



HISTORIC LANDMARK COMMISSION

February 25, 2019 - 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. December 17, 2018

B. January 25, 2019

3. BRIEFINGS, DISCUSSION AND POSSIBLE ACTION

Briefing, discussion, and possible action on a recommendation to the Austin City Council on the Brush Square Master Plan

Speaker: Kim McKnight, Parks and Recreation Department, City of Austin

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. C14H-2017-0120 – Schneider-Watson House - Discussion

5 Green Lanes

Council District 9

Applicant: Suzanne M. Freid, owner

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

Staff Recommendation: Neutral

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF
APPROPRIATENESS**

1. C14H-1974-0030 – Discussion

Catherine Robinson House, 705 San Antonio Street

Council District 9

Proposal: Install a standing-seam metal roof on the house.

Applicant: Tom Hatch

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

Committee Recommendation: The Committee recommended against the use of standing seam metal as an appropriate roofing material for this house.

Staff Recommendation: Use a different material that more accurately conveys the historic appearance of the house.

2. C14H-1985-0001 – Offered for consent approval

Blomquist House, 1000 E. 14th Street

Council District 1

Proposal: Construct two wing additions to the non-historic rear addition of the house.

Applicant: Jeff Mills, RiverRock Builders

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the project as proposed with the recommendation that the proposed new side additions be pulled in slightly from the house to clearly differentiate the addition from the original house.

3. LHD-2019-0001 – Withdrawn by applicant; no action necessary

508 E. Mary Street – Mary Street Historic District

Council District 9

4. LHD-2018-0031 – Postponement requested by applicant to March 25, 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.

5. LHD-2018-0031 – Discussion

**319 Congress Avenue – Day Building
Council District 9**

Proposal: Install two blade signs and awning-mounted letters.

Applicant: SanTech Signs

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

Staff Recommendation: Consider the request.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2018-0055 – Withdrawn by staff; no action necessary

**1010 Charlotte Street – Clarksville Historic District
Council District 9**

2. NRD-2018-0061 – Offered for consent approval

**1204 W. 10th Street – West Line Historic District
Council District 9**

Proposal: Rehabilitate and alter a ca. 1918 house, including restoration of an original corner porch.

Applicant: Norma Yancey

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

Staff Recommendation: Approve the application.

3. NRD-2018-0062 – Offered for consent approval

**1206 W. 10th Street – West Line Historic District
Council District 9**

Proposal: Rehabilitate a ca. 1910 house, expand the footprint at the front and rear, and construct a rear two-story addition with a roof deck.

Applicant: Norma Yancey

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

Staff Recommendation: Approve the application, subject to completion of a City of Austin Documentation Package.

4. NRD-2019-0004 – Postponement requested by applicant to March 25, 2019

**905 Maufrais Street – West Line Historic District
Council District 9**

Proposal: Rehabilitate a contributing building, replace windows and siding, and construct a lower-level addition.

Applicant: Emily Hoes

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

Staff Recommendation: Grant the postponement request.

5. NRD-2019-0007 – Discussion

**1602 West Lynn Street – Old West Austin Historic District
Council District 9**

Proposal: Construct a new house.

Applicant: McAlpine-Tankersley Architecture

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

Staff Recommendation: Reduce the size and scale of the proposed house to better conform with the character of the historic district; use a less complex fenestration pattern; and look to contributing houses within the district for cues for greater compatibility with the character of the historic district.

6. NRD-2018-0068 – Offered for consent approval

NRD-2019-0009 – Offered for consent approval

1602 Pease Road – Old West Austin Historic District

Council District 9

Proposal: Demolish a ca. 1927 house; construct a new house.

Applicant: Michael Whellan

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

Staff Recommendation: Approve the demolition application, subject to completion of a City of Austin Documentation Package; comment on and release the plans for new construction.

7. NRD-2019-0011 – Offered for consent approval

3005 Funston Street – Old West Austin Historic District

Council District 10

Proposal: Construct a new single-family residence.

Applicant: Barron Custom Design

City Staff: Kalan Contreras, Historic Preservation Office, 974-2727

Staff Recommendation: Release the application as proposed. Encourage the applicant to consider further simplification of the house's main façade and roof form.

8. NRD-2019-0013 – Offered for consent approval

82 Rainey Street – Rainey Street Historic District

Council District 9

Proposal: Preserve two contributing buildings constructed ca. 1894 and in an unknown year; construct three new buildings

Applicant: Sixth River Architects

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

Staff Recommendation: Comment on and release the plans.

9. NRD-2019-0014 – Offered for consent approval

610 Brazos Street – Sixth Street Historic District

Council District 9

Proposal: Install a new glass-centric façade to the building.

Applicant: Sean O'Brien

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

Committee Recommendation: Simplify the window pattern and emphasize the verticality of the façade.

Staff Recommendation: Postpone to March 25, 2019 and request that the applicant return to the Certificate of Appropriateness Review Committee for further evaluation of the proposal to allow for greater conformance with the historic district design guidelines.

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

1. LHD-2019-0005 – Offered for consent approval

307 W. 43rd Street

Council District 9

Proposal: Partially demolish a single-family residence to construct a one-story side and rear addition; demolish detached garage. The building is a noncontributing property in the Hyde Park Historic District.

Applicant: Lotte Vehko

City Staff: Kalan Contreras, Historic Preservation Office, 974-2727
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

2. HDP-2018-0663 – Offered for consent approval

3204 Bridle Path

Council District 10

Proposal: Demolish a ca. 1940 house.

Applicant: Benjamin Polidore

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.

3. HDP-2018-0673 – Offered for postponement at staff's request

1400 Winsted Lane

Council District 10

Proposal: Demolish a ca. 1940 house.

Applicant: Venture Four Architects

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

Staff Recommendation: Initiate historic zoning if the Commission is comfortable with the criterion for significant historical association is met with the tenancy of Ernest E. Smith, III for 2 years within the historic period; otherwise, staff must recommend rehabilitation and adaptive re-use, then relocation over demolition, but release of the permit upon completion of a City of Austin Documentation Package.

4. HDP-2019-0020 – Discussion

1117 Bluebonnet Lane

Council District 5

Proposal: Demolish a ca. 1963 house.

Applicant: 3rd Angle Investments, LLC

City Staff: Kalan Contreras, Historic Preservation Office, 974-2727

Staff Recommendation: Initiate historic zoning; if the Commission does not initiate historic zoning, then staff recommends release of the permit upon completion of a City of Austin Documentation Package.

5. HDP-2019-0024 – Offered for consent approval

807 W. Johanna Street

Council District 9

Proposal: Demolish a ca. 1937 house.

Applicant: Greater Austin Builders

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-2019-0031 – Offered for consent approval

2015 E. 9th Street

Council District 1

Proposal: Demolish a ca. 1945 house.

Applicant: Austin CleanUp and Container

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-2019-0035 – Offered for consent approval

2806 San Pedro Street

Council District 9

Proposal: Relocate a ca. 1925 house outside the city limits.

Applicant: Blue Moon Builders

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

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

8. HDP-2019-0060 – Offered for consent approval

2403 Tower Drive

Council District 10

Proposal: Alter roofline of primary façade and construct second-story addition to a ca. 1941 house; enclose carport (partial demolition).

Applicant: WAI Construction Services

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

Staff Recommendation: Release the permit and encourage the applicant to retain the original front roofline to better preserve the historic integrity of the house.

9. HDP-2019-0062 – 2613 Spring Lane – withdrawn by staff. No action necessary.

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. Certificate 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; Kalan Contreras, Senior Planner, at 512-974-2727; or Andrew Rice, Historic Preservation Planner, at 512-974-1686.