



HISTORIC LANDMARK COMMISSION

July 24, 2017 - 7:00 pm

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

 x *Mary Jo Galindo, Chair*

 x *Alex Papavasiliou*

 x *Blake Tollett*

 x *Beth Valenzuela*

 x *Kevin Koch*

 x *Emily Reed, Vice-Chair*

 abs *Terri Myers*

 x *Tiffany Osburn*

 x *Andrew Brown*

 abs *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. June 26, 2017

No action.

3. PUBLIC HEARINGS

MOTION: Approve items B1, B3, C3, C4, C6, D3, D4, D5, D6, D7, D9, D10, and D11 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

MOTION: Approve items A4, A6, D1, and E1 on the consent postponement agenda on a motion by Commissioner Tollett, seconded by Commissioner Osburn. Vote 8-0.

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. HDP-2017-0100 - Discussion

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: Due to severe structural issues, staff is unable to recommend historic zoning for this house, but recognizes the very significant stone artistry displayed here and its reflection of the neighborhood's Mexican-American culture and history. Staff must recommend release the permit upon completion of a City of Austin Documentation Package and the Commission's review of the plans for new construction on the site, incorporating the historic stonework. See the staff report for the full recommendation.

Speakers in favor of the demolition permit:

William Hodge

Travis Bertram

Jeff Blatt

Rachael Allison

Gregory Folks

Speakers in opposition to the demolition permit:

Amy Thompson

Alex Silva

MOTION: Close public hearing on motion by Commissioner Papavasiliou, Commissioner Osburn. Vote 8-0.

MOTION: Approve the permit application per staff recommendation on a motion by Commissioner Papavasiliou, seconded by Commissioner Brown. Vote 2-6, Galindo, Reed, Valenzuela, Koch, Tollett, and Osburn opposed.

MOTION: Recommend historic zoning on a motion by Commissioner Koch, seconded by Commissioner Valenzuela. Vote 6-2, Commissioners Papavasiliou and Brown opposed. The motion failed due to lack of a 2/3 supermajority as required by Code.

2. C14H-2017-0031 - Penick Place Historic District - Discussion

5600 and 5700 blocks of Penick Drive and 5600 and 5700 blocks of E. Riverside Drive

Council District 3

Applicants: Penick Place Nominating Team, Miranda Dodson

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

Staff Recommendation: Recommend historic district designation for Penick Place.

Speakers in favor of the local historic district designation:

Miranda Dodson

Donald Stuart
Rachael Allison
Trey Sheffield
Lucy Sheffield
Billy Cassis

Speakers in opposition to the local historic district designation:

Robert Kleeman
Bill Greif
Karen Greif

MOTION: Extend meeting past 10:00 p.m. on a motion by Commissioner Osburn, seconded by Commissioner Koch. Vote 8-0.

MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. Vote 8-0.

MOTION: Postpone case A2 to the August 28, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Papavasiliou, seconded by Commissioner Tollett. No action.

MOTION: Deny application as submitted with direction to the applicants to review the parcels sought for inclusion in the district, and a re-determination of the houses that contribute to the historic character of the district, and to seek advice from a preservation professional, on a motion by Commissioner Reed, seconded by Commissioner Papavasiliou. Vote 8-0.

**3. HDP-2017-0204 – Discussion
Middleton-Langford-Quiroz House, 1907 Holly Street
Council District 3**

Proposal: Demolish a ca. 1913 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.

Speakers in favor of the demolition:

Glen Coleman
Scott Fisher
Roberta Carvalho, owner

Speakers opposed to the demolition:

Amy Thompson

MOTION: Close public hearing on a motion by Commissioner Koch, seconded by Commissioner Papavasiliou. Vote 8-0.

MOTION: Release the permit application pursuant to staff recommendation on a motion by Commissioner Papavasiliou, seconded by Commissioner Osburn. Vote 8-0.

4. **C14H-2017-0055 – Montopolis Negro School - Postpone to August 28, 2017 at staff's request.**

**500 Montopolis Dr
Council District 3**

Proposal: Establish an area of historic zoning for the Montopolis Negro School.

Applicant: Austin Stowell

City Staff: Steve Sadowsky and Heather Chaffin, Planning and Zoning Department

Staff Recommendation: Grant the postponement request.

MOTION: Approve item A4 on the consent postponement agenda on a motion by Commissioner Tollett, seconded by Commissioner Osburn. Vote 8-0.

5. **HDP-2017-0286 - Discussion
Old Negro Women's Home, 1210 Rosewood Avenue
Council District 1**

Proposal: Relocate the house to Lockhart, Texas.

Applicant: Peter Staats

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor of the relocation permit:

Peter Staats

Julia Reed

Cesar Valdez

Evan Bules

Regina Andre

No speakers opposed to relocation.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Reed. Vote 8-0.

MOTION: Recommend historic zoning on a motion by Commissioner Koch, seconded by Commissioner Valenzuela. Vote 8-0.

6. **C14H-2017-0074 – Offered for Consent
Gilfillan Place, 603 W. 8th Street
Council District 9**

Proposal: Rezone one parcel of land from GO-H, GO-MU, and GO to DMU-H.

Applicant: Dave Anderson

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

Staff Recommendation: Recommend rezoning.

MOTION: Approve item A6 on the consent postponement agenda on a motion by Commissioner Tollett, seconded by Commissioner Osburn. Vote 8-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **C14H-1982-0009 – Offered for Consent**
700 W. 12th Street – Allan Junior High School
Council District 9

Proposal: Replace all aluminum windows and doors with reproduction wood windows and doors in accordance with the original design; enclose the two interior courtyards with a semi-transparent membrane.

Applicant: Stanley O. Graves, Architexas

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B1 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

2. **C14H-1981-0005 – Smith-Hage Building - Discussion**
325 E. 6th Street
Council District 9

Proposal: Signage

Applicant: Troy Gillian, Sun Signs

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Encourage the applicant to redesign the signs so that they comply with the lighting provisions of the Sign Guidelines, including indirect lighting for the signs.

Speakers in favor of the sign permit:

Troy Gillian

Bill Shea

MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Reed. Vote 8-0.

MOTION: Allow staff to review more thoroughly and made administrative-level decision on a motion by Commissioner Osburn, seconded by Commissioner Brown. Vote 6-2, Commissioners Valenzuela and Reed opposed.

3. **LHD-2017-0019 – Offered for Consent**
1105 W. 9th Street – Castle Hill
Council District 9

Proposal: Remove exterior brick veneer, insulate the house, re-lay the brick; restore the front of the house; replace aluminum windows on sun-porch with screens.

Applicant: Tere O'Connell, O'Connell Architecture

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B3 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2017-0023 - Discussion

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 recommends 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.

No speakers in favor of the demolition permit.

Speakers in opposition to the demolition permit:

Denise Younger

MOTION: Close public hearing on a motion by Commissioner Koch, seconded by Commissioner Papavasiliou. Vote 8-0.

MOTION: Release permit per staff recommendation on a motion by Commissioner Koch, seconded by Commissioner Brown. Vote 8-0.

2. NRD-2017-0036 - Discussion

812 Theresa Avenue – West Line Historic District

Council District 9

Proposal: Construct two 2-story houses, each with 2-story auxiliary dwelling units to the rear.

Applicant: Ryan Rodenberg

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

Committee Recommendation: Revise the design to be more compatible with the contributing buildings in the district.

Staff Recommendation: Strongly encourage the applicant to design the new structures in a style more compatible with the contributing buildings in the district.

No speakers in favor of the building permit.

Speakers opposed to the building permit:

Rosemary Merriam

MOTION: Close public hearing on a motion by Commissioner Koch, seconded by Commissioner Papavasiliou. Vote 8-0.

The Commissioners offered recommendations to revise the drawings in conformance with the recommendations put forth by the Certificate of Appropriateness Review Committee.

3. NRD-2017-0047 – Offered for Consent

3210 Beverly Road – Old West Austin Historic District

Council District 9

Proposal: Demolish a 1948 house.

Applicant: Claire Tudor

City Staff: Cara Bertron, Historic Preservation Office, 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.

MOTION: Approve item C3 on the consent agenda with no further recommendations on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

**4. NRD-2017-0037 – Offered for Consent
1903 W 30th Street – Old West Austin Historic District
Council District 9**

Proposal: Construct two-single-family houses. The Commission approved demolition of the existing 1951 house contingent on review of plans for new construction.

Applicant: George Rodenbusch

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

Committee Recommendation: Revise the design and materials to be more compatible with the character of the district.

Staff Recommendation: Encourage the applicant to revise the proposed plan to meet design principles for new construction within historic districts, particularly with regard to street setback.

MOTION: Approve item C4 on the consent agenda with no further recommendations on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

**5. NRD-2017-0050 – Discussion
1601 Preston Avenue – Old West Austin Historic District
Council District 9**

Proposal: Demolish a ca. 1938 house and construct a new single-family house.

Applicant: MTL 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. Encourage the applicant to revise the proposed plan to meet design principles for new construction within historic districts, particularly with regard to street setback and materials.

Speakers in favor of the demolition permit:
Mark Love

No speakers in opposition to demolition.

MOTION: Close public hearing on a motion by Commissioner Osburn, seconded by Commissioner Papavasiliou. Vote 8-0.

MOTION: Release the demolition permit per staff recommendation and encourage the applicant to meet with the Certificate of Appropriateness Committee to discuss

future design on a motion by Commissioner Valenzuela, seconded by Commissioner Papavasiliou. Vote 8-0.

6. **NRD-2017-0052 – Offered for Consent**
808 Theresa Avenue – West Line Historic District
Council District 9

Proposal: Construct a new single-family house on a vacant lot.

Applicant: Justin Brogna

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

Staff Recommendation: Encourage the applicant to revise the proposed plan to meet general design principles for new construction within historic districts, particularly with regard to massing and fenestration.

MOTION: Approve item C6 on the consent agenda with no further recommendations on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

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

1. **HDP-2016-0698 – Postpone to August 28, 2017 at the applicant’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.

MOTION: Approve item D4 on the consent postponement agenda on a motion by Commissioner Tollett, seconded by Commissioner Osburn. Vote 8-0.

2. **HDP-2017-0185 – Offered for Consent – pulled for discussion.**
912 W. James Street
Council District 9

Proposal: Demolish a ca. 1932 house.

Applicant: Celia Israel

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.

MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. Vote 8-0.

MOTION: Postpone case on a motion by Commissioner Papavasiliou, seconded by Commissioner Koch. Vote 7-1. Commissioner Tollett opposed.

3. **HDP-2017-0243 – Offered for Consent**
1604 Haskell Street
Council District 3

Proposal: Demolish a ca. 1946 house.

Applicant: William Hodge

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.

MOTION: Approve item D3 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

4. **HDP-2017-0293 – Offered for Consent**
4400 Shoalwood Avenue
Council District 10

Proposal: Demolish a ca. 1940 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.

MOTION: Approve item D4 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

5. **HDP-2017-0294– Offered for Consent**
4104 Idlewild Road
Council District 10

Proposal: Demolish a ca. 1950 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.

MOTION: Approve item D5 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

6. **HDP-2017-0299 – Offered for Consent**
2508 Galewood Place
Council District 10

Proposal: Demolish a ca. 1950 house.

Applicant: Foursquare 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.

MOTION: Approve item D6 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

7. **HDP-2017-0319 – Offered for Consent**
1407 Coleto Street
Council District 1

Proposal: Demolish a ca. 1939 house.

Applicant: Dana Ambs

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.

MOTION: Approve item D7 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

8. **HDP-2017-0320 – Offered for Consent – pulled for discussion**
1404 E. 2nd Street
Council District 3
Proposal: Demolish a ca. 1949 house.
Applicant: Mark Roberts
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 of the demolition permit:
Mark Roberts
- Speakers opposed to the demolition permit:
Amy Thompson
- MOTION: Close public hearing on a motion by Commissioner Koch, seconded by Commissioner Papavasiliou. Vote 8-0.**
- MOTION: Release the permit per staff recommendation on a motion by Commissioner Koch, seconded by Commissioner Papavasiliou. Vote 8-0.**
9. **HDP-2017-0355 – Offered for Consent**
2807 Clearview Drive
Council District 10
Proposal: Demolish a ca. 1946 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.
- MOTION: Approve item D9 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.**
10. **HDP-2017-0357 – Offered for Consent**
4703 Burnet Road
Council District 9
Proposal: Demolish a ca. 1938 commercial building.
Applicant: Thrower Design
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.
- MOTION: Approve item D10 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.**

11. **HDP-2017-0358 – Offered for Consent**
803 W. Annie Street
Council District 9
Proposal: Demolish a ca. 1958 house.
Applicant: CCG Development, 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.

MOTION: Approve item D11 on the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.

12. **HDP-2017-0364 – Offered for Consent - pulled**
2116 Clifton Street
Council District 9
Proposal: Demolish a ca. 1924 house.
Applicant: DAR Construction
City Staff: Cara Bertron, Historic Preservation Office, 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.

Speakers in favor of the demolition permit:
Mily Roberts Laurie

MOTION: Close public hearing on a motion by Commissioner Koch, seconded by Commissioner Papavasiliou. Vote 8-0.

MOTION: Release permit per staff recommendation on a motion by Commissioner Brown, seconded by Commissioner Reed. Vote 8-0.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. **DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive – Postpone to the August 28, 2017 Historic Landmark Commission Meeting**
Note: Staff is initiating the demolition by neglect case.

MOTION: Approve item D4 (corrected to E4) on the consent postponement agenda on a motion by Commissioner Tollett, seconded by Commissioner Osburn. Vote 8-0.

4. COMMISSION ITEMS

COMMITTEE REPORTS

Certificates of Appropriateness Review Committee

Operations Committee

Grants Committee

Preservation Plan Committee

Volunteers for committee

Attendance at CodeNEXT public workshop on Wednesday, August 9

Cara Bertron states that a Code NEXT workshop will occur in the next 3-4 weeks. Commissioners Valenzuela and Papavasiliou are interested in serving on the Preservation Plan committee. Commissioner Myers is discussed as a possible third.

Chair Galindo requests a volunteer to serve as Downtown Commission Liaison. Commissioner Brown volunteers.

MOTION: Adjourn the August 28, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. Vote 8-0.

FUTURE AGENDA ITEMS

5. 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.