



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:

<input type="checkbox"/> <i>Emily Reed, Chair</i>	<input checked="" type="checkbox"/> <i>Kelly Little</i>
<input type="checkbox"/> <i>Beth Valenzuela, Vice Chair</i>	<input checked="" type="checkbox"/> <i>Terri Myers</i>
<input checked="" type="checkbox"/> <i>Ben Heimsath</i>	<input type="checkbox"/> <i>Alex Papavasiliou</i>
<input checked="" type="checkbox"/> <i>Emily Hibbs</i>	<input type="checkbox"/> <i>Blake Tollett</i>
<input checked="" type="checkbox"/> <i>Kevin Koch</i>	<input checked="" type="checkbox"/> <i>Witt Featherston</i>
<input checked="" type="checkbox"/> <i>Mathew Jacob (present but late)</i>	

NOTES ON THE 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 24, 2019

MOTION: Approve items 2A, B2, C5, D2, D3, D6, D7, D8, D9, 5B on the consent agenda by Koch, Hibbs seconds. Vote: 6-0.

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

The Commissioners provided feedback to the applicants regarding the proposed project, especially that the scale of the tower be reduced, that the tower be more compatible with the historic character of the building, using architectural elements of the building in the tower design.

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.

MOTION: Postpone to the September 23, 2019 meeting by Featherston, Hibbs seconds. Vote: 7-0.

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.

MOTION: Postpone item B1 to the September 23, 2019 meeting by Heimsath, Jacobs seconds. Vote: 7-0.

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.

MOTION: Approve item B2 on the consent agenda by Koch, Hibbs seconds. Vote: 6-0.

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.

MOTION: Close the public hearing by Heimsath Hibbs seconds. Vote: 7-0. Adopt staff comments.

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.

Speakers in favor:

Issam Shaheem

No speakers in opposition.

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

MOTION: Adopt staff comments and release the plans by Koch, Hibbs seconds. Vote: 7-0.

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.

Speakers in favor:

Francisco Arredondo

No speakers in opposition.

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

MOTION: Refer case to the CoA committee and postpone to the September 23rd meeting by Heimsath, Hibbs seconds. Vote: 7-0.

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.

Speakers in favor:

Michael Stouse

No speakers in opposition.

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

MOTION: Request that the applicant attend the CoA committee meeting and postpone case to the September 23rd meeting by Hibbs, Featherston seconds. Vote: 7-0.

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.

MOTION: Approve item C5 on the consent agenda by Koch, Hibbs seconds. Vote: 6-0.

**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.

Speakers in favor:
Scott Benkendorfer

No speakers in opposition.

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

MOTION: Follow the staff recommendation and to encourage the applicant to meet with the neighborhood association by Little, Koch seconds. Vote: 6-1, Featherston abstains.

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.

MOTION: Approve item D2 on the consent agenda by Koch, Hibbs seconds. Vote: 6-0.

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.

MOTION: Approve item D3 on the consent agenda by Koch, Hibbs seconds. Vote: 6-0.

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.

Speakers in favor:
Mike McHone

No speakers in opposition.

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

MOTION: Initiate historic zoning by Heimsath, Hibbs seconds. Vote: 6-1, Featherston opposed.

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.

Speakers in favor of demolition:

Noel Stout

Bryan Potter

Rose Rendon Rubio

Mark Rubio

Lisa Rendon Bara

Speakers opposed to demolition:

Housing Commissioner Bertha Rendon Delgado

Martha Colima

Gabriel Rendon Jr.

Elisa Rendon

Henry Delgado

Anthony Rendon Munoz

Michael Borrero

Dave Santos

Phil Thomas

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

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

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.

MOTION: Approve item D6 on the consent agenda by Koch, Hibbs seconds. Vote: 6-0.

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.

MOTION: Approve item D7 on the consent agenda by Koch, Hibbs seconds. Vote: 6-0.

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.

MOTION: Approve item D8 on the consent agenda by Koch, Hibbs seconds. Vote: 6-0.

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.

MOTION: Approve item D9 on the consent agenda by Koch, Hibbs seconds. Vote: 6-0.

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.

MOTION: Approve item 5B on the consent agenda by Koch, Hibbs seconds. Vote: 6-0.

C. FUTURE AGENDA ITEMS

ADJOURNMENT 9:53 p.m.

MOTION: Adjourn the meeting by Jacob, Hibbs 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.