



HISTORIC LANDMARK COMMISSION

October 23, 2017 - 7:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

MEETING MINUTES

CURRENT BOARD MEMBERS:

 x *Mary Jo Galindo, Chair*

 x *Emily Reed, Vice Chair*

 abs *Andrew Brown*

 abs *Emily Hibbs*

 abs *Trish Hudson*

 x *Kevin Koch*

 x *Terri Myers*

 abs *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.

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. September 25, 2017 – Offered for Consent Approval

MOTION: Approve the minutes from the September 25, 2017 Historic Landmark Commission meeting on a motion by Commissioner Valenzuela, Commissioner Reed seconded the motion; Vote:6-0.

Citizen Communication Speakers

Ted Eubanks

West 6th Street bridge historic designation.

Amy Thompson

High cost of historic preservation case filing fees

MOTION: Postpone items B1, B3, B4, D1, D3, and D4 on a motion by Commissioner Koch, Commissioner Valenzuela seconded the motion; Vote: 6-0.

MOTION: Approve items B2, B5, B6, B8, and D7 on the consent agenda on a motion by Commissioner Valenzuela, Commissioner Reed seconded the motion; Vote: 6-0.

Operations Committee Report

Starting time of 6 pm requested for the November, 2017 through January, 2018 HLC meetings, revised sign guidelines, grant funding for expert consultant, naming conventions.

MOTION: Adopt naming conventions for landmark buildings on a motion by Commissioner Koch, Commissioner Myers seconded the motion; Vote: 6-0.

MOTION: Start the November, December, and January meetings at 6 pm on a motion by Commissioner Reed, Commissioner Valenzuela seconded the motion; Vote: 6-0.

3. BRIEFING, DISCUSSION AND POSSIBLE ACTION

A. LHD-2017-0022 – 4207 Avenue H (Hyde Park)

Owners' explanation of why the siding, windows, roof, and porch were removed.

Speakers:

Leland Decker

MOTION: Require that the case return to the Certificate of Appropriateness Committee for further discussion and a recommendation to the full Commission, and require a list of salvaged materials on a motion by Commissioner Myers, Commissioner Valenzuela seconded the motion; vote: 6-0.

4. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATIONS, AND REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

1. C14H-2017-0074 – Offered for Consent Approval

Gilfillan Place, 603 W. 8th Street - Discussion

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 zoning change.

Speakers in favor of the Application:

Dave Anderson

Tere O'Connell

Charles Peveto

Speakers in opposition of the zoning change:
Richard Hardin
Blair Fox

MOTION: Close public hearing on a motion by Commissioner Reed, Commissioner Myers seconded the motion; Vote: 6-0.

MOTION: Postpone item A1 to the November 27, 2017 meeting, refer the case to the Certificate of Appropriateness Review Committee meeting, and recommend that the applicant provide additional information on a motion by Commissioner Tollett, Commissioner Koch seconded the motion; Vote: 6-0.

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 re-naming.

MOTION: Close the public hearing on a motion by Commissioner Myers, Commissioner Reed seconded the motion; Vote: 6-0.

MOTION: Do not rename the property at this time, in accordance with the recommendation of the Operations Committee regarding naming conventions for historic landmarks, on a motion by Commissioner Tollett, Commissioner Myers seconded the motion; Vote: 6-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2017-0023 – Postpone to November 27, 2017 at the 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: Grant the postponement request.

MOTION: Postpone item B1 on a motion by Commissioner Koch, Commissioner Valenzuela seconded the motion; Vote: 6-0.

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: Approve the plans as revised.

Staff Recommendation: Approve the plans as revised.

MOTION: Approve item B2 on the consent agenda on a motion by Commissioner Valenzuela, Commissioner Reed seconded the motion; Vote: 6-0.

3. **C14H-1990-0013 – Republic Square – Postpone to November 27, 2017 at the applicant's request**
422 Guadalupe Street
Council District 9

Proposal: Install four interpretive signs

Applicant: Mandi Thomas

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

MOTION: Postpone item B3 on a motion by Commissioner Koch, Commissioner Valenzuela seconded the motion; Vote: 6-0.

4. **C14H-1989-0021 – Dittlinger Building – Postpone to November 27, 2017 at the applicant's request.**
302 E. 6th Street
Council District 9

Proposal: Installation of a steel deck structure on the primary façade

Applicant: Phil Moncada

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

Committee Recommendation: Find a historic photograph to use as a guide for the reproduction of the balcony structure.

Staff Recommendation: Grant the postponement request.

MOTION: Postpone item B4 on a motion by Commissioner Koch, Commissioner Valenzuela seconded the motion; Vote: 6-0.

5. **C14H-2002-0017 – Gatewood House – Offered for Consent Approval**
2900 Tarry Trail
Council District 10

Proposal: Enclose existing carport to create 3-car garage and install a covered walkway between main dwelling and garage. Pool will be filled and new pool installed closer to main house. Secondary structure is to install landscaping, patio, and replacement roof.

Applicant: Matt Fajkus

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B5 on the consent agenda on a motion by Commissioner Valenzuela, Commissioner Reed seconded the motion; Vote: 6-0.

6. **C14H-1991-0018 – Boothe-Santa Ana House – Offered for Consent Approval**
1011 E. 8th Street
Council District 1

Proposal: Construct small rear addition; enclose existing rear porch

Applicant: Peter Dick Architect and Builder Inc

City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

MOTION: Approve item B6 on the consent agenda on a motion by Commissioner Valenzuela, Commissioner Reed seconded the motion; Vote: 6-0.

7. HDP-2017-0286 - Discussion

**1210 Rosewood Avenue – Old Negro Women’s Home
Council District 1**

Proposal: Relocate the building to 1201 Cotton Street.

Applicant: Peter Staats

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

Committee Recommendation: Direct staff to research the context of the building before making a recommendation.

Staff Recommendation: Approve as proposed.

Speakers in favor of the relocation:

Mark Vornberg

Peter Staats

Sam Robertson

Dan Niendorff

MOTION: Close public hearing on a motion by Commissioner Myers, Commissioner Koch seconded the motion; Vote: 6-0.

MOTION: Approve item B7 per staff recommendation and contingent on historic zoning on a motion by Commissioner Myers, Commissioner Koch seconded the motion; Vote: 6-0.

8. C14H-1989-0002

**Willie Wells House, 1705 Newton Street
Council District 9**

Proposal: Demolish a non-historic rear addition and replace it with a screened porch; remove all siding to refinish it and re-install it after reinforcing and insulating the walls; replace existing windows; construct a new front porch in accordance with historic physical evidence.

Applicant: Craig Hoverman

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

MOTION: Approve item B8 on the consent agenda on a motion by Commissioner Valenzuela, Commissioner Reed seconded the motion; Vote: 6-0.

9. C14H-2013-0040

**Perry Estate, 710 E. 41st Street
Council District 9**

Proposal: Install a canopy in two locations on the south façade of the mansion, install a pedestrian gate in the stone perimeter wall along Red River Street, modifications to the carriage house.

Applicant: Holly Arthur, Clayton + Little Architects

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

Committee Recommendation: Make the canopy over the arcaded loggia detachable; all other aspects of the project are appropriate.

Staff Recommendation: Deny the Certificate of Appropriateness for the principal canopy over the arcaded loggia; deny the Certificate of Appropriateness for the trellis above the historic stone wall along Red River Street; approve all other aspects of the project as proposed.

Speakers in favor of the Certificate of Appropriateness:
Holly Arthur

MOTION: Close the public hearing on a motion by Commissioner Myers, Commissioner Reed seconded the motion; Vote: 6-0.

MOTION: Approve the Certificate of Appropriateness for portions of the project per staff recommendation on a motion by Commissioner Myers, Commissioner Valenzuela seconded the motion; vote: 6-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2017-0076

823 Congress Avenue (Congress Avenue Historic District) – Offered for Consent Approval

Council District 9

Proposal: Install new landscaping for a pocket park in front of 823 Congress Avenue.

Applicant: Kelan Robinson

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

Staff Recommendation: Approve as proposed, recognizing the precedent that this proposal sets for all of Congress Avenue.

Speakers in favor of the landscaping:
Daniel Woodroffe
Amanda Morrow

MOTION: Close the public hearing on a motion by Commissioner Reed, Commissioner Valenzuela seconded the motion; Vote: 6-0.

COMMENTS: Commissioners expressed concerns about maintenance and the increasing role of private actors in maintaining the public streetscape; also that the proposed project would not be an acceptable treatment in front of a historic building, as it separates the street from the building and changes the pedestrian experience.

MOTION: Extend meeting past 10:00 p.m. on a motion by Commissioner Koch, Commissioner Tollett seconded the motion; Vote: 6-0.

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

1. HDP-2016-0698 – Postpone to November 27, 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: Grant the postponement request. Staff is working with the applicant to develop a historic zoning application for the house.

MOTION: Postpone item D1 on a motion by Commissioner Koch, Commissioner Valenzuela seconded the motion; Vote: 6-0.

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 of the demolition:

Jennifer Frithiof

Emma Sutton

Gabe Joseph

Speakers opposed to the demolition:

James Bilodeau

John Tongate

Angela Reed

MOTION: Close the public hearing on a motion by Commissioner Myers, Commissioner Koch seconded the motion; Vote: 6-0.

MOTION: Postpone item D2 to the November 27, 2017 meeting on a motion by Commissioner Myers, Commissioner Koch seconded the motion; Vote: 6-0.

3. HDP-2017-0578 – Postpone to November 27, 2017 at staff request

1410 E. 3rd Street

Council District 3

Proposal: Demolish a 1946 house

Applicant: Pegalo Properties

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

Staff Recommendation: Postpone to allow further discussion of options for the property.

MOTION: Postpone item D3 on a motion by Commissioner Koch, Commissioner Valenzuela seconded the motion; Vote: 6-0.

4. HDP-2017-0577 – Postpone to November 27, 2017 at staff request

1414 E. 3rd Street

Council District 3

Proposal: Demolish a ca. 1927 house

Applicant: Pegalo Properties

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

Staff Recommendation: Postpone to allow staff to conduct further research on the property's significance.

MOTION: Postpone item D4 on a motion by Commissioner Koch, Commissioner Valenzuela seconded the motion; Vote: 6-0.

5. HDP-2017-0606 – Offered for Consent Approval

1200 Haskell Street

Council District 3

Proposal: Demolish a ca. 1919 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: Close the public hearing on a motion by Commissioner Koch, Commissioner Valenzuela seconded the motion; Vote: 6-0.

MOTION: Release the permit per staff recommendation on a motion by Commissioner Koch, Commissioner Myers seconded the motion; Vote: 6-0.

6. HDP-2017-0513 – Offered for Consent Approval

919 Valdez Street

Council District 3

Proposal: Demolish a ca. 1942 building

Applicant: Luis Camillo

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: Close public hearing on a motion by Commissioner Koch, Commissioner Reed seconded the motion; vote: 6-0.

MOTION: Postpone item A6 to the November 27, 2017 meeting on a motion by Commissioner Tollett, Commissioner Koch seconded the motion; Vote: 6-0.

7. HDP-2017-0515 – Offered for Consent Approval

2007 Riverview Street

Council District 3

Proposal: Demolish a ca. 1937 house

Applicant: Mozo Builders 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 D7 on the consent agenda on a motion by Commissioner Valenzuela, Commissioner Reed seconded the motion; Vote: 6-0.

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 item E1 to the November 27, 2017 meeting, with a report to the Certificates of Appropriateness Committee on November 13, 2017, on a motion by Commissioner Koch, Commissioner Valenzuela; Vote: 6-0.

F. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS FOR CodeNEXT DRAFT 2

1. CodeNEXT Draft 2

Public hearing on CodeNEXT Draft 2, followed by Commission discussion and possible action on draft recommendations from Preservation Plan Committee. Discussion may continue during the Special Called Meeting on October 25, 2017.

MOTION: Close public hearing on a motion by Commissioner Valenzuela, Commissioner Reed seconded the motion; Vote: 6-0.

MOTION: Adopt the draft from the Preservation Plan Committee as a Commission Recommendation on CodeNEXT Draft 2 on a motion by Commissioner Koch, seconded by Commissioner Reed; Vote: 6-0.

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

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.