



HISTORIC LANDMARK COMMISSION

April 24, 2017 - 7:00 pm

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

___ *Mary Jo Galindo, Chair*

___ *Alex Papavasiliou*

___ *Blake Tollett*

___ *Beth Valenzuela*

___ *Kevin Koch*

___ *Emily Reed, Vice-Chair*

___ *Terri Myers*

___ *Tiffany Osburn*

___ *Carol Brown*

___ *Emily Hibbs*

NOTES ON HISTORIC LANDMARK COMMISSION MEETINGS

1. 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 first speaker 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.
2. 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 agenda. Otherwise, the case will pass on consent, and there is no later recourse.
3. 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 - it is considered tantamount to a postponement to a date certain.

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 their concerns regarding items not posted on the agenda.

2. APPROVAL OF MINUTES

A. March 27, 2017

B. April 10, 2017

3. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATIONS, and REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

1. C14H-2017-0006 – Bonugli Grocery Store

78 San Marcos Street

Council District 3

Proposal: Zoning change from SF-3-NP to LO-MU-H-NP.

Applicant: Carrie Altemus

City Staff: Heather Chaffin, Planning and Zoning Department, 974-2122

Staff Recommendation: Recommend historic zoning as part of the requested zoning change.

2. HDP-2017-0030 – Morris and Gwendolyn Stevens House - Rehearing

3901 Brookview Road

Council District 9

Proposal: Demolish a ca. 1961 house

Applicant: Historic Landmark Commission

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

Staff Recommendation: The Commission did not recommend historic zoning at the last public hearing on this case; staff does not recommend historic zoning for this house, but does encourage rehabilitation and adaptive re-use, and release of the demolition permit upon completion of a City of Austin Documentation Package and the property owner's agreement to erect a plaque on the site to commemorate the history of the property.

3. C14H-2017-0025 – Pompee-Clark-Cook House

2203 Nueces Street

Council District 9

Proposal: Zoning change from GR-MU-H-CO-NP to GR-MU-CO-NP for the tract which consists of the parking lot and driveway for this house.

Applicant: Mike McHone

City Staff: Scott Grantham, Planning and Zoning Department, 974-3574

Staff Recommendation: Recommend the removal of H zoning from the subject tract, maintaining the base zoning and conditional overlay.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1982-0001-F

Larmour Block, Building F, 916 Congress Avenue

Council District 9

Proposal: Plan for the protection of the historic façade and adjacent historic landmark buildings during the construction of the previously-approved addition.

Applicant: Buzz Hughes

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

2. LHD-2017-0003

4012 Avenue G – Hyde Park Historic District

Council District 9

Proposal: Construct a two-story rear addition.

Applicant: Richard Hamer, Michael Hsu Office of Architecture

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

Committee Recommendation: Recommended several changes, all of which have been addressed.

Staff Recommendation: Approve as proposed. The project now meets the historic district design standards.

3. LHD-2017-0005

**1108 W 10th Street – Castle Hill Historic District
Council District 9**

Proposal: Construct a two-story addition to the back of the house; construct a two-story accessory dwelling unit and a one-story detached garage.

Applicant: Tom Hatch, H+UO Architects

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

4. LHD-2017-0006

**600 Harthan Street – Harthan Street Historic District
Council District 9**

Proposal: Demolish a non-historic garage apartment and replace it with a parking carousel; install new windows in an original part of the compound; construct new exterior stairs and railings.

Applicant: Paul Clayton, Clayton + Little Architects

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed with a further recommendation that the applicant consider the use of stucco or painted wood as a veneer for the frame of the proposed parking structure to be in greater conformance with the historic district design standards.

5. LHD-2017-0007

**1105 W 10th Street – Castle Hill Historic District
Council District 9**

Proposal: Construct a new rear addition, restore the original siding, steps, and porch floors; construct a new porch addition to the side.

Applicant: Larry Irsik, Architexas

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

Committee Recommendation: Approve as proposed with the recommendation that the proposed new chimney be narrower so as to make it less visible.

Staff Recommendation: Approve as proposed.

6. LHD-2017-0008

**3808 Avenue F – Hyde Park Historic District
Council District 9**

Proposal: Construct a one-story rear addition; restore the original front porch.

Applicant: Reed Construction LLC

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

7. HDP-2017-0027

**Spencer and Ora Lee Nobles House, 2008 E. 8th Street
Council District**

Proposal: Realign the house on the lot and construct a two-story rear addition.

Applicant: Hunter Tipps, Davey McEachern Architecture

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

Committee Recommendation: The Committee recommended changes to the roofline of the addition, which the applicant has done; otherwise, the Committee recommended approval as proposed.

Staff Recommendation: Approve as proposed with the further recommendation that the applicant consider designing the windows in a more traditional configuration and pattern.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2017-0012

**721 Congress Avenue – Congress Avenue
Council District 9**

Proposal: Demolish the existing non-contributing structure and construct a new residential high-rise.

Applicant: Carson Nelsen, Nelsen Partners

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

Staff Recommendation: Release the permit with the recommendation for further consideration of a modification to the street-level façade on Congress Avenue that lessens the impact of the monolithic aspect of the entry and reflects greater compatibility with the traditional bay divisions and patterns in the historic district.

2. NRD-2017-0020

**900 Theresa Avenue – West Line Historic District
Council District 9**

Proposal: Construct a second-story addition to the rear of the one-story house; rehabilitate the existing house.

Applicant: Dawson Lupul Builders

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

Staff Recommendation: Approve as proposed with the further recommendation that the applicant re-use the existing wood-frame windows currently on the back of the house as the replacement windows for the front of the house to the greatest extent possible. Staff recommends against the use of vinyl windows in the original part of the house.

3. NRD-2017-0023

**802 Pressler Street – West Line Historic District
Council District 9**

Proposal: Demolish a ca. 1930 house.

Applicant: David Cundy

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

Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use, through consideration of the demolition delay for contributing properties within historic districts, then relocation over demolition; if the Commission votes to grant the permit, then staff recommend completion of a City of Austin Documentation Package and that the Commission review the plans for any new construction proposed for this site prior to release of the permit.

4. NRD-2017-0025

**1315 W 9th Street – West Line Historic District
Council District 9**

Proposal: Construct two 2-story condominium buildings for a total of 3 units.

Applicant: Vinson Radke Homes

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

Staff Recommendation: Reconsider the design and materials of the proposed project to better comport with the architectural character of the historic district.

5. NRD-2017-0026

906 Robertson Street – West Line Historic District

Council District 9

Proposal: Construct an addition to the front and side of the house.

Applicant: James Cormier

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

Staff Recommendation: Consider the installation of a small window in the front of the addition to break up the proposed blank wall on the front of the house. Staff recommends release of the permit upon completion of a City of Austin Documentation Package.

6. NRD-2017-0028

903 Willow Street – Willow Spence Historic District

Council District 3

Proposal: Construct a two-story auxiliary dwelling unit.

Applicant: Jillian Blackwell

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

Staff Recommendation: Reconsider the design of the ADU in favor of a style that is more compatible with and complementary to the existing house and the architectural character of the historic district.

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

1. HDP-2017-0027 – Postpone to May 22, 2016 for historic zoning application and notice.

2008 E. 8th Street

Council District 1

Proposal: Demolish a ca. 1932 house.

Applicant: A New Hope Investments, Inc.

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

Staff Recommendation: Grant the request for postponement. This house is on the agenda this month for a Certificate of Appropriateness, and will be noticed for voluntary nomination for historic zoning next month.

2. HDP-2016-0698 – Postpone to May 22, 2016 for historic zoning application and notice.

1408 E. 2nd Street

Council District 3

Proposal: Demolish a ca. 1897 house.

Applicant: Henry Juarez

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

Staff Recommendation: Staff is working with the applicant to develop a historic zoning case on this house.

3. HDP-2017-0100

1401 E 3rd Street

Council District 3

Proposal: Demolish a ca. 1923 house.

Applicant: William Hodge

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

Staff Recommendation: Initiate historic zoning. If the Commission does not initiate the historic zoning case, then staff recommends rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

4. HDP-2017-0101

2614 Delwood Place

Council District 3

Proposal: Demolish a ca. 1951 house.

Applicant: DAR Construction

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

Staff Recommendation: Initiate historic zoning.

5. HDP-2017-0122

400 Ridgewood Road

Council District 8

Proposal: Demolish a ca. 1965 house

Applicant: DAR Construction

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

Staff Recommendation: Release the permit.

6. HDP-2017-0144

509 E Live Oak Street

Council District 9

Proposal: Demolish a ca. 1923 house

Applicant: Greenworks Construction LLC

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.

7. HDP-2017-0161

2014 E. 9th Street

Council District 1

Proposal: Demolish a ca. 1917 house

Applicant: Priority Texas 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.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive

Note: Staff is initiating the demolition by neglect case.

COMMISSION ITEMS

COMMITTEE REPORTS

Certificates of Appropriateness Review Committee

Operations Committee

Grants Committee

Preservation Plan Committee

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, or Andrew Rice, Historic Preservation Planner, at 512-974-1686.