



HISTORIC LANDMARK COMMISSION

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

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

COMMISSION MEMBERS:

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

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.

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.

1. APPROVAL OF MINUTES

A. September 23, 2019

2. BRIEFINGS, DISCUSSION, AND POSSIBLE ACTION

None

3. 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. **Un-numbered – Prince of Peace Lutheran Church – Withdrawn by staff**
1711 E. Oltorf Street
Council District 3
2. **HDP-2019-0394 – Heflybower House - Discussion**
704 W. 22nd Street
Council District 9
Proposal: Demolish a ca. 1880 house.
Applicant: Mike McHone
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning under the criteria for architecture and historical association.
3. **HDP-2019-0401 – Rendon House - Discussion**
1705 Haskell Street
Council District 3
Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning under the criteria for historical association and community value.
4. **C14H-2019-0128 – Richard Overton House – Discussion**
2011 Hamilton Avenue
Council District 1
Applicant: Historic Landmark Commission upon request by Volma Overton, Jr.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning under the criteria for architecture, historical associations, and community value.
5. **C14H-1994-0019 – Steussy-Skinner House – Discussion**
1705 Nueces Street
Council District 9
Proposal: Remove historic zoning incorrectly applied to the 1705 Nueces Street Condominium lot.
Applicant: City of Austin
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend the removal of historic zoning from the 1705 Nueces Condominium lot.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **C14H-2000-0002 – Discussion**
Royal Arch Masonic Lodge, 311 W. 7th 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, provide a detailed structural bracing plan for the protection of the historic building during construction, and provide sightlines from all angles to evaluate the impact of the tower proportionally on the historic landmark structure. Don't make the tower too busy.
Staff Recommendation: Approve as proposed.

2. C14H-2003-0005 – Offered for consent approval

I.Q. Hurdle House, 1416 E. 12th 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. C14H-1977-0034 - Discussion

Ben Pillow House, 1403 W. 9th Street

Council District 9

Proposal: Construct a new steel perimeter fence that will be covered with vines and install a new front porch light.

Applicant: Victoria Haase, Thrower Design

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the fence as proposed; deny the front porch light and recommend something more traditional in keeping with the historic character of the house.

4. C14H-2007-0040 - Discussion

Parrish-Fleming House, 1410 Northwood Road

Council District 9

Proposal: Install new windows.

Applicant: John Robert Ball, owner

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

Committee Recommendation: Installing 6:6 windows is not appropriate. The windows have already been replaced.

Staff Recommendation: No specific recommendation apart from that the Commission should take some action regarding the non-permitted replacement of all the windows in the house.

5. C14H-1979-0013 – Discussion

Green Pastures, 811 W. Live Oak Street

Council District 9

Proposal: Construct a new hotel building on the site.

Applicant: Hannah LeHeup and George Wilcox, Clayton and Little, Architects

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

Committee Recommendation: Make the design of the new building reference the historic building and the site; design the new building to have more of a residential character.

Staff Recommendation: Staff must agree with the Committee's recommendation to design a new building with a much more residential feel, scale, and massing for this site.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2019-0046 – Offered for consent approval

**1706 Hartford Road – Old West Austin National Register Historic District
Council District 9**

Proposal: Construct a 2-story house.

Applicant: Todd Bennett

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

Committee Recommendation: Move the garage from the front façade; reduce the amount of glass.

Staff Recommendation: Encourage the applicant to follow Committee recommendations, design the front elevation to have a more regular pattern of window openings, and continue the gabled roof form for the whole building, then release the permit.

2. NRD-2019-0053 – Offered for consent approval

**904 Robertson Street – West Line National Register Historic District
Council District 9**

Proposal: Rebuild 2-story additions to a 2-story, ca. 1920 house moved onto the lot in 1954. Replace roof. Reconfigure and replace windows. Remove decorative elements.

Applicant: Luci Gallahan

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

Committee Recommendation: Retain original fenestration patterns and keep the original door and brackets as they are features which define the architectural character of the house; since teardrop siding was probably the original material on the house, use it uniformly on the house; use asphalt shingles rather than a metal roof.

Staff Recommendation: Concur with the Committee's recommendations, provide additional comments, if any, then release the permit.

3. NRD-2019-0054 – Offered for consent approval

**1619 Waterston Avenue – West Line National Register Historic District
Council District 9**

Proposal: Demolish a ca. 1935 house and detached garage apartment.

Applicant: Michael Hsu Design Office

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the primary building, but release the demolition permit upon completion of a City of Austin Documentation Package and the Commission's review of the plans for the replacement structure.

4. NRD-2019-0057 – Offered for consent approval

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

Proposal: Construct 1- and 2-story additions to a ca. 1930 house, replacing a ca. 1979 addition and a portion of the rear of the original house.

Applicant: Becky Jeanes

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

Staff Recommendation: Comment on and release the plans.

5. NRD-2019-0058 – Offered for consent approval

**1700 W. 31st Street – Old West Austin National Register Historic District
Council District 9**

Proposal: Demolish a ca. 1947 residence and ca. 1950 detached garage and construct a new residence.

Applicant: Waterloo Permits, LLC

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

Committee Recommendation: Add eaves to new design. Use aluminum-clad wood for windows.

Staff Recommendation: Comment on and release the permit for new construction.

Encourage rehabilitation and adaptive re-use of the primary building, but release the demolition permit upon completion of a City of Austin Documentation Package.

6. NRD-2019-0059 – Offered for consent approval

**2616 Harris Boulevard – Old West Austin National Register Historic District
Council District 9**

Proposal: Partially demolish a ca. 1938 garage and add a second story apartment.

Applicant: J.C. Schmeil

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

Staff Recommendation: Comment on and release the permit.

7. NRD-2019-0060 – Offered for consent approval

**1808 W. 8th Street – West Line National Register Historic District
Council District 9**

Proposal: Construct an addition and add a carport to a ca. 1920 house and ca. 1944 secondary structure.

Applicant: Trey Farmer

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

Committee Recommendation: Consider potential viewpoints from street level. Consider horizontal cladding for areas seen from the street.

Staff Recommendation: Comment on and release the permit.

8. NRD-2019-0061 – Discussion

**1716 W. 34th Street – Old West Austin National Register Historic District
Council District 9**

Proposal: Demolish a contributing house built ca. 1941; construct a new house.

Applicant: Trey Hailey

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

Committee Recommendation: Redesign the house to have a one-story street presence; reduce vertical emphasis.

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; then encourage relocation over demolition. If the Commission votes to release the demolition permit, then staff recommends completion of a City of Austin Documentation Package. If the Commission votes to release the demolition permit, staff recommends commenting on and releasing the plans for new construction.

9. NRD-2019-0062 – Offered for consent approval

**1706 Windsor Road – Old West Austin National Register Historic District
Council District 9**

Proposal: Rehabilitate ca. 1935 house; alter window openings on rear wall; alter rear cabana.

Applicant: Claudia E. Sanchez

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

Committee Recommendation: Retain stucco cladding.

Staff Recommendation: Comment on and release the plans.

10. NRD-2019-0063 – Offered for consent approval

3200 Beverly Road – Old West Austin National Register Historic District

Council District 9

Proposal: Construct a 2-story accessory dwelling unit (ADU).

Applicant: Stuart Sampley

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

Staff Recommendation: Comment on and release the plans.

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

1. HDP-2019-0476 – Offered for consent approval

2002 E. 8th Street

Council District 1

Proposal: Demolish a ca. 1925 building.

Applicant: Jerry Johnson

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.

2. HDP-2019-0489 – Offered for consent approval

2711 Willow Street

Council District 3

Proposal: Demolish a ca. 1948 house.

Applicant: Harsh V. Doshi

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-2019-0517 – Discussion

1911 Robbins Place

Council District 9

Proposal: Demolish a ca. 1934 house.

Applicant: Luis Carrillo

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

Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use, including the use of a postponement to consider alternatives to demolition. If the Commission votes to release the permit, then staff recommends completion of a City of Austin Documentation Package prior to release of the permit.

4. HDP-2019-0537 – Offered for consent approval

1302 W. 51st Street

Council District 7

Proposal: Demolish a house of undetermined age (probably early 1920s) that was moved onto the site in 1947.

Applicant: DAR Construction

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

Staff Recommendation: Strongly 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-2019-0401 – Combined with Item A.3 above

1705 Haskell Street

Council District 3

Proposal: Demolish a ca. 1931 house.

Applicant: Casey Byars

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

Staff Recommendation: Recommend historic zoning.

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

No new updates.

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

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; Andrew Rice, Historic Preservation Planner III, at 512-974-1686, or Angela Gaudette, Historic Preservation Planner II, at 512-974-3393.