



**HISTORIC LANDMARK COMMISSION
MONDAY, MARCH 22, 2021 – 6:00 PM
VIA VIDEOCONFERENCING**

COMMISSION MEMBERS:

<u> x </u> Terri Myers, Chair	<u> x </u> Trey McWhorter
<u> x </u> Ben Heimsath, Vice Chair	<u> ab </u> Alex Papavasiliou
<u> x </u> Witt Featherston	<u> x </u> Blake Tollett
<u> x </u> Mathew Jacob	<u> x </u> Beth Valenzuela
<u> x </u> Kevin Koch	<u> x </u> Caroline Wright
<u> x </u> Kelly Little	

AGENDA

CALL TO ORDER: 6:01 PM

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. January 25, 2021 – Offered for consent approval

MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

2. PRESENTATIONS, DISCUSSION, AND POSSIBLE ACTION

- A. Presentation on the Translating Community History project.
<http://www.austintexas.gov/page/current-projects>
Presentation by Cara Bertron, Housing & Planning Department.
- B. Presentation on recently completed historic resource surveys:
Historic Resources Survey for Old Austin Neighborhood Association (2020)
Historic Building Survey Report for North Central Austin: West Campus, North University, Heritage, Bryker Woods, and North Hyde Park (2021)
<http://www.austintexas.gov/page/historic-survey>
Presentation by Andrew Rice, Housing & Planning Department.

- C. Presentation, discussion, and possible action to seek a recommendation to City Council for the Parks and Recreation Department’s preferred design scenario for the Dougherty Arts Center Replacement Project.

Presentation by Kevin Johnson, Parks & Recreation Department, and Jonathan Pearson, Studio8 Architects.

MOTION: Recommend endorsement of either Option 1A or Option 1B on the basis of preservation of the historic PARD Headquarters building on a motion by Vice Chair Heimsath. Commissioner Little seconded the motion. Vote: 10-0.

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. No cases.

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

- B.1. **C14H-2009-0021 – 2406 Harris Blvd. – Discussion
Jackson-Novy Kelly-Hoey House
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: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Committee Feedback: Provide evidence of historic nature of proposed changes and consider another location for the proposed pool; concerns regarding the appropriateness of a pool in the front yard.

Staff Recommendation: Approve the application, with the exception of the terrace, pool, and pool enclosure.

Revised Staff Recommendation: Approve the application for removal of non-historic landscape features, construction of a retaining wall at the sidewalk, and restoration of the front-facing gable. Consider approval of the pool and pool enclosure, given the applicant’s efforts to comply with Committee feedback and minimize the visual impact of the interventions.

Tina Contros, Michelle Kinney, and Robert Kinney spoke in favor of the application. There were no speakers in opposition.

MOTION: Approve landscaping modifications and removal of an attic vent but deny the certificate of appropriateness for a pool on a motion by Chair Myers. Commissioner Valenzuela seconded the motion. Vote: 9-1, Commissioner Heimsath opposed.

**B.2. GF-2021-014461 – 1008 E. 9th Street – Consent
Robertson/Stuart & Mair Historic District
Council District 2**

Proposal: Construct an addition and perform repairs; historic district tax abatement application

Applicant: Adam Taliachich

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

Committee Feedback: Keep cornice returns. Include 3D rendering with presentation materials.

Staff Recommendation: Concur with Committee feedback, approve the application, and certify tax abatement eligibility for applicable portions of the project under Item F.1.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

**B.3. C14H-2015-0010 – 2005 Hamilton Street – Consent
Yerwood-Simond House
Council District 1**

Proposal: Skylight installation

Applicant: Paul Holmes

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Committee Feedback: Skylights' placement, low profile, and matching color are compatible with the house's roof, but case may be precedent-setting.

Staff Recommendation: Concur with Committee feedback and approve the application, while acknowledging this solution may not be appropriate for other landmarks.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

**B.4. GF-2021-021341 – 508 E. Mary Street – Discussion
Mary Street Historic District
Council District 9**

Proposal: Rehabilitate and landscape existing building; modify porch landing to reduce safety hazard; construct rear addition

Applicant: Jessica Deaver

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

Staff Recommendation: Approve the application.

Nick Deaver, Roger Fisher, and James Bilodeau spoke in favor of the application. There were no speakers in opposition.

MOTION: Approve the application, except landscaping, and bring landscaping design back to next Commission meeting on a motion by

Chair Myers. Commissioner McWhorter seconded the motion. Vote: 7-3; Commissioners Heimsath, Jacob, and Featherston opposed.

**B.5. HR-2021-026597 – 803 Pressler Street – Consent
Smoot/Terrace Park Historic District
Council District 9**

Proposal: Construct an accessory dwelling unit

Applicant: Trey Farmer

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

Committee Feedback: Consider garage door relocation.

Staff Recommendation: Approve the application.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

**B.6. C14H-1986-0015, C14H-2004-0008 – 907, 909, and 911 Congress Ave. –
Discussion
Grandberry Building, Mitchell-Robertson Building
Congress Avenue Historic District
Council District 9**

Proposal: Review of a plan to deconstruct, store, and re-erect historic building façades

Applicant: Leah Bojo

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

Committee Feedback: Consider stabilization of building façades in place rather than removal and reconstruction; provide a detailed condition assessment or other analysis of the buildings' conditions; and pay particular attention to keeping the corbelled brickwork on the Mitchell-Robertson Building intact. Committee members expressed concern regarding having the buildings down for an indefinite period prior to the redevelopment.

Staff Recommendation: See staff report.

Leah Bojo and Donna Carter spoke in favor of the application. There were no speakers in opposition.

MOTION: Postpone the public hearing to April 26, 2021 on a motion by Chair Myers, directing applicants to attend the April meeting of the Architectural Review Committee. Commissioner Koch seconded the motion. Vote: 10-0.

**B.7. C14H-2009-0065 – 1515 Murray Lane – Consent
Judge David J. and Birdie Pickle House
Council District 9**

Proposal: Construct a wood fence with a decorative wood gate

Applicant: Lori Holleran Steiker

City Staff: Cara Bertron, Historic Preservation Office, 512-974-1446

Committee Feedback: Consider materials other than masonry for the wall; consider a location set back from the front façade of the house. The applicant responded to both comments by changing the materials and location for the proposed fence.

Staff Recommendation: Approve the application.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

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

C.1. HR-2020-179883 – Fiesta Gardens, 2101 Jesse E. Segovia Street – Discussion

Council District 3

Proposal: Modifications to existing facilities at Fiesta Gardens

Applicant: Marc Toppel

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

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

Staff Recommendation: Approve the application.

Marc Toppel and Nathan Quiring spoke in favor of the application. There were no speakers in opposition.

MOTION: Approve Phase I, as presented, on a motion by Commissioner Koch. Chairman Myers seconded the motion. Vote: 10-0.

C.2. GF-2020-171512 – 1517 Murray Lane – Discussion
Old West Austin Historic District
Council District 9

Proposal: Construct two-story rear addition

Applicant: Lindsay Maki

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

Committee Feedback: Reconsider porch extension. Retain existing roof height.

Staff Recommendation: Concur with Committee feedback. Comment on plans and release the permit upon completion of a City of Austin Documentation Package.

Tom McWalters, Jacquelyn Claman, Joshua Claman, Lori Holleran Steiker, Rick Russell and Kat Russell spoke in favor of the application. Robyn Leamon spoke in opposition. Joshua Claman offered rebuttal.

MOTION: Note staff and committee comments but approve the application pending a City of Austin Documentation Package, on a

motion by Commissioner Koch. Commissioner Jacobs seconded the motion. Vote: 10-0.

**C.3. GF-2021-007465 – 1007 Maufrais Street – Discussion
West Line Historic District
Council District 9**

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

Applicant: Andrew Logan

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

Committee Feedback: An addition, rather than new construction, was evaluated by the Committee on January 11, 2021. The Committee suggested changes to the porch, fenestration, and second-floor addition to lessen the impact of the proposed modifications on the contributing house.

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but comment on plans for new construction and release the demolition permit upon completion of a City of Austin Documentation Package. Concur with Committee recommendations on reducing visual impact of second-floor dormer, and suggest more regular cladding types to unify the new construction and help it better blend with the surrounding district.

Andrew Logan, Sarah Thomas, Justin Thomas spoke in favor of the application. Carol Williams spoke in opposition to demolition. Andrew Logan offered rebuttal.

MOTION: Postpone the public hearing to April 26, 2021 on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 9-1, Commissioner Featherston opposed.

**C.4. GF-2021-014474 – 1510 W. 24th Street – Consent
Old West Austin Historic District
Council District 9**

Proposal: Demolish a contributing carport; construct accessory dwelling unit

Applicant: Aaron Taylor

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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

C.5. Not used

**C.6. PR-2021-003711 – 1623 Waterston Avenue – Discussion
West Line Historic District**

Council District 9

Proposal: Demolish a contributing building and construct a new residence.

Applicant: Vance Cobb

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

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

Arthur Furman spoke in favor of the application. There were no speakers in opposition.

MOTION: Note staff comments but approve the application pending a City of Austin Documentation Package, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 10-0.

**C.7. HR-2021-026856– 2407 Jarratt Avenue – Discussion
Old West Austin Historic District
Council District 9**

Proposal: Demolish a contributing building and construct a new residence.

Applicant: Natalie Kinsel

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

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

Natalie Kinsel and Todd Kinsel spoke in favor of the application. There were no speakers in opposition.

MOTION: Approve the application in accordance with the staff recommendation on a motion by Commissioner Koch. Commissioner Wright seconded. Vote: 10-0.

**C.8. HR-2021-027327– 73 Rainey Street – Consent
Rainey Street Historic District
Council District 9**

Proposal: Restore siding and columns and replace windows and roof on a ca. 1914 contributing building. Reclad and expand existing addition. Add window wall to rear elevation. Construct new outbuilding at rear.

Applicant: Scott Magic

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

Staff Recommendation: Comment on and release the permit, encouraging the applicant to consider a shingled roof instead of standing-seam metal, as well as reinstallation of screens on windows.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

**C.9. HR-2021-029755 – 1104 Toyath Street – Discussion postponement
Council District 9**

Clarksville National Register Historic District

Proposal: Demolish a 1922 contributing house.

Applicant: Todd Bennett

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, then release the permit upon completion of a City of Austin Documentation Package upon Historic Landmark Commission review of new construction plans. Alternately, consider a 180-day demolition delay, per Code, as the property contributes to a National Register historic district.

Mary Reed spoke in favor of postponement. There were no speakers in opposition.

MOTION: Postpone the public hearing to April 26, 2021 on a motion by Vice Chair Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

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

**D.1. HDP-2020-0479 – 5613 Patton Ranch Road – Discussion
Council District 8**

Proposal: Deconstruct and move log structure

Applicant: Karen Rodewald

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

Staff Recommendation: See staff report.

Jeff Howard, Tom Daniel, and Cynthia Wilcox spoke in favor of the application. Carol Cespedes spoke, remaining neutral. There were no speakers in opposition.

MOTION: Approve partial demolition for removal of the asbestos-sided portions only; approve deconstruction and relocation of the log structures as proposed elsewhere on the ranch site, while retaining the stone chimney of the house, with work to be done under expert supervision and with contact with staff and the Historic Landmark Commission. Motion by Chair Myers, seconded by Commissioner Little. Vote: 10-0.

MOTION: Extend meeting to 10:30 on a motion by Commissioner Valenzuela. Chair Myers seconded the motion. Vote: 10-0.

**D.2. PR-2020-183612 – 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: Recommend historic zoning. If the Commission instead votes to release the permit, then staff recommends the 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.

Mark Hutchinson and Mac Martinez spoke in favor of the application.

MOTION: Postpone the public hearing, with applicant's consent, to April 26, 2021 on a motion by Commissioner Valenzuela, with the recommendation that the applicant attends the Architectural Review Committee in April. Chair Myers seconded the motion. Vote: 10-0.

**D.3. PR-2020-174961 – 2803 Bonnie Road – Discussion
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.

MOTION: Approve per staff recommendation on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 8-2, Commissioners Jacob and Myers opposed.

**D.4. PR-2020-186435 – 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: Recommend historic zoning. If the Commission instead votes to release the permit, then staff recommends the completion of a City of Austin Documentation Package.

Zach Savage and Denise Villa spoke in favor of the application. Tom Reeder and Lori Martin spoke in opposition to demolition. Zach Savage offered to work with Lori Martin on documenting the property.

MOTION: Release the demolition permit upon receipt of a City of Austin Documentation Package on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 10-0.

**D.5. PR-2020-192534 – 503 E. Annie Street – Discussion
Council District 9**

Proposal: Demolish a ca. 1931 house
Applicant: DAR Construction
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.

Ashish Gupta spoke in favor of demolition. James Bilodeau spoke in favor of postponement and against demolition, and John Tongate spoke against demolition.

MOTION: Postpone the public hearing to the April 26, 2021 meeting of the Historic Landmark Commission on a motion by Commissioner Myers. Commissioner Koch seconded the motion. Vote: 10-0.

**D.6. PR-2020-192260 – 3404 Govalle Avenue – Consent
Council District 3**

Proposal: Demolish frame portion behind 1955 masonry church
Applicant: Joshua Brunsmann
City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

**D.7. PR-2021-000755 – 1311 Alta Vista Avenue – Approved by staff;
no action required.**

**D.8. PR-2021-002431 – 1913 Canterbury Street – Approved by staff;
no action required.**

**D.9. GF-2021-015104 – 6800 Woodrow Avenue – Discussion
Council District 7**

Proposal: Demolish a 1955 church
Applicant: Michelle Rogerson Lynch
City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264
Staff Recommendation: Encourage rehabilitation and adaptive reuse but release the permit upon completion of a City of Austin Documentation Package.

Michelle Lynch spoke in favor. There were no speakers in opposition.

MOTION: Approve the application in accordance with staff recommendation on a motion by Commissioner Valenzuela. Commissioner Featherston seconded the motion. Vote: 7-3;

Commissioners Heimsath, McWhorter, and Jacob opposed.

D.10. PR-2020-109807 – 4714 Rowena Street – Applicant-requested postponement to April 26, 2021

Council District 9

Proposal: Demolish a ca. 1932 house

Applicant: Lisa De Simone

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

Staff Recommendation: Grant the postponement request.

MOTION: Postpone the public hearing to April 26, 2021 on a motion by Vice Chair Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

D.11. Not used

D.12. HR-2021-029766 – 702 Huerta Street – Consent

Council District 3

Proposal: Demolish a ca. 1948 house

Applicant: Todd Bennett

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Encourage rehabilitation and adaptive re-use but release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

D.13. HR-2021-029739 – 1308 Travis Heights – Discussion

Council District 9

Proposal: Demolish a ca. 1922 house

Applicant: Travis Young

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

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.

Travis Young spoke in favor. There were no speakers in opposition.

MOTION: Postpone the public hearing to April 26, 2021 on a motion by Commissioner Myers. Commissioner Koch seconded the motion. Vote: 9-1, Commissioner Featherston opposed.

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.

MOTION: Maintain the case on the agenda, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

F. Discussion and Possible Action on Applications for Tax Abatement for Rehabilitation of Property in a Local Historic District

**F.1. 1008 E 9th Street – Offered for Consent Approval
Robertson-Stuart & Mair Historic District
Council District 1**

Proposal: Tax abatement application for new improvements associated with Item B.2

Applicant: Adam Talianchich

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

Staff Recommendation: Approve the application for tax abatement, excluding interior doors from eligible expenditures.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 10-0.

G. 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.

MOTION: Approve the list of properties passing inspection on a motion by Chair Myers. Commissioner Valenzuela seconded the motion. Vote: 9-0-1; Commissioner Tollett abstaining.

4. COMMISSION AND STAFF ITEMS

A. Discussion and Possible Action on Committee Reports

A.1. Architectural Review Committee

A.2. Operations Committee

A.3. Grants Committee

A.4. Preservation Plan Committee

MOTION: Authorize Commissioner Heimsath to represent the Historic Landmark Commission to Council at the March 25, 2021 meeting and speak in support of an equity-focused preservation plan, on a motion by Chair Myers. Commissioner Valenzuela seconded the motion. Vote 10-0.

B. Future Agenda Items

ADJOURNMENT Motion by Commissioner Koch. Commissioner Jacob seconded the motion. Vote: 9-0, Chair Myers off the dais.