



HISTORIC LANDMARK COMMISSION

April 22, 2019 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

COMMISSION MEMBERS:

____ *Emily Reed, Vice Chair*
____ *Witt Featherston*
____ *Ben Heimsath*
____ *Emily Hibbs*
____ *Kevin Koch*
____ *Mathew Jacob*

____ *Kelly Little*
____ *Terri Myers*
____ *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. March 25, 2019

3. BRIEFINGS, DISCUSSION, AND POSSIBLE ACTION

Sharing of the Feasibility Study for Storefront Rehabilitation Incentives for Downtown Historic Commercial Buildings

4. PUBLIC HEARINGS

- A. DISCUSSION AND 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-2018-0673 – Leach-Smith House

1400 Winsted Lane

Council District 10

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning if the Commission is comfortable with the criterion for historical association being met with only a 2-year span during the historic period.

2. C14H-2019-0063 – Robertson/Stuart & Mair Historic District – Postponement request by staff to allow for re-noticing of the case

Roughly bounded by E. 10th, Lydia, E. 9th, Navasota, E. 8th, Embassy, E. 9th, and San Marcos streets

Council District 1

Applicant: Guadalupe Association for an Improved Neighborhood

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

Staff Recommendation: Grant the postponement request.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2018-0031 – Postponement request by the applicant to May 20, 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.

2. C14H-2010-0023 – Offered for consent approval

Knippa-Huffman House, 2414 Harris Boulevard

Proposal: Construct a carport.

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

3. C14H-1994-0018 – Offered for consent approval

David C. Parker Property, 2404 Rio Grande Street

Council District 9

Proposal: Construct a rear building.

Applicant: 2404 Rio Grande LP

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

Committee Recommendation: Lighten the colors and approve.

Staff Recommendation: Approve as proposed.

4. C14H-1974-0028 – Discussion

Moonlight Towers, various locations

Council Districts 1 and 9

Proposal: Restore 12 towers, including replacement of leg and horizontal members as needed with milled steel parts.

Applicant: Austin Energy

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the replacement member proposal and authorize staff to administratively approve the restoration strategy.

5. LHD-2019-0001 – Offered for consent approval

508 E. Mary Street – Mary Street Historic District

Council District 9

Proposal: Rehabilitate and relocate a contributing building forward and construct a rear addition and two-story accessory building.

Applicant: Stefan Peana

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

Committee Recommendation: Support relocation of the house and reconstruction of the front entry; retain character-defining features of the house, including existing windows.

Staff Recommendation: Approve the project.

6. LHD-2019-0011 – Discussion

602 Highland Avenue – Smoot/Terrace Park Historic District

Council District 9

Proposal: Construct auxiliary apartment behind a contributing house.

Applicant: Hayden Homes

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

Committee Recommendation: Ensure that roof form is not visible from the street; add a porch; retain board-and-batten siding.

Staff Recommendation: Apply Committee recommendations, and consider regular fenestration patterns and dimensions.

7. LHD-2019-0012 – Discussion

703 Oakland Avenue – Smoot/Terrace Park Historic District

Council District 9

Proposal: Demolish a ca. 1938 contributing building.

Applicant: Hayden Homes

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Deny the application; encourage applicant to consider other solutions that meet the district's design standards.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2019-0004 – Postponement request by the applicant to May 20, 2019

905 Maufrais Street – West Line National Register 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.

2. **NRD-2019-0021 – Offered for consent approval**
605 Baylor Street – West Line National Register Historic District
Council District 9
Proposal: Demolish a contributing ca. 1915 duplex now used for office space.
Applicant: Green Civil Design
City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686
Staff Recommendation: Postpone to May 20, 2019 to fully evaluate alternatives to demolition.
3. **NRD-2019-0022 – Offered for consent approval**
1014 Gaston Avenue – Old West Austin National Register Historic District
Council District 9
Proposal: Alter window and door openings.
Applicant: K H Design LLC
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Comment on and release the plans.
4. **NRD-2019-0023 – Discussion**
2105 Newfield Lane – Old West Austin National Register Historic District
Council District 9
Proposal: Demolish a contributing building; construct a new house.
Applicant: Moontower, LLC
City Staff: Kalan Contreras, Historic Preservation Office, 974-2727
Staff Recommendation: Apply Committee recommendations. Additionally, consider eliminating the metal siding from the new design, adding regular fenestration patterns and divided-light windows, and simplifying the roof form throughout.
5. **NRD-2019-0024 – Offered for consent approval**
1602 Wilshire Boulevard – Wilshire National Register Historic District
Council District 9
Proposal: Construct a new house.
Applicant: Forsite Studio, LLC
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Comment on and release the plans.
6. **SB-2019-022563 – Discussion**
607 Congress Avenue – Congress Avenue National Register Historic District
Council District 9
Proposal: Install two signs.
Applicant: Capital Architectural Signs
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Encourage the applicant to use only one sign.

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

1. **HDP-2019-0090 – Discussion**
1603 Willow Street
Council District 3
Proposal: Demolish a ca. 1902 house.

Applicant: Geoff Reilert
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit due to the condition of the house.

2. HDP-2019-0124 – Offered for postponement by staff

1201 Azie Morton Road
Council District 10

Proposal: Demolish a ca. 1952 house.

Applicant: Joe L. Joseph

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

Staff Recommendation: Postpone to May 20, 2019 to fully evaluate alternatives to demolition.

3. HDP-2019-0136 – Offered for postponement by staff

1800 Schulle Avenue
Council District 10

Proposal: Demolish a ca. 1949 house.

Applicant: DAR Construction

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

Staff Recommendation: Postpone to May 20, 2019 to fully evaluate alternatives to demolition.

4. HDP-2019-0138 – Offered for postponement by staff

1903 New York Avenue
Council District 1

Proposal: Demolish a ca. 1894 house.

Applicant: DAR Construction

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

Staff Recommendation: Either initiate historic zoning or postpone to May 20, 2019 to fully evaluate alternatives to demolition.

5. HDP-2019-0148 – Offered for consent approval

3903 Petes Path
Council District 10

Proposal: Demolish a ca. 1949 house.

Applicant: Paradisa Homes, LLC

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

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-2019-0149 – Offered for consent approval

807 W. Mary Street
Council District 9

Proposal: Demolish a ca. 1928 house.

Applicant: Paradisa Homes, LLC

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

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.

7. HDP-2019-0154 – Offered for consent approval

1912 W. 38th Street

Council District 10

Proposal: Demolish a ca. 1948 house.

Applicant: Dawson Lupul Builders

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

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-2019-0161 – Offered for consent approval

1103 Clermont Avenue

Council District 3

Proposal: Demolish a ca. 1938 house.

Applicant: L. S. Johnston Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

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.

9. HDP-2019-0174 – Offered for consent approval

2016 E. Cesar Chavez Street

Council District 3

Proposal: Demolish a ca. 1929 house.

Applicant: Glen Coleman

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

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-2019-0175 – Offered for consent approval

2008 E. Cesar Chavez Street

Council District 3

Proposal: Demolish a ca. 1923 house.

Applicant: Glen Coleman

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

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.

11. HDP-2019-0181 – Offered for consent approval

2012 E. Cesar Chavez Street

Council District 3

Proposal: Demolish a ca. 1927 house.

Applicant: Glen Coleman

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

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.

12. HDP-2019-0178 – Withdrawn by staff; no action necessary

7 Green Lanes

Council District 9

13. HDP-2019-0179 – Offered for consent approval

2202 E. 12th Street, Building A

Council District 1

Proposal: Rehabilitate house; construct a two-story rear addition.

Applicant: Kamran Najibfard

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

Staff Recommendation: Approve the project.

14. HDP-2019-0180 - Discussion

220 Comal Street

Council District 3

Proposal: Demolish a ca. 1922 neighborhood grocery store.

Applicant: Ponciano Morales III

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

Staff Recommendation: Initiate historic zoning or postpone to May 20, 2019 to fully evaluate alternatives to demolition.

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 filed a code complaint.

F. 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 for properties which are recommended for approval because they have passed the annual inspection and properties which are not recommended for approval because they have failed the annual inspection.

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. Initiation of a demolition by neglect case for the I.Q Hurdle House, C14H-2003-0005 – 1416 E. 12th Street.**

6. ELECTION OF OFFICERS

- 7. DISCUSSION AND POSSIBLE ACTION on the appointment of a Commission Member to the Downtown Commission.**

- 8. DISCUSSION AND POSSIBLE ACTION on the nomination of the Roberts Clinic, 1174 San Bernard Street, to the National Register of Historic Places.**

9. 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; Kalan Contreras, Senior Planner, at 512-974-2727; or Andrew Rice, Historic Preservation Planner, at 512-974-1686.