Historic Landmark Commission

April 27, 2020

The Historic Landmark Commission meeting will be held April 27, 2020 with social distancing modifications.

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers must register in advance (no later than Sunday, April 26th by noon).** All public comment will occur at the beginning of the meeting.

To speak remotely at the April 27, 2020 Historic Landmark Commission meeting, residents must:

- Call or email the board liaison at preservation@austintexas.gov or (512) 974-1264 no later than noon on Sunday, April 26th. The information required is the speaker name, item number(s) they wish to speak on, whether they are for/against/neutral, and a telephone number or email address.

- Once a request to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call providing the telephone number to call on the day of the scheduled meeting.

- Speakers must call in at least 15 minutes prior to the meeting start in order to speak (not later than 5:45 p.m.). Late callers will not be accepted and will not be able to speak.

- Speakers will be placed in a queue until their time to speak.

- Handouts or other information may be emailed to preservation@austintexas.gov no later than noon on Sunday, April 26th. This information will be provided to commissioners in advance of the meeting.

- Residents may watch the meeting here: [http://www.austintexas.gov/page/watch-atxn-live](http://www.austintexas.gov/page/watch-atxn-live)
HISTORIC LANDMARK COMMISSION  
Monday, April 27, 2020 - 6:00 p.m.  
Regular Meeting  
NOTE: This meeting will be conducted remotely via teleconference. Please see the special notes attached for how to participate.

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

AGENDA (REVISED)

CALL TO ORDER

1. APPROVAL OF MINUTES  
B. October 22, 2018 (Correction of previously approved minutes).

2. PRESENTATIONS, DISCUSSION, AND POSSIBLE ACTION  
None. The Parks and Recreation Department briefing on Oakwood Cemetery will be scheduled for May.

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-2020-0020 – Majors-Butler-Thomas House – Discussion
   1119 E. 11th Street
   Council District 1
   Proposal: Remove historic zoning from the property.
   Applicant: Neema Amini
   City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
   Staff Recommendation: Staff cannot recommend the proposed zoning change without a proposal for the treatment of the historic house.

2. C14H-2020-0035 – Teer-Peterson House – Offered for consent approval
   2408 Harris Boulevard
   Council District 9
   Proposal: Owner’s application for historic zoning.
   Applicant: Willy Fischler, owner; Tina Contros, agent.
   City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
   Staff Recommendation: Recommend historic zoning.

3. C14H-2020-0032 – Reverend Jacob Fontaine Gold Dollar Store – Offered for consent approval
   2402 San Gabriel Street
   Council District 9
   Proposal: Rezone property from CS-MU-H-NP to CS-1-MU-H-NP
   Applicant: Edward Johnson, Johnson Trube and Associates
   City Staff: Mark Graham, Planning and Zoning Department, 974-3574
   Staff Recommendation: Recommend the zoning change to allow retail liquor sales on the property.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

   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.

2. C14H-2010-0040 – Paulson-Sing House – Offered for consent approval
   1705 Willow Street
   Council District 3
   Proposal: Demolish rear garage; construct two-story ADU at the back of the lot.
   Applicant: Jay Bolsega, Element5 Architecture
   City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
   Committee Recommendation: Not reviewed.
   Staff Recommendation: Approve as proposed with a recommendation to simplify the pane configuration of the ADU windows to be more compatible with the simple 1:1 windows on the house.

3. C14H-2006-0016 – Norwood Tower – Offered for consent approval
   114 W 7th Street
   Council District 9
   Proposal: Replace infilled sections of the alley-side ground floor wall with glass and opaque materials.
   Applicant: Mary Helen Pratte
   City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
   Committee Recommendation: Recommended approval.
   Staff Recommendation: Approve as proposed.

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: Retain the front garage wall; if not possible, differentiate the wall material and include a design element suggesting garage door openings; relocate the pedestrian entrance to a side wall. These changes have been made.
   Staff Recommendation: Approve the plans.

5. LHD-2020-0010 – Offered for consent approval
   1105 Castle Court (Castle Hill Historic District)
Council District 9
Proposal: Construct an accessible ramp and deck on the south (main) elevation.
Applicant: Erin Dowell, O’Connell Architecture
City Staff: Elizabeth Brummett, Historic Preservation Office, 974-1264
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed under either Option 1 or Option 2.

6. LHD-2020-0012 – Offered for consent approval
703 Oakland Avenue (Smoot-Terrace Park Historic District)
Council District 9
Proposal: Replace siding, windows, and roof; construct a basement level.
Applicant: Katherine Ertle
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Recommendation: Reviewed with no recommendation.
Staff Recommendation: Approve as proposed.

7. LHD-2020-0014 – Offered for consent approval
602 Highland Avenue (Smoot-Terrace Park Historic District)
Council District 9
Proposal: Construct a habitable basement; replace a rear staircase.
Applicant: Clarissa House
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed.

522 Congress Avenue
Council District 9
Proposal: Remove 3 panels of glass storefront windows.
Applicant: Stephen Wall, Velvet Taco
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Deny the request and order re-installation of the glass.

106 E. 6th Street
Council District 9
Proposal: Install a metal canopy over ground-floor windows on 6th Street.
Applicant: Chelsie Woodall Horyza, Wuest Group
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Deny the request.
3809 E. 35th Street
Council District 10
Proposal: Replace the roof in-kind, repair/replace wood elements; clean the building; replace awnings.
Applicant: Michelle Voss, The Contemporary, Austin
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed so long as awnings are replaced in-kind in terms of color and material.

1410 Northwood Road
Council District 9
Proposal: Install original window screens to restore original appearance of the house.
Applicant: John Robert Ball
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: The Commission previously cited the owner for removing historic windows and screens.
Staff Recommendation: Approve as proposed. The applicant has the original screens to re-install to restore the historic appearance of the house.

12. Un-numbered – Heritage Grant Proposal – Offered for consent approval
Uptown Sports Bar, 1200 E. 6th Street
Council District 3
Proposal: Restore the building and its features by removing infill; create a new patio to the rear, and place mechanical equipment on the roof.
Applicant: Ken Johnson, Michael Hsu Architecture Office
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed.

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

1. NRD-2020-0004 – Discussion
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
Committee Recommendation: The building’s scale precludes the possibility of compatibility through design choices.
Staff Recommendation: If the Commission votes to release the permit, then staff recommends relocation over demolition and completion of a City of Austin Documentation Package; the Commission may also choose to implement the demolition delay for contributing buildings. Comment on and release the plans for the new high-rise.

2. NRD-2020-0005 – Offered for consent approval
2902 Oakmont Boulevard (Old West Austin Historic District)
Council District 9
Proposal: Construct a carport and rear addition.
Applicant: Michael Kane
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Comment on and release the plans with the recommendation that the applicant design the carport as a side-gabled form and employ posts similar to the front porch posts.

3. NRD-2020-0006 – Offered for consent approval
1517 Murray Lane (Old West Austin Historic District)
Council District 9
Proposal: Construct two-story rear addition; replace siding, windows, doors, and front porch columns.
Applicant: Miguel Cantu
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727
Staff Recommendation: Encourage applicant to revise the design of the addition to minimize the removal of historic fabric as well as the view of the addition from the street, and to repair and/or retrofit existing columns, windows, and doors. Comment on and release the plans with these recommendations and upon receipt of a City of Austin Documentation Package.

4. NRD-2020-0015 – Offered for consent approval
1616 Northumberland Road (Old West Austin Historic District)
Council District 9
Proposal: Construct a rear addition, garage, and greenhouse.
Applicant: Tim Cuppett
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727
Staff Recommendation: Comment on and release the plans.

5. NRD-2020-0016 – Offered for consent approval
3006 Beverly Road (Old West Austin Historic District)
Council District 10
Proposal: Construct a second-story addition and one-story rear addition, reconstruct most of the existing gable roof shape to hipped, construct a new entry porch, replace the door, construct a carport, and demolish a rear garage and utility room.
Applicant: Derek Barcinski
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Release the plans with staff recommendations, upon completion of a City of Austin Documentation Package.

6. NRD-2020-0017 – Offered for consent approval
1500 Wooldridge Drive (Old West Austin Historic District)
Council District 9
Proposal: Replace all windows, alter the entrance, relocate and replace garage doors, and remove rear-facing exterior stairs and small attached closet.
Applicant: Claudia Sanchez
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Release the plans with the recommendation to retain the historic door configuration and historic window materials on the front of the house.

7. NRD-2020-0019 – Offered for consent approval
613 West Lynn Street (Old West Austin Historic District)
Council District 9
Proposal: Addition
Applicant: John Greenwood
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727
Staff Recommendation: Comment on and release the plans.

8. NRD-2020-0021 – Discussion
612 E. 6th Street (Sixth Street Historic District)
Council District 9
Proposal: Signage
Applicant: Veronica Martinez
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727
Staff Recommendation: Discuss methods for removal or modification of existing non-conforming signage. Encourage the applicant to choose either the blade sign or the existing second-floor sign, per design standards. Should the applicant select the proposed design as their primary signage, recommend modification of the proposed lighting scheme to meet the design standards.

D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION
1. HDP-2020-0045 – Offered for consent approval
   1001 Lott Avenue
   Council District 1
   Proposal: Demolish a ca. 1975 church building.
   Applicant: Amy Tolles
   City Staff: Kalan Contreras, Historic Preservation Office, 974-2727
   Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, but release the permit.

2. HDP-2020-0067 – Offered for consent approval
   3503 E. 17th Street
   Council District 1
   Proposal: Demolish a ca. 1965 church building converted to a single family residence.
   Applicant: Andrew Logan
   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.

3. HDP-2020-0080 – Offered for consent approval
   1501 Canterbury Street
   Council District 3
   Proposal: Demolish a ca. 1926 house.
   Applicant: Jeff Mills
   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-2020-0086 – Offered for consent approval
   200-06 E. 4th Street
   Council District 9
   Proposal: Demolish a ca. 1910 warehouse.
   Applicant: Amanda Surman
   City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
   Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use; if the Commission votes to release the permit, then staff recommends the completion of a HABS II level documentation of the building, for archiving at the Austin History Center.

5. HDP-2020-0096 – Offered for consent approval
601 W. 26th Street
Council District 9
Proposal: Demolish a ca. 1890 commercial building.
Applicant: Scott Burns
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.

6. HDP-2020-0123 – Offered for consent approval
2513 E. 4th Street
Council District 1
Proposal: Demolish a ca. 1939 house and garage.
Applicant: Ben Goudy
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-2020-0139 – Offered for consent approval
1519 E. Cesar Chavez Street
Council District 3
Proposal: Demolish a ca. 1904 commercial building with a ca. 1939 addition.
Applicant: Austin Berry
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.

8. HDP-2020-0153 – Offered for consent approval
311 W. 6th Street
Council District 9
Proposal: Demolish a ca. 1927 commercial building.
Applicant: Amanda Surman
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.
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.

F. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR PARTIAL EXEMPTION FROM AD VALOREM TAXES FOR PROPERTIES IN NEED OF TAX RELIEF IN ORDER TO ENCOURAGE THEIR PRESERVATION AND PROPERTIES THAT HAVE STATE DESIGNATION IN ACCORDANCE WITH THE TEXAS TAX CODE.
   See attached list of the results of the annual inspection of historic landmarks.

4. COMMISSION and STAFF ITEMS

A. Discussion and Possible Action on 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 512-974-3393, 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.