



**HISTORIC LANDMARK COMMISSION**  
**Monday, November 18, 2019 - 6:00 p.m.**  
**Regular Meeting**  
**Council Chambers, Austin City Hall**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, Texas**

**COMMISSION MEMBERS:**

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

None.

**1. APPROVAL OF MINUTES**

**A. October 28, 2019**

**MOTION: Approve items 1A, B3, B4, D4, D5, D6, E1, and 5B on the consent agenda by Featherston, Valenzuela seconds. Vote: 7-0 (Hibbs, Jacob, Little, and Papavasiliou absent).**

**MOTION: Postpone items B1 & B2 to December 16, 2019 by Koch, Myers seconds. Vote: 7-0 (Hibbs, Jacob, Little, and Papavasiliou absent).**

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

**A. Land Development Code Revision**

Speaker: LDC Team representative, City of Austin

Speakers:

Brent Lloyd

Lee Simmons

**MOTION: Allow public comment with a maximum of two minutes per speaker by Reed, Valenzuela seconds. Vote: 6-0 (Featherston abstaining; Hibbs, Jacob, Little, and Papavasiliou absent).**

Speakers:

Alyson McGee

David Guarino

Karen McGraw

Jeff Jack

Betsy Greenberg

Betsy Clubine

**MOTION: Close the public hearing by Heimsath, Tollett seconds. Vote: 8-0 ( Jacob now present; Hibbs, Little, and Papavasiliou absent).**

**MOTION: Formally adopt the November 18, 2019 Preservation Plan Committee recommendations by Koch, Reed seconds. Vote: 7-1 (Myers opposed, Hibbs, Little, and Papavasiliou absent).**

**MOTION: In recognition that the current preservation incentive as it is titled does little for the goals of historic preservation and has caused confusion, the Historic Landmark Commission encourages that activities that promote historic preservation of buildings be incorporated into the “preservation incentive.” If the incentive remains the same, then the Commission recommends the name to be changed to make clear that the incentive is not a historic preservation incentive, by Heimsath, Featherston. Vote: 8-0 (Hibbs, Little, and Papavasiliou absent).**

**B. Palm District Master Plan Proposal Briefing**

Speaker: Stevie Greathouse, Planning and Zoning Department

**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**

None.

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

**1. C14H-2007-0040 – Postponement request by applicant to December 16, 2019**

**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: Grant the postponement request.

**MOTION: Grant the postponement request by Koch, seconded by Myers, Vote: 7-0 (Jacob, Hibbs, Little, and Papavasiliou absent).**

**2. C14H-1979-0013 – Postponement request by applicant to December 16, 2019**

**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: Grant the postponement request.

**MOTION: Grant the postponement request by Koch, seconded by Myers, Vote: 7-0 (Jacob, Hibbs, Little, and Papavasiliou absent).**

**3. LHD-2019-0026 – Offered for consent approval**

**1207 E. 9<sup>th</sup> Street**

**Robertson/Stuart & Mair Historic District**

**Council District 1**

Proposal: Construct a 2-story house.

Applicant: Luciana Corwin

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

Committee Recommendation: The committee was generally supportive of the plans. It recommended altering the roof pitch, second-story siding, and porch. The requested changes have been made.

Staff Recommendation: Approve the project.

**MOTION: Approve item B3 on the consent agenda by Featherston, Valenzuela seconds. Vote: 7-0 (Hibbs, Jacob, Little, and Papavasiliou absent).**

**4. C14H-2006-0015 – Offered for consent approval**

**Herblin-Shoe House, 712 W. 16<sup>th</sup> Street**

Proposal: Install a glass railing at the second-story balcony.

Applicant: Carl McClendon

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

**MOTION: Approve item B4 on the consent agenda by Featherston, Valenzuela seconds. Vote: 7-0 (Hibbs, Jacob, Little, and Papavasiliou absent).**

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

None.

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

**1. 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, but release the permit upon completion of a City of Austin Documentation Package.

Speakers in favor:

Luis Carrillo

No speakers in opposition.

**MOTION: Close the public hearing by Heimsath, Jacob seconds. Vote: 8-0 (Hibbs, Little, and Papavasiliou absent).**

**MOTION: Strongly encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package by Heimsath, Valenzuela seconds. Vote: 8-0 (Hibbs, Little, and Papavasiliou absent).**

**2. HDP-2019-0534 – Discussion**

**3303 Southhill Circle**

**Council District 10**

Proposal: Demolish a ca. 1963 house.

Applicant: Southwest Destructors

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

Staff Recommendation: Consider initiation of historic zoning based on architecture and historical association with John Coyle White. Should the Commission choose to release the demolition permit, encourage rehabilitation and adaptive re-use or relocation, and require completion of a City of Austin Documentation Package.

Speakers in favor:

Ross Rathgeber

No speakers in opposition.

**MOTION: Close the public hearing by Koch, Myers seconds. Vote: 8-0 (Hibbs, Little, and Papavasiliou absent).**

**MOTION: Encourage rehabilitation and adaptive re-use or relocation, but release permit upon completion of a City of Austin Documentation Package by Koch, Myers seconds. Vote: 8-0 (Hibbs, Little, and Papavasiliou absent).**

**3. HDP-2019-0544 – Discussion**

**1208 E. Howard Lane**

**Council District 7**

Proposal: Demolish a 19<sup>th</sup> century house, believed to be dating from the 1850s.  
Applicant: Angelica Anderson, D.R. Horton Homes  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Initiate historic zoning or postpone to December 16, 2019 to fully evaluate historical associations.

Speakers in favor:  
Lauren Anderson

No speakers in opposition.

**MOTION: Close the public hearing by Myers, Valenzuela seconds, Vote: 8-0 (Hibbs, Little, and Papavasiliou absent).**

**MOTION: Postpone the case to the December 16<sup>th</sup> meeting by Koch, Myers seconds. Vote: 8-0 (Hibbs, Little, and Papavasiliou absent).**

**4. HDP-2019-0574 – Offered for consent approval**

**700 Garner Avenue  
Council District 5**

Proposal: Demolish a ca. 1946 house.  
Applicant: Greater Austin Builders, LLC  
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727  
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 Featherston, Valenzuela seconds. Vote: 7-0 (Hibbs, Jacob, Little, and Papavasiliou absent).**

**5. HDP-2019-0591 – Offered for consent approval**

**4600 Ridge Oak Drive  
Council District 10**

Proposal: Demolish a ca. 1966 house.  
Applicant: Brian Dillard Architecture  
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 D5 on the consent agenda by Featherston, Valenzuela seconds. Vote: 7-0 (Hibbs, Jacob, Little, and Papavasiliou absent).**

**6. HDP-2019-0594 – Offered for consent approval**

**2949 E. 12<sup>th</sup> Street/1110 Summers Street  
Council District 1**

Proposal: Demolish a ca. 1946-1950 house and commercial structure.  
Applicant: Carlos Jaimes  
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 for each building.

**MOTION: Approve item D6 on the consent agenda by Featherston, Valenzuela seconds. Vote: 7-0 (Hibbs, Jacob, Little, and Papavasiliou absent).**

**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.

**MOTION: Approve item E1 on the consent agenda by Featherston, Valenzuela seconds. Vote: 7-0 (Hibbs, Jacob, Little, and Papavasiliou absent).**

**5. COMMISSION ITEMS**

**A. COMMITTEE REPORTS**

1. **Certificate of Appropriateness Review Committee**
2. **Operations Committee**
3. **Grants Committee**
4. **Preservation Plan Committee**
  - Draft recommendation regarding Land Development Code revision

**B. APPROVAL OF 2020 MEETING SCHEDULE**

**MOTION: Approve item 5B on the consent agenda by Featherston, Valenzuela seconds. Vote: 7-0 (Hibbs, Jacob, Little, and Papavasiliou absent).**

**C. FUTURE AGENDA ITEMS**

**MOTION: Place the Dr. Hepcat house formerly located at 1608 E. 4<sup>th</sup> Street on the December 16<sup>th</sup>, 2019 agenda for consideration of historic zoning by Myers, Valenzuela seconds. Vote: 8-0 (Hibbs, Little, and Papavasiliou absent).**

**ADJOURNMENT on a motion by Reed, Heimsath seconds. Vote: 8-0 (Hibbs, Little, and Papavasiliou absent).**

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.