



**HISTORIC LANDMARK COMMISSION**  
**September 25, 2017 - 7:00 p.m.**  
**Regular Meeting**  
**Council Chambers, Austin City Hall**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, Texas**

**CURRENT BOARD MEMBERS:**

- |       |                               |       |                          |
|-------|-------------------------------|-------|--------------------------|
| _____ | <i>Mary Jo Galindo, Chair</i> | _____ | <i>Terri Myers</i>       |
| _____ | <i>Emily Reed, Vice Chair</i> | _____ | <i>Tiffany Osburn</i>    |
| _____ | <i>Andrew Brown</i>           | _____ | <i>Alex Papavasiliou</i> |
| _____ | <i>Emily Hibbs</i>            | _____ | <i>Blake Tollett</i>     |
| _____ | <i>Trish Hudson</i>           | _____ | <i>Beth Valenzuela</i>   |
| _____ | <i>Kevin Koch</i>             |       |                          |

**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 - 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 items not posted on the agenda.

**2. APPROVAL OF MINUTES**

**A. August 28, 2017 – Offered for Consent Approval**

**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-2017-0074 – Postponement request by applicant to October 23, 2017**  
**Gilfillan Place, 603 W. 8<sup>th</sup> 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: Grant the postponement request.
  
2. **C14H-1989-0022 – Ruggles-Smith House - Discussion**  
**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.
  
3. **HDP-2017-0437 – 300 Colorado Street Warehouse Block – Offered for Consent Approval**  
**300 Colorado Street**  
**Council District 9**  
 Proposal: Demolish a ca. 1924 warehouse.  
 Applicant: Michael Whellan  
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
 Staff Recommendation: Release the permit upon completion of a HABS-level documentation package, including drawings on Mylar, for archiving at the Austin History Center and encourage the applicant to incorporate or otherwise commemorate the history of this warehouse building into the design of the new tower.

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

1. **LHD-2017-0023 – Postpone to October 23, 2017 at applicant’s request**  
**Shipe Park Pool, 4400 Avenue G (Hyde Park)**  
**Council District 9**  
 Proposal: Install shade structures at the pool  
 Applicant: Rey Hernandez and Robin Camp, Parks and Recreation Department  
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
 Committee Recommendation: Postpone per applicant’s request.
  
2. **LHD-2017-0026 – Offered for Consent Approval**  
**4302 Avenue D**  
**Council District 9**  
 Proposal: Replace rear windows and door  
 Applicant: Lonanne Magnuson  
 City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
 Committee Recommendation: Keep light well window on the primary façade below grade. Encourage retention of door and recognition of historic window proportions.  
 Staff Recommendation: Approve the plans as revised.

3. **C14H-1977-0015 – Franzetti Store – Offered for Consent Approval.**  
**2402 San Gabriel Street**  
**Council District 9**  
 Proposal: Construct a 154-unit student housing complex  
 Applicant: Edward Johnson  
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
 Committee Recommendation: Wrap the corner in stone to allow for a greater differentiation between the new construction and the historic building, and cut a corner of the amenity center back to further articulate the historic building.  
 Staff Recommendation: Approve as proposed.
  
4. **C14H-1992-0003 – Offered for Consent Approval**  
**3805 W. 35<sup>th</sup> Street – Mayfield-Gutsch Estate**  
**Council District 10**  
 Proposal: Clean wood siding of garden sheds, reglaze windows, repair and reconstruct historic walls  
 Applicant: Kim McKnight, Parks and Recreation Department  
 City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
 Committee Recommendation: Not reviewed.  
 Staff Recommendation: Approve as proposed.
  
5. **C14H-1983-0003 – Offered for Consent Approval.**  
**320 Congress Avenue – Koppel Building**  
**Council District 9**  
 Proposal: Restore 4 arched storefront openings.  
 Applicant: Scott Magic, Magic Architecture  
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
 Committee Recommendation: Not reviewed.  
 Staff Recommendation: Approve as proposed with the recommendation that the applicant use a wood spandrel as the base of the sidelights on the 4<sup>th</sup> Street elevation to match the existing, albeit non-historic, door unit; if the Commission adopts the further staff recommendation, then staff can approve the revision to the plans administratively.

## **C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

1. **NRD-2017-0065 – Discussion**  
**3304 Kerbey Lane**  
**Council District 10**  
 Proposal: Construct second-story addition, rear addition, and rear porch; replace siding on existing house.  
 Applicant: Richard Pounds  
 City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
 Committee Feedback: Use horizontal siding in new second-story gable; second-story addition setback could be larger.  
 Staff Recommendation: Staff is not able to recommend approval on consent, as the proposed project does not comply with the Secretary's Standards. Staff recommends that the Commission decide whether to issue comments on the application or postpone it and encourage the applicant to submit a design that better preserves the character of the historic house.

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

**1. HDP-2016-0698 – Postpone to October 23, 2017 at applicant’s request**

**1408 E. 2<sup>nd</sup> 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-2017-0497 – Offered for Consent Approval**

**501 E. Mary Street  
Council District 9**

Proposal: Demolish a ca. 1929 house

Applicant: Joseph Builders, LLC

City Staff: Steve Sadowsky, 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.

**3. HDP-2017-0500 / NRD-2017-0067– Offered for Consent Approval**

**201 W. 7<sup>th</sup> Street and 200 W. 6<sup>th</sup> Street  
Council District 9**

Proposal: Demolish a ca. 1974 office building, relocate a public plaza, modify a historic-age building, and construct a new high-rise building.

Applicant: DPR Construction

City Staff: Steve Sadowsky, 974-6454

Staff Recommendation: Release the permits as proposed upon completion of a City of Austin Documentation Package for Claudia Taylor Johnson Hall.

**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. 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; Cara Bertron, Deputy Historic Preservation Officer, at 512-974-1446; or Andrew Rice, Historic Preservation Planner, at 512-974-1686.