

Versión en español a continuación.

Historic Landmark Commission Meeting Monday, April 26, 2021, 6:00 PM

HISTORIC LANDMARK COMMISSION TO BE HELD APRIL 26, 2021 WITH SOCIAL DISTANCING MODIFICATIONS

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers must register in advance (Sunday, April 25 by noon).** All public comment will occur at the beginning of the meeting.

To speak remotely at the April 26 Historic Landmark Commission Meeting, members of the public must:

- Call or email the board liaison at **(512) 974-1264** or preservation@austintexas.gov no later than noon, Sunday, April 25 (the day before the meeting). The following information is required: speaker name, item number(s) they wish to speak on, whether they are for/against/neutral, email address and telephone number (must be the same number that will be used to call into the meeting).
- Once a request to speak has been made to the board liaison, the information to call on the day of the scheduled meeting will be provided either by email or phone call.
- Speakers must call in at least 15 minutes prior to meeting start time in order to speak, late callers will not be accepted and will not be able to speak.
- Speakers will be placed in a queue until their time to speak.
- Handouts or other information may be emailed to preservation@austintexas.gov by noon the day before the scheduled meeting. This information will be provided to Board and Commission members in advance of the meeting.
- If the meeting is broadcast live, it may be viewed here: <http://www.austintexas.gov/page/watch-atxn-live>

Reunión del **Historic Landmark Commission**

FECHA de la reunion **26 de abril, 2021**

LA JUNTA SE LLEVARÁ CON MODIFICACIONES DE DISTANCIAMIENTO SOCIAL

Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona. Todos los oradores deben registrarse con anticipación (**25 de abril, 2021** antes del mediodía). Todos los comentarios públicos se producirán al comienzo de la reunión.

Para hablar de forma remota en la reunión, los miembros del público deben:

- Llame o envíe un correo electrónico al enlace de la junta en (512) 974-1264 o preservation@austintexas.gov a más tardar al mediodía (el día antes de la reunión). Se requiere la siguiente información: nombre del orador, número (s) de artículo sobre el que desean hablar, si están a favor / en contra / neutral, dirección de correo electrónico (opcional) y un número de teléfono (debe ser el número que se utilizará para llamar).
- Una vez que se haya realizado una solicitud para hablar con el enlace de la junta, la información para llamar el día de la reunión programada se enviará por correo electrónico o por teléfono.
- Los oradores deben llamar al menos 15 minutos antes del inicio de la reunión para poder hablar, no se aceptarán personas que llamen tarde y no podrán hablar.
- Las oradoras esperarán en una fila hasta que llegue el momento de hablar.
- Los folletos u otra información pueden enviarse por correo electrónico a preservation@austintexas.gov antes del mediodía del día anterior a la reunión programada. Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.
- Si la reunión se transmite en vivo, se puede ver aquí: <http://www.austintexas.gov/page/watch-atxn-live>



**HISTORIC LANDMARK COMMISSION
MONDAY, APRIL 26, 2021 – 6:00 PM
VIA VIDEOCONFERENCING**

COMMISSION MEMBERS:

_____ Terri Myers, Chair
_____ Ben Heimsath, Vice Chair
_____ Anissa Castillo
_____ Witt Featherston
_____ Kevin Koch
_____ Carl Larosche

_____ Kelly Little
_____ Trey McWhorter
_____ Blake Tollett
_____ Beth Valenzuela
_____ Caroline Wright

AGENDA

CALL TO ORDER

CITIZEN COMMUNICATION: GENERAL

The first ten (10) speakers who register to speak no later than noon the day before the meeting will be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

1. APPROVAL OF MINUTES

A. March 22, 2021 – Offered for consent approval

2. PRESENTATIONS, DISCUSSION, AND POSSIBLE ACTION

- A. Presentation and discussion of the former Threadgill's No. 1, 6416 N. Lamar Blvd.
- B. Discussion and possible action in response to National Register of Historic Places nomination for Third Street Railroad Trestle, west end of W. 3rd St. at Shoal Creek
Nomination available at: <https://www.thc.texas.gov/sbrmeeting>

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 Initiation of Historic Zoning Cases**

A.1. **C14H-2021-0057 – 5312 Shoal Creek Blvd. – Discussion
Kohn House**

Council District 7

Applicant: Aaron Franklin, owner

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Recommend historic zoning.

B. Discussion and Possible Action on Applications for Certificates of Appropriateness

**B.1. HR-2021-050823 – 5312 Shoal Creek Blvd. – Discussion
Kohn House**

Council District 7

Proposal: Construct an addition

Applicant: Aaron Franklin

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Committee Feedback: The committee expressed concerns that the addition competes with the historic tower, with the extent of proposed landscaping modifications, and regarding the applicant's ability to obtain landmark status with the proposed changes.

Staff Recommendation: See staff report.

**B.2. C14H-1986-0015, C14H-2004-0008 – 907, 909, and 911 Congress Ave. –
Discussion (postponed March 22, 2021)**

Grandberry Building, Mitchell-Robertson Building

Congress Avenue Historic District

Council District 9

Proposal: Deconstruct, store, and re-erect historic building façades

Applicant: Leah Bojo

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Committee Feedback: Committee members indicated a need for more documentation and desire to explore every alternative to demolition before agreeing to that approach. The timeline imposed by the Building and Standards Commission is of concern in terms of the ability to take the proper care in moving forward.

Staff Recommendation: Approve the scope of work for deconstruction; require regular submission of specified deliverables to Historic Preservation Office staff and the Historic Landmark Commission, with ongoing consultation as work progresses; and require finalization and execution of restrictive covenants regarding the reconstruction timeline before physical work commences.

**B.3. C14H-2010-0009, HR-2021-041008 – 1501 Northwood Road – Discussion
Voss House**

Council District 10

Proposal: Construct a rear addition

Applicant: John Stoddard

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Consider approval of the project, including

demolition of the garage and construction of rear and second-story additions to the house; specify retention of some of the mulled windows on the north elevation, to the extent possible without compromising the connection with the addition. Alternately, postpone the case to the May 24, 2021 Historic Landmark Commission meeting with a referral to the May Architectural Review Committee meeting.

**B.4. C14H-1982-0011, HR-2021-050599 – 1419 Newning Ave. – Consent
Dumble-Boatright House
Council District 9**

Proposal: Screen existing porches and install skylights on the historic house; construct a carport addition to an existing shed; and construct a guest house.

Applicant: Brian Barrow

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Approve the application.

**B.5. HR-2021-039343 – 612 Highland Ave. – Discussion
Smoot/Terrace Park Historic District
Council District 9**

Proposal: Construct a new 1-story house with lower level

Applicant: Chuck Cook

City Staff: Cara Bertron, Housing & Planning Department, 512-974-1446

Committee Feedback: The committee commented on the brick porch and site wall and commended the front porch and front dormer as prominent elements.

Staff Recommendation: Refer the project for further review by the Architectural Review Committee.

**B.6. HR-2021-046278 – 4314 Avenue F – Consent
Hyde Park Historic District
Council District 9**

Proposal: Demolish and reconstruct a detached garage and carport

Applicant: Lotte Vehko

City Staff: Cara Bertron, Housing & Planning Department, 512-974-1446

Staff Recommendation: Approve the plans.

**B.7. HR-2021-048226 – 1910 Maple Ave. – Consent
Rogers Washington Holy Cross Historic District
Council District 1**

Proposal: Replace vinyl windows with more appropriate windows, reconfigure non-original fenestration, enlarge rear window, repair structural damage, reroof and add two skylights, add porch screens at rear.

Applicant: Nicole Holle

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Approve the application except for the front-facing skylight.

C. Discussion and Possible Action on Applications for Permits within National Register Districts

C.1. GF-2021-007465 – 1007 Maufrais Street – Consent (postponed from March 22, 2021)

**West Line National Register District
Council District 9**

Proposal: Partially demolish a ca. 1941 contributing house and construct additions.

Applicant: Andrew Logan

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Committee Feedback: Consider retention of more original building fabric, enhance setback of one-story portion, do not retain non-functional/non-original shutters.

Staff Recommendation: Approve the application.

C.2. HR-2021-029755 – 1104 Toyath Street – Consent (postponed from March 22, 2021)

**Council District 9
Clarksville National Register District**

Proposal: Demolish a 1922 contributing house

Applicant: Todd Bennett

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, then release the permit upon completion of a City of Austin Documentation Package upon Historic Landmark Commission review of new construction plans.

C.3. HR-2021-043586 – 4113 Lullwood Rd. – Consent

**Council District 9
Wilshire National Register District**

Proposal: Partially demolish ca. 1950 contributing house, construct an addition and an accessory dwelling unit

Applicant: Peter Gilbreath

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Encourage construction of a rear addition that leaves the street-facing portion of the property intact, but comment on and release the permit upon completion of a City of Austin Documentation Package.

C.4. HR-2021-044308 – 2314 Woodlawn Blvd. – Consent

**Council District 9
Old West Austin National Register District**

Proposal: Partially demolish a ca. 1939 contributing house and construct an addition

Applicant: Wes Wiggington

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Encourage design modifications to preserve the view

of the property from the street through retention of the original windows and pedimented door surround, keeping the brick unpainted, and setting the side addition further back, but comment on and release the permit upon completion of a City of Austin Documentation Package.

C.5. PR-2021-038041 – 1710 Mohle Dr. – Consent

Council District 10

Old West Austin National Register District

Proposal: Demolish a noncontributing building and detached garage/carport

Applicant: DAR Construction

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

C.6. PR-2020-116216 – 1611 W. 10th St. – Consent

Council District 9

Clarksville National Register District

Proposal: Construct a 1-story house

Applicant: Clarksville Community Development Corporation

City Staff: Cara Bertron, Housing & Planning Department, 512-974-1446

Staff Recommendation: Release the plans.

C.7. HR-2021-048237 – 1816 W. 11th St. – Consent

Council District 9

Clarksville National Register District

Proposal: Demolish noncontributing buildings and construct a two-story residential building, a two-story garage, and a two-story accessory dwelling unit.

Applicant: Luis Carillo

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Comment on and release new construction plans, encouraging the applicant to consider horizontal siding, divided-light windows, a full-width front porch, and shallower roof pitches for the proposed primary building.

C.8. HR-2021-048417 – 1003 Maufrais St. – Consent

Council District 9

West Line National Register District

Proposal: Demolish a contributing building and accessory dwelling unit

Applicant: Peter Pevoto

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package and Commission review of new construction plans.

C.9. HR-2021-050043 – 1314 Westover Rd. – Consent

Council District 10

Old West Austin National Register District

Proposal: Demolish a ca. 1938 contributing building and construct a new building

Applicant: Lohr Homes

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package. Comment on and release plans for new construction, encouraging the applicant to omit the arched dormer and choose simpler massing and rooflines for the new building.

C.10. HR-2021-043627 – 1201 Enfield Rd. – Consent

Council District 9

Old West Austin National Register District

Proposal: Demolish a ca. 1937 contributing building and construct 4 attached townhouses

Applicant: Chris Krager

City Staff: Cara Bertron, Housing & Planning Department, 512-974-1446

Staff Recommendation: Release the plans.

D. Discussion and Possible Action on Applications for Demolition or Relocation

D.1. PR-2020-183612 – 1601 Brackenridge Street – Discussion

Council District 9

Proposal: Demolish a ca. 1915 house

Applicant: Mark Hutchinson

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Release the partial demolition permit.

D.2. PR-2020-192534 – 503 E. Annie Street – Discussion

Council District 9

Proposal: Demolish a ca. 1931 house

Applicant: DAR Construction

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

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.

D.3. PR-2020-109807 – 4714 Rowena Street – Applicant-requested postponement to May 24, 2021

Council District 9

Proposal: Demolish a ca. 1932 house

Applicant: Lisa De Simone

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Grant the postponement request.

**D.4. HR-2021-029739 – 1308 Travis Heights – Consent
Council District 9**

Proposal: Demolish a ca. 1922 house

Applicant: Travis Young

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

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.

**D.5. HR-2021-044151 – 1304 Bob Harrison – Discussion
Council District 1**

Proposal: Partially demolish a ca. 1924 house; construct a rear addition

Applicant: Will Fox

City Staff: Cara Bertron, Housing & Planning Department, 512-974-1446

Staff Recommendation: Consider whether the house meets the criteria for historic landmark designation. If so, postpone the case to May 24, 2021, or initiate historic zoning to allow additional research and conversations with the property owners; and refer the proposed project to the Architectural Review Committee for feedback. If the Commission does not believe the house meets the criteria for landmark designation, release the permit upon completion of a City of Austin Documentation Package.

**D.6. HR-2021-044071 – 803 W. James St. – Consent
Council District 9**

Proposal: Demolish a ca. 1935 house

Applicant: Roy Jensen

City Staff: Cara Bertron, Housing & Planning Department, 512-974-1446

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.

**D.7. HR-2021-044092 – 2040 E. Cesar Chavez St. – Discussion
Council District 3**

Proposal: Demolish a ca. 1927 house.

Applicant: Justin Poses

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Consider initiation of historic zoning. Should the Commission choose to release the demolition permit, require completion of a City of Austin Documentation Package prior to permit issuance.

**D.8. HR-2021-044112 – 1000 Atkinson Rd. – Consent
Council District 4**

Proposal: Demolish a church building moved onto the lot at 1000 Atkinson Road in 1964.

Applicant: Precise Custom Homes Inc.

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Encourage relocation and adaptive reuse but release

the permit upon completion of a City of Austin Documentation Package.

**D.9. HR-2021-044104 – 1807 Brackenridge St. – Discussion
Council District 9**

Proposal: Relocate a ca. 1910 house to property outside the city limits.

Applicant: Allison Searcy

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

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

**D.10. HR-2021-044123 – 907 W. 22nd Half St. – Discussion
Council District 9**

Proposal: Relocate a ca. 1926 house to a property outside the city limits.

Applicant: Kevin Woodworth

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

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

**D.11. GF-2021-046344 – 507 Leland St. – Consent
Council District 9**

Proposal: Demolish a ca. 1930 house.

Applicant: Ryan Rodenburg

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

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.

**D.12. PR-2021-048041, GF-2021-050281 – 905 E. 2nd St. – Discussion
Council District 3**

Proposal: Partially demolish and construct a two-story rear and side addition to a one-story ca. 1906 house.

Applicant: Luciana Corwin

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Consider initiating historic zoning per survey recommendations. Otherwise, encourage the applicant to redesign the addition so that it is located behind the rear wall of the historic building, minimizing its roof height and using horizontal siding, or design a single-story addition instead; then release the permit upon completion of a City of Austin Documentation Package.

E. Discussion and Possible Action on Demolition by Neglect Cases

E.1. HDP-2019-0394 – Sebron Sneed House, 1801 Nelms Drive – Offered for consent approval to maintain the case on the agenda

No new updates.

F. Discussion and Possible Action on Applications for Tax Abatement for Rehabilitation of Property in a Local Historic District

F.1. 1910 Maple Ave. – Consent

**Rogers Washington Holy Cross Historic District
Council District 1**

Proposal: Tax abatement application for new improvements associated with Item B.7

Applicant: Nicole Holle

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Approve the application for tax abatement. The applicant-proposed eligible expenditures do not include skylights.

4. COMMISSION AND STAFF ITEMS

A. Discussion and Possible Action on Committee Reports

A.1. Architectural Review Committee

A.2. Operations Committee

A.3. Grants Committee

A.4. Preservation Plan Committee

Recommendation for Commission action from April 21, 2021 meeting: Create the Preservation Plan Working Group and delegate member recruitment to the committee and staff, returning to the Commission for formal appointment on June 28, 2021.

B. Officer Elections

C. 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 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 Elizabeth Brummett, Manager, Historic Preservation Office, at 512-974-1264; Kalan Contreras, Senior Planner, at 512-974-2727; or Andrew Rice, Historic Preservation Planner III, at 512-974-1686.