



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 and a 25-foot buffer.

Historic zoning	Name	Address	Phone#
In Favor	BUNNY GARCIA H	8400 Valdez	512-577-8173
In Favor	DAVID KING		
In Favor	Clifton Griffin		
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed	Susana Almanza	6103 Larch Terrace	512/401-3311
Opposed	Sharon Blythe	9206 Brigandina	512/336-0672
Opposed	DAVID KING		
Opposed	Fred Fred McElroy	2316 Trinity Ln	512-275-4077
Opposed	Jim Casey CASEY	7202 Whispering Willows	512-750-0873
Opposed	ANAKI GHOSH	1000 Valdez	512-577-2170
Opposed	Brad Parsons	3571 Far West	512-940-2199 Not speaking
Opposed	Ana Villalobos	1206 Begonia Avenue	(512) 565-0165
Opposed	Pedro Hernandez Jr.	6813 Suena Dr.	787-781-0899
Opposed	Maryjane Le	3406 Duval St	512-320-8448
Opposed	Fred Lewis	4509 Edgemont 31	512-467-0451
Opposed	Hannah Young	309 Woodward St	512-293-5424
Opposed	Laurie Willis	5604 Oak Blvd	512-507-4327
Opposed	Cliff Kaplan	4165 Garnett St	917-568-4102
Opposed	Megan Merisbach	1805 San Geronimo St	940-2615

removed at her request

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.

Historic zoning	Name	Address	Phone#
In Favor			
In Favor			
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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.

[illegible]

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.

Historic zoning	Name	Address	Phone#
In Favor			
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Staff Recommendation: Recommend historic zoning.

[illegible]

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.

Historic zoning	Name	Address	Phone#
In Favor			
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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.

Building	Name	Address	Phone#
In Favor			
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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.

Building	Name	Address	Phone#
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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.

Building	Name	Address	Phone#
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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.

Building	Name	Address	Phone#
In Favor			
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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 illuminated signs.

Building	Name	Address	Phone#
In Favor			
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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.

Building	Name	Address	Phone#
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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.

Demolition	Name	Address	Phone#
In Favor			
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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.

Demolition	Name	Address	Phone#
In Favor	Michael Whellan	461 Congress Ave, 220	512 480 5600
In Favor			
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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.

Demolition	Name	Address	Phone#
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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: Staff recommends that the Commission 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.

Relocation	Name	Address	Phone#
In Favor			
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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.

Demolition	Name	Address	Phone#
In Favor			
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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. Approval of fall 2017 grant applications**
- 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.