



HISTORIC LANDMARK COMMISSION

January 28, 2019 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

<u>x</u>	<i>Mary Jo Galindo, Chair</i>	<u>x</u>	<i>Kelly Little</i>
<u>x</u>	<i>Emily Reed, Vice Chair</i>	<u>x</u>	<i>Terri Myers</i>
_____	<i>Andrew Brown</i>	<u>x</u>	<i>Alex Papavasiliou</i>
_____	<i>Emily Hibbs</i>	_____	<i>Blake Tollett</i>
<u>x</u>	<i>Kevin Koch</i>	<u>x</u>	<i>Beth Valenzuela</i>

NOTES ON HISTORIC LANDMARK COMMISSION MEETINGS

- 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.
- 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.
- 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.
- 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.

Robin Soto – Flower Hill

Jim Christianson – Tax abatement and exemptions

2. APPROVAL OF MINUTES

A. December 17, 2018

MOTION: Approve items B1, B2, C7, C8, D1, D3, D4, D6, D8, D10, and D11 on the consent agenda by Reed, Koch seconds. Vote: 7-0.

MOTION: Postpone items 2A, B4, C2, C3, C10, D9, and E1 to the February 25, 2019 meeting on the consent postponement agenda by Koch, Valenzuela seconds. Vote: 7-0.

MOTION: Postpone item C.1 on the discussion postponement agenda by Koch, Myers seconds. Vote: 7-0.

MOTION: Remove item D8 from the consent agenda by Koch, Reed seconds. Vote: 7-0.

3. BRIEFINGS, DISCUSSION AND POSSIBLE ACTION

No briefings

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

1. C14H-2018-0151 – Cisco’s Bakery - Discussion

1511 E. 6th Street

Council District 3

Applicant: Ogee Preservation, LLC

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor:

Haley Wilcox

MOTION: Close the public hearing by Papavasiliou, Koch seconds. Vote: 7-0.

MOTION: Recommend historic zoning by Koch, Valenzuela. Vote: 7-0.

2. C14H-2006-0015 – Herblin-Shoe House – Discussion

Zoning case number C14-2018-0120

712 W. 16th Street

Council District 9

Proposal: Rezone from SF-3-H to GO-MU-H-CO

Applicant: Victoria Haase, Thrower Design

City Staff: Scott Grantham, Planning and Zoning Department, 974-3574

Staff Recommendation: Recommend the proposed zoning change. The change of use from a residence to offices for the Austin Bar Association will not detract from the historic character of the property and is therefore in keeping with the Secretary of the Interior’s Standard to use a building in a way that is compatible with its historic use and that will not require inappropriate modifications.

Speakers in favor:

Victoria Haase

Speakers opposed:

Paul Gosselink

Rebuttal:

Victoria Haase

MOTION: Close the public hearing by Reed, Myers seconds. Vote: 7-0.

MOTION: Recommend proposed zoning change per staff recommendation by Papavasiliou, Little seconds. Vote: 6-0-1, Myers abstains.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1974-0022 – Offered for consent approval

Goodman Building, 202 W. 13th Street

Council District 9

Proposal: Infill two windows on the west wall, strip off paint, restore masonry, and repoint where needed.

Applicant: Mid-Continental Restoration Company, Inc.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed
Staff Recommendation: Approve as proposed with the condition that the applicant photo-document the existing historic sign painting on the west wall before removing it.

MOTION: Approve item B1 by Reed, Koch seconds. Vote: 7-0.

2. C14H-1978-0029 – Offered for consent approval

Weisiger-White House, 4104 Avenue F

Council District 9

Proposal: Construct a two-story rear addition; add a front porch railing; demolish a rear accessory building built ca. 1963.

Applicant: Carissa Slater

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

Committee Recommendation: Approve the project.

Staff Recommendation: Approve the project.

MOTION: Approve item B2 by Reed, Koch seconds. Vote: 7-0.

3. LHD-2019-0001 – Discussion

508 E. Mary Street – Mary Street Historic District

Council District 9

Proposal: Rehabilitate and relocate the first 15 feet of a contributing building forward on the lot, construct a rear addition, and construct a 2-story accessory building.

Applicant: Stefan Peana

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

Committee Recommendation: The committee was supportive of relocating the house forward on the lot and reconstructing the enclosed front entry.

Staff Recommendation: Postpone the case to the February 25, 2019 commission meeting and request additional information as described in staff report; recommend that the applicant attend a Certificate of Appropriateness Review Committee meeting to discuss the rear addition and accessory building.

Speakers in favor:

Drew Randall

Kathleen Peana

Speakers opposed:

Gretchen Otto

James Bilodeau

Karen Creps

Angela Reed

Rebuttal:

Kathleen Peana

MOTION: Close the public hearing by Reed, Papavasiliou seconds. Vote: 7-0

MOTION: Postpone to the February 25, 2019 meeting and require that the applicant attend a Certificate of Appropriateness meeting before returning to the full Commission by Reed, Myers seconds. Vote: 7-0.

**4. LHD-2018-0031 – Postponement requested by applicant to February 25, 2019
1406-1410 W. 9th Street – Smoot/Terrace Park Historic District
Council District 9**

Proposal: Rehabilitate contributing buildings; construct new buildings.

Applicant: Bryan Cumby

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

Committee Recommendation: Revise the plans to be more compatible with the neighborhood character.

Staff Recommendation: Grant the postponement request.

MOTION: Postpone item B4 to the February 25, 2019 meeting by Koch, Valenzuela seconds. Vote: 7-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

**1. NRD-2018-0052 – Offered for postponement at staff's request
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

Committee Recommendation: Retain the existing building. Redesign the new building with a more compatible design. No changes have been made to the proposed plans.

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.

Speakers in favor:

Priscilla Glover

MOTION: Close the public hearing by Koch, Valenzuela seconds. Vote: 7-0

MOTION: Postpone the case by Koch, Myers seconds. Vote: 7-0.

**2. NRD-2018-0061 – Postponement requested by applicant to February 25, 2019
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.

MOTION: Postpone item C2 to the February 25, 2019 meeting by Koch, Valenzuela seconds. Vote: 7-0.

**3. NRD-2018-0062 – Postponement requested by applicant to February 25, 2019
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.

MOTION: Postpone item C3 to the February 25, 2019 meeting by Koch, Valenzuela seconds. Vote: 7-0.

4. NRD-2018-0068 – Discussion

**1602 Pease Road – Old West Austin Historic District
Council District 9**

Proposal: Demolish a ca. 1927 house.
Applicant: Michael Whellan
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.

Speakers in favor:

Michael Whellan

Maggie Dean, reading a letter from Cheryl Wheeler

James Stachelek, reading letters from Diego Mendez and Bill and Anne Boone

Tom Ricks

Speakers opposed:

Jim Christianson

Sinclair Black

Rebuttal:

Michael Whellan

MOTION: Close the public hearing on a motion by Papavasiliou, Valenzuela seconds. Vote: 7-0.

MOTION: Release the permit per staff recommendation by Papavasiliou, Reed seconds. Vote: 1-6, Papavasiliou in favor.

MOTION: Postpone item C4 to the February 25, 2019 meeting by Koch, Reed seconds. Vote: 6-1, Papavasiliou opposed.

5. NRD-2018-0071 – Discussion

**1808 W. 6th Street – West Line Historic District
Council District 9**

Proposal: Demolish a ca. 1917 house.
Applicant: Syllabus Partners LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

Speakers in favor:

Jim Lindsay

Peter Pfeiffer

Mary Jane Parker

Sharon Miller

Courtney Freedman

Mark Kirkpatrick

Bill Kelso

Speakers opposed:

Erin Thomson

Rosemary Merriam

MOTION: Close the public hearing by Myers, Koch. Vote: 7-0.

MOTION: Release the permit per staff recommendation by Papavasiliou, Koch seconds. Vote: 7-0.

6. NRD-2018-0084 – Discussion

3005 Funston Street – Old West Austin Historic District

Council District 10

Proposal: Demolish a ca. 1949 house.

Applicant: Barron Custom Design LLC

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.

MOTION: Close the public hearing by Reed, Papavasiliou seconds. Vote: 6-0, Valenzuela off the dais.

MOTION: Release the permit per staff recommendation by Reed, Myers seconds. Vote: 6-0, Valenzuela off the dais.

7. NRD-2018-0085 – Offered for consent approval

2513 Jarratt Avenue – Old West Austin Historic District

Council District 9

Proposal: Construct a new 2-story house.

Applicant: LRH Architecture, LLC

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

Committee Recommendation: Comment on and release the plans.

Staff Recommendation: Comment on and release the plans.

MOTION: Approve item C7 on a motion by Reed, Koch seconds. Vote: 7-0.

8. NRD-2019-0002 – Offered for consent approval

3104 Glenview Avenue – Old West Austin Historic District

Council District 10

Proposal: Replace non-original siding and windows and enlarge primary entrance opening.

Applicant: Kitchen Bath and Commercial Service LLC

City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, then relocation over demolition, and the completion of a City of Austin Documentation Package. Comment on and release the new plans.

MOTION: Approve item C8 on a motion by Reed, Koch seconds. Vote: 7-0.

9. NRD-2019-0003 – Discussion

**1705 W. 30th Street – Old West Austin Historic District
Council District 10**

Proposal: Demolish a ca. 1948 house and construct a new one-story house.

Applicant: Norma Yancey

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

Committee Recommendation: Reduce the depth of the eaves; approve the plans.

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, then relocation over demolition. If the Commission votes to release the permit, then staff recommends completion of a City of Austin Documentation Package and commenting on and releasing the proposed plans.

Speakers in favor:

Norma Yancey

No speakers opposed.

MOTION: Close the public hearing by Koch, Little seconds. Vote: 7-0.

MOTION: Release the demolition permit with comments per staff recommendation by Koch, Myers seconds. Vote: 7-0.

10. NRD-2019-0004 – Postponement requested by applicant to February 25, 2019

**905 Maufrais Street –West Line Historic District
Council District 9**

Proposal: Rehabilitate a contributing building, replace windows and siding, and construct a lower-level addition.

Applicant: Emily Hoes

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

Staff Recommendation: Grant the postponement request.

MOTION: Postpone item C10 to the February 25, 2019 meeting by Koch, Valenzuela seconds. Vote: 7-0.

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

1. HDP-2018-0588 – Offered for consent approval

**1712 Walnut Avenue
Council District 1**

Proposal: Demolish a ca. 1939 house.

Applicant: Thomas Schatz

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

Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use of the house, as the house represents a very intact example of an identifiable housing type in

Austin and the homes of the African-American working class, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package

MOTION: Approve item D1 on a motion by Reed, Koch seconds. Vote: 7-0.

2. HDP-2018-0648 – Discussion

1200 Montopolis Drive

Council District 3

Proposal: Demolish a ca. 1964 recreation center.

Applicant: Joseph Alderete

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

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

MOTION: Close the public hearing on a motion by Koch, Valenzuela seconds. Vote 7-0.

MOTION: Release the demolition permit per staff recommendation and to encourage discussion of placing a plaque on the new site by Valenzuela, Reed seconds. Vote: 7-0.

3. HDP-2018-0650 – Offered for consent approval

2804 San Pedro Street

Council District 9

Proposal: Relocate a house to outside the city limits.

Applicant: Blue Moon Builders

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

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

MOTION: Approve item D3 on a motion by Reed, Koch seconds. Vote: 7-0.

4. HDP-2018-0652 – Offered for consent approval

2802 San Pedro Street

Council District 9

Proposal: Relocate a ca. 1921 house to outside the city limits,

Applicant: Blue Moon Builders

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

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

MOTION: Approve item D4 on a motion by Reed, Koch seconds. Vote: 7-0.

5. HDP-2018-0621 – Discussion

7 Green Lanes

Council District 9

Proposal: Alterations to a ca. 1964 house and landscaping elements.

Applicant: Webber Studio, Inc.

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

Committee Recommendation: Preserve the historic look of the entry steps, though other material is acceptable.

Staff Recommendation: Approve the project.

Speakers in favor:

David Webber

No speakers opposed.

MOTION: Close the public hearing by Papavasiliou, Koch seconds. Vote: 7-0.

MOTION: Approve the partial demolition permit per staff recommendation by Koch, Papavasiliou seconds. Vote: 7-0.

6. HDP-2018-0655 – Offered for consent approval

3006 Oak Haven Drive

Council District 5

Proposal: Demolish a ca. 1956 house.

Applicant: Fannin Investments

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.

MOTION: Approve item D6 on a motion by Reed, Koch seconds. Vote: 7-0.

7. HDP-2018-0663 – Discussion

3204 Bridle Path

Council District 10

Proposal: Demolish a ca. 1940 house.

Applicant: Benjamin Polidore

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.

No speakers in favor.

Speakers opposed:

Tom Boyd

Jim Christianson

MOTION: Close the public hearing by Koch, Papavasiliou seconds. Vote: 7-0.

MOTION: Extend the meeting past 10:00 pm by Papavasiliou, Koch seconds. Vote: 7-0.

MOTION: Postpone to the February 25, 2019 meeting by Koch, Valenzuela seconds. Vote: 7-0.

8. HDP-2018-0665 – Discussion

1411 Haskell Street

Council District 3

Proposal: Demolish a ca. 1936 house.

Applicant: Ian Ellis, Matt Fajkus Architecture

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.

No speakers in favor.

Speakers opposed:
Carmen Scofield

MOTION: Close the public hearing by Koch, Myers seconds. Vote: 7-0.

MOTION: Release the permit per staff recommendation by Koch, Reed seconds. Vote: 7-0.

9. HDP-2018-0673 – Offered for postponement at staff's request

1400 Winsted Lane

Council District 10

Proposal: Demolish a ca. 1940 house.

Applicant: Venture Four Architects

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

Staff Recommendation: Postpone to February 25, 2019 to fully evaluate alternatives to demolition.

MOTION: Postpone item D9 to the February 25, 2019 meeting by Koch, Valenzuela seconds. Vote: 7-0.

10. HDP-2018-0678 – Offered for consent approval

1909 Willow Street

Council District 3

Proposal: Demolish a ca. 1917 house.

Applicant: Eastside Construction Company LLC

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.

MOTION: Approve item D10 on a motion by Reed, Koch seconds. Vote: 7-0.

11. HDP-2019-0009 – Offered for consent approval

4404 Rosedale Avenue

Council District 10

Proposal: Demolish a ca. 1935 house.

Applicant: Josh Rash

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a postponement to fully evaluate alternatives to demolition, as this house would be contributing to a potential historic district in the Rosedale neighborhood, but release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve item D11 on a motion by Reed, Koch seconds. Vote: 7-0.

12. HDP-2018-0701 – Postponement request by applicant to February 25, 2019

1183 Chicon Street

Council District 1

Proposal: Demolish three shotgun houses.

Applicant: Delta Permitting

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

Staff Recommendation: Grant the postponement request.

APPLICATION WITHDRAWN

13. HDP-2018-0682 – 1131 Tillery Street – withdrawn by staff. No action necessary.

14. HDP-2018-0706 – 2208 Euclid Avenue – withdrawn by staff. No action necessary.

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.

MOTION: Postpone item E1 to the February 25, 2019 meeting by Koch, Valenzuela seconds. Vote: 7-0.

5. COMMISSION ITEMS

A. COMMITTEE REPORTS

1. Certificate of Appropriateness Review Committee
2. Operations Committee
3. Grants Committee
4. Preservation Plan Committee

B. FUTURE AGENDA ITEMS

1. Deconstruction of 1013 Blanco Street

ADJOURNMENT

MOTION: Adjourn the meeting by Valenzuela, Koch seconds. Vote 7-0.

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.