



HISTORIC LANDMARK COMMISSION

July 22, 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>	<u> x </u>	<i>Kelly Little</i>
<u> </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>
<u> x </u>	<i>Emily Hibbs</i>	<u> x </u>	<i>Blake Tollett</i>
<u> </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

- 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. June 24, 2019

MOTION: Approve items 2, B3, B4, C2, D1, D3, D4, D5, D6, D7, D8, D9, and D11 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

MOTION: Postpone items B1 and C1 on the consent postponement agenda by Myers, Featherston seconds. Vote: 8-0 (Papavasiliou off-dais).

MOTION: Postpone items A1 and A3 to a special-called meeting by Myers, Little seconds. Vote: 5-3, Featherston, Jacob, and Heimsath opposed, Papavasiliou off-dais. Motion fails.

MOTION: Table items A1 and A3 by Heimsath, Myers seconds. Vote: 8-0 (Papavasiliou off-dais).

3. BRIEFINGS, DISCUSSION, AND POSSIBLE ACTION

A. Heritage Grant Program

By Melissa Alvarado

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-2019-0180 – Tuke-Lyon Store – Discussion

220 Comal Street

Council District 3

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor:

Commissioner Bertha Delgado

Jose Ronaldo

Speakers opposed:

Ponciano Morales

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

MOTION: Accept staff recommendation to recommend historic zoning by Myers, Little seconds. Vote: 9-0.

2. 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: Initiate historic zoning.

Speakers in favor:

Jason Haskins

Speakers opposed:

Tim Gideon

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

MOTION: Initiate historic zoning by Heimsath, Little seconds. Vote: 8-1, Papavasiliou opposed.

3. HDP-2018-0192 – Herrera House – Discussion

1805 E. 3rd Street

Council District 3

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor:

Bert Thomas

Craig Luna

Bertha Delgado

Alan Morando

Speakers opposed:
Hector Avila

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

MOTION: Recommend historic zoning by Myers, Jacob seconds. Vote: 9-0.

4. HDP-2019-0318 – 1216 E. 7th Street – Discussion
1216 E. 7th Street
Council District 1

Applicant: Historic Landmark Commission

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

Staff Recommendation: Staff believes the house qualifies as a historic landmark but defers to the Commission in making the recommendation for historic zoning based upon the proposed addition and the unwillingness of the owner to seek historic zoning for the property at this time.

Speakers in favor:
Gilbert Colinas

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

MOTION: Approve the partial demolition by Jacob, Myers seconds.

MOTION: Accept Myers proposal to recall the original motion and to make a motion to not recommend historic zoning and to approve the partial demolition request by Myers, Little seconds. Vote: 8-0-1, Papavasiliou did not vote.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-2000-0002 – Postponement request by the applicant to August 26, 2019
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: Grant the postponement request.

MOTION: Postpone the case to August 26, 2019 per the applicant's request by Myers, Featherston seconds. Vote: 8-0 (Papavasiliou off-dais).

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.

Speakers in favor:

Pam Madere

Patrick Howe

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

MOTION: Request that item B2 return to the HLC regularly in the form of a staff report by Myers, Heimsath seconds. Vote: 9-0.

3. 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. The applicant has modified his design to address the Committee's recommendations.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B3 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0.

4. LHD-2019-0021 – Offered for Consent Approval

**610 Baylor Street – Castle Hill Historic District
Council District 9**

Applicant: Tere O'Connell

Proposal: Restore historic house; add dormers, a skylight, and rear deck.

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B4 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

5. LHD-2019-0023 – 607 Oakland Avenue – Pulled by staff, no action required.

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 August 26, 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 August 26, 2019 at staff's request by Myers, Featherston seconds. Vote: 8-0 (Papavasiliou off-dais).

**2. NRD-2019-0036 – Offered for consent approval
2205 A Lane – Old West Austin National Register Historic District
Council District 9**

Proposal: Expand second-floor dormers and add new dormers; enlarge some window openings; replace some windows.

Applicant: John Barnhill

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

Staff Recommendation: Comment on and release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve item C2 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

**3. NRD-2019-0038 – Offered for consent approval
906 Maufrais Street – West Line National Register Historic District
Council District 9**

Proposal: Construct a two-story accessory dwelling unit at the rear of the property.

Applicant: Becky Jeanes

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

Staff Recommendation: Comment on and release the permit.

No speakers in support.

Speakers opposed:

David Schofman

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

MOTION: Comment on the plans by Reed, Papavasiliou seconds. Vote: 9-0.

**4. NRD-2019-0039 – Offered for consent approval
3000 Funston Street – Old West Austin National Register Historic District
Council District 10**

Proposal: Construct a two-story residence.

Applicant: Rebecca Kennedy

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

Staff Recommendation: Comment on and release the permit.

Speakers in favor:

Javier Delgado

Speakers opposed:
Michael Roth
Rodrigo Achim

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

MOTION: Approved as proposed by Heimsath, Jacob seconds. Vote: 9-0.

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

1. HDP-2019-0188 – Offered for Consent Approval

1308 E. 13th 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: 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 D1 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

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 Public hearing by Heimsath, Little seconds. Vote: 9-0.

MOTION: Release the demolition permit by Heimsath, Little seconds. Vote: 8-1, Myers 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: Approve item D3 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

4. HDP-2019-0327 – Offered for consent approval

1005 S. 3rd Street

Council District 9

Proposal: Demolish a ca. 1937 house and rear accessory structured.

Applicant: SE Builds, LLC

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 D4 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

5. HDP-2019-0337 – Offered for consent approval

602 W. 7th Street

Council District 9

Proposal: Demolish a ca. 1913 building.

Applicant: Precision Demolition

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 D5 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

6. HDP-2019-0348 – Offered for consent approval

1710 Poquito Street

Council District 1

Proposal: Relocate a ca. 1931 house to Bastrop, Texas.

Applicant: Stallion Funding

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

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

MOTION: Approve item D6 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

7. HDP-2019-0357 – Offered for consent approval

2307 Newfield Lane

Council District 9

Proposal: Demolish a ca. 1954 house.

Applicant: Pecan Valley Homes

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 D7 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

8. HDP-2019-0370 – Offered for consent approval

1203 Bouldin Avenue

Council District 9

Proposal: Demolish a ca. 1939 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: Approve item D8 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

9. HDP-2019-0378 – Offered for consent approval

1804 E. 14th Street

Council District 1

Proposal: Demolish a ca. 1947 house.

Applicant: Pecan Valley 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.

MOTION: Approve item D9 on the consent agenda by Myers, Hibbs seconds. Vote: 8-0 (Papavasiliou off-dais).

10. HDP-2019-0380 – Offered for consent approval

2110 Travis Heights Boulevard

Council District 9

Proposal: Partially demolish and construct additions to a ca. 1938 house and ADU.

Applicant: EEF Custom Homes

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

Staff Recommendation: Encourage the applicant to consider design revisions to the main house addition in order to enhance the project's sensitivity to the existing historic fabric of the building, including revisions to materials, scale, and setback, and to use the existing style and materials of the ADU as the basis for constructing an addition that is compatible with the historic structures on the lot, then either postpone to August 26, 2019 or release the permit upon completion of a City of Austin Documentation Package.

Speakers in favor:

Debora Dennett

Charlotte Grands

No speakers in opposition.

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

MOTION: Release the permit by Heimsath, Jacob seconds. Vote: 8-1, Myers opposed.

11. HDP-2019-0339 – Offered for consent approval

1504 E. 13th Street

Council District 1

Proposal: Partially demolish a ca. 1904 house to construct additions.

Applicant: Studio 512

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

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

Documentation Package with a direction to the applicant to follow the recommendations of the Committee members to extend the front porch, maintain the existing window and door openings, and ensure that the historic house is the focus of the property after construction of the additions.

MOTION: Approve item D11 on the consent agenda by Myers, Hibbs seconds.

Vote: 8-0 (Papavasiliou off-dais).

12. HDP-2019-0379 – 1109 Travis Heights Boulevard – Pulled by staff; no action required.

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. Un-numbered

**1705 Haskell Street – Rendon House
Council District**

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

Staff Recommendation: Place the item on the August 26, 2019 agenda to consider initiating historic zoning.

MOTION: Place the demolition permit on the agenda for the August 26, 2019 to determine the initiating of historic zoning by Heimsath, Myers seconds. Vote: 8-0-1, Hibbs off dais.

ADJOURNMENT

MOTION: Adjourn the meeting by Jacob, Heimsath 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.