



HISTORIC LANDMARK COMMISSION

June 24, 2019 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

COMMISSION MEMBERS:

<u>X</u>	<i>Emily Reed, Chair</i>		<i>Kelly Little</i>
<u>X</u>	<i>Beth Valenzuela, Vice Chair</i>	<u>X</u>	<i>Terri Myers</i>
<u>X</u>	<i>Ben Heimsath</i>	<u>X</u>	<i>Alex Papavasiliou</i>
	<i>Emily Hibbs</i>	<u>X</u>	<i>Blake Tollett</i>
<u>X</u>	<i>Kevin Koch</i>	<u>X</u>	<i>Witt Featherston</i>
<u>X</u>	<i>Mathew Jacob</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.

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. May 20, 2019

3. BRIEFINGS, DISCUSSION, AND POSSIBLE ACTION

A. Briefing, discussion, and possible action on the draft Historic Design Standards

Speaker: Cara Bertron, Historic Preservation Office

MOTION: Approve items B1, B2, B5, C2, C3, C4, C6, D4, D5, D6, D8, D9, D11, and item F on the consent agenda by Heimsath, Valenzuela seconds. Vote: 8-0.

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-2019-0138 – Burditt-Becks-Scales House – Discussion

1903 New York Avenue

Council District 1

Applicant: Historic Landmark Commission

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

Staff Recommendation: Do not recommend historic zoning.

No speakers in support.

Speakers opposed:

Mike Watson

MOTION: Close the public hearing by Heimsath, Koch seconds. Vote: 9-0.

MOTION: Approve staff recommendation and request documentation package by Heimsath, Koch seconds. Vote: 8-1, Myers opposed.

2. HDP-2019-0180 – Tuke-Lyon Store – Postponement Request by Property Owner

220 Comal Street

Council District 3

Applicant: Historic Landmark Commission

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

Staff Recommendation: Grant the postponement request.

MOTION: Postpone item A2 to the July 22, 2019 meeting by Valenzuela, Koch seconds. Vote: 8-0

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2018-0031 – Offered for consent approval

1404-1410 W. 9th Street – Smoot/Terrace Park Historic District

Council District 9

Proposal: Rehabilitate contributing buildings.

Applicant: Bryan Cumby

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

Committee Recommendation: Evaluate condition of windows and siding, remove the proposed door hoods from 1408 W. 9th Street, add entry stairs to 1410 W. 9th Street; approve the project.

Staff Recommendation: Approve the project.

MOTION: Approve item B1 on the consent agenda by Heimsath, Valenzuela seconds. Vote: 8-0.

2. C14H-1974-0028 – Offered for consent approval

Moonlight Towers – various location

Proposal: Restore nine Moonlight Towers and reconstitute three Moonlight Towers, including use of replacement connectors as needed.

Applicant: Austin Energy

City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Recommendation: Mark replacement pieces; approve the project.
Staff Recommendation: Approve the project.

**MOTION: Approve item B2 on the consent agenda by Heimsath, Valenzuela seconds.
Vote: 8-0.**

**3. C14H-2000-0002 – Offered for consent approval
Royal Arch Masonic Lodge, 311 W. 7th Street
Council District 9**

Proposal: Construct a high-rise addition and restore the historic building.
Applicant: Emily Little and Brett Rohde
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Lighten the appearance of the tower, provide a greater break between the existing building and the proposed tower, and provide a detailed structural bracing plan for the protection of the historic building during construction. The applicant has complied with the recommendations of the Committee.
Staff Recommendation: Approve as proposed.

Speakers in favor:
Brett Rohde
Chris Swanson
Peerage Smooths III

No speakers in opposition.

MOTION: Close the public hearing by Heimsath, Koch seconds. Vote: 9-0.

MOTION: Approve the Certificate of Appropriateness by Papavasiliou, Featherston seconds. Vote: 2-7 (Papavasiliou and Featherston in favor). Motion failed.

MOTION: Rescind original motion by Heimsath, Koch seconds. Vote: 9-0.

MOTION: Postpone to the July 22, 2019 meeting with conditions by Featherston, Papavasiliou seconds. Vote: 9-0.

**4. C14H-2003-0005 – Discussion
I.Q. Hurdle House, 1416 E. 12th Street
Council District 1**

Proposal: Update on repairs to the building.
Applicant: Pam Madere, agent
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: The Committee took in information that the contractor has secured the building and is evaluating the condition of the wood. The applicant is selecting a preservation architect to manage the restoration effort on this house.
Staff Recommendation: None – the work so far before the engagement of a preservation architect is to stabilize and secure the house.

Speakers in favor:
Pam Madere

Speakers opposed:

Patrick Houck
Meagan Ellis

MOTION: Close the public hearing by Myers, Tollett seconds. Vote: 9-0.

MOTION: Postpone to the July 22, 2019 meeting refer the case to the Certificate of Appropriateness Review Committee by Koch, Valenzuela seconds. Vote: 9-0.

5. C14H-2013-0040 – Offered for consent approval

Perry Estate, 710 E. 41st 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: Paint the new exhaust turbine the same color as the roof.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B5 on the consent agenda by Heimsath, Valenzuela seconds. Vote: 8-0.

6. LHD-2019-0015 – Offered for consent approval

4113 Avenue D – Hyde Park Historic District

Council District 9

Proposal: Remove stucco, install new wood siding, repair windows, construct a rear and second story addition.

Applicant: Isaac Ceballos

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

Committee Recommendation: Reconstruct wood piers at the porch; approve the project.

Staff Recommendation: Approve the project upon completion of a City of Austin

Documentation Package.

Speakers in favor:

Steve Krauklis

No speakers in opposition.

MOTION: Close the public hearing by Koch, Myers seconds. Vote: 9-0.

MOTION: Approve with conditions by Koch, Heimsath seconds. Vote: 9-0.

7. LHD-2019-0020 – Discussion

305 W. 45th Street – Hyde Park Historic District

Council District 9

Proposal: Construct a second-story rear addition.

Applicant: Mike Symoniec

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

Committee Recommendation: Design the addition to have a shallower roof pitch; reduce the addition's height as much as possible.

Staff Recommendation: Retain existing siding on the east wall; consider the request. If the Commission decides to release the plans, staff recommends completion of a City of Austin Documentation Package.

Speakers in favor:
Mike Synowiec

No speakers in opposition.

MOTION: Close the public hearing by Myers, Papavasiliou seconds. Vote: 9-0.

MOTION: Postpone to the July 22, 2019 and refer the applicant to the Certificate of Appropriateness Review Committee by Heimsath, Myers seconds. Vote: 9-0.

**8. LHD-2019-0021 – Postponement request by the applicant to July 22, 2019.
610 Baylor Street – Castle Hill Historic District**

Applicant: Tere O'Connell
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Grant the applicant's postponement request.

MOTION: Postpone item B8 to the July 22, 2019 meeting by Valenzuela, Koch seconds. Vote: 9-0

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

**1. NRD-2019-0023 – Recommended for postponement 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 until the July 22, 2019 meeting, as the proposal requires removal of a contributing building in a National Register historic district. If the Commission decides to approve the demolition permit, require completion of a City of Austin Documentation Package, then comment on and release the plans for new construction.

MOTION: Postpone item C1 to the July 22, 2019 meeting by Myers, Koch seconds. Vote: 8-0-1, Featherston recused.

**2. NRD-2019-0028 – Offered for consent approval
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: Comment on and release the revised plans for new construction. Release demolition permit upon completion of a City of Austin Documentation Package.

MOTION: Approve item C2 on the consent agenda by Heimsath, Valenzuela seconds. Vote: 9-0.

**3. NRD-2019-0032 – Offered for consent approval
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: Comment on and release the revised plans for the addition.

MOTION: Approve item C3 on the consent agenda by Heimsath, Valenzuela seconds.

Vote: 9-0.

4. NRD-2019-0033 – Offered for consent approval

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: Comment on and release the revised plans, upon completion of a City of Austin Documentation Package.

MOTION: Approve item C4 on the consent agenda by Heimsath, Valenzuela seconds.

Vote: 9-0.

5. SB-2019-133028 – Discussion

414 E. 6th Street – Sixth Street National Register Historic District

Council District 9

Proposal: Install a cabinet sign.

Applicant: Custom Signs and Consulting

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

Staff Recommendation: Deny the request.

Speakers in favor:

Paul Vidal

No speakers in opposition.

MOTION: Close the public hearing by Myers, Koch seconds. Vote: 9-0.

MOTION: Deny the sign application by Koch, Jacob seconds. Vote: 9-0.

6. NRD-2019-0021 – Offered for consent approval

605 Baylor Street – West Line National Register Historic District

Council District 9

Proposal: Demolish a contributing ca. 1915 duplex now used for office space.

Applicant: Green Civil Design

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: Approve item C6 on the consent agenda by Heimsath, Valenzuela seconds.

Vote: 9-0.

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

1. HDP-2019-0192 – Discussion

1805 E. 3rd Street

Council District 3

Proposal: Demolish a ca. 1911 house.

Applicant: Rex Bowers

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

Staff Recommendation: Initiate historic zoning based on architecture and historical associations.

Speakers in favor:

Hector Avila

Speakers opposed:

Phil Thomas

MOTION: Close the public hearing by Valenzuela, Myers seconds. Vote: 9-0.

MOTION: Initiate historic zoning per staff recommendation by Myers, Valenzuela seconds. Vote: 9-0.

MOTION: Reopen public hearing by Papavasiliou, Myers seconds. Vote: 9-0.

2. HDP-2019-0251 – Offered for consent approval

1410 E. Cesar Chavez Street

Council District 3

Proposal: Demolish a ca. 1909 house.

Applicant: 900 Rio Properties

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.

MOTION: Close the public hearing by Koch, Myers seconds. Vote: 9-0.

MOTION: Postpone to the July 22, 2019 meeting by Koch, Myers seconds. Vote: 8-1, Papavasiliou opposed.

3. HDP-2019-0252 – Offered for consent approval

1408 E. Cesar Chavez Street

Council District 3

Proposal: Demolish a ca. 1910 house.

Applicant: 900 Rio Properties

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.

MOTION: Close the public hearing by Heimsath, Myers seconds. Vote: 9-0.

MOTION: Postpone to the July 22, 2019 by Koch, Myers seconds. Vote: 8-1, Papavasiliou opposed.

4. HDP-2019-0273-A – Offered for consent approval

1204 West Avenue

Council District 9

Proposal: Demolish a ca. 1904 house.

Applicant: Austin Permit Service

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: Approve item D4 on the consent agenda by Heimsath, Valenzuela seconds. Vote: 9-0.

5. HDP-2019-0273-B – Offered for consent approval

1206 West Avenue

Council District 9

Proposal: Demolish a ca. 1904 duplex.

Applicant: Austin Permit Service

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: Approve item D5 on the consent agenda by Heimsath, Valenzuela seconds. Vote: 9-0.

6. HDP-2019-0286 – Offered for consent approval

411 and 411½ E. 30th Street

Council District 9

Proposal: Demolish a ca. 1914 house and a ca. 1947 duplex.

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.

MOTION: Approve item D6 on the consent agenda by Heimsath, Valenzuela seconds. Vote: 9-0.

7. HDP-2019-0306 – Offered for consent approval

201 Leland Street

Council District 9

Proposal: Demolish a ca. 1935 house.

Applicant: Celia Israel

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

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

Documentation Package.

Speakers in favor:
Brian Randel

No speakers in opposition.

MOTION: Close the public hearing by Myers, Jacob seconds. Vote: 9-0.

MOTION: Extend past 10:00 p.m. by Koch, Valenzuela seconds. Vote: 8-1 (Papavasiliou opposed).

MOTION: Approve per staff recommendation by Featherston, Papavasiliou seconds. Vote: 8-1, Myers opposed.

**8. HDP-2019-0307 – Offered for consent approval
1617-1617 S. 1st Street (Jovita's)
Council District 9**

Proposal: Demolish a ca. 1925 house and a ca. 1962 commercial building.

Applicant: Chameleon Holdings

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

Staff Recommendation: Release the permit for the demolition of the remains of the house but encourage rehabilitation and adaptive re-use of the commercial building; in either case, staff recommends completion of a City of Austin Documentation Package prior to the release of any permits.

MOTION: Move case to the consent agenda by Tollett, Myers seconds. Vote: 9-0.

MOTION: Approve item D8 on the consent agenda by Heimsath, Valenzuela seconds. Vote: 9-0.

**9. HDP-2019-0308 – Offered for consent approval
505 Kemp Street
Council District**

Proposal: Demolish a ca. 1956 building, formerly used as a Church of God in Christ.

Applicant: Cedar & Rock Builders, LLC

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

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

MOTION: Approve item D9 on the consent agenda by Heimsath, Valenzuela seconds. Vote: 9-0.

**10. HDP-2019-0318 – Offered for consent approval
1216 E. 7th Street
Council District 1**

Proposal: Partial demolition of a ca. 1919 house to build a rear addition.

Applicant: Art Ramirez

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

Staff Recommendation: Consider whether the house qualifies as a historic landmark and whether the proposed addition will foreclose the opportunity to designate this house in the future; if satisfied that the proposed addition will not adversely affect the historic character of the house, then release the permit upon completion of a City of Austin Documentation Package.

Speakers in favor:

Art Ramirez

No speakers in opposition.

MOTION: Close the public hearing by Valenzuela, Myers seconds. Vote: 9-0.

MOTION: Allow administrative approval capabilities for staff and allow the case to be added to the July 22, 2019 meeting to determine historic landmark status meeting by Koch, Myers seconds. Koch retracts the motion, Myers seconds.

MOTION: Initiate historic zoning and refer the Certificate of Appropriateness Committee meeting by Koch, Valenzuela seconds. Vote: 7-2, Papavasiliou and Featherston opposed.

MOTION: Grant authority to the COA Committee to approve the partial demolition by Heimsath, Tollett seconds. Heimsath withdraws the motion.

MOTION: Reopen the public hearing by Koch, Valenzuela seconds. Vote: 9-0.

11. HDP-2019-0321 – Offered for consent approval

1615 S. 1st Street

Council District 9

Proposal: Demolish a ca. 1925 bungalow.

Applicant: Chameleon Holdings

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: Approve item D11 on the consent agenda by Heimsath, Valenzuela seconds. Vote: 9-0.

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.

F. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR PARTIAL EXEMPTION FROM AD VALOREM TAXES FOR PROPERTIES IN NEED OF TAX RELIEF IN ORDER TO ENCOURAGE THEIR PRESERVATION AND PROPERTIES THAT HAVE STATE DESIGNATION IN ACCORDANCE WITH THE TEXAS TAX CODE:

These applications were inadvertently left off the previously-approved lists as they were believed to be tax-exempt: The buildings have passed their annual inspection

1. C14H-1974-0019 – Hirshfeld House and Cottage, 303 W. 9th Street

2. C14H-2002-0010 – Schieffer House, 1154 Lydia Street.

MOTION: Approve Items F1 and 2 on the consent agenda by Heimsath, Valenzuela seconds. Vote: 8-0-1 (Tollett recused).

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

**1711 E. Oltorf Street –Prince of Peace Lutheran Church
Council District 3**

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

Staff Recommendation: Place the item on the July 22, 2019 agenda to consider initiating historic zoning.

Follow staff recommendation by Heimsath, Valenzuela seconds. Vote: 9-0.

ADJOURNMENT

MOTION: Adjourn the public hearing by Valenzuela, Myers seconds. Vote: 9-0.

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.