



## HISTORIC LANDMARK COMMISSION

Monday, August 24, 2020 - 6:00 p.m.

### Regular Meeting

**NOTE:** This meeting will be conducted remotely via teleconference. Please see the attached notes for how to participate.

#### COMMISSION MEMBERS:

<u>  x  </u> Emily Reed, Chair	<u>      </u> Kelly Little
<u>  x  </u> Beth Valenzuela, Vice Chair	<u>  x  </u> Trey McWhorter
<u>  x  </u> Witt Featherston	<u>  x  </u> Terri Myers
<u>  x  </u> Ben Heimsath	<u>  x  </u> Alex Papavasiliou
<u>  x  </u> Mathew Jacob	<u>      </u> Blake Tollett
<u>  x  </u> Kevin Koch	

## AGENDA

### CALL TO ORDER

#### 1. APPROVAL OF MINUTES

A. July 27, 2020

**MOTION:** Approve item 1 on the consent agenda by Myers, Valenzuela seconds.

**Vote:** 9-0.

#### 2. PRESENTATIONS, DISCUSSION, AND POSSIBLE ACTION

A. Update on Heritage Grant Process

Speaker: Melissa Alvarado, Economic Development Department

Speakers in favor:

Keith Zimmerman

Speakers opposed:

None

**MOTION:** Support grant recommendations by Koch, Valenzuela seconds. **Vote:**

**9-0.**

### **3. PUBLIC HEARINGS**

#### **A. DISCUSSION AND POSSIBLE 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. C14H-2019-0161 – Mary Baylor House, 1607 W. 10<sup>th</sup> Street – Discussion  
Council District 9**

Applicant: Thomas Schiefer, owner

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor:

Thomas Schiefer

No speakers opposed.

**MOTION: Recommend historic zoning for architecture, historic associations, and community value by Myers, Reed seconds. Vote: 9-0.**

**2. C14H-02-0010 – The Schieffer House/Agricultural Extension Office, 1154  
Lydia Street – Discussion  
Council District 1**

Applicant: Austin Revitalization Authority, owner

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor:

Greg Smith

No speakers opposed.

**MOTION: Recommend historic zoning for architecture, historic associations, and community value by Heimsath, Valenzuela seconds. Vote: 9-0.**

**3. HDP-2020-0214 – 2502 Park View Drive – Postponement request by  
property owner**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Grant the postponement request.

**MOTION: Postpone item A.3 to the September 28, 2020 meeting by Koch, Reed seconds. Vote: 9-0.**

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

**1. C14H-1981-0018 – Offered for consent approval**

**Kenney House, 611 W. 22<sup>nd</sup> Street**

**Council District 9**

Proposal: Construct a new exterior staircase and modifications to the south elevation of the house.

Applicant: George Wilcox, Clayton and Little, architects

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

Committee Recommendation: Keep proposed exterior stair as visually light as possible, adjust the connection point of the new porch roof so that it does not obscure any architectural features of the cornice, revise the proposed fenestration pattern and canopy on the south elevation to align with the rhythm of the upstairs windows.

Staff Recommendation: Approve as proposed. The applicant has modified the plans to comport with the committee's recommendations.

**MOTION: Approve item B.1 on the consent agenda by Myers, Valenzuela seconds. Vote: 9-0.**

**2. C14H-1996-0003 – Discussion**

**Bartholomew-Robinson Building, 1415 Lavaca Street**

**Council District 9**

Proposal: Construct a mid-rise addition within the walls of the existing historic building.

Applicant: William Franks

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

Committee Recommendation: Increase the distance between the top of the corner cupolas and the base of the addition.

Staff Recommendation: Neutral. While the proposed project does not meet applicable standards for the treatment of historic buildings, it appears to be worth considering as an exception given the unique circumstances of this property.

Speakers in favor:

William Franks

Keith Carlson

Boyd Harris

Jill Sutton

Steve Durham

Speakers opposed:

Trey Apffel

Alyson McGee

Georga Harrison

**MOTION: Approve the schematic design and request more information about the structural integrity by Featherston, Papavasiliou seconds. Vote: 3-5-1, Papavasiliou, Featherston, and Jacob in support; Heimsath abstaining.**

**MOTION: Deny historic approval by Koch, Myers seconds. Vote: 6-2-1, Featherston and Jacob opposed; Heimsath abstaining.**

**3. C14H-2009-0058 – Withdrawn by applicant - no action required.**

**Graham-Bybee Residence, 1406 Enfield Road**

**Council District 9**

Proposal: Modify window and door openings on the rear of the house.

Applicant: Holly Arthur

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

**4. C14H-2011-0002 – Discussion**

**Routon-Alvarez-Lopez House, 809 E. 9<sup>th</sup> Street**

**Council District 9**

Proposal: Construct a mid-rise housing building at the rear of the house.

Applicant: Mark Rogers, Guadalupe Neighborhood Development Corporation

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

Committee Recommendation: Remove the horizontal siding portions of the first two stories on the north, west, and south elevations to provide a solid backdrop for the historic house; use trees and the fencing to give the site a greater sense of residential architecture. The applicant has modified the plans for the project to incorporate the Committee's recommendations.

Staff Recommendation: Approve the plans with a suggestion for vegetation creating the impression of a greater separation between the buildings.

Speakers in favor:

Mark Rogers

Tom Hatch

Rachel Stone

Speakers opposed:

Carrie Chess

Cynthia Nelson

Matt Mathias

Scott Bruner

**MOTION: Deny historic approval by Heimsath, Reed seconds. Vote: 1-8, Heimsath in favor.**

**MOTION: Approve the project by Featherston, Jacob seconds. Vote: 8-1, Heimsath opposed.**

**5. C14H-2013-0040 – Discussion**

**Commodore Perry Estate, 710 E. 41<sup>st</sup> Street**

**Council District 9**

Proposal: Install two signs along the Red River Street frontage of the property.

Applicant: Michele Lynch, agent

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the signs.

Speakers in favor:

Michele Lynch

No speakers opposed.

**MOTION: Approve the signs by Papavasiliou, Reed seconds. Vote: 3-6, Papavasiliou, Reed, and McWhorter in favor.**

**MOTION: Deny the signs by Valenzuela, Featherston seconds. Vote: 6-3, Papavasiliou, Reed, and McWhorter opposed.**

**6. HR-2020-105058 – Offered for consent approval**

**3802 Avenue G (Hyde Park Historic District)**

**Council District 9**

Proposal: Construct a 1-story rear accessory building.

Applicant: Jessica Hickman

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

Committee Recommendation: Not reviewed

Staff Recommendation: Approve the plans.

**MOTION: Approve item B.6 on the consent agenda by Myers, Valenzuela seconds. Vote: 9-0.**

**C. DISCUSSION AND ACTION ON APPLICATIONS FOR A PERMIT WITHIN A NATIONAL REGISTER HISTORIC DISTRICT**

**1. NRD-2020-0027 – Offered for consent approval**

**2607 McCallum Drive (Old West Austin National Register District)**

**Council District 9**

Proposal: Demolish a ca. 1941 contributing house.

Applicant: David Cancialosi & Jen Hanlen

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

**MOTION: Approve item C.1 on the consent agenda by Myers, Valenzuela seconds. Vote: 9-0.**

**2. HR-2020-091383 – Offered for consent approval**

**3313 Bryker Drive (Old West Austin National Register District)**

**Council District 9**

Proposal: Demolish a contributing ca.1942 duplex and construct a new building.

Applicant: Stuart Sampley

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

Staff Recommendation: Comment on and release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

**MOTION: Approve item C.2 on the consent agenda by Myers, Valenzuela seconds. Vote: 9-0.**

**3. HR-2020-107348 – Discussion**

**319-323 E. 6<sup>th</sup> Street (Sixth Street National Register District)**

**Council District 9**

Proposal: Construct a two-story addition and decks.

Applicant: Ronn Basquette, architect

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

Staff Recommendation: Encourage the applicant to pull back the addition and decks further to minimize their visual impact from the street, but otherwise comment on and release the plans upon completion of a City of Austin Documentation Package.

Speakers in favor:

Ronn Basquette

No speakers opposed.

**MOTION: Postpone to the September 28, 2020 meeting by Heimsath, Myers seconds. Vote: 9-0.**

**4. HR-2020-110112 – Discussion**

**3211 Oakmont Boulevard (Old West Austin National Register District)  
Council District 10**

Proposal: Construct a single-family residence.

Applicant: Kimberly Zipfel

City Staff: Cara Bertron, 974-1446

Staff Recommendation: Provide feedback on how to make the design more compatible with the built character of the district, then postpone the case to September 28, 2020, to allow the applicant time for further revisions.

Speakers in favor:

Kim Zipfel

Katie Hastings

No speakers opposed.

**MOTION: Postpone to the September 28, 2020 meeting by Reed, Heimsath seconds. Vote: 9-0.**

**5. HR-2020-113282 – Offered for consent approval**

**1317 Westover Road (Old West Austin National Register District)  
Council District 9**

Proposal: Demolish a contributing building; construct a single-family residence.

Applicant: Jennifer Hanlen

City Staff: Cara Bertron, 974-1446

Staff Recommendation: Encourage reuse of the building, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package. If the Commission elects to release the demolition permit, staff recommends that it comment on and release the plans for new construction. The Commission may choose to delay release of the demolition permit for up to 180 days, as the building contributes to a National Register district.

**MOTION: Approve item C.5 on the consent agenda by Myers, Valenzuela seconds. Vote: 9-0.**

**D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR**

## **DEMOLITION OR RELOCATION**

### **1. HDP-2020-0231 – Discussion**

**2609 San Pedro Street**

**Council District 9**

Proposal: Demolish a ca. 1935 house.

Applicant: Cater Joseph

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

Staff Recommendation: Consider initiation of historic zoning. Otherwise, encourage rehabilitation and adaptive reuse, then relocation over demolition, then release the permit upon completion of a City of Austin Documentation Package.

**MOTION: Initiate historic zoning for architecture and historic associations by Heimsath, Valenzuela seconds. Vote: 8-1, Papavasiliou opposed.**

### **2. HDP-2020-0258 – Offered for consent approval**

**2501 Sol Wilson Avenue**

**Council District 1**

Proposal: Demolish a ca. 1921 house.

Applicant: Juan Martinez

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. Staff has not found any additional information about Sol Wilson to determine his stature and contributions to the history of Austin.

**MOTION: Approve item D.2 on the consent agenda by Myers, Valenzuela seconds. Vote: 9-0.**

### **3. HDP-2020-0274 – Discussion**

**815 Rutherford Place and 1204 Alta Vista Avenue**

**Council District 9**

Proposal: Demolish a ca. 1930 house and a ca. 1948 house.

Applicant: Hoon Kim

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.

Speakers in favor:

Hoon Kim

No speakers opposed.

**MOTION: Postpone to the September 28, 2020 meeting by Myers, Reed seconds. Vote: 8-1, Papavasiliou opposed.**

**4. HDP-2020-0280 – Offered for consent approval.**

**1405 Kent Lane**

**Council District 10**

Proposal: Demolish a c. 1940 house.

Applicant: Ross Rathgeber

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition. Release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

**MOTION: Approve item D.4 on the consent agenda by Myers, Valenzuela seconds. Vote: 9-0.**

**5. HDP-2020-0294 – Discussion**

**2816 San Pedro Street**

**Council District 9**

Proposal: Demolish a c. 1924 house.

Applicant: Cater Joseph

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

Staff Recommendation: Consider initiation of historic zoning. Otherwise, encourage rehabilitation and adaptive reuse, then relocation over demolition, then release the permit upon completion of a City of Austin Documentation Package.

**MOTION: Initiate historic zoning for architecture and historic associations by Myers, Heimsath seconds. Vote: 9-0.**

**6. HDP-2020-0340 – Postponement request by property owner to September 28, 2020**

**4714 Rowena Street**

**Council District 9**

Proposal: Demolish a ca. 1925 house.

Applicant: Matt Boes, original applicant; Josh Wilson, property owner

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

Staff Recommendation: Grant the postponement request.

MOTION: Postpone item D.6 to the September 28, 2020 meeting by Koch, Reed seconds. Vote: 9-0.

**E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES**

1. HDP-2019-0394 – Sebron Sneed House, 1801 Nelms Drive – Offered for consent approval to maintain the case on the agenda  
No new updates.

MOTION: Approve item E.1 on the consent agenda by Myers, Valenzuela seconds. Vote: 9-0.

**4. COMMISSION AND STAFF ITEMS**

**A. Discussion and Possible Action on Committee Reports**

1. Architectural Review Committee
2. Operations Committee
3. Grants Committee
4. Preservation Plan Committee

**A. Officer Elections**

MOTION: Nominate Commissioner Myers as Chair by Reed, Koch seconds. Vote: 9-0.

MOTION: Nominate Commissioner Heimsath as Vice Chair by Reed, Valenzuela seconds. Vote: 9-0.

**B. Committee Assignments**

Heimsath volunteers for the Preservation Plan Committee.

**C. Future Agenda Items**

1. Briefing on Housing and Planning Department

MOTION: Request a briefing on the new Housing and Planning Department by Heimsath, Myers seconds. Vote: 9-0.

**ADJOURNMENT**

MOTION: Adjourn the meeting by Valenzuela, Papavasiliou seconds. Vote: 9-0.

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 512-974-3393, 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 Angela Gaudette, Historic Preservation Planner II, at 512-974-3393.