



HISTORIC LANDMARK COMMISSION

Monday, January 27, 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

Emily Hibbs

Mathew Jacob

Kevin Koch

Kelly Little

Terri Myers

Alex Papavasiliou

Blake Tollett

NOTES ON HISTORIC LANDMARK COMMISSION MEETINGS

- 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. Speakers should not repeat the testimony previously given on any case.
- b) 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.
- 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 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

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

Speaker: Dr. Fred McGhee spoke about concerns regarding excavations, unmarked burials, and the identification of remains at Oakwood Cemetery.

MOTION: Direct staff to set a briefing on the Oakwood Cemetery at the next Historic Landmark Commission meeting by Valenzuela, Featherston seconds. Vote: 9-0.

MOTION: Close the public hearing and approve items 1A, B3, B5, B6, B7, C1, C4, D1, D4, D5, D6, and D7 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

APPROVAL OF MINUTES

A. December 16, 2019

MOTION: Approve Item A on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

1. BRIEFINGS, DISCUSSION, AND POSSIBLE ACTION

None

2. 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. HDP-2018-0646 – Lavada Durst House – Postponement request by Staff

1906 E. 21st Street

Council District 1

Proposal: Recommend historic zoning for the Lavada Durst (Dr. Hepcat) House at its new location.

Applicant: Historic Landmark Commission

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

Staff Recommendation: Grant the postponement request; notice of the public hearing did not go out.

MOTION: Postpone item A1 to the February 24, 2020 Historic Landmark Commission by Reed, Koch seconds. Vote: 8-0 (Papavasiliou off-dais).

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 sign design and dimensions, and consider the exposed neon ampersands.

Speakers in favor:

Natalie Davis

Molly Alexander

No speakers opposed.

MOTION: Close the public hearing by Koch, Featherston seconds. Vote: 8-0 (Papavasiliou off-dais).

MOTION: Approve the proposed sign design and dimensions by Koch, Featherston seconds. Vote: 5-3-1 (Myers, Tollett, and Valenzuela opposed; Papavasiliou abstaining). Motion fails.

MOTION: Postpone the case to the February 24, 2020 Historic Landmark Commission meeting by Reed, Myers seconds. Vote: 9-0.

2. C14H-1986-0039 – Reuter House – Discussion

806 Rosedale Terrace

Council District 9

Proposal: Construct three new houses and two new ADU's with addresses on Mariposa Drive (807, 809, 811), on the historically-zoned tract but now under separate ownership and downhill from the historic house.

Applicant: Davey McEathron, architect

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

Committee Recommendation: Ensure that the proposed new houses do not compromise the context and environment of, and view from the Reuter House.

Staff Recommendation: Approve as proposed.

Speakers in favor:

Davey McEathron

No speakers opposed.

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

MOTION: Approve as proposed by Featherston, Reed seconds.

MOTION: Friendly amendment to make the approval contingent upon assurance that upon completion of construction the historic zoning be removed and three years of any tax abatements received be returned to the City by Koch, Featherston seconds. Vote: 9-0.

**3. C14H-1986-0043 – Wedig-Hardeman House – Offered for Consent Approval
1111 Red River Street**

Council District: 1

Proposal: Heritage Grant to re-roof the building and replace plexiglass window inserts with tempered glass.

Applicant: Waterloo Greenway Conservancy

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B3 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

**4. 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.

Speakers in favor:

Mark Reynolds

No speakers opposed.

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

MOTION: Postpone the case to February 24, 2020 to allow time to review more detailed concepts of the proposal by Koch, Valenzuela seconds. Vote: 9-0.

**5. C14H-1974-0023 – French Legation – Offered for Consent Approval
801 Embassy Drive/802 San Marcos Street
Council District 1**

Proposal: Heritage Grant to construct an addition to the non-historic carriage house, rehabilitate the carriage house as a visitor's center, re-roof the carriage house, install new signage, and construct a stone retaining wall.

Applicant: Friends of the Texas Historical Commission

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B5 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

**6. C14H-1996-0002 – Rocky Cliff House – Offered for Consent Approval
802 Barton Boulevard
Council District 5**

Proposal: Construct a new back-yard pool pavilion

Applicant: Beau Frail, architect

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B6 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

**7. C14H-2006-0029 – Pope House – Offered for Consent Approval
1612 Gaston Avenue
Council District 9**

Proposal: Construct a rear addition, replace front door.

Applicant: Lindsay Hunter, architect

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B7 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

8. LHD-2019-0031 – Discussion

607 Oakland Avenue (Smoot-Terrace Park Historic District)

Council District 9

Proposal: Remove brick cladding, restore and repair original wood cladding, add a window opening on the front wall, raise the house 2 feet, extend an uncovered patio across the right side of the building, shift a window opening forward on the south (secondary) wall, and construct an attached carport.

Applicant: Kefetew S. Selassie

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

Committee Recommendation: In July 2019, the committee supported extending the patio wall and strongly advised against adding a new front window opening.

Staff Recommendation: 1) Approve the plans, with the exception of the front porch extension and the new window opening on the front wall. 2) Consider the proposed raising of the house by 2'. 3) Allow staff to administratively approve the previously proposed construction of an uncovered patio with low brick walls if the applicant revises the currently proposed plans.

Speakers in favor:

Kefetew S. Selassie

Speakers opposed:

Linda Cangelosi

Rebuttal:

Kefetew S. Selassie

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

MOTION: Follow staff recommendation to approve plans with the exception of the front porch extension and new window opening, and allow the house to be raised 2 feet by Reed, Featherston seconds. Vote: 9-0.

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

**1. NRD-2019-0048 – Offered for consent approval
1104 Maufrais Street (West Line Historic District)**

Council District 9

Proposal: Construct a new house on a vacant lot.

Applicant: Steven Radke

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

Staff Recommendation: Comment on and release the permit, as the applicant has implemented most Committee recommendations.

MOTION: Approve item C1 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

2. NRD-2019-0073 – Offered for consent approval

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

Council District 9

Proposal: Rehabilitate a ca. 1910 house, remove an altered porte-cochere and one-story rear addition, and construct a one-story rear addition with a roof deck.

Applicant: Kevin Sims

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

Staff Recommendation: Comment on and release the plans, authorizing staff to administratively approve the cladding and window material and fenestration patterns of the rear addition.

Speakers in favor:

Kevin Sims

Rosemary Merriam

Miguel Rivera

MOTION: Close the public hearing by Reed, Jacobs seconds. Vote: 9-0.

MOTION: Approve and release the plans and authorize staff to administratively approve the cladding and window material and fenestration patterns of the rear addition by Reed, Featherston seconds. Vote: 9-0.

3. NRD-2019-0075 – Discussion

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: Recommend against the proposal which will forever damage this building as a contributing structure within the district and encourage the applicant to follow the Sixth Street Architectural Design Standards to construct a rooftop deck that is not so grievous to the character of the historic district.

MOTION: Close the public hearing by Reed, Valenzuela seconds. Vote: 9-0.

MOTION: Postpone the case to the February 24, 2020 Historic Landmark Commission meeting and direct staff to conduct additional research by Reed, Valenzuela seconds. Vote: 9-0.

4. NRD-2019-0076 – Offered for consent approval
2411 Pemberton Place (Old West Austin Historic District)
Council District 9

Proposal: Remove and restore brick cladding on a ca. 1951 house, demolish a one-story wing and replace it with a similar two-story addition, replace the shingle roof with slate, and construct a hyphen and two-story rear addition.

Applicant: Robert Featherston

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

Committee Recommendation: Support the project.

Staff Recommendation: Comment on and release the plans.

MOTION: Approve item C4 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

5. NRD-2019-0077 – WITHDRAWN
2402 Pemberton Place (Old West Austin Historic District)

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

1. HDP-2019-0628 – Offered for consent approval
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: 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.

MOTION: Approve item D1 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

2. HDP-2019-0693 – WITHDRAWN
2719 Wooldridge Drive

3. HDP-2019-0698 – Discussion
609 Hearn Street
Council District 10

Proposal: Demolish a ca. house.

Applicant: Paradisa Homes, 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, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. While the home is significant for its association with the Hearn, it does not rise to the level of architectural significance as the Hearn home at 902 Blanco Street.

MOTION: Close the public hearing by Reed, Valenzuela seconds. Vote: 9-0.

MOTION: Release the permit upon completion of a City of Austin Documentation Package by Myers, Koch. Vote: 8-1 (Jacob opposed).

4. HDP-2019-0711 – Offered for consent approval

4703 Ramsey Avenue

Council District 7

Proposal: Demolish a ca. house.

Applicant: Josh Rash

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.

MOTION: Approve item D4 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

5. HDP-2019-0714 – Offered for consent approval

3304 E. 17th Street

Council District 1

Proposal: Demolish a ca. house.

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

MOTION: Approve item D5 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

6. HDP-2019-0754 – Offered for consent approval

201 E. 3rd Street

Council District 9

Proposal: Demolish a ca. 1904 warehouse.

Applicant: Michele Rogerson Lynch

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve item D6 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

7. HDP-2019-0756 – Offered for consent approval

1009 E. 14th Street

Council District 1

Proposal: Construct an addition to a ca. 1929 house.

Applicant: C.B. Ellis

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 D7 on the consent agenda by Myers, Valenzuela seconds. Vote: 8-0 (Papavasiliou off-dais).

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. Rename the Certificate of Appropriateness Review Committee to the Architectural Review Committee to better reflect its role and purview.**

MOTION: Change the name of the Certificate of Appropriateness Review Committee to Architectural Review Committee by Myers, Reed seconds. Vote: 8-1, Papavasiliou opposed.

Staff provided an update on the project at 1410 Northwood Road.

Staff will give a presentation at the February meeting about the Preservation Incentive in the Land Development Code Revision.

B. COMMITTEE REPORTS

1. Certificate of Appropriateness Review Committee

2. Operations Committee

3. Grants Committee

- Regarding the process of Heritage Grant reviews, Ms. Bertron would like to add a Commissioner to the Grants Committee so that there will be two representatives to review Capital projects and two other representatives review non-capital projects.
- Commissioner Featherston volunteered to assist in the review of Capital projects.

4. Preservation Plan Committee

- Ms. Bertron notified the Commission that the task of drafting a set of recommendations for the budgeting process should be delegated soon, since the budget process deadlines have moved up this year.
- Members of the Preservation Plan Committee agreed to take on this task again and will begin working on a draft for the Commission's review.

C. FUTURE AGENDA ITEMS

ADJOURNMENT on a motion by Reed, Papavasiliou seconds. Vote: 9-0.

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