



HISTORIC LANDMARK COMMISSION

March 25, 2019

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

___ Emily Reed, Vice Chair	___ Kelly Little
___ Witt Featherston	___ Terri Myers
___ Ben Heimsath	___ Alex Papavasiliou
___ Emily Hibbs	___ Blake Tollett
___ Kevin Koch	___ 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 4 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. February 25, 2019

MOTION: Approve items 2, C4, D3, D7, and F on the consent agenda by Koch, Hibbs seconds. Vote: 6-0-1, Tollett recuses on item F.

MOTION: Remove item D3 from the consent agenda by Tollett, Koch seconds. Vote: 7-0.

MOTION: Postpone items A3, B1, B3, and C1 by Koch, Hibbs seconds. Vote: 7-0.

3. BRIEFINGS, DISCUSSION AND POSSIBLE ACTION

No briefings.

4. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATION, AND REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

1. C14H-2017-0120 – Schneider-Watson House – WITHDRAWN BY APPLICANT

5 Green Lanes

Council District 9

Applicant: Suzanne M. Freid, owner

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

2. HDP-2018-0663 – Mann-Greenhill House

3204 Bridle Path

Council District 10

Applicant: Historic Landmark Commission

City Staff: Steve Sadowsky, Historic Preservation Office

Staff Recommendation: Do not recommend historic zoning.

Speakers in favor:

Tom Boyd

Jim Christianson

Speakers opposed:

Ben Polidore

MOTION: Close the public hearing by Tollett, Myers seconds. Vote: 7-0.

MOTION: Recommend historic zoning by Koch, Tollett seconds. Vote: 4-3, Commissioners Little, Featherston, Ha

MOTION: Require a documentation package by Myers, H seconds. Vote: 7-0.

3. HDP-2018-0673 – Leach-Smith House

1400 Winsted Lane

Council district 10

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning if the Commission is comfortable with the criterion for historical association being met with only a 2-year span during the historic period.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **LHD-2018-0031 – Postponement request by the applicant to April 22, 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.

2. **SB-2018-215268, SB-2019-001085-86 – Discussion
319 Congress Avenue – Day Building
Council District 9**
Proposal: Install a blade sign and awning-mounted letters.
Applicant: SanTech Signs
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Consider the request.

Speakers in favor:
Claudia Sanchez

MOTION: Close the public hearing by Koch, Little. Vote: 7-0.

MOTION: Approve as proposed by Koch, Little seconds. Vote: 7-0.

3. **C14H-2010-0023 – Postponement request by the applicant to April 22, 2019
Knippa-Huffman House, 2414 Harris Boulevard**
Proposal: Construct a carport
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Grant the postponement request.
4. **C14H-2009-0042/ NRD-2019-0019 – Offered for consent approval
2603 Wooldridge Drive – Huron Mills House
Council District 9**
Proposal: Renovate a rear detached garage and construct a second-story addition.
Applicant: Michael Hsu Office of Architecture
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve the project.

Speakers in favor:
Jennifer Hanley

MOTION: close the public hearing by Koch, H seconds. Vote:

MOTION: Approve the case by Heimsath, Little seconds. Vote: 7-0.

5. **LHD-2019-0007 – Offered for consent approval
4010 Avenue G – Hyde Park Historic District**

Council District 9

Proposal: Remove rear covered porch, add new window on the rear elevation, and construct one-story screened porch and cabana at the rear.

Applicant: Permit Partners, LLC

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

Staff Recommendation: Approve the project.

Speakers in favor:

Lindsay Ashcraft

Speakers opposed:

Wanda Penn

MOTION: Close the public hearing by Koch, Hibbs seconds. Vote: 7-0.

MOTION: Approve as proposed by Koch, Hibbs seconds. Vote: 7-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2019-0004 – Postponement request by the applicant to April 22, 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 Howes

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

Staff Recommendation: Grant the postponement request.

2. **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 simpler fenestration pattern, and look to contributing houses within the district for cues for greater compatibility with the character of the historic district.

Speakers in favor:

Lida Sease

Speakers opposed:

Peggy Pickle

Maryanne Dorman

Carol Reifsnyder

MOTION: Close the public hearing by Koch, Little seconds. Vote: 7-0.

MOTION: Accept staff comments and all additional comments by Koch, Tollett seconds. Vote: 7-0.

3. No case assigned to this item number

**4. NRD-2019-0018 – Offered for consent approval
4200 Wildwood Road – Wilshire Wood Historic District
Council District 9**

Proposal: Construct a new house and rear accessory building.

Applicant: Austin Lancer Properties

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

Committee Recommendation: Lower the roof pitch. The roof pitch has been lowered.

Staff Recommendation: Comment on and release the plans.

MOTION: Approve item C4 on the consent agenda by Koch, Hibbs seconds. Vote: 6-0-1, Tollett recuses on item F.

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

**1. HDP-2019-0085 – Offered for consent approval
607 Texas Avenue
Council District 9**

Proposal: Partially demolish a single-family residence to construct a two-and two-and-a-half story rear addition.

Applicant: William Kane, AE Permit

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

Staff Recommendation: Encourage the applicant to reduce the size and scale of the proposed addition but release the permit upon completion of a City of Austin Documentation Package.

Speakers in favor:

Abigale Akin

Richard Hughes

Speakers opposed:

Natalie Axe

Coan Dillahunty

MOTION: Close the public hearing by Koch, Tollett seconds. Vote: 7-0.

MOTION: Recommend the applicant attend the Certificate of Appropriateness Review Committee meeting but release the permit upon completion of a City of Austin Documentation Package by Koch, Hibbs seconds. Vote: 7-0.

2. HDP-2019-0090 – Offered for consent approval

1603 Willow Street

Council District 3

Proposal: Demolish a ca. 1902 house.

Applicant: Geoff Reilert

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

Staff Recommendation: Release the permit due to the condition of the house.

Speakers in favor:

Geoff Reilert

Mary Senders

Mario Zapota

MOTION: Close the public hearing by Koch, Tollett seconds. Vote: 7-0.

MOTION: Reopen the public hearing by Koch, Hibbs seconds. Vote: 7-0.

MOTION: Close the public hearing by Koch, Featherston seconds. Vote: 7-0.

MOTION: Initiate historic zoning by Koch, Little seconds. Vote: 7-0.

3. HDP-2019-0091 – Offered for consent approval

1010 W. 26th Street

Council District 9

Proposal: Demolish a ca. 1938 house.

Applicant: Sudhakar Allada

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

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

Speakers in favor:

Sudhakar Allada

MOTION: Close the public hearing by Koch, Hibbs seconds. Vote: 7-0.

MOTION: Release per staff recommendation by Koch, Featherston seconds. Vote: 7-0.

4. HDP-2019-0103 – Offered for Consent Approval

809 San Marcos Street

Council District 1

Proposal: Demolish a ca. 1922 house.

Applicant: L.S. Johnston Architects

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

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

Speakers in favor:

Mark Rodgers

MOTION: Close the public hearing Koch, Tollett seconds. Vote: 7-0.

MOTION: Release the permit per staff recommendation by Koch, Hibbs seconds. Vote: 7-0.

- 5. HDP-2019-0114 – Withdrawn by Staff; No Action Required**
1914 E. 11th Street
Council District 1

- 6. HDP-2019-0120 – Discussion**
1900 Airole Way
Council district 10

Proposal: Partial demolition of and modifications to an A.D. Stenger house.

Applicant: William Burkhart, BRKArtStudio

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

Staff Recommendation: Encourage the applicant to use materials historically appropriate for street-facing modifications to the house, to minimize the modifications to the original design and materials of the house, to re-use existing building fabric or replace in kind, and to complete a City of Austin Documentation Package prior to release of the permit.

Speakers in favor:

William Burkhart

Vanessa Kaja

MOTION: Close the public hearing by Koch, Heimsath seconds. Vote: 7-0.

MOTION: Approve the permit per staff recommendation by Heimsath, Koch. Vote: 7-0.

- 7. HDP-2019-0121 – Offered for consent approval**
5900 Cameron Road
Council District 4

Proposal: Demolish seven church buildings constructed between 1956 and 1974.

Applicant: Wallace Batiste

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 D7 on the consent agenda by Koch, Hibbs seconds. Vote: 6-0-1, Tollett recuses on item F.

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

F. DISCUSSION AND POSSIBLE ACTION 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.

See attached list for properties which are recommended for approval because they have passed the annual inspection and properties which are not recommended for approval because they have failed the annual inspection.

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

6. ELECTION OF OFFICERS

MOTION:

7. DISCUSSION AND POSSIBLE ACTION ON City Budget Office Memo Regarding the Participation of Boards and Commission in the Upcoming FY 2019-02020 Budget Process

MOTION: The Historic Landmark Commission would like to participate in the budget discussion for FY 2019-2020 by Koch, Little seconds. Vote: 7-0.

8. DISCUSSION AND POSSIBLE ACTION on the appointment of a Commission Member to the Downtown Commission.

ADJOURNMENT

MOTION: Adjourn the meeting by Heimsath, Myers seconds. Vote: 7-0.

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.