

Versión en español a continuación.

Historic Landmark Commission Meeting Monday, January 25, 2021, 6:00 PM

HISTORIC LANDMARK COMMISSION TO BE HELD JANUARY 25, 2021 WITH SOCIAL DISTANCING MODIFICATIONS

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers must register in advance (Sunday, January 24 by noon).** All public comment will occur at the beginning of the meeting.

To speak remotely at the January 25 Historic Landmark Commission Meeting, members of the public must:

- Call or email the board liaison at **(512) 974-1264** or preservation@austintexas.gov no later than noon, Sunday, January 24 (the day before the meeting). The following information is required: speaker name, item number(s) they wish to speak on, whether they are for/against/neutral, email address and telephone number (must be the same number that will be used to call into the meeting).
- Once a request to speak has been made to the board liaison, the information to call on the day of the scheduled meeting will be provided either by email or phone call.
- Speakers must call in at least 15 minutes prior to meeting start time in order to speak, 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 by noon the day before the scheduled meeting. This information will be provided to Board and Commission members in advance of the meeting.
- If the meeting is broadcast live, it may be viewed here: <http://www.austintexas.gov/page/watch-atxn-live>

Reunión del **Historic Landmark Commission**

FECHA de la reunion **25 de enero, 2021**

LA JUNTA SE LLEVARÁ CON MODIFICACIONES DE DISTANCIAMIENTO SOCIAL

Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona. Todos los oradores deben registrarse con anticipación (**24 de enero** antes del mediodía). Todos los comentarios públicos se producirán al comienzo de la reunión.

Para hablar de forma remota en la reunión, los miembros del público deben:

- Llame o envíe un correo electrónico al enlace de la junta en (512) 974-1264 o preservation@austintexas.gov a más tardar al mediodía (el día antes de la reunión). Se requiere la siguiente información: nombre del orador, número (s) de artículo sobre el que desean hablar, si están a favor / en contra / neutral, dirección de correo electrónico (opcional) y un número de teléfono (debe ser el número que se utilizará para llamar).
- Una vez que se haya realizado una solicitud para hablar con el enlace de la junta, la información para llamar el día de la reunión programada se enviará por correo electrónico o por teléfono.
- Los oradores deben llamar al menos 15 minutos antes del inicio de la reunión para poder hablar, no se aceptarán personas que llamen tarde y no podrán hablar.
- Las oradoras esperarán en una fila hasta que llegue el momento de hablar.
- Los folletos u otra información pueden enviarse por correo electrónico a preservation@austintexas.gov antes del mediodía del día anterior a la reunión programada. Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.
- Si la reunión se transmite en vivo, se puede ver aquí: <http://www.austintexas.gov/page/watch-atxn-live>



**HISTORIC LANDMARK COMMISSION
MONDAY, JANUARY 25, 2021 – 6:00 PM
VIA VIDEOCONFERENCING**

COMMISSION MEMBERS:

_____ Terri Myers, Chair
_____ Ben Heimsath, Vice Chair
_____ Witt Featherston
_____ Mathew Jacob
_____ Kevin Koch
_____ Kelly Little

_____ Trey McWhorter
_____ Alex Papavasiliou
_____ Blake Tollett
_____ Beth Valenzuela
_____ Caroline Wright

AGENDA

CALL TO ORDER

CITIZEN COMMUNICATION: GENERAL

The first ten (10) speakers who register to speak no later than noon the day before the meeting will be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

1. APPROVAL OF MINUTES

A. December 14, 2020 – Offered for consent approval

2. PRESENTATIONS, DISCUSSION, AND POSSIBLE ACTION

A. No briefings or presentations.

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 Initiation of Historic Zoning Cases**

A.1. **HDP-2020-0494 – Kenneth and Mildred Threadgill House – Offered for Consent Approval
4310 Rosedale Avenue
Council District 10**

Proposal: Application for historic zoning.

Applicant: Historic Landmark Commission with owner's consent

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Recommend historic zoning.

B. Discussion and Possible Action on Applications for Certificates of Appropriateness

**B.1. C14H-2009-0021 – Jackson-Novy Kelly-Hoey House – Applicant-requested postponement to February 22, 2021
Council District 9**

Proposal: Construct a swimming pool and terrace, landscape modifications; remove an attic vent opening on the front of the house.

Applicant: Tina Contros

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Committee Feedback: Provide evidence of historic nature of proposed changes and consider another location for the proposed pool.

Staff Recommendation: Grant the postponement request.

**B.2. HR-20-184510 – 121 Laurel Lane – Offered for Consent Approval
Aldridge Place Historic District
Council District 9**

Proposal: Demolish existing garage and construct two-story accessory dwelling unit in its place

Applicant: Donald Harris

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Committee Feedback: Design a more traditional secondary structure using the architectural elements found on the house as design cues.

Staff Recommendation: Approve as proposed with the additional possible recommendation to use composition shingle roofing on the proposed ADU. The applicant has made modifications to the design to accommodate the Committee's feedback.

**B.3. HR-20-191841– 3805 Avenue H – Offered for Consent Approval
Hyde Park Historic District
Council District 9**

Proposal: Demolish existing garage and construct new accessory dwelling unit and addition to house; modifications to existing siding

Applicant: Holly Arthur

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Committee Feedback: Replace proposed door with one that more closely matches example images, with partial glazing above paneled wood. Ensure that all window alterations are at least 15 feet from the front wall of the house. Use stucco or board and batten for gable end instead of horizontal siding, researching original material via selective demolition to see if original material lies beneath existing.

Staff Recommendation: Direct staff to approve the Certificate of Appropriateness if applicant replaces gable end and front door with Committee-recommended designs and materials.

C. Discussion and Possible Action on Applications for Permits within National Register Historic Districts

C.1. HR-20-178762 – 1406 W. 29th Street – Offered for Consent Approval

Old West Austin Historic District

Council District 10

Proposal: Construct an addition to the rear of a contributing building

Applicant: William Kane

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Comment on plans, encouraging applicant to reduce the height and visibility of the addition, and release the permit.

C.2. HR-20-179883 – Fiesta Gardens, 2101 Jesse E. Segovia Street – Applicant-requested postponement to February 22, 2021

Council District 3

Proposal: Modifications to existing facilities at Fiesta Gardens

Applicant: Marc Toppel

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Committee Feedback: Maintain as much historic fabric as possible; proposed addition is in keeping with the character of the site.

Staff Recommendation: Grant the property owner's request for a postponement.

**C.3. GF-20-171489 – 1615 Waterston Avenue – Offered for Consent Approval
West Line Historic District**

Council District 9

Proposal: Demolish a contributing building; construct a single-family residence

Applicant: Dominic Longhi

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Committee Feedback: Retain existing house and construct rear addition. If retaining the original house's façade is infeasible, keep proposed design.

Staff Recommendation: Encourage rehabilitation and reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package. Comment on plans for new construction, concurring with Committee feedback, then release the permit.

**C.4. GF-20-171512 – 1517 Murray Lane – Discussion
Old West Austin Historic District**

Council District 9

Proposal: Demolish a contributing building; construct a single-family residence

Applicant: Miguel Cantu

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Committee Feedback: Take design cues from Austin neighborhood rather than other places, reworking the "row house" aesthetic of the proposed building to be more compatible with the historic district. Redesign gutters in consideration of neighboring properties.

Staff Recommendation: If the Commission feels that the home is an essential part of the Morleys' family business legacy, consider initiation of historic zoning.

Otherwise, comment on plans for new construction and release the demolition permit upon completion of a City of Austin Documentation Package. The Commission may also consider a 180-day demolition delay for the contributing house.

**C.5. GF-20-180133 – 1510 Palma Plaza – Discussion
Old West Austin Historic District
Council District 9**

Proposal: Demolish a contributing building; construct a duplex

Applicant: John Meyer

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Committee Feedback: Consider retaining original structure and constructing an addition. Consider stucco cladding for exterior of new building.

Staff Recommendation: Encourage the applicant to rehabilitate the existing house and construct one or more ADUs for density. The house conveys architectural and associational significance and should not be demolished until all avenues of preservation and rehabilitation have been explored. Should the Commission choose to release the demolition permit, require completion of a City of Austin Documentation Package prior to release. The Commission may also consider a 180-day demolition delay for the contributing house. Concur with Committee feedback when commenting on the new building's design.

**C.6. HR-20-182491 – 724 Patterson Avenue – Offered for Consent Approval
Old West Austin Historic District
Council District 9**

Proposal: Construct an addition

Applicant: Norma Yancey

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Committee Feedback: Consider retaining the porch stair configuration and avoid a blank wall on the front of the addition.

Staff Recommendation: Concur with the Committee feedback.

**C.7. HR 20-189563 – 3207 Funston Street – Offered for Consent Approval
Old West Austin Historic District
Council District 10**

Proposal: New construction

Applicant: Perry Hunt

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Comment on the design for new construction and release the permit.

**C.8. HR-20-181181 – 1504 Westover Road – Staff-requested postponement
Old West Austin Historic District
Council District 10**

Proposal: Replace 21 windows

Applicant: Suzanne Marsaglia

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Postpone the public hearing to February 22, 2021 to allow applicant to submit more information on replacement window location, profile, and sill repair.

- C.9. HR-20-193564 – 3205 Funston Street – Offered for Consent Approval
Old West Austin Historic District
Council District 10**
Proposal: Relocate a contributing building; construct a single-family residence
Applicant: Ricca Keepers
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Committee Feedback: Consider material changes, such as siding instead of stucco, that reflect the textures and materials of historic homes elsewhere on the street.
Staff Recommendation: Concur with Committee feedback, then comment on and release the permit upon completion of a City of Austin Documentation Package.
- C.10. HR-20-191970 – 3212 Glenview Avenue – Offered for Consent Approval
Old West Austin Historic District
Council District 10**
Proposal: Construct new covered and screened porches on a contributing building
Applicant: Waterloo Permits
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on and release the permit upon completion of a City of Austin Documentation Package.
- C.11. HR-20-191858 – 2525 Hartford Road – Offered for Consent Approval
Old West Austin Historic District
Council District 9**
Proposal: Construct a detached garage (demolition permit released September 28, 2020)
Applicant: Jim Witliff
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on proposed design, suggesting omission of the cupola, then release the permit.
- C.12. HR 20-113802 – 223 E. 6th Street – Discussion
Sixth Street Historic District
Council District 9**
Proposal: Construct a rooftop deck
Applicant: Drew Randall
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Committee Feedback: Reduce visual impact by lowering the penthouse roof height, emphasizing horizontality in the design, and setting the addition far back from the San Jacinto and Sixth Street elevations. Take material and placement cues from a previous design approved by the Commission in 2014.
Staff Recommendation: Comment on designs for new construction, concurring with Committee suggestions, and release the permit upon completion of a City of Austin Documentation Package. The applicant has incorporated some Committee suggestions to improve transparency.
- C.13. GF-20 194583 – 1616 Northumberland Road – Offered for Consent Approval
Old West Austin Historic District**

Council District 9

Proposal: Demolish a contributing building

Applicant: Clean Tag Permits

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then release the permit.

D. Discussion and Possible Action on Applications for Demolition or Relocation

**D.1. HDP-2020-0474 – 1402 Drake Avenue – Offered for Consent Approval
Council District 9**

Proposal: Demolish a ca.1937 house

Applicant: Mark Ahern

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

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.

**D.2. HDP-2020-0479 – 5613 Patton Ranch Road – Offered for Consent Approval
Council District 8**

Proposal: Deconstruct and move log structures to Pioneer Farms

Applicant: Karen Rodewald

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Approve the deconstruction and relocation after documentation of the log structures and their environment and context at their current location.

**D.3. PR-20-170732 – 707 W. Mary Street – Offered for Consent Approval
Council District 9**

Proposal: Demolish a ca. 1923 house.

Applicant: Ivan Spaller

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

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.

**D.4. PR-20-170754 – 711 West Mary Street – Approved by Staff; No Action
Required.**

Council District 9

Proposal: Demolish a ca. 1960 house.

Applicant: Ivan Spaller

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

**D.5. GF 2020 191578 – 518 E. 40th Street – Offered for Consent Approval
Council District 9**

Proposal: Construct an addition

Applicant: Ari Cohen

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

**D.6. GF 2020 191587 – 702 Keasbey Street – Offered for Consent Approval
Council District 9**

Proposal: Construct an addition

Applicant: Joshua Carel

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

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

**D.7. PR-20-183612 – 1601 Brackenridge Street – Discussion
Council District 9**

Proposal: Demolish a ca. 1915 house

Applicant: Gary Sharpe

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Encourage rehabilitation and adaptive re-use, or postpone to receive evidence of structural soundness and the feasibility of repairs as this house has both architectural and historical significance but appears to have suffered catastrophic failure of the foundation.

**D.8. PR-20-181833 – 3402 Mount Bonnell Drive – Offered for Consent Approval
Council District 10**

Proposal: Demolish a ca. 1964 house.

Applicant: DAR Demolition

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

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.

**D.9. PR-20-174961 – 2803 Bonnie Road – Offered for Consent Approval
Council District 10**

Proposal: Demolish a ca. 1938 house.

Applicant: DAR Demolition

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

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.

**D.10. PR-20-186435 – 1904 Mountain View Road – Discussion
Council District 10**

Proposal: Demolish a ca. 1949 house

Applicant: William Kane

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Either postpone or initiate historic zoning; the house meets two criteria for designation.

**D.11. PR-20-182569 – 1609 Alta Vista Avenue – Offered for Consent Approval
Council District 9**

Proposal: Construct a two-story rear addition to a ca. 1936 house that is contributing to the pending Travis Heights National Register Historic District.

Applicant: Olivia Clark

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Release the permit as proposed.

**D.12. PR-20-183698 – 3003 E. 18th Street – Offered for Consent Approval
Council District 1**

Proposal: Demolish a ca. 1950 house.

Applicant: Adrienne Flannery

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

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.

**D.13. PR-20-189115 – 2206 S. 3rd Street – Approved by Staff; No Action Required
Council District 9**

Proposal: Demolish a ca. 1936 house.

Applicant: Robert Abbott

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

**D.14. PR-20-191672 – 1207 Taylor Street – Offered for Consent Approval
Council District 3**

Proposal: Demolish a ca. 1926 house.

Applicant: Haul-brooke, Inc.

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use, or if the house is in too poor a condition to justify rehabilitation, then incorporation of the stonework into a new structure for the site; if demolition is allowed, then release should be conditioned on the completion of a City of Austin Documentation Package.

E. Discussion and Possible Action on Demolition by Neglect Cases

E.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 Tax Abatement for Rehabilitation of Property in a Local Historic District

**F.1. 305 W. 45th Street – Offered for Consent Approval
Hyde Park Historic District
Council District 9**

Proposal: Tax abatement application for new improvements and improvements approved at July 2019 Historic Landmark Commission

Applicant: Mike Synowiec

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve as proposed.

4. COMMISSION AND STAFF ITEMS

- A. Selection of a nominee to the Austin Economic Development Corporation (AEDC) board**
- B. Historic Preservation Office process for demolition or relocation permit applications for property owned by religious organizations**
- C. Discussion and Possible Action on Committee Reports**
 - C.1. Architectural Review Committee**
 - C.2. Operations Committee**
 - C.3. Grants Committee**
 - C.4. Preservation Plan Committee**
- D. 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 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; Kalan Contreras, Senior Planner, at 512-974-2727; or Andrew Rice, Historic Preservation Planner III, at 512-974-1686.