



HISTORIC LANDMARK COMMISSION

November 19, 2018 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

_____ *Mary Jo Galindo, Chair*

_____ *Emily Reed, Vice Chair*

_____ *Kelly Little*

_____ *Terri Myers*

_____ *Andrew Brown*

_____ *Emily Hibbs*

_____ *Kevin Koch*

_____ *Alex Papavasiliou*

_____ *Blake Tollett*

_____ *Beth Valenzuela*

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.

1. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address items not posted on the agenda.

2. APPROVAL OF MINUTES

A. September 24, 2018

B. October 22, 2018

3. BRIEFINGS, DISCUSSION AND POSSIBLE ACTION

None.

4. PUBLIC HEARINGS

- A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING,
DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC DISTRICT

ZONING APPLICATIONS, AND REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

No cases

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2018-0022 – Postponement requested by applicant 508 E. Mary Street – Mary Street Historic District Council District 9

Proposal: Demolish a ca. 1933 house; construct a new house and detached studio.

Applicant: Austin Express Permits

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

Committee Recommendation: Retain the existing house with its historic character.

Staff Recommendation: Grant the postponement request.

2. LHD-2018-0026 – Discussion 1013 Blanco Street – Castle Hill Historic District Council District 9

Proposal: Construct a two-story rear addition. Replace siding, change window openings, demolish a detached garage.

Applicant: Nick Mehl

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

Committee Recommendation: Retain as much historic window material as possible and minimize the visual impact of the spiral stair and trellis.

Staff Recommendation: Retain the rear portion of the house and hipped roof shape; retain and repair as much historic wood siding as possible; simplify the massing of the addition on the north, and consider cladding the rear part of the addition in wood to match the historic house; minimize the visual impact of the spiral stair and trellis.

3. C14H-2000-0012 – Stanley Homestead Outbuilding - Discussion 1809 Newton Street Council District 9

Proposal: Construct two additional houses on the back of the lot; relocate the outbuilding to avoid the critical root zone of an adjacent tree.

Applicant: Brenda Walton

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

Committee Recommendation: Refer the case to the full Commission for discussion.

Staff Recommendation: Reduce the square footage of the proposed houses to offset the size of the outbuilding and retain the outbuilding in its current location, maintaining the spatial relationship between the historic landmark house and the historic landmark outbuilding.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2018-0052 – Discussion 1002 Charlotte Street – Clarksville Historic District Council District 9

Proposal: Demolish a ca. 1948 house and construct a new house in its place.

Applicant: Priscilla Glover

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district. If the Commission votes to release the permit, then staff

recommends relocation over demolition and completion of a City of Austin Documentation Package. For the proposed new construction, staff recommends encouraging the applicant to revise the plans to be more in keeping with the historic character of the neighborhood. The Commission may comment on and release the plans or request that the applicant return to the Commission for further comments.

2. NRD-2018-0061 – Postponement requested by applicant to December 17, 2018

1204 W. 10th Street – West Line Historic District

Council District 9

Proposal: Demolish a ca. 1918 house.

Applicant: Norma Yancey

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

Staff Recommendation: Grant the postponement request.

3. NRD-2018-0062 – Postponement requested by applicant to December 17, 2018

1206 W. 10th Street – West Line Historic District

Council District 9

Proposal: Demolish a ca. 1910 house.

Applicant: Norma Yancey

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

Staff Recommendation: Grant the postponement request.

4. NRD-2018-0065 – Discussion

2513 Jarratt Avenue – Old West Austin Historic District

Council District 9

Proposal: Demolish a ca. 1940 house.

Applicant: LRH Architecture, LLC

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district; if the Commission approves the permit, then staff recommends relocation over demolition and completion of a City of Austin Documentation Package. The demolition permit will not be released until the Commission reviews and comments on the plans for a replacement structure.

5. NRD-2018-0066 – Discussion

1714 W. 34th Street – Old West Austin Historic District

Council District 10

Proposal: Demolish a ca. 1941 house and construct a new house in its place.

Applicant: Elizabeth Baird

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

Staff Recommendation: Postpone the decision on the demolition permit to December 17, 2018 to allow more research into FHA demonstration homes. If the Commission votes to approve the demolition permit, then staff encourages rehabilitation and adaptive re-use, then relocation over demolition, and the completion of a City of Austin Documentation Package. For the new construction, staff recommends consideration of a more modest one-story design to better integrate with the historic character of the neighborhood.

6. NRD-2018-0067 – Discussion

1602 Wilshire Boulevard – Wilshire Wood Historic District

Council District 9

Proposal: Construct a 2-story house.

Applicant: Forsite Studio

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

Staff Recommendation: Redesign the project with a less prominent garage, more street-facing windows on the two-story portions, and lower height.

7. NRD-2018-0068 – Discussion

1602 Pease Road – Old West Austin Historic District

Council District 9

Proposal: Demolish a ca. 1927 house.

Applicant: Jim Witliff

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay; if the Commission votes to approve the permit, then staff recommends relocation over demolition and the completion of a City of Austin Documentation Package. The permit will not be released until the Commission reviews and comments on the plans for the replacement structure.

8. NRD-2018-0069 – Applicant requests a postponement to December 17, 2018

315-17 E. 6th Street – Sixth Street Historic District

Council District 9

Proposal: Construct a covered rooftop deck.

Applicant: Steve Simon

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

Staff Recommendation: Grant the postponement request.

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

1. HDP-2018-0483 – Discussion

2100 Sharon Lane

Council District 10

Proposal: Demolish a ca. 1940 house.

Applicant: Capital Construction

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

Staff Recommendation: Initiate historic zoning.

2. HDP-2018-0532 – Discussion

1503 Forest Trail – 2014 Enfield Road

Council District 10

Proposal: Demolish a ca. 1935 house.

Applicant: Thomas Schatz

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

Staff Recommendation: Initiate historic zoning.

3. HDP-2018-0555 – Offered for Consent Approval

508 Leland Street

Council District 9

Proposal: Demolish a ca. 1935 house.

Applicant: Southwest Deconstructors

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-2018-0556 – Offered for consent approval

506 Leland Street

Council District 9

Proposal: Demolish a ca. 1934 house.

Applicant: Southwest Deconstructors

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.

5. HDP-2018-0564 – Offered for consent approval

2612 Maria Anna Road

Council District 10

Proposal: Demolish a ca. 1971 house.

Applicant: DAR Construction

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.

6. HDP-2018-0567 – Discussion (Postponement request by staff)

2309 Quarry Road

Council District 10

Proposal: Demolish a ca. 1941 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use or postpone to December 17, 2018 to fully evaluate alternatives to demolition.

7. HDP-2018-0573 – Offered for consent approval

811 West Mary Street

Council District 9

Proposal: Demolish a ca. 1925 house.

Applicant: PSW Homes, LP

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.

8. HDP-2018-0576 – Discussion

2104 Townes Lane

Council District 10

Proposal: Demolish a ca. 1934 house.

Applicant: PSW Homes, LP

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

Staff Recommendation: Initiate historic zoning or postpone to December 17, 2018 to fully evaluate alternatives to demolition.

9. HDP-2018-0578 – Offered for consent approval

3201 Cherrywood Road

Council District 9

Proposal: Demolish a ca. 1953 house.
Applicant: Austin CleanUp and Container
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
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.

10. HDP-2018-0583 – Discussion

911 E. 3rd Street
Council District 3

Proposal: Demolish a ca. 1900 house.
Applicant: Lawrence Broder
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning.

11. HDP-2018-0588 – Discussion (Postponement request by staff)

1712 Walnut Avenue
Council District 1

Proposal: Demolish a ca. 1934 house.
Applicant: James Cole
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to December 17, 2018 to fully evaluate alternatives to demolition.

12. HDP-2018-0592 – Offered for consent approval

1305 Kinney Avenue
Council District 9

Proposal: Demolish a ca. 1955 house.
Applicant: Contract Remodeling Services
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.

13. HDP-2018-0595 – Discussion (Postponement request by staff)

2500 Inwood Place
Council District 10

Proposal: Partial demolition of a ca. 1951 house and construct an ADU.
Applicant: Nick Mehl
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Postpone to December 17, 2018 or initiate historic zoning.

14. HDP-2018-0596 – Offered for consent approval

1902 W. 39th Street
Council District 10

Proposal: Partial demolition of a ca. 1950 house.
Applicant: CTI Management
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive – Offered for Consent

Approval to Maintain the Case on the Agenda

Staff has referred the case to the Law Department.

5. COMMISSION ITEMS

A. COMMITTEE REPORTS

- 1. Certificates 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 512-974-1686, 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; or Andrew Rice, Historic Preservation Planner, at 512-974-1686.