



HISTORIC LANDMARK COMMISSION

September 25, 2017 - 7:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

 x *Mary Jo Galindo, Chair*

 x *Emily Reed, Vice Chair*

 x *Andrew Brown*

 x *Emily Hibbs*

 x *Trish Hudson*

 x *Kevin Koch*

 x *Terri Myers*

 Tiffany Osburn

 x *Alex Papavasiliou*

 x *Blake Tollett*

 x *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 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

MOTION: Approve minutes from the August 28, 2017 Historic Landmark Commission meeting on the consent agenda on a motion by Commissioner Koch. Commissioner Hibbs seconded the motion; vote: 9-0-1, Commissioner Papavasiliou abstaining.

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. 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: Grant the postponement request.

MOTION: Postpone the public hearing to the October 23, 2017 meeting per passage of the consent agenda on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote: 10-0.

- 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.

**Speakers in favor:
Mo Olian**

No speakers in opposition.

MOTION: Close public hearing on a motion by Commissioner Myers. Commissioner Brown seconded the motion; vote: 10-0.

MOTION: Postpone the public hearing to the October 23, 2017 meeting on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote: 10-0.

MOTION: Refer the item to the Operations Committee for discussion and recommendations, on a motion by Commissioner Myers. Commissioner Koch seconded the motion; vote: 10-0.

- 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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Hibbs seconded the motion; vote: 9-0-1, Commissioner Papavasiliou abstaining.

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: Approve as proposed with a later recommendation to incorporate native stone in the bases of the columns for the principal shade structure; design the temporary shade structure to have removable posts.

Staff Recommendation: Approve as proposed. If the Commission adopts the further recommendation to incorporate native stone into the base of the columns, then staff can approve revised plans administratively.

MOTION: Postpone the public hearing to the October 23, 2017 meeting per passage of the consent agenda on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote: 10-0.

- 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.

**Speakers in favor:
Garland Turner**

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Koch. Commissioner Hibbs seconded the motion; vote: 10-0.

MOTION: Postpone the public hearing to the October 23, 2017 meeting and refer the application to the Certificate of Appropriateness Committee on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion; vote: 8-2, Commissioners Papavasiliou and Brown opposed.

- 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.

Speakers in favor:

Edward Johnson

Mark Hart

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote: 10-0.

MOTION: Approve the application, per staff recommendation, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion; vote: 10-0.

4. C14H-1992-0003 – Offered for Consent Approval

3805 W. 35th 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.

MOTION: Approve the application per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Hibbs seconded the motion; vote: 8-0-1-1, Commissioner Papavasiliou abstaining. Commissioner Tollett recused.

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 4th 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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Hibbs seconded the motion; vote: 9-0-1, Commissioner Papavasiliou abstaining.

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

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: Project does not comply with the Secretary's Standards. Issue comments on the application or postpone it and encourage the applicant to submit a more compatible design.

Speakers in favor:

Richard Pounds

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote: 10-0.

COMMENT: Commissioners Koch and Myers concur with staff recommendation and assert that the proposed modifications will render the structure non-contributing to the historic district. No additional comment to the staff recommendation.

MOTION: Approve the application on a motion by Commissioner Koch. Commissioner Papavasiliou seconded the motion; vote: 10-0.

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. 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: Postpone the item D.1 to the October 23, 2017 meeting per passage of the consent agenda on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote: 10-0.

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.

Speakers in favor:
Gabe Joseph

Speakers in opposition:

James Bilodeau

MOTION: Close the public hearing on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion; vote: 10-0.

MOTION: Postpone item D2 to the October 23, 2017 meeting on a motion by Commissioner Koch. Commissioner Myers seconded the motion; vote: 8-2, Commissioners Papavasiliou and Brown opposed.

3. **HDP-2017-0500 / NRD-2017-0067– Offered for Consent Approval
201 W. 7th Street and 200 W. 6th 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.

Speakers in favor:
Stan Graves

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou. Commissioner Reed seconded the motion; vote: 10-0.

MOTION: Approve the application in accordance of the staff recommendation, and include a documentation package for the 1974 office building at 201 W. 7th St. on a motion by Commissioner Valenzuela. Commissioner Myers seconded the motion; vote: 10-0.

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.

MOTION: Postpone to the October 23, 2017 on a motion by Commissioner Papavasiliou. Commissioner Reed seconded the motion; vote 10-0.

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

MOTION: Direct staff to investigate preservation options for the Warehouse District on a motion by Commissioner Koch. Commissioner Reed seconded the motion; vote: 10-0.

ADJOURNMENT

MOTION: Adjourn the meeting on a motion by Commissioner Koch. Commissioner Reed seconded the motion; vote: 10-0.

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.