



HISTORIC LANDMARK COMMISSION

September 23, 2019 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

COMMISSION MEMBERS:

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

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. August 26, 2019

Motion: Approve the minutes per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off the dais.

3. BRIEFINGS, DISCUSSION, AND POSSIBLE ACTION

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

By Brett Rhode, Emily Little, and Guy Dudley

Motion: Incorporate Commission comments on the briefing into the public hearing on the case and request additional sightline studies from the applicant on a motion by Koch. There was no second and the motion did not pass.

Motion: Postpone the public hearing to the October 2019 public hearing on a motion by Koch, second by Heimsath. Vote: 7-0.

B. Historic Resources Survey for North Loop, Hancock, and Upper Boggy Creek

By: Emily Reed, Cox McLain Environmental Consulting, Inc.

C. Historic Resources Survey for University, Windsor, and Hyde Park

By: Emily Payne, HHM & Associates, Inc.

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 under the criteria for architecture and historical association.

Motion: Postpone the public hearing to the October 2019 meeting on a motion by Heimsath, second by Little. Vote: 6-1, Papavasiliou opposed.

2. HDP-2019-0394 – Heflybower House - 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: Recommend historic zoning under the criteria for architecture and historical association.

Motion: Postpone the public hearing to October 28, 2019 on a motion by Koch, second by Heimsath. Vote: 5-2; Featherston and Papavasiliou opposed. The motion does not pass.

Motion: Deny recommendation for historic zoning on a motion by Papavasiliou, second by Featherston. Vote: 3-4; Valenzuela, Tollett, Heimsath, and Little opposed. The motion does not pass.

Motion: Postpone the public hearing to October 28, 2019 on a motion by Papavasiliou, second by Heimsath. Vote: 6-1, Featherston opposed.

3. HDP-2019-0401 – Rendon House - Discussion

1705 Haskell Street

Council District 3

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning under the criteria for historical association and community value.

Motion: Postpone the public hearing to October 28, 2019 on a motion by Koch, second by Papavasiliou. Vote: 7-0.

4. Un-numbered – Richard Overton House – Discussion

2011 Hamilton Avenue

Council District 1

Applicant: Volma Overton

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

Staff Recommendation: Initiate historic zoning.

Motion: Initiate historic zoning on a motion by Heimsath, second by Featherston on association, architecture, and community value criteria.
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.

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 per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

3. C14H-1980-0023 – Offered for consent approval

Randerson-Lundell Building, 701 E. 6th Street

Council District 9

Proposal: Construct a new roof deck and exterior stair, expand window and door openings at the basement level, construct a new creekside courtyard.

Applicant: Mike Chevariat, Chioco Architecture

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

Committee Recommendation: Pull back the roof deck and soften the colors and materials; do not remove historic fabric for new window openings. The applicant has complied with the recommendations of the committee to the degree possible.

Staff Recommendation: Approve as proposed.

Motion: Approve per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

4. C14H-1991-0021 – Offered for consent approval

Gullett House, 1304 Newning Avenue

Council District 9

Proposal: Construct new screen porch additions, replace some windows with reclaimed windows from the house, install new windows, construct a new detached garage and parking trellis at the rear of the house.

Applicant: Paul Lamb, architect

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

Committee Recommendation: The applicant has complied with the recommendations of the Committee and revised the plans for this project accordingly.

Staff Recommendation: Approve as proposed.

Motion: Approve per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

5. C14H-2005-0028 – Offered for consent approval

Cox-Craddock House, 720 E. 32nd Street

Council District 9

Proposal: Construct 2 rear dormers, convert the existing rear porch to be part of the conditioned kitchen, add a new window in the basement guest room and relocate the coal chute cover.

Applicant: Bob Robinowitz, architect

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

Motion: Approve per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

6. C14H-2007-0040 – Postponement request by property owner

Parish-Fleming House, 1410 Northwood Road

Council District 9

Proposal: Install new windows

Applicant: John Robert Ball, owner

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

Committee Recommendation: Installing 6:6 windows is not appropriate.

Staff Recommendation: Grant the postponement request. The windows have been installed; the property owner is out of town and requests the postponement to be present at the hearing.

Motion: Grant the postponement request by Heimsath, second by Koch. Vote: 7-0-1, Papavasiliou abstaining.

7. LHD-2019-0024 – Offered for consent approval

4316 Duval Street (Hyde Park Historic District)

Council District 9

Proposal: Construct a two-story rear addition to a contributing house.

Applicant: Chris Carty

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

Committee Recommendation: Change the cladding type and window proportions and type to be more compatible with the historic house; consider reducing the pitch of the roof. The cladding material and windows have been changed.

Staff Recommendation: Approve as proposed.

Motion: Approve per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

8. LHD-2019-0025 – Offered for consent approval
1118 W. 7th Street (Castle Hill Historic District)
Council District 9

Proposal: Infill a window opening and a door opening on secondary elevations; construct a new house at the rear of the property.

Applicant: Forge Craft Architecture + Design

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

Committee Recommendation: The committee was generally supportive of the project. It recommended using a masonry material such as rusticated concrete on the front retaining walls, which is now proposed.

Staff Recommendation: Approve as proposed. The applicant will return to historic review for potential replacement of siding and window materials when the project is closer to construction and existing conditions are better known.

Motion: Approve per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2019-0042 – Offered for consent approval
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: Comment on and release the permit, as the applicant has amended the design per COA Review Committee recommendations

Motion: Accept the staff recommendation without additional comment per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

2. 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 (see Item C.8).

Motion: Accept the staff recommendation without additional comment per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

3. NRD-2019-0044 – Offered for consent approval

**1100 Kingsbury Street – Old West Austin National Register Historic District
Council District 9**

Proposal: Rehabilitate a contributing building; construct two new buildings.

Applicant: Clarisa House

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

Committee recommendation: Release the permit.

Staff Recommendation: Comment on and release the permit.

Motion: Accept the staff recommendation without additional comment per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

4. NRD-2019-0048 – Offered for consent approval

**1104 Maufrais Street – West Line National Register Historic District
Council District 9**

Proposal: Demolish a ca. 1925 contributing building relocated to the district in ca. 1945.

Applicant: Vinson Radke Investments

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building. Encourage relocation over demolition. If the Commission votes to release the demolition permit, 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.

Motion: Accept the staff recommendation with no additional comment per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

5. NRD-2019-0049 – Offered for consent approval

**506 Oakland Avenue – West Line National Register Historic District
Council District 9**

Proposal: Enclose part of the front porch; enlarge a window opening; install a ramp.

Applicant: Forsite Studio

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

Committee Recommendation: Do not remove the historic front wall; change the window opening to a door opening. Retain the portion of railing that will be removed for the ramp.

Staff Recommendation: Comment on and release the permit, as the applicant has complied with most COA Review Committee recommendations.

Motion: Accept the staff recommendation with no additional comment per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

6. NRD-2019-0050 – Offered for consent approval

**2515 Harris Boulevard – Old West Austin National Register Historic District
Council District 9**

Proposal: Construct a second-story rear addition to a ca. 1936 contributing building, rebuild existing side and rear additions, replace existing detached carport with garage, and replace windows, dormers, and awning.

Applicant: Stouse Design, LLC

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

Staff Recommendation: Comment on and release the permit.

Motion: Accept the staff recommendation with no additional comment per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

7. NRD-2019-0051 – Offered for consent approval

**1810 Palma Plaza – Old West Austin National Register Historic District
Council District 9**

Proposal: Construct a one-story addition to a ca. 1949 house.

Applicant: Travis Michaud

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

Staff Recommendation: Comment on and release the permit.

Motion: Accept the staff recommendation with no additional comment per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

8. NRD-2019-0052 – Offered for consent approval

**2519 Hartford Road – Old West Austin National Register Historic District
Council District 9**

Proposal: Construct a two-story house.

Applicant: Stouse Design, LLC

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

Committee Recommendation: Release the permit.

Staff Recommendation: Comment on and release the permit.

Motion: Accept the staff recommendation with no additional comment per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

9. NRD-2019-0053 – Discussion

**904 Robertson Street – West Line National Register Historic District
Council District 9**

Proposal: Rebuild 2-story additions to a 2-story, ca. 1920 house moved onto the lot in 1954. Replace roof. Reconfigure and replace windows. Remove decorative elements.

Applicant: Luci Gallahan

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

Staff Recommendation: Recommend that the additions' rooflines remain at their current height, that historic decorative elements and fenestration patterns be retained, and that sash windows be used for replacements, then comment on and release the permit.

Motion: Postpone the public hearing to October 28, 2019 and encourage the applicant to attend the Certificate of Appropriateness Review Committee on a motion by Heimsath, second by Koch. Vote: 6-1, Papavasiliou opposed.

10. NRD-2019-0055 – Discussion

**710 E. 41st Street – Perry Estate National Register Historic District
Council District 9**

Proposal: Install an in-ground pool at the southwest corner of the principal parcel.

Applicant: Sandy Vollentine, Ocean Quest Pools; J.P. Casillas, Ten Eyck Landscape Architects

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

Committee Recommendation: Locate the pool in a different spot on the grounds so as to not interfere with the historic context and spatial relationship of the mansion with the 41st Street side of the property; reduce the size of the pool.

Staff Recommendation: Explore additional locations for the pool closer to the hotel that is less intrusive in the formal south lawns of the mansion, and further provide an agreement that no other buildings, such as cabanas, restrooms, etc. will be constructed in conjunction with the pool now or later.

Motion: Accept the staff recommendation with additional comments by the Commission on a motion by Featherston, second by Little. Vote: 7-0.

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

1. HDP-2019-0442 – Offered for consent approval

1705 Cedar Avenue

Council District 1

Proposal: Demolish a ca. 1929 house with a ca. 1940 attached store.

Applicant: Jimmy Dimanoff

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 per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

2. HDP-2019-0465 – Offered for consent approval

807 Columbus Street

Council District

Proposal: Demolish a ca. 1941 house.

Applicant: Brita Wallace

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 per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

3. HDP-2019-0469 – Offered for consent approval

1906 Canterbury Street

Council District 3

Proposal: Demolish a ca. 1917 house.

Applicant: Eduardo Ponce

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 per passage of the consent agenda on a motion by Heimsath, second by Koch. Vote: 6-0, Papavasiliou off dais.

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. 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.