



HISTORIC LANDMARK COMMISSION

Monday, September 28, 2020 - 6:00 p.m.

Regular Meeting—Held remotely

COMMISSION MEMBERS:

☒ Terri Myers, Chair

☒ Ben Heimsath, Vice Chair

☒ Witt Featherston

☒ Mathew Jacob

☒ Kevin Koch

☒ Kelly Little

☒ Trey McWhorter

☐ Alex Papavasiliou

☒ Emily Reed

☒ Blake Tollett

☐ Beth Valenzuela

AGENDA

CALL TO ORDER

1. APPROVAL OF MINUTES

A. August 24, 2020

MOTION: Approve item 1.A on the consent agenda by Heimsath, Koch seconds.
Vote: 9-0 (Papavasiliou and Valenzuela absent).

2. PRESENTATIONS, DISCUSSION, AND POSSIBLE ACTION

A. Update on city department merger of Housing and Planning
Speaker: Rosie Truelove

B. Update on achieving greater equity and access to HOT funding
Speaker: Margie Reese, MJR Partners Consulting Group

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. HDP-2020-0214 – 2502 Park View Drive – Discussion

Proposal: Zone the property historic.

Applicant: Historic Landmark Commission; owner: Barry Williamson

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

Staff Recommendation: Do not recommend historic zoning in light of the applicant's sensitive plan to rehabilitate this house.

Speaker in favor:
Barry Williamson

No speakers opposed.

MOTION: Deny the application for demolition, approve the partial demolition request pending staff review, and withdraw the initiation of historic zoning on the property by Heimsath, McWhorter seconds.

Heimsath withdraws his motion.

MOTION: Postpone item A.1 to October 26, 2020 to give applicant opportunity to withdraw the demolition application by Tollett, McWhorter.

Tollett withdraws his motion.

MOTION: Accept applicant's plan to rehabilitate the house, and reserve the right in the future to reconsider historic zoning by Myers, Tollett, Vote: 9-0.

2. HDP-2020-0231 – 2609 San Pedro Street – Discussion

Proposal: Zone the property historic.

Applicant: Historic Landmark Commission; owner: Cater Joseph

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

Staff Recommendation: Consider recommending historic zoning based on the building's architecture and association with medical journalist Josephine Draper Daniel. Otherwise, encourage rehabilitation and adaptive reuse, then relocation over demolition, then 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.

No speakers in favor.

Speaker opposed:
Cater Joseph

MOTION: Recommend historic zoning by Myers, Reed seconds. Vote: 0-9.

MOTION: Release the permit upon completion of a City of Austin Documentation Package by Koch, Featherston seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent).

3. HDP-2020-0293 – 2816 San Pedro Street – Postpone to October 26, 2020

Proposal: Zone the property historic.

Applicant: Cater Joseph

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

Staff Recommendation: Consider recommending historic zoning based on the building's architecture and association with the Wyse family.

Otherwise, encourage rehabilitation and adaptive reuse, then relocation over demolition, then 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: Postpone item A.3 to October 26, 2020 by Tollett, McWhorter. Vote: 8-0 (Papavasiliou and Valenzuela absent, Jacob off dais.)

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. HR-2020-122347 – Offered for consent approval

4205 Avenue F (Hyde Park Historic District)

Council District 9

Proposal: Replace an asphalt shingle roof with standing seam metal.

Applicant: Kim Boyer

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

Staff Recommendation: Approve the plans.

MOTION: Approve item B.1 on the consent agenda by Heimsath, Koch seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent).

2. HR-2020-125242 – Offered for consent approval

4010 Avenue H (Hyde Park Historic District)

Council District 9

Proposal: Demolish the rear portion of the house, construct a two-story rear addition, replace all windows and window screens, remove asbestos siding, alter window openings on secondary walls, and other modifications.

Applicant: Lindsay Shillington

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

Committee Recommendation: Retain front porch railing and second front door; retain and repair wood siding if possible; reduce visibility of new entrance on secondary wall; retain historic windows in shifted openings on secondary wall. The form and massing of addition complement the historic building.

Staff Recommendation: Approve the plans.

MOTION: Approve item B.2 on the consent agenda by Heimsath, Koch seconds. Vote: 9-0(Papavasiliou and Valenzuela absent) .

3. HR-2020-125268 – Discussion

602 Highland Avenue (Smoot/Terrace Park Historic District)

Council District 9

Proposal: Construct a second-story rear addition and side carport.

Applicant: Clarisa House

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

Committee Recommendation: Make the addition more horizontal; minimize visual impact of the roof deck; carport design is compatible.

Staff Recommendation: Approve the addition and roof deck plans; request that the carport design be resubmitted with a setback consistent with the district's contributing auxiliary buildings. The design is compatible, but its location is not.

Speaker in favor:

Becky Jeanes

Speakers opposed:

Miguel Rivera

Shad Reynolds

Maureen Mettauer

Rosemary Merriam

Sheila Lyon

Rebuttal:

Becky Jeanes

MOTION: Approve the proposed addition, approve the roof deck if pulled back from 15' from the front wall of the house, and request that the carport design be resubmitted by Featherston, Koch seconds. Vote: 5-4, Little, Myers, Reed, and Tollett opposed. (Papavasiliou and Valenzuela absent) .

MOTION: Postpone to October 26, 2020 by Myers, Heimsath seconds. Vote: 9-0. (Papavasiliou and Valenzuela absent)

4. HR-2020-137070 – Offered for consent approval

Wilder House, 1412 Wathen Avenue

Council District 9

Proposal: Replace the existing metal roof with a new metal roof.

Applicant: Bill Davenport

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B.4 on the consent agenda by Heimsath, Koch seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent).

5. C14H-1982-0004 – Discussion

Miller-Searight House, 5400 Freidrich Lane

Council District 2

Proposal: Replace all windows with solid vinyl windows.

Applicant: Vince Hauser, architect

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Replace only those windows that are beyond repair, and replace them in kind.

Speakers in favor:

Vince Hauser

Richard Mangere

No speakers opposed.

MOTION: Replace only those windows that are beyond repair, and replace windows deteriorated beyond repair with in-kind wood-sash windows by Koch, Little seconds. Vote: 7-0, Papavasiliou and Valenzuela absent; Featherston and Heimath off dais.

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

1. HR-2020-107348 – Offered for consent approval

319-323 E. 6th Street (Sixth Street National Register District)

Council District 9

Proposal: Construct a two-story addition.

Applicant: Ronn Basquette, architect

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

Staff Recommendation: Comment on and release the permit.

MOTION: Approve item C.1 on the consent agenda with no additional comments by Heimsath, Koch seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent).

2. HR-2020-110112 – Offered for consent approval

3211 Oakmont Boulevard (Old West Austin National Register District)

Council District 10

Proposal: Construct a single-family residence.

Applicant: Kimberly Zipfel

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

Staff Recommendation: Comment on and release the plans. The applicant has revised the plans in keeping with the Commission's recommendation to simplify the primary façade and introduce a more horizontal emphasis.

MOTION: Approve item C.2 on the consent agenda with no additional comments by Heimsath, Koch seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent) .

3. HR-2020-123266 – Postponement requested by applicant

3207 Glenview Avenue (Old West Austin National Register District)

Council District 10

MOTION: Postpone item C.3 to October 26, 2020 by Little, Featherston. Vote: 9-0 (Papavasiliou and Valenzuela absent).

4. HR-2020-127555 – Offered for consent approval

1607 Niles Road (Old West Austin National Register District)

Council District 9

Proposal: Construct a detached garage.

Applicant: Jennifer Hanlen

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

Staff Recommendation: Comment on and release the plans.

MOTION: Approve item C.4 on the consent agenda with no additional comments by Heimsath, Koch seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent) .

5. HR-2020-123266 – Offered for consent approval

3002 Bryker Drive (Old West Austin National Register District)

Council District 10

Proposal: Construct a 2-story addition.

Applicant: Caroline Porter

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

Staff Recommendation: Comment on and release the permit.

MOTION: Approve item C.5 on the consent agenda with no additional comments by Heimsath, Koch seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent).

6. HR-2020-0030 – Offered for consent approval

2525 Hartford Road (Old West Austin National Register District)

Council District 9

Proposal: Demolish a contributing building; leave lot undeveloped.

Applicant: Jim Wittliff

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

Staff Recommendation: Comment on and release the permit.

MOTION: Approve item C.6 on the consent agenda upon completion of a City of Austin Documentation Package by Heimsath, Koch seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent) .

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

1. HDP-2020-0274 – Discussion

815 Rutherford Place and 1204 Alta Vista Avenue

Council District 9

Proposal: Demolish a ca. 1930 house and a ca. 1948 house.

Applicant: Hoon Kim

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.

Speaker in favor:

Younghee Kim

Speakers opposed:

Paula Kothmann

Angela Reed

MOTION: Postpone to October 26, 2020 to allow consideration of alternatives to demolition by Little, Reed seconds. Vote: 8-0, Papavasiliou and Valenzuela absent, Heimsath off dais.

2. HDP-2020-0340 – Postponement request by applicant

4714 Rowena Street

Council District 9

Proposal: Demolish a ca. 1925 house.

Applicant: Matt Boes, original applicant; Josh Wilson, property owner

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

Staff Recommendation: Grant the postponement request to October 26, 2020.

MOTION: Postpone item D.2 to October 26, 2020 by Little, Featherston. Vote: 9-0 (Papavasiliou and Valenzuela absent).

3. GF-2020-119343 – Postpone to the October 26, 2020 meeting

1113 W. 22nd Half Street

Council District 9

Proposal: Partially demolish a building, construct a 2nd floor addition; modify the entrance.

Applicant: Roy Jensen

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

Staff Recommendation: See staff report.

MOTION: Postpone item D.3 to October 26, 2020 by Little, Heimsath seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent).

4. HDP-2020-0352 – Offered for consent approval.

1807 W. 36th Street

Council District 10

Proposal: Demolish a c. 1939 house and garage.

Applicant: Ryan Rodenberg

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, then release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve item D.4 on the consent agenda by Heimsath, Koch seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent).

5. HDP-2020-0353 – Staff request to postpone to October 26, 2020

2505 Park View Drive

Council District 7

Proposal: Demolish a ca. 1954 house.

Applicant: Heidi Goebel

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

Staff Recommendation: Postpone to October 26, 2020 to fully evaluate alternatives to demolition for this house in the Air-Conditioned Village.

MOTION: Postpone item D.5 to October 26, 2020 by Little, Featherston.

Vote: 9-0 (Papavasiliou and Valenzuela absent).

6. HDP-2020-0352 – Staff request to postpone to October 26, 2020

2507 Park View Drive

Council District 7

Proposal: Demolish a ca. 1954 house.

Applicant: Heidi Goebel

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

Staff Recommendation: Postpone to October 26, 2020 to fully evaluate alternatives to demolition for this house in the Air-Conditioned Village.

MOTION: Postpone item D.6 to October 26, 2020 by Little, Featherston.

Vote: 9-0 (Papavasiliou and Valenzuela absent).

7. HDP-2020-0362 – Offered for consent approval

3017 E. 14th Street

Council District 1

Proposal: Demolish a ca. 1947 house and a ca. 1950 garage.

Applicant: Priscilla Glover

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.

MOTION: Approve item D.7 on the consent agenda by Heimsath, Koch seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent).

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.

MOTION: Approve item E.1 on the consent agenda by Heimsath, Koch seconds. Vote: 9-0 (Papavasiliou and Valenzuela absent).

4. COMMISSION AND STAFF ITEMS

A. Discussion and Possible Action on Committee Reports

- 1. Architectural Review Committee**
- 2. Operations Committee**
- 3. Grants Committee**
- 4. Preservation Plan Committee**

Historic Design Standards update

Equity-based Preservation Plan—will reach out to members of the Pres.

Plan Comm. and Grants Comm. with a draft of the grant to review in the next couple of weeks.

B. Future Agenda Items

ADJOURNMENT

Motion by Heimsath, Myers seconds. Vote: 9-0.

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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.