ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2026-0072

HLC DATE: October 7, 2026 PC DATE: November 10, 2026 CC Date:

APPLICANT: Gabe Joseph, Joseph Design Build

HISTORIC NAME: Elmer and Cora Young House

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1109 Travis Heights Boulevard, Austin, TX 78704

ZONING CHANGE: SF-3-NP to SF-3-H-NP

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Do not recommend historic zoning, as the property does not meet the required criteria.

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: Recommend historic zoning on the basis of meeting the following criteria: architecture, historical associations, and community value (8-0)

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

CASE MANAGER: Austin Lukes, 512-978-0766

NEIGHBORHOOD ORGANIZATIONS: Austin Neighborhoods Council, Friends of Austin Neighborhoods, Greater South River City Combined Neighborhood Plan Contact Team, Homeless Neighborhood Association, Overton Family Committee , Preservation Austin, South Central Coalition, South River City Citizens Association, Zoning Committee of South River City Citizens

DEPARTMENT COMMENTS: This property was designated as a contributing resource to the Travis Heights-Fairview Park National Register historic district.

BASIS FOR RECOMMENDATION: While there are merits to the property that may meet the architecture criteria for landmark designation, there are several examples of existing structures designed by architect Roy L. Moore that have already been designated in Austin that retain more integrity than 1109 Travis Heights Blvd. There are also other examples in the neighborhood of Prairie Style features that make the property less unique, though it does occupy a prominent location in the district. Finally, the associations with developer William T. Caswell as well as Elmer & Cora Young have been determined to not meet the designation requirements for historical associations. The Caswell Houses, located at 1404 & 1502 West Avenue, better embody the associations with the Caswell family.

§ *25-2-352(3)(c)(i) Architecture*. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

This American Foursquare house with some Prairie School stylistic influences was constructed

around 1920. The two-story house features a hipped roof with broad overhangs. The full-width, hipped-roof porch has a long, open span supported at the corners by large square columns. The second floor had recessed corners that have been infilled and converted to interior space. At the side and rear, two additions have been constructed from what may have originally been open porches. Other alterations include recladding the exterior walls and replacement of some side windows. Typical deterioration is also present throughout, but the structure does not appear to be compromised.

Records indicate that this house was designed by noted local architect Roy L. Moore[1], who was responsible for the design of numerous residences around the city, including 1310 Travis Heights Boulevard, which also includes Prairie School design elements from around the same time of construction. During this period, Moore worked with Travis Heights developer William T. Caswell on several of the properties in the neighborhood[2]. During his career, Moore designed several prominent buildings in Austin, including the Herbert & Alice Bohn House, the Stephen F. Austin Hotel (both designated City of Austin landmarks), as well as religious and civic institutions such as Ebenezer Baptist Church and Helen M. Kirby Hall[3].

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that contributed significantly to the history of the city, state, or nation or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

Given its prominent location, on an elevated lot bracketing the main road into the Travis Heights neighborhood, the house at 1109 was built to see and be seen by neighbors as development took hold in South Austin. William T. Caswell, a cotton buyer by trade who had been expanding into other industries, such as lumber manufacturing, took an interest in the land to the south of Austin that had not yet taken to development after its 1912 founding Newning, Swisher, and General Stacy[4]. To this end, Caswell contracted with architect Roy L. Moore to build several houses on the prominent street.[5]

Early owners of this ca. 1918 house were Elmer & Cora Young. E. E. Young was co-owner of an automotive dealership, Hart & Young, Willys-Knight and Overland Austin Agency; he later bought out his partner and continued operation under his name. He served as president of the local automobile dealers' association. Shortly before his death in 1928, Young became secretary of the Stacy Realty Company, developer of the Travis Heights neighborhood. It is unknown how close the relationship between the Youngs and the developer Stacy were, but given the prominence of the house's location, it is possible that there was some relation that allowed the Youngs to purchase an early

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[1] *Roy L. Thomas collection*. (2023, February 23). Utexas.Edu. https://www.lib.utexas.edu/about/collections/roy-l-thomas-collection

[2] Texas State Historical Association. 2026. "Roy Leonidas Thomas: Notable Architect from Texas." Texas State Historical Association. 2026. https://www.tshaonline.org/handbook/entries/thomas-roy-leonidas.

[3] Villalpando, Nicole. 2016. "Tracing the Past through the Home of Austin Architect Roy L. Thomas." Austin American-Statesman. September 4, 2016. https://www.statesman.com/story/news/2016/09/04/tracing-the-past-through-the-home-of-austin-architect-roy-l-thomas/10033212007/.

[4] National Register of Historic Places, *Travis Heights-Fairview Park*, Austin, Travis County, Texas, Ref. # 2100006796.

[5] National Register of Historic Places, *Daniel H. & William T. Caswell House*, Austin, Travis County, Texas, Ref. # 2075002004.

project immediately from the mechanical lien after construction.

PARCEL NO.: 0301040719

LEGAL DESCRIPTION: LOT 31&32 BLK 28 TRAVIS HEIGHTS

ESTIMATED ANNUAL TAX EXEMPTION:

AISD	COA	TC	TC Health	Total
$1,218.92	$1,512.50	$990.33	$310.98	$4,032.74

APPRAISED VALUE: Land: $768,614; Improvement: $142,681; Total: $911,295

PRESENT USE: Residence

DATE BUILT/PERIOD OF SIGNIFICANCE: 1918

INTEGRITY/ALTERATIONS: Moderate. The original foursquare layout is still intact, and many of the character defining features, such as the wide and deep front porch with thick columns, the 12-over-1 front windows, and hipped roof assembly, are intact. Various repairs and interventions such as changing broken side windows and recladding the exterior take away from the integrity. However, this loss of integrity can be reversed through an appropriate rehabilitation campaign. Side and rear additions have also been built since original construction.

PRESENT OWNERS: Adam Walker & Candace Stinson

ORIGINAL OWNER(S): Elmer & Cora Young

OTHER HISTORICAL DESIGNATIONS: Contributing resource to the Travis Heights-Fairview Park National Register Historic District



Site visit, July 2026





















1109 Travis Heights - SOUTH ELEVATION



1109 Travis Heights - EAST ELEVATION



1109 Travis Heights - NORTH ELEVATION



1109 Travis Heights - WEST ELEVATION

Historical Information

E. E. YOUNG NOW SOLE OWNER OF OVERLAND AGENCY

'Tol' Hart's Interest in Automobile Business Bought by His Partner.

E. E. Young, of the Hart & Young, Willys-Knight and Overland Austin agency, 805 East Fifth Street, has bought A. W. (Tot) Hart's interest in the business and will hereafter conduct the business as the E. E. Young Willys-Knight and Overland Agency. Mr. Young stated Saturday that he desired to express his appreciation of the patronage of Willys-Knight and Overland car enthusiasts and that the same efficient service would be rendered as heretofore. The very best in the way of car service, mechanical efficiency and the highest Willys-Knight and Overland equipment will be available to automobile owners.

All repairs on Overland and Willys-Knight cars will be made at the most reasonable rates obtainable and the most complete stock of Willys-Knight and Overland car parts and equipment will be available at all times for the benefit of car owners, Mr. Young said Saturday.

A complete line of models of Willys-Knight and Overland cars will be shown in the sales rooms of the Young agency and in every way the business will be conducted in keeping with the steadily increasing demand for the Overland and Willys-Knight cars, Mr. Young said.

All interested in the purchase of a car at this or at any future time are cordially invited to inspect the Willys-Knight and Overland models and have demonstrated beyond doubt of the unsurpassable values represented in the Overland and Willys-Knight automobiles.

Gillespie Stacy Becomes Head Of Real Estate Firm

Succeeds Father in Office Of President Of Company.

W. Gillespie Stacy, who has been secretary of the Stacy Realty company for the past several years, succeeds his father, the late Gen. W. H. Stacy, as president of the company in the reorganization just effected. Harwood Stacy, who is now engaged in the practice of law at Wichita Falls, is vice president and E. E. Young secretary.

The Stacy Realty company with the record of 50 years of service in Austin behind it, will continue to develop Travis Heights under the direction of its officers. The insurance and rental departments of the business will also be continued.

Friends of the new officers of the company expect for them continued success of the business under their direction. Gillespie Stacy has been active in civic work for a number of years, having been president of the Lions club, a director of the Chamber of Commerce and at present president of the Austin Athletic club and a member of the city plan commission. Harwood Stacy likewise has a number of friends in Austin, where he as reared and where he attended the University of Texas. Mr. Young has brought to the real estate concern his following of friends developed when he was in the automobile business, at which time he was president of the local automobile dealers' association.

The Austin Statesman; Austin, Tex.. 13 April 1924 (left) & The Austin American; Austin, Tex.. 26 February 1928 (right)

Brunner's Jewelry Store

133 EAST 6TH STREET
OPPOSITE DRISKILL HOTEL

Brunner's Jewelry Store is prepared to give excellent service on watch, clock and jewelry repairing.

Mr. J. C. Short, a well-known watchmaker of Austin, formerly with Mr. W. H. Barrett is now connected with the Brunner Jewelry Store and guarantees all work left with him for repair. Mr. Short is an experienced watch and clock repair man.

We carry a full line of gifts for the graduates: Watches, rings, bracelets, necklaces, tie-clip sets, belt buckle sets, cigarette cases and many other gift items.

We are licensed buyers for old gold.

BRUNNER'S

133 EAST 6TH STREET

The Austin American (1914-1973); Austin, Tex.. 27 May 1934: 4.

Brunner Rites Are Set Sunday

Austin Jeweler Succumbs At Residence

Funeral services for Charles J. Brunner, 58, Austin jeweler, who died at his home, 1109 Travis Heights boulevard, Saturday at 2 a. m. will be held at St. Mary's Catholic church at 5 p. m. Sunday. The Rev. William P. Lennartz, pastor of St. Mary's, will read the funeral service. Burial will be in Mount Calvary cemetery.

Pallbearers have been asked to meet at the Thurlow B. Weed funeral home at 4:30 p. m. and proceed in a body to the church for the service. Pallbearers will be Austin jewelers—E. J. Palm, Martin E. Chernosky, Carl M. Mayer, Charles Ravey, W. F. Garlin and Oscar Cage.

Mr. Brunner had been a resident of Austin since childhood, coming here from Flatonia, and he was educated in the Austin schools. He owned a jewelry store here for 35 years.

Mr. Brunner was member of the Rotary club and of the fourth degree assembly, Knights of Columbus. For a number of years he served as secretary of the Capital City Council No. 1017, Knights of Columbus. He also was active in civic affairs.

Surviving him are his widow, Mrs. Kate Gilbert Brunner; two daughters, Mrs. George Hammer and Miss Frances Brunner of Austin; his mother, Mrs. Agnes Brunner of Taylor; three brothers, Frank G. Brunner of Dallas; John L. Brunner and T. H. Brunner of Taylor, and five sisters, Mrs. E. H. Daniel of Houston; Miss Agnes Brunner of Taylor; Mrs. Edith Luhn of Dallas; Mrs. James Walsh and Mrs. Francis Renz of Austin.

MRS. KATE H. BRUNNER

Mrs. Kate H. Brunner, 2060 Sabine Street, widow of the late Charles J. Brunner, who died in 1933, died in a local hospital late Friday. Formerly a resident of Palestine, Mrs. Brunner had been a resident of Austin for the past 78 years. After her husband's death, Mrs. Brunner continued operating the jewelry store at 133 East Sixth St. from 1933 to 1943. She was a member of the Catholic Church.

Survivors are one daughter, Mrs. G. R. Herzik Jr.; one sister, Mrs. H. O. Rinehold and one granddaughter, Miss Kay Herzik, all of Austin.

Rosary services will be held at the Weed - Corley Funeral Home at 8 p.m. Sunday. Mass will be said at St. Mary's Cathedral at 9 a.m. Monday. The Rev. Francis Sullivan, CSC will officiate. Burial will be in Mt. Calvary.

Charles J. Brunner obituary, The Austin American, *7/23/1933 (left) & Mrs. Kate H. Brunner obituary,* The Austin Statesman, *2/2/1963 (right)*

Travis Heights and South Austin Get Gas Line

Attractive Homes Such as These Make Travis Heights An Ideal Site for Living Close In, Among the Bluebonnet Hills of Austin.

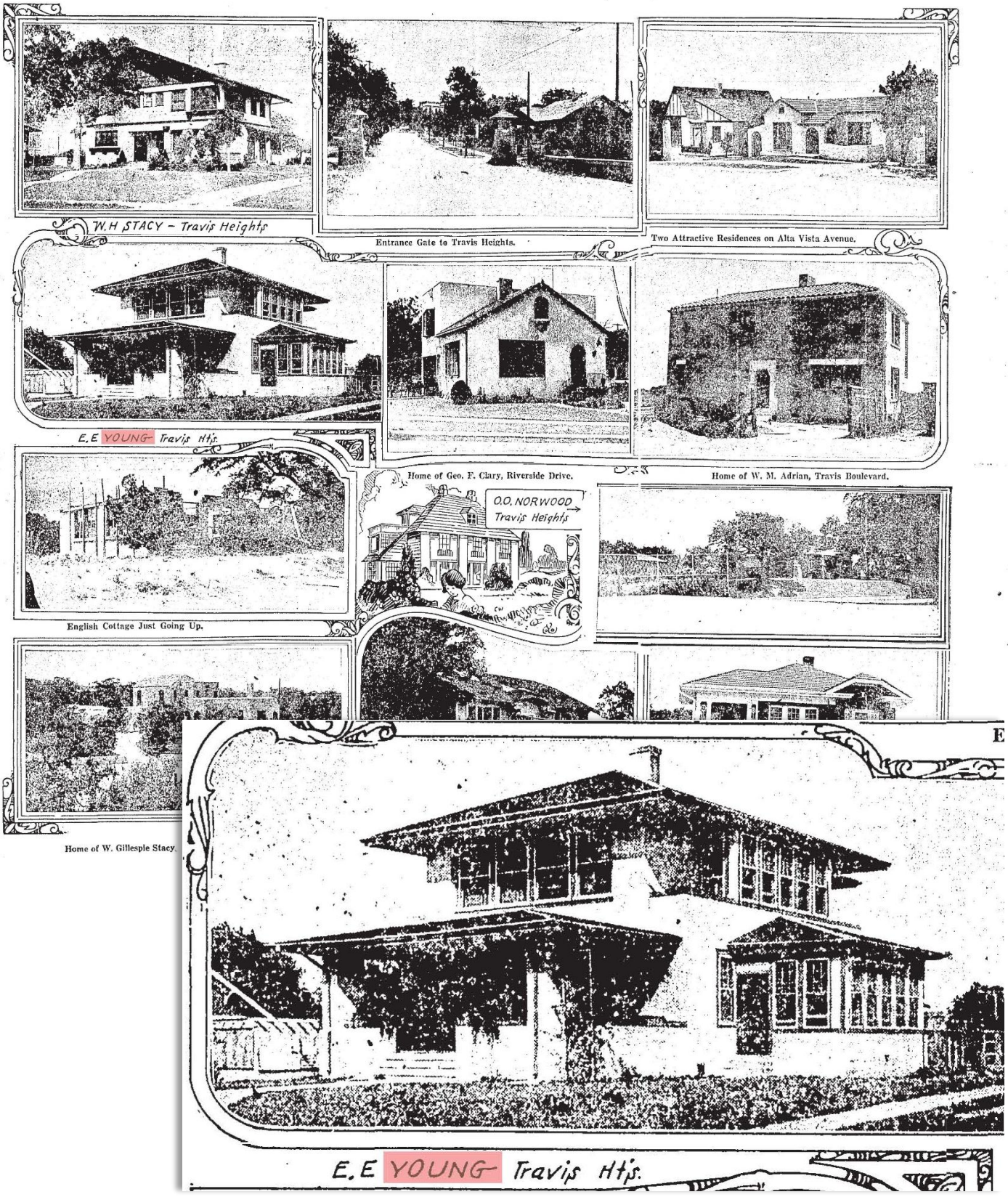
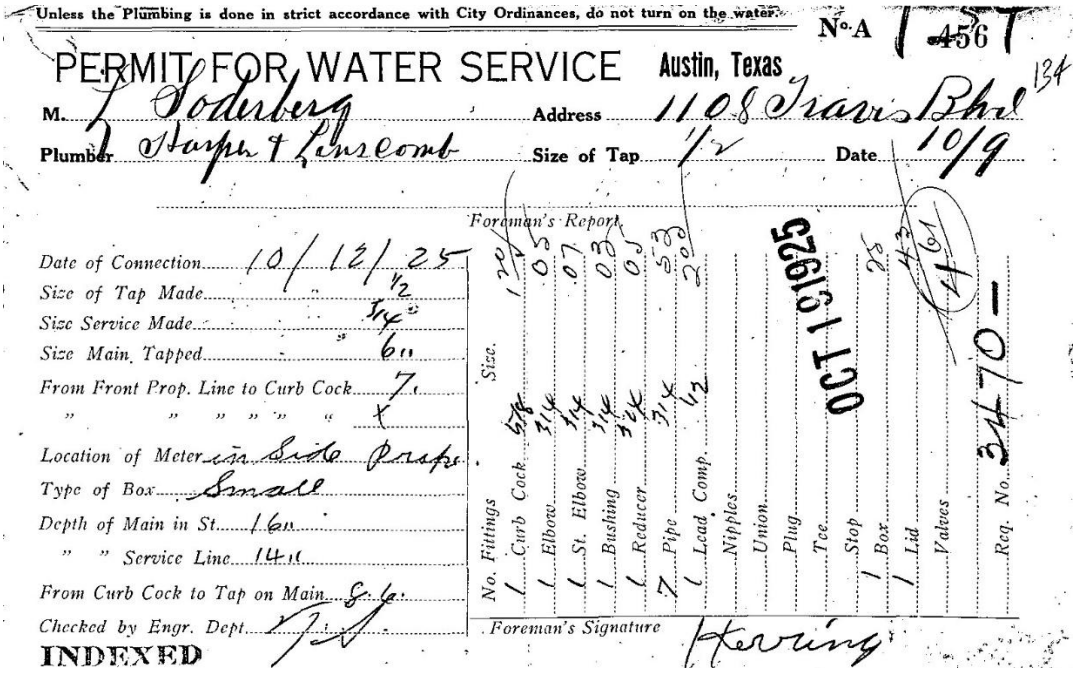


Photo of 1109 Travis Heights Blvd. featured in article on natural gas service, The Austin American, *August 15, 1926*

Permits



Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

No. A 1456

PERMIT FOR WATER SERVICE Austin, Texas

M. J. Soderberg Address 1108 Travis Blvd 134

Plumber Harper & Lunsford Size of Tap 1/2 Date 10/9

Foreman's Report

Date of Connection 10/12/25

Size of Tap Made 1/2"

Size Service Made 3/4"

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 7'

" " " " " " " X

Location of Meter in Side Parkway

Type of Box Small

Depth of Main in St. 16"

" " Service Line 14"

From Curb Cock to Tap on Main S. W.

Checked by Engr. Dept. [illegible]

INDEXED

No. Fittings	Size.																		
1 Curb Cock	3/4																		
1 Elbow	3/4																		
1 St. Elbow	3/4																		
1 Bushing	3/4																		
1 Reducer	3/4																		
7 Pipe	3/4	1/2																	
1 Lead Comp.	1/2																		
Nipples																			
Union																			
Plug																			
Tee																			
Stop																			
1 Box																			
1 Lid																			
Valves																			
Req. No.																			

Foreman's Signature Herring

OCT 13 1925

Water service permit, 1925

HISTORIC LANDMARK COMMISSION
July 22, 2019 - 6:00 p.m.
Regular Meeting
Council Chambers, Austin City Hall
301 W. 2nd Street
Austin, Texas

COMMISSION MEMBERS:

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

REVISED AGENDA

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 Melissa Alvarado

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. 3rd 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. 7th Street – Discussion
   1216 E. 7th 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. 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, 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. 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. **LHD-2019-0020 – Discussion**
305 W. 45th 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. 13th 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. 3rd 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. 7th 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. 14th 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. 13th 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 with a direction to the applicant to follow the recommendations of the Committee members to extend the front porch, maintain the existing window and door openings, and ensure that the historic house is the focus of the property after construction of the additions.

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.

HISTORIC LANDMARK COMMISSION
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, January 15, 2025 – 4:00PM
Permitting and Development Center
Conference Room 1401
6310 Wilhelmina Delco Dr
Austin, TX 78752
Some members of the committee may be participating by videoconference

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely and will be allowed up to three minutes to provide their comments. **Registration no later than noon the day before the meeting is required for remote participation by telephone.** To register to speak remotely, email preservation@austintexas.gov or call Sam Fahnestock at (512) 974-3393.

COMMITTEE MEMBERS:
_____ Kevin Koch
_____ JuanRaymon Rubio
_____ Harmony Grogan

AGENDA

CALL TO ORDER

PUBLIC 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.

DISCUSSION ITEMS

1. **4105 Avenue G**
   Hyde Park Local Historic District
   Council District 9
   Proposal: Restore and rebuild.
   Applicant: Ingmar and Deborah Sterzing

2. **1109 Travis Heights Blvd.**
   Travis Heights-Fairview Park National Register Historic District
   Council District 9
   Proposal: Remodel, new roof deck.
   Applicant: Angelica Centeno

3. **1106 Travis Heights Blvd.**
   Travis Heights-Fairview Park National Register Historic District
   Council District 9
   Proposal: Additions.
   Applicant: Liz Salaiz

4. **1908 Kenwood Ave.**
   Travis Heights-Fairview Park National Register Historic District
   Council District 9
   Proposal: Demo of attached carport, new attached carport.
   Applicant: Douglas Keating

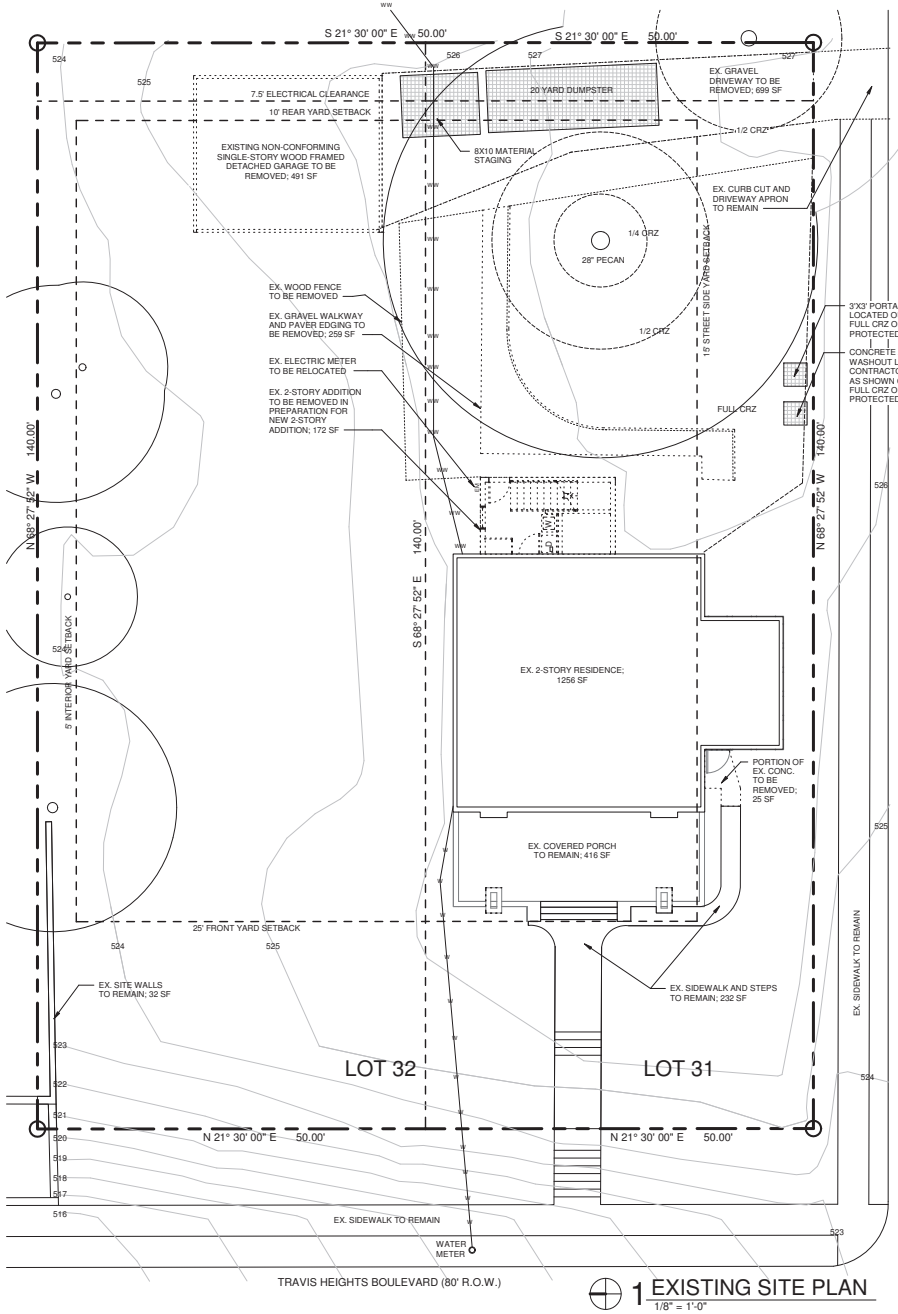
5. **1803 Travis Heights Blvd.**
   Travis Heights-Fairview Park National Register Historic District
   Council District 9
   Proposal: Addition and enclose front porch.
   Applicant: Nick Mehl

6. **1707 Alameda Dr.**
   Travis Heights-Fairview Park National Register Historic District
   Council District 9
   Proposal: Demolish addition, construct new addition, partial demolition of carport, replace siding.
   Applicant: Gary Wang

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For more information on the Historic Landmark Commission, please contact Sam Fahnestock, Planner II, at 512-974-3393; Kalan Contreras, Historic Preservation Officer, at 512-974-2727.



1 EXISTING SITE PLAN
1/8" = 1'-0"

SITE NOTES & TREE PROTECTION

1. CONTRACTOR TO ASSURE THAT THE ROOT ZONES OF ALL TREES ARE ADEQUATELY PRESERVED. TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION.

2. CONTRACTOR TO PROVIDE TREE PROTECTION FENCING FOR ALL PROTECTED TREES ON SITE. TREE PROTECTION FENCING MUST PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA AS MUCH OF THE CRZ AS IS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE CRZ, AN EIGHT-INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WITH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.

3. FOOT TRAFFIC IS CONSIDERED A ROOT ZONE DISTURBANCE. CONTRACTOR TO PROVIDE 2X4 OR GREATER PLANKS (6FT TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.

4. ANY DEMOLITION IN THE 1/4 AND 1/2 CRITICAL ROOT ZONES OF PROTECTED TREES ON OR ADJACENT TO THE SITE MUST BE DONE WITH HAND TOOLS TO AVOID DAMAGING ROOTS OF TREES.

5. ALL UTILITY TRENCHING WITHIN THE 1/2 CRZ MUST BE AIR SPADED BY A CERTIFIED ARBORIST FOR THE TOP 30" TO AVOID CUTTING ROOTS 1.5"+ IN DIAMETER. ALL PAID RECEIPTS FOR THIS WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.

6. CONTRACTOR TO WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND NEAR ROOTS OF TREES DURING CONCRETE WORK.

7. IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, CONTRACTOR TO PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED CONTRACTOR TO SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.

8. SHOULD PRUNING BE REQUIRED FOR CONSTRUCTION, A PRIVATE CERTIFIED ARBORIST ASSESMENT OF THE PRUNING NEEDS WILL BE PROVIDED TO THE TREE INSPECTOR FOR REVIEW PRIOR TO CONSTRUCTION. PAID RECEIPTS FOR ANY WORK ON PROTECTED TREES WILL BE PROVIDED TO THE FINAL TREE INSPECTOR.

Sidetracked Studio

6521 Burnet Ln. Ste. 105
Austin, Texas 78757
870 219 6942

REGISTERED ARCHITECT
THOMAS J. YANCEY
24250
STATE OF TEXAS
04.16.2024

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Walker Residence

1109 Travis Heights Blvd.
Austin, TX 78704

DATE ISSUED FOR

PROJECT 0000

SITE PLAN - EXISTING

A0.0