



## **HISTORIC LANDMARK COMMISSION**

**October 28, 2019 - 6:00 p.m.**

**Regular Meeting**

**Council Chambers, Austin City Hall**

**301 W. 2<sup>nd</sup> Street**

**Austin, Texas**

**REVISED AGENDA to show that Item  
B-3 has been removed by Staff**

### **COMMISSION MEMBERS:**

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

**Meeting called to order at 6:11pm by Vice Chair Valenzuela**

### **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.

### **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.

Speakers:

Jason Haskins

**MOTION: Direct staff to organize a meeting with Operations Committee and City of Austin Legal to better understand legal by Myers, Heimsath seconds. Vote: 9-0.**

## **1. APPROVAL OF MINUTES**

**A. September 23, 2019**

**MOTION: Approve items 1, B2, C1, C3, C4, C5, C6, C7, C9, C10, D1, D2, and D4 on the consent agenda by Heimsath, Hibbs seconds. Vote: 9-0, with Valenzuela recused on Item C9 and Papavasiliou recused on Item C10 (Jacobs off dais).**

**MOTION: Postpone items B4 & B5 to November 18, 2019 by Koch, Heimsath seconds. Vote: 9-0 (Jacobs off dais).**

**2. BRIEFINGS, DISCUSSION, AND POSSIBLE ACTION**

None

**3. 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 – Withdrawn by staff  
1711 E. Oltorf Street  
Council District 3**

- 2. HDP-2019-0394 – Heflybower House - Discussion  
704 W. 22<sup>nd</sup> Street  
Council District 9**

Proposal: Demolish a ca. 1880 house.

Applicant: Mike McHone

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

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

Speakers in favor:

Evan Thompson

Speakers opposed:

Mike McHone

Rebuttal:

Evan Thompson

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

**MOTION: Follow staff recommendation to recommend historic zoning by Myers, Little seconds. Vote: 7-2, Featherston and Papavasiliou 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.

Speakers in favor:

Commissioner Bertha Marie Rendon Delgado

Elisa Rendon Montoya  
Edward Rendon, Jr.

Speakers opposed:  
Victoria Haase  
Ron Thrower  
Hector Rendon  
Rose Rendon Rubio

Rebuttal:  
Bertha Marie Rendon Delgado

**MOTION: Close public hearing by Myers, Hibbs seconds. Vote: 10-0.**

**MOTION: Follow staff recommendation to recommend historic zoning by Heimsath, Myers seconds. Vote: 10-0.**

**4. C14H-2019-0128 – Richard Overton House – Discussion**  
**2011 Hamilton Avenue**  
**Council District 1**

Applicant: Historic Landmark Commission upon request by Volma Overton, Jr.  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning under the criteria for architecture, historical associations, and community value.

Speakers in favor:  
Volma Overton, Jr.

No speakers opposed.

**MOTION: Close public hearing by Hibbs, Papavasiliou seconds. Vote: 10-0.**

**MOTION: Follow staff recommendation to recommend historic zoning by Hibbs, Papavasiliou seconds. Vote: 10-0.**

**5. C14H-1994-0019 – Steussy-Skinner House – Discussion**  
**1705 Nueces Street**  
**Council District 9**

Proposal: Remove historic zoning incorrectly applied to the 1705 Nueces Street Condominium lot.  
Applicant: City of Austin  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend the removal of historic zoning from the 1705 Nueces Condominium lot.

Speakers in favor:  
Robin Crier

**MOTION: Close public hearing by Heimsath, Hibbs seconds. Vote: 10-0.**

**MOTION: Follow staff recommendation to remove historic zoning by Heimsath, Papavasiliou seconds. Vote: 10-0.**

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

**1. C14H-2000-0002 – Discussion**

**Royal Arch Masonic Lodge, 311 W. 7<sup>th</sup> 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, provide a detailed structural bracing plan for the protection of the historic building during construction, and provide sightlines from all angles to evaluate the impact of the tower proportionally on the historic landmark structure. Don't make the tower too busy.

Staff Recommendation: Approve as proposed.

Speakers in favor:

Guy Dudley

Carl Sizemore

Building manager for Royal Arch (name inaudible)

Brett Rhode

Emily Little

No speakers opposed.

**MOTION: Close the public hearing by Koch, Hibbs seconds. Vote: 10-0.**

**MOTION: Approve application at schematic design level (massing only) as seen on p. 9-12 of plans, and with the expectation that the applicant will return at various stages for further review and set a bond, by Featherston, Papavasiliou seconds. Vote: 6-4; Heimsath, Little, Tollett, and Myers opposed.**

**2. C14H-2003-0005 – Offered for consent approval**

**I.Q. Hurdle House, 1416 E. 12<sup>th</sup> 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 Heimsath, Hibbs seconds. Vote: 9-0 (Jacobs off dais).**

**3. C14H-1977-0034 – Withdrawn by Staff, then pulled for discussion**

**Ben Pillow House, 1403 W. 9<sup>th</sup> Street**

**Council District 9**

Proposal: Construct a new steel perimeter fence that will be covered with vines and install a new front porch light.

Applicant: Victoria Haase, Thrower Design

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the fence as proposed; deny the front porch light and recommend something more traditional in keeping with the historic character of the house.

Speakers in favor:

Ron Thrower

No speakers opposed.

**MOTION: Close the public hearing by Papavasiliou, Myers seconds. Vote: 10-0.**

**MOTION: Approve the project by Myers, Papavasiliou seconds. Vote: 10-0.**

**4. C14H-2007-0040 - Discussion**

**Parrish-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. The windows have already been replaced.

Staff Recommendation: No specific recommendation apart from that the Commission should take some action regarding the non-permitted replacement of all the windows in the house.

**MOTION: Postpone item B4 to the November 18, 2019 meeting by Koch, Heimsath seconds. Vote: 9-0 (Jacobs off dais).**

**5. C14H-1979-0013 – Discussion**

**Green Pastures, 811 W. Live Oak Street**

**Council District 9**

Proposal: Construct a new hotel building on the site.

Applicant: Hannah LeHeup and George Wilcox, Clayton and Little, Architects

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

Committee Recommendation: Make the design of the new building reference the historic building and the site; design the new building to have more of a residential character.

Staff Recommendation: Staff must agree with the Committee's recommendation to design a new building with a much more residential feel, scale, and massing for this site.

**MOTION: Postpone item B5 to the November 18, 2019 meeting by Koch, Heimsath seconds. Vote: 9-0 (Jacobs off dais).**

**C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

**1. NRD-2019-0046 – Offered for consent approval**

**1706 Hartford Road – Old West Austin National Register Historic District**

**Council District 9**

Proposal: Construct a 2-story house.

Applicant: Todd Bennett

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

Committee Recommendation: Move the garage from the front façade; reduce the amount of glass.

Staff Recommendation: Encourage the applicant to follow Committee recommendations, design the front elevation to have a more regular pattern of window openings, and continue the gabled roof form for the whole building, then release the permit.

**MOTION: Approve item C1 on the consent agenda by Heimsath, Hibbs seconds. Vote: 9-0 (Jacobs off dais).**

**2. NRD-2019-0053 – Offered for consent approval**

**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

Committee Recommendation: Retain original fenestration patterns and keep the original door and brackets as they are features which define the architectural character of the house; since teardrop siding was probably the original material on the house, use it uniformly on the house; use asphalt shingles rather than a metal roof.

Staff Recommendation: Concur with the Committee's recommendations, provide additional comments, if any, then release the permit.

Speakers in favor:

Dimitris Rousseas

No speakers opposed.

**MOTION: Close public hearing by Hibbs, Papavasiliou seconds. Vote: 10-0.**

**MOTION: Adopt staff comments and release the plans by Heimsath, Featherston seconds. Vote: 10-0.**

**3. NRD-2019-0054 – Offered for consent approval**

**1619 Waterston Avenue – West Line National Register Historic District**

**Council District 9**

Proposal: Demolish a ca. 1935 house and detached garage apartment.

Applicant: Michael Hsu Design Office

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the primary building, but release the demolition permit upon completion of a City of Austin

Documentation Package and the Commission's review of the plans for the replacement structure.

**MOTION: Approve item C3 on the consent agenda by Heimsath, Hibbs seconds. Vote: 9-0 (Jacobs off dais).**

**4. NRD-2019-0057 – Offered for consent approval**

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

Proposal: Construct 1- and 2-story additions to a ca. 1930 house, replacing a ca. 1979 addition and a portion of the rear of the original house.

Applicant: Becky Jeanes

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

Staff Recommendation: Comment on and release the plans.

**MOTION: Approve item C4 on the consent agenda by Heimsath, Hibbs seconds. Vote: 9-0 (Jacobs off dais).**

**5. NRD-2019-0058 – Offered for consent approval**

**1700 W. 31<sup>st</sup> Street – Old West Austin National Register Historic District  
Council District 9**

Proposal: Demolish a ca. 1947 residence and ca. 1950 detached garage and construct a new residence.

Applicant: Waterloo Permits, LLC

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

Committee Recommendation: Add eaves to new design. Use aluminum-clad wood for windows.

Staff Recommendation: Comment on and release the permit for new construction.

Encourage rehabilitation and adaptive re-use of the primary building, but release the demolition permit upon completion of a City of Austin Documentation Package.

**MOTION: Approve item C5 on the consent agenda by Heimsath, Hibbs seconds. Vote: 9-0 (Jacobs off dais).**

**6. NRD-2019-0059 – Offered for consent approval**

**2616 Harris Boulevard – Old West Austin National Register Historic District  
Council District 9**

Proposal: Partially demolish a ca. 1938 garage and add a second story apartment.

Applicant: J.C. Schmeil

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

Staff Recommendation: Comment on and release the permit.

**MOTION: Approve item C6 on the consent agenda by Heimsath, Hibbs seconds. Vote: 9-0 (Jacobs off dais).**

**7. NRD-2019-0060 – Offered for consent approval**

**1808 W. 8<sup>th</sup> Street – West Line National Register Historic District  
Council District 9**

Proposal: Construct an addition and add a carport to a ca. 1920 house and ca. 1944 secondary structure.

Applicant: Trey Farmer

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

Committee Recommendation: Consider potential viewpoints from street level. Consider horizontal cladding for areas seen from the street.

Staff Recommendation: Comment on and release the permit.

**MOTION: Approve item C7 on the consent agenda by Heimsath, Hibbs seconds. Vote: 9-0 (Jacobs off dais).**

**8. NRD-2019-0061 – Discussion**

**1716 W. 34<sup>th</sup> Street – Old West Austin National Register Historic District  
Council District 9**

Proposal: Demolish a contributing house built ca. 1941; construct a new house.

Applicant: Trey Hailey

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

Committee Recommendation: Redesign the house to have a one-story street presence; reduce vertical emphasis.

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; then encourage relocation over demolition. If the Commission votes to release the demolition permit, then staff recommends completion of a City of Austin Documentation Package. If the Commission votes to release the demolition permit, staff recommends commenting on and releasing the plans for new construction.

Speakers in favor:

Trey Hailey

No speakers opposed.

**MOTION: Close public hearing by Jacobs, Myers seconds. Vote: 10-0.**

**MOTION: Approve the demolition application per staff recommendation by Myers, Heimsath seconds. Vote: 10-0.**

**MOTION: Incorporate comments on new construction into the public record by Heimsath, Little seconds. Vote: 10-0.**

**9. NRD-2019-0062 – Offered for consent approval**

**1706 Windsor Road – Old West Austin National Register Historic District  
Council District 9**

Proposal: Rehabilitate ca. 1935 house; alter window openings on rear wall; alter rear cabana.

Applicant: Claudia E. Sanchez

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

Committee Recommendation: Retain stucco cladding.

Staff Recommendation: Comment on and release the plans.

**MOTION: Approve item C9 on the consent agenda by Heimsath, Hibbs seconds. Vote: 8-0-1, Valenzuela recused (Jacobs off dais).**

**10. NRD-2019-0063 – Offered for consent approval**

**3200 Beverly Road – Old West Austin National Register Historic District  
Council District 9**

Proposal: Construct a 2-story accessory dwelling unit (ADU).

Applicant: Stuart Sampley

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

Staff Recommendation: Comment on and release the plans.

**MOTION: Approve item C10 on the consent agenda by Heimsath, Hibbs seconds. Vote: 8-0-1, Papavasiliou recused (Jacobs off dais).**



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

**1. HDP-2019-0476 – Offered for consent approval**

**2002 E. 8<sup>th</sup> Street**

**Council District 1**

Proposal: Demolish a ca. 1925 building.

Applicant: Jerry Johnson

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 D1 on the consent agenda by Heimsath, Hibbs seconds. Vote: 9-0 (Jacobs off dais).**

**2. HDP-2019-0489 – Offered for consent approval**

**2711 Willow Street**

**Council District 3**

Proposal: Demolish a ca. 1948 house.

Applicant: Harsh V. Doshi

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 D2 on the consent agenda by Heimsath, Hibbs seconds. Vote: 9-0 (Jacobs off dais).**

**3. HDP-2019-0517 – Discussion**

**1911 Robbins Place**

**Council District 9**

Proposal: Demolish a ca. 1934 house.

Applicant: Luis Carrillo

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

Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use, including the use of a postponement to consider alternatives to demolition. If the Commission votes to release the permit, then staff recommends completion of a City of Austin

Documentation Package prior to release of the permit.

**MOTION: Close the public hearing by Koch, Hibbs seconds. Vote: 10-0.**

**MOTION: Approve the demolition application per staff recommendation by Myers, Koch seconds. Vote: 1-9; Heimsath, Featherston, Little, Koch, Valenzuela, Hibbs, Tollett, Myers, and Jacobs opposed.**

**MOTION: Postpone the item to November 18, 2019 to request additional information on neighborhood from staff by Heimsath, Featherston seconds. Vote: 9-1, Papavasiliou opposed.**

**4. HDP-2019-0537 – Offered for consent approval**

**1302 W. 51<sup>st</sup> Street**

**Council District 7**

Proposal: Demolish a house of undetermined age (probably early 1920s) that was moved

onto the site in 1947.

Applicant: DAR Construction

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

Staff Recommendation: Strongly 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 Heimsath, Hibbs seconds. Vote: 9-0 (Jacobs off dais).**

**5. HDP-2019-0401 – Combined with item A3**

**1705 Haskell Street**

**Council District 3**

Proposal: Demolish a ca. 1931 house.

Applicant: Casey Byars

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

Staff Recommendation: Recommend historic zoning.

**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**

**MOTION: Direct the Preservation Plan Committee to review the Land Development Code revision and make recommendations by Koch, Heimsath seconds. Vote: 10-0.**

**MOTION: Request Land Development Code staff to give briefing at the November 18, 2019 meeting concerning the effect of the land development code rewrite on historic preservation by Featherston, Myers seconds. Vote: 10-0.**

**B. FUTURE AGENDA ITEMS**

**ADJOURNMENT on a motion by Heimsath, Featherston seconds. Vote: 10-0.**

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; Andrew Rice, Historic Preservation Planner III, at 512-974-1686, or Angela Gaudette, Historic Preservation Planner II, at 512-974-3393.

**MOTION: Adjourn the meeting by Heimsath, Featherson seconds. Vote 10-0.**