela, Koch seconds. Vote: 6-0-1, Myers recuses.

8. HDP-2018-0576 – Discussion

**2104 Townes Lane
Council District 10**

Proposal: Demolish a ca. 1934 house.

Applicant: PSW Homes, LP

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

Staff Recommendation: Initiate historic zoning or postpone to December 17, 2018 to fully evaluate alternatives to demolition.

Speakers opposed:
Female speaker (unidentified)

MOTION: Close the public hearing by Valenzuela, Papavasiliou seconds. Vote: 7-0.

MOTION: Release the permit by Papavasiliou, Koch seconds. Vote: 7-0.

9. HDP-2018-0578 – Offered for consent approval

**3201 Cherrywood Road
Council District 9**

Proposal: Demolish a ca. 1953 house.

Applicant: Austin CleanUp and Container

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

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.

MOTION: Release the permit per passage of the consent agenda by Valenzuela, Koch seconds. Vote: 6-0-1, Myers recuses.

10. HDP-2018-0583 – Discussion

911 E. 3rd Street

Council District 3

Proposal: Demolish a ca. 1900 house.

Applicant: Lawrence Broder

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

Staff Recommendation: Initiate historic zoning.

Speakers in favor:

Lawrence Broder

No speakers opposed.

MOTION: Close the public hearing by Papavasiliou, Koch seconds. Vote: 7-0.

MOTION: Release the permit by Papavasiliou, Myers seconds. Vote: 7-0.

11. HDP-2018-0588 – Discussion (Postponement request by staff)

1712 Walnut Avenue

Council District 1

Proposal: Demolish a ca. 1934 house.

Applicant: James Cole

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

Staff Recommendation: Postpone to December 17, 2018 to fully evaluate alternatives to demolition.

MOTION: Postpone item D11 by Koch, Valenzuela seconds. Vote: 7-0.

12. HDP-2018-0592 – Offered for consent approval

1305 Kinney Avenue

Council District 9

Proposal: Demolish a ca. 1955 house.

Applicant: Contract Remodeling Services

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.

MOTION: Release the permit per passage of the consent agenda by Valenzuela, Koch seconds. Vote: 6-0-1, Myers recuses.

13. HDP-2018-0595 – Discussion (Postponement request by staff)

2500 Inwood Place

Council District 10

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

Applicant: Nick Mehl

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

Staff Recommendation: Postpone to December 17, 2018 or initiate historic zoning.

14. HDP-2018-0596 – Offered for consent approval

1902 W. 39th Street

Council District 10

Proposal: Partial demolition of a ca. 1950 house.

Applicant: CTI Management
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin
Documentation Package.

**MOTION: Release the permit per passage of the consent agenda by Valenzuela, Koch
seconds. Vote: 6-0-1, Myers recuses.**

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

MOTION: Adjourn the meeting by Koch, Myers seconds. Vote: 7-0.

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.