



HISTORIC LANDMARK COMMISSION
Monday, December 16, 2019 - 6:00 p.m.
Regular Meeting
Council Chambers, Austin City Hall
301 W. 2nd Street
Austin, Texas

COMMISSION MEMBERS:

_____ Emily Reed, Chair	_____ Kevin Koch
_____ Beth Valenzuela, Vice Chair	_____ Kelly Little
_____ Witt Featherston	_____ Terri Myers
_____ Ben Heimsath	_____ Alex Papavasiliou
_____ Emily Hibbs	_____ Blake Tollett
_____ 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.

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.

1. APPROVAL OF MINUTES

A. November 18, 2019

2. BRIEFINGS, DISCUSSION, AND POSSIBLE ACTION

A. 3rd and Brazos Development

Speaker: Michele Lynch

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. C14-2019-0143; C14H-2001-0104

Matthew Brown Homestead, 10401 Old San Antonio Road

Proposal: Rezone from GR-MU-H-CO to P-H, and from GR-CO to P.

Applicant: City of Austin Parks and Recreation Department, Scott Grantham

City Staff: Wendy Rhoades, Planning and Zoning Department, 974-7719

Staff Recommendation: Recommend the proposed zoning change from GR-MU-H-CO to P-H and from GR-CO to P.

2. Un-numbered; HDP-2018-0646

Lavada Durst House, now relocated to 1906 E. 21st Street

Applicant: Historic Landmark Commission

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

Staff Recommendation: Initiate historic zoning at the new location.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. 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 recommendation. The windows have been installed, and it is up to the Commission to decide on an action to address the replacement of the windows without a Certificate of Appropriateness.

2. 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: Approve the current design, but request further modifications to enhance the residential character of the building on the site, related more to the historic house.

3. C14H-1986-0008 – Scarbrough Building – Discussion

522 Congress Avenue

Council District 9

Proposal: Signage for the Velvet Taco restaurant

Applicant: Andrew Chapman

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Consider a signage proposal that is completely in compliance with the sign guidelines and have indirect or halo-type lighting and a more appropriate character for comporting with the dignity of this building.

4. LHD-2019-0029 – Offered for consent approval

612 Highland Avenue (Smoot-Terrace Park Historic District)

Proposal: Construct a 2½-story house (1½ stories at the street level).

Applicant: Shea Spain, Stain Construction

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

Committee Recommendation: Remove some architectural details, make the front windows symmetrical, and add a soffit and fascia boards to the back roof.

Staff Recommendation: Approve the project as revised.

5. LHD-2019-0030 – Offered for consent approval

4301 Speedway (Hyde Park Historic District)

Proposal: Construct a 1-story addition.

Applicant: Jaime Beaman, CasaBella Architects

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

Committee Recommendation: Scale back the door hood; reuse windows on the addition if possible; differentiate brick slightly.

Staff Recommendation: Approve the project as revised.

6. C14H-1974-0036 – Offered for consent approval - Heritage Grant Application

North-Evans Chateau, 708 San Antonio Street

Proposal: Repair doors, transoms, frames, and sills.

Applicant: Austin Woman's Club

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

7. C14H-1994-0012 – Offered for consent approval – Heritage Grant Application

J.M. Crawford Building, 1412 S. Congress Avenue

Proposal: Repair and restore the stuccoed west wall and install a shutter and garage door on the north wall to cover boarded-over historic openings.

Applicant: Rob Lippincott, Guero's Taco Bar

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

8. C14H-2002-0014 – Offered for consent approval – Heritage Grant Application

Haskell House, 1705 Waterston Avenue

Proposal: Repairs to the building, installation of new gutters, and replacement of deteriorated materials.

Applicant: Clarksville Community Development Corporation

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed with conditions.

9. Un-numbered – Offered for consent approval – Heritage Grant Application

Scottish Rite Theater, 207 W. 18th Street

Proposal: Repair, restore, and/or replace deteriorated or obscured fenestration, gutters, fascia, and rafter tails. Repair existing deck and construct a storage space below.

Applicant: Susan Todd

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

10. C14H-1983-0003 – Discussion

Koppel Building, 320 Congress Avenue

Proposal: Install a blade sign and flush vinyl letters.

Applicant: Shana Gardner, Ion Art

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

Committee Recommendation: Not reviewed

Staff Recommendation: Deny the application.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

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

1104 Maufrais Street

Proposal: Construct a new house and detached auxiliary structure.

Applicant: Vinson Radke Investments

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

Staff Recommendation: Encourage implementation of the Committee's recommendations, then comment on and release the permit.

2. No item.

3. NRD-2019-0072 – Offered for consent approval

1401 W. 9th Street (West Line Historic District)

Proposal: Construct a new house and auxiliary dwelling unit on a vacant lot.

Applicant: Ken Jones, Miro-Rivera Architects

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

Staff Recommendation: Comment on and release the permit with the recommendation to look at the contributing houses in the historic district as models for new construction.

4. SB-2019-206812 – Offered for consent approval

1317 W. 6th Street (West Line Historic District)

Proposal: Install freestanding letters in the front yard.

Applicant: Shana Gardner, Ion Art

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

Committee Recommendation: Change the letters to flush.

Staff Recommendation: Approve as revised.

5. NRD-2019-0073 – Postponement requested by applicant until January 27, 2020

1215 W. 9th Street (West Line Historic District)

Proposal: Demolish a ca. 1910 house.

Applicant: Kevin Sims

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

Staff Recommendation: Grant the postponement.

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

1. HDP-2019-0544 – Discussion

1208 E. Howard Lane

Council District 7

Proposal: Partially demolish a 19th century house, retaining a ca. 1850 stone blockhouse.

Applicant: Angelica Andersson, D.R. Horton Homes

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

Staff Recommendation:

2. HDP-2019-0575 – Offered for consent approval

4507 Finley Drive

Council District 7

Proposal: Demolish a ca. 1953 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use or relocation, but release the permit upon completion of a City of Austin Documentation Package.

3. HDP-2019-0600 – Offered for consent approval

2812 Scenic Drive

Council District 10

Proposal: Demolish a ca. 1963 house and pool.

Applicant: Permit Partners

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

Staff Recommendation: Strongly encourage rehabilitation and re-use, but release the permit upon completion of a City of Austin Documentation Package.

4. HDP-2019-0605 – Offered for consent approval

1501 E. Cesar Chavez Street

Council District 3

Proposal: Relocate a ca. 1905 house to a new location in East Austin.

Applicant: Guadalupe-Saldana Affordable Housing, LP

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use on-site, but release the permit upon completion of a City of Austin Documentation Package.

5. HDP-2019-0618 – Offered for consent approval

4708 Rue Street

Council District 7

Proposal: Demolish a ca. 1950 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

6. HDP-2019-0620 – Offered for consent approval

4509 Crestway Drive

Council District 10

Proposal: Demolish a ca. 1952 house.

Applicant: AMP Construction

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.

7. HDP-2019-0621 – Offered for consent approval

408 W. 34th Street

Council District 9

Proposal: Demolish a ca. 1951 house.

Applicant: Luis Carrillo

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.

8. HDP-2019-0628 – Recommended for postponement until January 27, 2020

1603 E. 7th Street

Council District 3

Proposal: Demolish a ca. 1917 house.

Applicant: Jason Martin

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

Staff Recommendation: Postpone the case until January 27, 2020 to allow further research on Dennis and Annie Hunter. If the Commission elects to approve the demolition application at this meeting, staff recommends completion of a City of Austin Documentation Package

9. HDP-2019-0633 – Offered for consent approval

4000 Balcones Drive

Council District 10

Proposal: Demolish a ca. 1953 house and a ca. 1972 guest house and accessory building.

Applicant: Southwest Destructors

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.

10. HDP-2019-0635 – Offered for consent approval

1903 Hill Oaks Court

Council District 10

Proposal: Demolish a ca. 1956 house.

Applicant:

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.

- 11. HDP-2019-0636 – Offered for consent approval**
1812 W. 36th Street
Council District 10
Proposal: Demolish a ca. 1949 house.
Applicant: Clayton Klutts
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.
- 12. HDP-2019-0640 – Offered for consent approval**
1801 Vance Circle
Council District 9
Proposal: Demolish a ca. 1960 house.
Applicant:
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.
- 13. HDP-2019-0651 – Offered for consent approval**
1135 Walton Lane
Council District 3
Proposal: Demolish two houses built ca. 1920.
Applicant: Roy Jensen, Waterloo Permits
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.
- 14. HDP-2019-0668 – Offered for consent approval**
2513 Great Oaks Parkway
Council District 7
Proposal: Demolish a ca. 1953 house.
Applicant:
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.
- 15. HDP-2019-0676 – Offered for consent approval**
419 Colorado Street / 107-21 W. 5th Street
Council District 9
Proposal: Demolish a ca. 1921 commercial building.
Applicant:
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
- 16. HDP-2019-0677 – Offered for consent approval**
409 Colorado Street
Council District 9
Proposal: Demolish a ca. 1923 former auto repair garage.
Applicant:
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including adaptation/incorporation of the façade into any new building proposed for the site, but release the permit upon completion of a City of Austin Documentation Package and consideration of erecting a plaque detailing the history of the building and the Warehouse District.

17. HDP-2019-0678 – Offered for consent approval

415 Colorado Street

Council District 9

Proposal: Demolish a ca. 1919 commercial building.

Applicant:

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including adaptation/incorporation of the façade into any new building proposed for the site, but release the permit upon completion of a City of Austin Documentation Package and consideration of erecting a plaque detailing the history of the building and the Warehouse District.

18. HDP-2019-0693 – Recommended for postponement until January 27, 2020

2719 Wooldridge Drive

Council District 9

Proposal: Demolish a ca. 1961 house.

Applicant: Butterfield Custom Homes

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

Staff Recommendation: Postpone the case to allow further research into Dr. Bill Carter and Eugene George, Jr. If the Commission votes to release the demolition permit at this meeting, then staff recommends completion of a City of Austin Documentation Package

C. 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; or Angela Gaudette, Planner II, at 512-974-3393.