



## HISTORIC LANDMARK COMMISSION

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

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2<sup>nd</sup> Street

Austin, Texas

### COMMISSION MEMBERS:

|  |                                |
|--|--------------------------------|
| _____ <i>Emily Reed, Chair</i>           | _____ <i>Kelly Little</i>      |
| _____ <i>Beth Valenzuela, Vice Chair</i> | _____ <i>Terri Myers</i>       |
| _____ <i>Ben Heimsath</i>                | _____ <i>Alex Papavasiliou</i> |
| _____ <i>Emily Hibbs</i>                 | _____ <i>Blake Tollett</i>     |
| _____ <i>Kevin Koch</i>                  | _____ <i>Witt Featherston</i>  |
| _____ <i>Mathew Jacob</i>                |                                |

### 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. June 24, 2019

#### 3. BRIEFINGS, DISCUSSION, AND POSSIBLE ACTION

A. Heritage Grant Program

By Cara Bertron, Historic Preservation Office

#### 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-2019-0180 – Tuke-Lyon Store – Discussion**

**220 Comal Street**

**Council District 3**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning.

**2. Un-numbered – Prince of Peace Lutheran Church – Discussion**

**1711 E. Oltorf Street**

**Council District 3**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Initiate historic zoning.

**3. HDP-2018-0192 – Herrera House – Discussion**

**1805 E. 3<sup>rd</sup> Street**

**Council District 3**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning.

**4. HDP-2019-0318 – 1216 E. 7<sup>th</sup> Street – Discussion**

**1216 E. 7<sup>th</sup> Street**

**Council District 1**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Staff believes the house qualifies as a historic landmark but defers to the Commission in making the recommendation for historic zoning based upon the proposed addition and the unwillingness of the owner to seek historic zoning for the property at this time.

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

**1. C14H-2000-0002 – Postponement request by the applicant to August 26, 2019**

**Royal Arch Masonic Lodge, 311 W. 7<sup>th</sup> Street**

**Council District 9**

Proposal: Construct a high-rise addition and restore the historic building.

Applicant: Emily Little and Brett Rohde

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

Committee Recommendation: Lighten the appearance of the tower, provide a greater break between the existing building and the proposed tower, and provide a detailed structural bracing plan for the protection of the historic building during construction. The applicant has complied with the recommendations of the Committee.

Staff Recommendation: Grant the postponement request.

**2. C14H-2003-0005 – Offered for Consent Approval**

**I.Q. Hurdle House, 1416 E. 12<sup>th</sup> Street**

**Council District 1**

Proposal: Update on repairs to the building.

Applicant: Pam Madere, agent

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

Committee Recommendation: The Committee took in information that the contractor has secured the building and is evaluating the condition of the wood. The applicant has selected a preservation architect to manage the restoration effort on this house.

Staff Recommendation: Receive the update and make any recommendations at this stage of the project.

**3. LHD-2019-0020 – Discussion**

**305 W. 45<sup>th</sup> Street – Hyde Park Historic District**

**Council District 9**

Proposal: Construct a second-story rear addition.

Applicant: Mike Symoniec

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

Committee Recommendation: Design the addition to have a shallower roof pitch; reduce the addition's height as much as possible. The applicant has modified his design to address the Committee's recommendations.

Staff Recommendation: Approve as proposed.

**4. LHD-2019-0021 – Offered for Consent Approval**

**610 Baylor Street – Castle Hill Historic District**

**Council District 9**

Applicant: Tere O'Connell

Proposal: Restore historic house; add dormers, a skylight, and rear deck.

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

**5. LHD-2019-0023 – 607 Oakland Avenue – Pulled by staff, no action required.**

**C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

**1. NRD-2019-0023 – Recommended for postponement by staff**

**2105 Newfield Lane – Old West Austin National Register Historic District**

**Council District 9**

Proposal: Demolish a ca. 1940 contributing house and replace with new construction.

Applicant: Moontower, LLC

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

Staff Recommendation: Postpone the public hearing until the August 26, 2019 meeting, as the proposal requires removal of a contributing building in a National Register historic district. If the Commission decides to approve the demolition permit, require completion of a City of Austin Documentation Package, then comment on and release the plans for new construction.

**2. NRD-2019-0036 – Offered for consent approval**

**2205 A Lane – Old West Austin National Register Historic District**

**Council District 9**

Proposal: Expand second-floor dormers and add new dormers; enlarge some window openings; replace some windows.

Applicant: John Barnhill

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

Staff Recommendation: Comment on and release the permit upon completion of a City of Austin Documentation Package.

**3. NRD-2019-0038 – Offered for consent approval**

**906 Maufrais Street – West Line National Register Historic District  
Council District 9**

Proposal: Construct a two-story accessory dwelling unit at the rear of the property.

Applicant: Becky Jeanes

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

Staff Recommendation: Comment on and release the permit.

**4. NRD-2019-0039 – Offered for consent approval**

**3000 Funston Street – Old West Austin National Register Historic District  
Council District 10**

Proposal: Construct a two-story residence.

Applicant: Rebecca Kennedy

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

Staff Recommendation: Comment on and release the permit.

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

**1. HDP-2019-0188 – Offered for Consent Approval**

**1308 E. 13<sup>th</sup> Street**

**Council District 1**

Proposal: Demolish a ca. 1906 house.

Applicant: Guardian Custom Builders

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.

**2. HDP-2019-0251 – Offered for consent approval**

**1410 E. Cesar Chavez Street**

**Council District 3**

Proposal: Demolish a ca. 1909 house.

Applicant: 900 Rio Properties

City Staff: Kalan Contreras, Historic Preservation Office, 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.

**3. HDP-2019-0252 – Offered for consent approval**

**1408 E. Cesar Chavez Street**

**Council District 3**

Proposal: Demolish a ca. 1910 house.

Applicant: 900 Rio Properties

City Staff: Kalan Contreras, Historic Preservation Office, 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.

**4. HDP-2019-0327 – Offered for consent approval**

**1005 S. 3<sup>rd</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1937 house and rear accessory structured.

Applicant: SE Builds, LLC

City Staff: Kalan Contreras, Historic Preservation Office, 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.

**5. HDP-2019-0337 – Offered for consent approval**

**602 W. 7<sup>th</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1913 building.

Applicant: Precision Demolition

City Staff: Kalan Contreras, Historic Preservation Office, 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.

**6. HDP-2019-0348 – Offered for consent approval**

**1710 Poquito Street**

**Council District 1**

Proposal: Relocate a ca. 1931 house to Bastrop, Texas.

Applicant: Stallion Funding

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

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

Documentation Package.

**7. HDP-2019-0357 – Offered for consent approval**

**2307 Newfield Lane**

**Council District 9**

Proposal: Demolish a ca. 1954 house.

Applicant: Pecan Valley Homes

City Staff: Kalan Contreras, Historic Preservation Office, 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.

**8. HDP-2019-0370 – Offered for consent approval**

**1203 Bouldin Avenue**

**Council District 9**

Proposal: Demolish a ca. 1939 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.

**9. HDP-2019-0378 – Offered for consent approval**

**1804 E. 14<sup>th</sup> Street**

**Council District 1**

Proposal: Demolish a ca. 1947 house.

Applicant: Pecan Valley Homes

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.

**10. HDP-2019-0380 – Offered for consent approval**

**2110 Travis Heights Boulevard**

**Council District 9**

Proposal: Partially demolish and construct additions to a ca. 1938 house and ADU.

Applicant: EEF Custom Homes

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

Staff Recommendation: Encourage the applicant to consider design revisions to the main house addition in order to enhance the project's sensitivity to the existing historic fabric of the building, including revisions to materials, scale, and setback, and to use the existing style and materials of the ADU as the basis for constructing an addition that is compatible with the historic structures on the lot, then either postpone to August 26, 2019 or release the permit upon completion of a City of Austin Documentation Package.

**11. HDP-2019-0339 – Offered for consent approval**

**1504 E. 13<sup>th</sup> Street**

**Council District 1**

Proposal: Partially demolish a ca. 1904 house to construct additions.

Applicant: Studio 512

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

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

**12. HDP-2019-0379 – 1109 Travis Heights Boulevard – Pulled by staff; no action required.**

**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.

**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. Un-numbered**

**1705 Haskell Street – Rendon House**

**Council District**

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

Staff Recommendation: Place the item on the August 26, 2019 agenda to consider initiating historic zoning.

## **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.