



## HISTORIC LANDMARK COMMISSION

May 20, 2019 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2<sup>nd</sup> Street

Austin, Texas

### COMMISSION MEMBERS:

\_\_\_\_ *Emily Reed, Vice Chair*  
\_\_\_\_ *Witt Featherston*  
\_\_\_\_ *Ben Heimsath*  
\_\_\_\_ *Emily Hibbs*  
\_\_\_\_ *Kevin Koch*  
\_\_\_\_ *Mathew Jacob*

\_\_\_\_ *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. April 22, 2019

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

**1. HDP-2018-0673 – Leach-Smith House – Withdrawn by Staff**

**1400 Winsted Lane**

**Council District 10**

Applicant: Historic Landmark Commission

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

**2. C14H-2019-0063 – Robertson/Stuart & Mair Historic District – Discussion**

**Roughly bounded by E. 10th, Lydia, E. 9th, Navasota, E. 8th, Embassy, E. 9th, and San Marcos streets**

**Council District 1**

Applicant: Guadalupe Association for an Improved Neighborhood

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

Staff Recommendation: Recommend historic zoning.

**3. C14H-2019-0065 – Heierman-Hornaday House - Discussion**

**2412 Harris Boulevard**

**Council District 9**

Applicants: Kyle and Laura Lossen, owners

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

Staff Recommendation: Recommend historic zoning.

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

**1. LHD-2018-0031 – Discussion**

**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: New construction is compatible and differentiated. Relocate transformer service pad to the rear of the site.

Staff Recommendation: Approve the new construction; postpone a decision on the rehabilitation of 1408 and 1410 W. 9<sup>th</sup> Street and associated site features until June 24, 2019; encourage the applicant to attend the June 10 Certificate of Appropriateness Review Committee meeting.

**2. C14H-2010-0023 – Offered for consent approval**

**Knippa-Huffman House, 2414 Harris Boulevard**

Proposal: Remove the exterior brick to install an air and moisture barrier; clean brick and re-install.

Applicant: Clay Duckworth, owner; Norma Yancey, architect

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

3. **C14H-1974-0009 – Offered for consent approval**  
**Red-Purcell House, 210 Academy Drive**  
**Council District 9**  
Proposal: Construct a detached pool house  
Applicant: Ken Johnson, architect  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approve as proposed.
4. **C14H-2003-0005 - Discussion**  
**I.Q. Hurdle House, 1416 E. 12<sup>th</sup> Street**  
**Council District 1**  
Proposal: Repair rotted/damaged wood, clean and paint the house and window trim.  
Applicant: Pam Madere, agent  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Use old-growth or rot-resistant wood for any wood elements that are too deteriorated to repair; use a high-quality primer.  
Staff Recommendation: Approve as proposed with questions for the applicant.
5. **C14H-2013-0040 - Discussion**  
**Perry Estate, 710 E. 41<sup>st</sup> Street**  
**Council District 9**  
Proposal: Install a new exhaust turbine on the roof.  
Applicant: Holly Arthur, architect  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Not reviewed  
Staff Recommendation: Work to locate the exhaust turbine so that it is not visible from the south façade of the mansion.
6. **LHD-2019-0012 –Withdrawn by Applicant**  
**703 Oakland Avenue – Smoot/Terrace Park Historic District**  
**Council District 9**  
Proposal: Demolish a ca. 1938 contributing building.  
Applicant: Hayden Homes  
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727  
Committee Recommendation: Not reviewed.  
Staff Recommendation: Deny the application; encourage applicant to consider other solutions that meet the district’s design standards.
7. **LHD-2019-0015 – Discussion**  
**4113 Avenue D – Hyde Park Historic District**  
**Council District 9**  
Proposal: Remove stucco, install new hardiplank siding, repair windows, and construct a rear and second-story addition.  
Applicant: Isaac Ceballos  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Committee Recommendation: Not reviewed.  
Staff Recommendation: Approve the plans.

**8. LHD-2019-0016 – Discussion**

**1115 W. 11<sup>th</sup> Street – Castle Hill Historic District**

**Council District 9**

Proposal: Construct a 2-unit residential building.

Applicant: Dick Clark + Associates

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

Committee Recommendation: Use materials more compatible with contributing buildings; move the garage entrance to the side or rear, at least 15' from the front wall.

Staff Recommendation: Consider the request.

**C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

**1. NRD-2019-0004 – Offered for consent approval**

**905 Maufrais Street – West Line National Register 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: Comment on and release the plans.

**2. NRD-2019-0023 – Postponement requested by staff**

**2105 Newfield Lane – Old West Austin National Register Historic District**

**Council District 9**

Proposal: Demolish a ca. 1940 contributing house and replace with new construction.

Applicant: Moontower, LLC

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

Staff Recommendation: Postpone the public hearing to June 24, 2019.

**3. NRD-2019-0028 – Postponement requested by staff**

**1815 Polo Road – Old West Austin National Register Historic District**

**Council District 9**

Proposal: Demolish a ca. 1939 non-contributing house and contributing garage.

Applicant: Starling Development

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

Staff Recommendation: Postpone the public hearing to June 24, 2019.

**4. NRD-2019-0031 – Postponement requested by staff**

**2622 Wooldridge Drive – Old West Austin National Register Historic District**

**Council District 9**

Proposal: Replace all windows and change some window openings; remove entry porch; construct a 2-story rear addition; replace existing asphalt shingle roof with metal roof.

Applicant: Clean Tag LLC

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

Staff Recommendation: Postpone discussion until the June 24, 2019 Commission meeting to evaluate alternatives that will better preserve the building's historic character.

5. **NRD-2019-0032 – Discussion**  
**1510 Wilshire Boulevard – Wilshire Wood National Register Historic District**  
**Council District 9**  
Proposal: Construct a second-story addition to a one-story contributing house.  
Applicant: Austin Express Permits  
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727  
Staff Recommendation: Postpone the public hearing to June 24, 2019.
6. **NRD-2019-0033 – Discussion**  
**3206 Glenview Avenue – Old West Austin National Register Historic District**  
**Council District 9**  
Proposal: Construct a second story atop a one-story house, replace all windows, and remove a rear addition.  
Applicant: Workshop No. 5 LLC  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Staff Recommendation: Consider postponing the case until the June 24, 2019 meeting, as the project will render the building non-contributing to a National Register historic district. If the Commission decides to approve the permit, staff recommends it be released upon completion of a City of Austin Documentation Package
7. **NRD-2019-0034 – Postponement requested by Staff**  
**3106 Harris Boulevard – Old West Austin National Register Historic District**  
**Council District 9**  
Proposal: Construct a second-story addition to a one-story house.  
Applicant: Oakman Building Company  
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727  
Staff Recommendation: Postpone the public hearing to June 24, 2019.
8. **SB-2019-052006 - Discussion**  
**88 Rainey Street – Rainey Street National Register Historic District**  
**Council District**  
Proposal: Install a flush-mounted sign.  
Applicant: Texas Custom Signs Ltd  
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727  
Staff Recommendation: Deny the application as presented and encourage the applicant to revise the design to meet the sign guidelines for the historic district by eliminating exposed neon and using a non-reflective background material.

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

1. **HDP-2019-0124 – Discussion**  
**1201 Azie Morton Road**  
**Council District 10**  
Proposal: Demolish a ca. 1952 house.  
Applicant: Joe L. Joseph  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Initiate historic zoning or postpone to June 24, 2019 to fully evaluate options other than demolition of this house.

2. **HDP-2019-0136 – Offered for postponement by staff**  
**1800 Schulle Avenue**  
**Council District 10**  
Proposal: Demolish a ca. 1949 house.  
Applicant: DAR Construction  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Either initiate historic zoning or postpone to June 24, 2019 to fully evaluate the architectural significance of the house and its potential for landmark designation.
3. **HDP-2019-0138 – Offered for postponement by staff**  
**1903 New York Avenue**  
**Council District 1**  
Proposal: Demolish a ca. 1894 house.  
Applicant: DAR Construction  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Either initiate historic zoning or postpone to June 24, 2019 to fully evaluate alternatives to demolition.
4. **HDP-2019-0180 - Discussion**  
**220 Comal Street**  
**Council District 3**  
Proposal: Demolish a ca. 1922 neighborhood grocery store.  
Applicant: Ponciano Morales III  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Initiate historic zoning or postpone to June 24, 2019 to fully evaluate alternatives to demolition.
5. **HDP-2019-0188 – Discussion**  
**1308 E. 13<sup>th</sup> Street**  
**Council District 1**  
Proposal: Demolish a ca. 1906 house.  
Applicant: Guardian Custom Builders  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Postpone to June 24, 2019 or initiate historic zoning to fully consider alternatives to demolition and for the applicant to provide information as to the structural condition and feasibility of rehabilitation for this property.
6. **HDP-2019-0149 – Offered for consent approval**  
**1207 E. 9<sup>th</sup> Street**  
**Council District 1**  
Proposal: Demolish a ca. 1949 house.  
Applicant: Sarah Hampton  
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.

7. **HDP-2019-0191 – Withdrawn by staff**  
2504 E. 6<sup>th</sup> Street  
Council District 1  
Proposal: Demolish a ca. 1939 house.  
Applicant: Rex Bowers  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
8. **HDP-2019-0192 – Offered for consent approval**  
1805 E. 3<sup>rd</sup> Street  
Council District 3  
Proposal: Demolish a ca. 1911 house.  
Applicant: Rex Bowers  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Staff Recommendation: Release the permit.
9. **HDP-2019-0196 – Discussion**  
1706 E. 14<sup>th</sup> Street  
Council District 1  
Proposal: Demolish a ca. 1928 house.  
Applicant: Erna Navassa Hilbertz  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686  
Staff Recommendation: Initiate historic zoning and encourage the applicant to explore the possibilities for restoration of the house as a historic landmark.
10. **HDP-2019-0200 – Offered for consent approval**  
415 E. 30<sup>th</sup> Street  
Council District 9  
Proposal: Demolish a ca. 1892 house.  
Applicant: Adam Gelfand  
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727  
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 encourage reuse of any salvageable historic materials from both the interior and exterior of the house.
11. **HDP-2019-0208 – Offered for consent approval**  
1208 Garden Street  
Council District 3  
Proposal: Demolish a ca. 1946 house.  
Applicant: RHYS & James, 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.

**12. HDP-2019-0208 – Offered for consent approval**

**1213 Taylor Street**

**Council District 3**

Proposal: Demolish a ca. 1931 house.

Applicant: DAR Construction

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

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.

**13. HDP-2019-0221 – Offered for consent approval**

**709 E. Live Oak Street**

**Council District 9**

Proposal: Demolish a house that was moved onto the site ca. 1955.

Applicant: Justin Simmons

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.

**14. HDP-2019-0223 - Discussion**

**507 W. 17<sup>th</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1904 house.

Applicant: Hensel Phelps Construction

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

Staff Recommendation: Initiate historic zoning or postpone to June 24, 2019 to explore the possibilities of rehabilitation and restoration and consideration of the house as a historic landmark.

**15. HDP-2019-0228 – Withdrawn by staff, no action required**

**1131 Gillespie Place**

**Council District 9**

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

**16. HDP-2019-0236 – Offered for consent approval**

**207 E. Elizabeth Street**

**Council District 9**

Proposal: Demolish a ca. 1932 house

Applicant: Waters Custom Homes

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.

**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 filed a code complaint.

**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**

1. Unnumbered – Postponement requested by property owner

1711 E. Oltorf Street –Prince of Peace Lutheran Church

Council District 3

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

Staff Recommendation: Initiate historic zoning under the architecture and historical association criteria.

- 6. DISCUSSION AND POSSIBLE ACTION on the appointment of a Commission Member to the Downtown Commission.**

**7. 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.