



HISTORIC LANDMARK COMMISSION

Monday, February 24, 2020 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

COMMISSION MEMBERS:

_____ Emily Reed, Chair

_____ Beth Valenzuela, Vice Chair

_____ Witt Featherston

_____ Ben Heimsath

_____ Mathew Jacob

_____ Kevin Koch

_____ Kelly Little

_____ Trey McWhorter

_____ Terri Myers

_____ Alex Papavasiliou

_____ Blake Tollett

NOTICE TO PUBLIC SPEAKERS

- 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.
- b) Cases passed by the Commission on the consent agenda will not have a formal public hearing. If a person signs up to speak on a consent agenda item, the person will be called to speak before a vote on the consent agenda.
- 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 written 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.
- e) Speakers may provide testimony on any numbered agenda item, and under General Citizen Communication, pursuant to the following:
 1. Sign-in required. Prior to the beginning of the meeting, speakers must complete a sign-in sheet for each item on the agenda on which the

speaker desires to speak or for general citizens' communication. A speaker who fails to indicate an agenda item on a sign-in sheet will be called to speak during Citizen Communication.

2. **Time Limits.** Speakers are limited to a maximum time limit of five minutes for the first speaker or three minutes each for subsequent speakers, and in conformance with section (a) above. A speaker who requires a translator or who needs additional time as an accommodation of a disability, is allowed ten minutes if the first speaker on an agenda item or six minutes for subsequent speakers or for citizen communication.
3. **General Citizen Communication Speakers.** A maximum of ten persons may speak during general citizen communications at the beginning of the meeting on any topic. Speakers will be called in the order in which the speaker signed up.
4. **Citizen Communication or Public Testimony on a Numbered Agenda Item.** A speaker who signs up to speak on a numbered agenda item will be called to speak at the beginning of the agenda item and will be called in the order in which the speaker signed up. Speaker comments must be relevant to the agenda item.

AGENDA

GENERAL CITIZEN COMMUNICATION:

Speakers may address the Commission on items not posted on the agenda. Each speaker will have up to three minutes.

1. APPROVAL OF MINUTES

A. January 27, 2020.

2. PRESENTATIONS, DISCUSSION, AND POSSIBLE ACTION

A. **Dessau Church, proposal for relocation**

By: Bob Ward, Travis County Historical Commission

B. **Bartholomew-Robinson Building, 1415 Lavaca Street, proposal for high-rise addition**

By: William Franks

C. **Oakwood Cemetery – Postponement request by PARD staff to March 23, 2020**

By: PARD staff

D. **Preservation incentive in LDC Revision**

By: Cara Bertron, Historic Preservation Office

3. PUBLIC HEARINGS

A. DISCUSSION AND POSSIBLE 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. C14H-2020-0011 – Lavada Durst (“Dr. Hepcat”) House – Discussion

1906 E. 21st Street

Council District 1

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1990-0011 – Republic Square – Discussion

422 Guadalupe Street

Council District 9

Proposal: Install two flush-mounted signs.

Applicant: Trevor Ingram

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the proposed signs.

2. C14H-1989-0020 and -0021 – Platt and Dittlinger Buildings – Discussion

302-04 E. 6th Street

Council District: 9

Proposal: Construct a wood balcony across the front of the buildings; convert two second-story windows to doors.

Applicant: Saveaou Nasreddine

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

Committee Recommendation: Ensure that the balcony comports with historic photographs and dimensions, and provide better information to ensure that the proposed conversion of the windows to doors will not damage historic fabric.

Staff Recommendation: If the Commission is satisfied with the materials and justification provided by the applicant, then staff recommends approval of the proposal.

3. C14H-1975-0018 – German Free School – Heritage Grant Application - Offered for consent approval for all but waterproofing masonry walls.

507 E. 10th Street

Council District 9

Proposal: Repair, restore, and/or replace deteriorated elements of handrails, walls, masonry, millwork, and gutters; replace or add coatings to exterior elements; construct a new limestone retaining wall.

Applicant:

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed except for waterproofing.

4. LHD-2020-0001 – Offered for consent approval

4000 Avenue C (Hyde Park Historic District)

Council District: 9

Proposal: One-story rear addition to house; front addition to two-story attached garage.

Applicant: Khalid Malik

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the plans.

5. LHD-2020-0002 - Offered for consent approval

4203 Avenue H (Hyde Park Historic District)

Council District 9

Proposal: One-story rear addition; alter window openings; construct two-story accessory dwelling at rear of the lot.

Applicant: Harper Wilmoth and Ann Kirkendall

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

6. LHD-2020-0005 – Offered for consent approval

4010 Avenue G (Hyde Park Historic District)

Council District 9

Proposal: Demolish a contributing garage; construct a two-story rear building.

Applicant: Ken Johnson

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

7. C14H-1978-0038 – Paramount Theater – Heritage Grant Application - Offered for consent approval

713 Congress Avenue

Council District 9

Proposal: Tuck-point south wall

Applicant: Jonathan Humphrey

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed.

8. C14H-1977-0030 – Ben Pillow House - Discussion

1403 W. 9th Street

Council District 9

Proposal: Install an electrical meter rack.

Applicant: Victoria Haase, Thrower Design

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Install the necessary electrical meters in a manner that does not unnecessarily compromise the historic appearance and integrity of the landmark property.

C. DISCUSSION AND ACTION ON APPLICATIONS FOR A PERMIT WITHIN A NATIONAL REGISTER HISTORIC DISTRICT

1. NRD-2020-0001 – Offered for consent approval

1102 Charlotte Street (Clarksville Historic District)

Council District 9

Proposal: Construct a new two-story house and a one-story accessory building.

Applicant: Richard White

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

Staff Recommendation: Comment on and release the permit.

2. NRD-2020-0002 – Discussion

1616 W. 9½ Street (West Line Historic District)

Council District 9

Proposal: Relocate a contributing ca. 1927 house to outside the city limits and construct a new house in its place.

Applicant: Andrea Pana

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, then recommend moving the house to within the neighborhood if possible. If the Commission approves the relocation outside of the city, then staff recommends completion of a City of Austin Documentation Package prior to release of the permit. Comment on and release the plans for new construction if the Commission releases the relocation permit.

3. NRD-2019-0075 – Postponement request by applicant

311 E. 6th Street (Sixth Street Historic District)

Council District 9

Proposal: Construct a covered rooftop deck.

Applicant: Steve Simon

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

Staff Recommendation: Grant the postponement request.

4. NRD-2020-0004 – Discussion postponement

90-92 Rainey Street (Rainey Street Historic District)

Council District 9

Proposal: Demolish a ca. 1911-12 contributing building and construct a high-rise tower in its place.

Applicant: Nelsen Partners

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

Staff Recommendation: Postpone to March 23, 2020 to allow the applicant to attend the Architectural Review committee.

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

1. HDP-2019-0751 – Offered for consent approval

66 Comal Street

Council District 3

Proposal: Demolish a ca. 1946 house.

Applicant: Christopher Myers

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

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

2. HDP-2020-0003 – Offered for consent approval

1612 E. 7th Street

Council District 1

Proposal: Demolish a ca. 1906 house.

Applicant: Keith Buchanan/John Hernandez

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.

3. HDP-2020-0004 – Offered for consent approval

1610 E. 7th Street

Council District 1

Proposal: Demolish a ca. 1912 house.

Applicant: Keith Buchanan/John Hernandez

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.

4. HDP-2020-0005 – Offered for consent approval

3001 E. 12th Street

Council District 1

Proposal: Demolish a ca. 1947 commercial garage.

Applicant: RP Enterprises

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, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. **HDP-2019-0394 – Sebron Sneed House, 1801 Nelms Drive – Offered for consent approval to maintain the case on the agenda**
No new updates.

6. COMMISSION and STAFF ITEMS

A. Discussion and possible action on draft budget recommendation for FY2021

B. Discussion and possible action on a resolution to amend City Code re: historic tax abatement

C. Discussion and possible action on a resolution to amend the Historic Landmark Commission bylaws to rename the Certificate of Appropriateness Review Committee, amend its scope, and update the Heritage Grant Program administrator (revised version of resolution from January 27, 2020)

D. Discussion and Possible Action on Committee Reports

1. **Certificate of Appropriateness Review Committee**
2. **Operations Committee**
3. **Grants Committee**
4. **Preservation Plan Committee**

E. 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 Angela Gaudette, Historic Preservation Planner II, at 512-974-3393.