



HISTORIC LANDMARK COMMISSION

August 28, 2017 - 7:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

____ *Mary Jo Galindo, Chair*
____ *Andrew Brown*
____ *Emily Hibbs*
____ *Trish Hudson*
____ *Kevin Koch*
____ *Terri Myers*

____ *Emily Reed, Vice Chair*
____ *Tiffany Osburn*
____ *Alex Papavasiliou*
____ *Blake Tollett*
____ *Beth Valenzuela*

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 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.
- 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 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 - 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. June 26, 2017
- B. July 24, 2017

3. BRIEFINGS

- A. Proposal for the conversion of the old National Guard Armory by the Austin Film Society.

By: Margaret Shaw, Economic Development Department, 974-6497

4. 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-2017-0055 – Montopolis Negro School**
500 Montopolis Drive
Council District 3
Proposal: Establish an area of historic zoning for the Montopolis Negro School
Applicant: Austin Stowell
City Staff: Heather Chaffin, Planning and Zoning Department, 974-2122
Staff Recommendation: Recommend historic zoning for the existing structure with a 25-foot buffer.
- 2. C14H-2017-0074 – Postponement requested by applicant to September 25, 2017**
Gilfillan Place, 603 W. 8th Street
Council District 9
Proposal: Rezone one parcel from GO-H, GO-MU, and GO to DMU-H
Applicant: Dave Anderson, Drenner Group, PC
City Staff: Scott Grantham, Planning and Zoning Department, 974-3574
Staff Recommendation: Postpone per the applicant's request.
- 3. C14H-2017-0076 – Allan Junior High School**
1212 Rio Grande Street
Council District 9
Proposal: Rezone one parcel from UNZ and UNZ-H to DMU-CO and DMU-CO-H
Applicant: Vanessa Mendez, Urban Design Group
City Staff: Scott Grantham, Planning and Zoning Department, 974-3574
Staff Recommendation: Recommend the zoning change.
- 4. C14H-2017-0082 – McDonald-Doughtie House**
1616 Northwood Road
Council District 10
Proposal: Rezone property from SF-3 to SF-3-H
Applicant: Craig Duewall, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.
- 5. C14H-2017-0107 – Tucker-Winfield Apartment House**
1105 Nueces Street
Council District 9
Proposal: Rezone property from GO to GO-H
Applicant: Elayne Lansford, owner
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Recommend historic zoning.

6. **C14H-1989-0022 – Ruggles-Smith House**
1600 Rio Grande Street
Council District 9
Proposal: Rename the house the Ruggles-Smith-Olian House
Applicant: Mo Olian, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Consider the renaming.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **LHD-2017-0022 – Offered for Consent**
4207 Avenue H (Hyde Park)
Council District 9
Proposal: Construct 1st and 2nd story additions to the duplex
Applicant: Michael Roufa
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed with the recommended changes.
2. **LHD-2017-0023 – Offered for Consent**
Shipe Park Pool, 4400 Avenue G (Hyde Park)
Council District 9
Proposal: Landscape and pool modifications
Applicant: Rey Hernandez and Robin Camp, Parks and Recreation Department, 974-9464
Committee Recommendation: Approve as proposed with a recommendation to modify or eliminate the shade structures and to maintain a larger ratio of grass to paved sidewalk.
Staff Recommendation: Approve as proposed with the additional recommendation to maintain a larger ratio of grass to paved sidewalk.
3. **C14H-1981-0015 – Johns-Hamilton Building – Discussion**
716 Congress Avenue
Council District 9
Proposal: Signage
Applicant: Austin Standley, Comet Signs
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Deny the internally lit sign.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2017-0059 – Discussion**
1607 (7) Niles Road (Old West Austin Historic District)
Council District 9
Proposal: Construct two rear additions, change a roofline, and replace selected windows on a ca. 1930 house
Applicant: Laura Perez, Clayton & Little Architects
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Postpone a decision on the project to allow review by the Certificates of Appropriateness Committee and subsequent administrative approval by staff if appropriate changes are made.

2. **NRD-2017-0062 – Discussion**
500 Congress Avenue (Congress Avenue Historic District)
Council District 9
Proposal: Signage
Applicant: Steven Clement, Graphic Installation Solutions
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Deny the internally lit signs.

3. **NRD-2017-0063 – Discussion**
401 Congress Avenue (Congress Avenue Historic District)
Council District 9
Proposal: Install 3 signs
Applicant: Chris Wilke, Baker's Signs
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Deny the internally lit signs.

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

1. **HDP-2016-0698 – Postpone to September 25, 2017 at the owner's request**
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. Staff recommends granting the postponement request.
2. **HDP-2017-0437 – Discussion**
300 Colorado Street
Council District 9
Proposal: Demolish a ca. 1925 warehouse
Applicant: Michael Whellan
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning or postpone to September 25, 2017 to fully explore options for preservation.
3. **HDP-2017-0428 – Offered for Consent**
1908 Kinney Avenue
Council District 5
Proposal: Demolish a ca. 1937 house
Applicant: Paradisa Homes
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Encourage rehabilitation and adaptive reuse. If rehabilitation and reuse are not feasible, then staff encourages relocation over demolition, and recommends release of the permit upon completion of a City of Austin Documentation Package.
4. **HDP-2017-0439**
2009 Pennsylvania Avenue/1164-1168 Alamo Street
Council District 1

Proposal: Relocate a ca. 1930 and a ca. 1936 house to Gorman, TX

Applicant: Hector Avila

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse on-site. If rehabilitation and reuse on-site are not feasible, then staff recommends release of the relocation permit upon completion of a City of Austin Documentation Package.

5. HDP-2017-0438 – Offered for Consent

2208 E. 13th Street

Council District 1

Proposal: Partial demolition of a ca. 1910 house to construct modifications

Applicant: Steven Yarak

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed with recommendations to complete a City of Austin Documentation Package prior to any work on the house, and to follow the Secretary of the Interior's Standards for Historic Preservation Projects in terms of replacement materials on the house.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

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

Staff report update on progress of contacts with the owner of the property to resolve issues stemming from neglect.

5. COMMISSION ITEMS

A. COMMITTEE REPORTS

1. Certificates of Appropriateness Review Committee
2. Operations Committee
3. Grants Committee
4. Preservation Plan Committee

B. ACTION ITEMS

1. Discussion and possible action to approve fall 2017 grant applications:

A. Austin Woman's Club, 708 San Antonio Street

Proposal: Window restoration.

Amount requested: \$58,000

B. Pease Park Conservancy, 31st Street and North Lamar Boulevard

Proposal: Enhance and rebuild dry stack stone wall at the 31st Street and Lamar Boulevard entry to the Shoal Creek Greenbelt Trail.

Amount requested: \$20,000

C. Barton Springs Conservancy, 2200 Barton Springs Road

Proposal: Restore and rehabilitate the Barton Springs Bath House and provide environmental education.

Amount requested: \$238,000

D. Millett Opera House, 110 E. 9th Street

Proposal: Replace 15 windows.

Amount requested: \$58,000

E. Huston-Tillotson University, 900 Chicon Street

Proposal: Interior and exterior painting of Evans Hall.

Amount requested: \$40,793.75

F. Republic Square, 422 Guadalupe Street

Proposal: Interpretive sign panels telling the history of the square.

Amount requested: \$68,000

G: Shoal Creek Conservancy, W. 6th Street bridge over Shoal Creek

Proposal: Reconstruct the north bridge parapet, retrofit the south bridge parapet; install lighting at the street, vault, and trail levels.

Amount requested: \$58,000

a.

2. Designation of a representative to the Downtown Commission

C. FUTURE AGENDA ITEMS

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