



HISTORIC LANDMARK COMMISSION
August 26, 2019 - 6:00 p.m.
Regular Meeting
Council Chambers, Austin City Hall
301 W. 2nd Street
Austin, Texas

COMMISSION MEMBERS:

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

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. July 22, 2019

3. BRIEFINGS, DISCUSSION, AND POSSIBLE ACTION

A. Heritage Grant Program

By Melissa Alvarado, Economic Development Department

B. Royal Arch Masonic Lodge – proposal for high-rise addition

By Brett Rohde, Emily Little, and Guy Dudley

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. Un-numbered – Prince of Peace Lutheran Church – Discussion

1711 E. Oltorf Street

Council District 3

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-2000-0002 – Discussion under the Briefings section of the agenda.

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: Consider the request and provide feedback to the applicant so they can strategize their plans.

2. C14H-2003-0005 – Offered for Consent Approval

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 has selected a preservation architect to manage the restoration effort on this house.

Staff Recommendation: Receive the update and make any recommendations at this stage of the project.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2019-0023 – Offered for consent approval

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: Comment on and release the permit upon completion of a City of Austin Documentation Package, encouraging the applicant to implement Committee recommendations.

- 2. NRD-2019-0037 – Discussion**
223 E 6th Street – Sixth Street National Register Historic District
Council District 9
Proposal: Construct a roof deck, add a window to the Sixth Street elevation, and widen a door at the San Jacinto elevation.
Applicant: Darwin’s Pub
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727
Staff Recommendation: Comment on and release the permit, as the applicant has implemented Committee recommendations.
- 3. NRD-2019-0042 – Discussion**
609 Davis Street – Rainey Street National Register Historic District
Council District 9
Proposal: Construct a 2-story commercial structure adjacent to an existing building.
Applicant: Francisco Arredondo
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727
Staff Recommendation: Consider postponement to September 23, 2019 to allow the applicant to work with the Certificate of Appropriateness Committee. Otherwise, comment on and release the permit, encouraging the applicant to implement Committee recommendations.
- 4. NRD-2019-0043 – Discussion**
2519 Hartford Road – Old West Austin National Register Historic District
Council District 9
Proposal: Demolish a ca. 1941 contributing house.
Applicant: Heart of Texas Demolition
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 approve the demolition permit, then staff recommends completion of a City of Austin Documentation Package. The demolition permit will not be released until the Commission has reviewed plans for new construction.
- 5. NRD-2019-0045 – Offered for consent approval**
1519 Murray Lane – Old West Austin National Register Historic District
Council District 9
Proposal: Construct a 1½-story accessory dwelling unit.
Applicant: Tina Contros
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Comment on and release the permit.

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

1. HDP-2019-0374 – Offered for Consent Approval

608 Park Place

Council District 9

Proposal: Demolish a ca. 1936 duplex.

Applicant: Michael Hsu Office of Architecture

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.

2. HDP-2019-0385 – Offered for consent approval

1709 Travis Heights Boulevard

Council District 9

Proposal: Demolish a ca. 1947 house.

Applicant: Celia Israel

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

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

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

503 Leland Street

Council District 9

Proposal: Demolish a ca. 1930 house.

Applicant: Celia Israel

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.

4. HDP-2019-0394 – Discussion

704 W. 22nd Street

Council District 9

Proposal: Demolish a ca. 1880 house.

Applicant: Michael McHone

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

Staff Recommendation: Initiate historic zoning.

5. HDP-2019-0401 – Discussion

1705 Haskell Street

Council District 3

Proposal: Demolish a ca. 1946 house.

Applicant: Cassidy Byers

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

Staff Recommendation: Initiate historic zoning if the Commission believes that the house meets the criteria for designation, particularly the criterion for architecture.

6. HDP-2019-0409 – Offered for consent approval

1707 Newning Avenue

Council District 9

Proposal: Demolish a ca. 1939 house.

Applicant: Oam Parkash

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.

7. HDP-2019-0417 – Offered for consent approval

1711 Haskell Street

Council District 3

Proposal: Demolish a ca. 1932 house.

Applicant: Solluna Builders 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-2019-0423 – Offered for consent approval

712 W. Monroe Street

Council District 9

Proposal: Demolish a ca. 1933 building.

Applicant: Joseph Builders Inc.

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.

9. HDP-2019-0424 – Offered for consent approval

5109 Manchaca Road

Council District 5

Proposal: Demolish a ca. 1964 house and detached garage.

Applicant: Vicky Thai

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.

10. HDP-2019-0434 – Postpone indefinitely as the applicant has not paid the fees and the application is therefore not complete.

1119 E. 11th Street

Council District 1

Proposal: Demolish a historic landmark house.

Applicant: Valerie Deyo

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

Staff Recommendation: The applicant has not paid the fees for the public hearing on this application. The application is therefore not complete and cannot be heard by the Commission until the fees have been paid. Notices of the public hearing have been sent out, but the Commission cannot hear the case until the fees have been paid.

11. HDP-2019-0410 – Released by staff; no Commission action required

2807 Wade Avenue

Council District 10

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**
No new updates.

5. **COMMISSION ITEMS**

A. **COMMITTEE REPORTS**

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

B. **Discussion and possible action on the annual report of the Commission.**

C. **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.