



HISTORIC LANDMARK COMMISSION
February 26, 2018 - 6:00 p.m.
Regular Meeting
Council Chambers, Austin City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

- | | | | |
|-------|-------------------------------|-------|--------------------------|
| _____ | <i>Mary Jo Galindo, Chair</i> | _____ | <i>Terri Myers</i> |
| _____ | <i>Emily Reed, Vice Chair</i> | _____ | <i>Alex Papavasiliou</i> |
| _____ | <i>Andrew Brown</i> | _____ | <i>David Peyton II</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.
- d) All public comments must be received by staff by 1 p.m. on the day of the meeting. Staff cannot forward public comments to commissioners after this time.

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. January 29, 2018

3. 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 – Postpone to March 26, 2018 at the applicant’s request**
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.

2. **C14H-2015-0008**
Rosewood Courts, 2100 Rosewood Avenue
Council District 1
Proposal: Historic zoning for a portion of the tract
Applicant: Housing Authority of the City of Austin, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning for the negotiated tract.

3. **C14H-2018-0010**
Robert Mueller Airport Control Tower, 3952 Berkman Drive
Council District 9
Proposal: Historic zoning for the control tower
Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

4. **C14H-2018-0013**
Smoot-Terrace Park Local Historic District
Council District 9
Proposal: Local historic district zoning
Applicant: Denise Younger
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Recommend historic zoning.

5. **C14H-2018-0014**
W. 6th Street Bridge over Shoal Creek, 800 block of W. 6th Street
Council District 9
Proposal: Historic zoning for the bridge
Applicant: Historic Landmark Commission, upon a request from the Shoal Creek Conservancy.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

6. **C14H-2018-0015**
Mary Street Local Historic District
Council District 9
Proposal: Local historic district zoning
Applicant: James Bilodeau
City Staff: Cara Bertron, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

7. **C14-01-0046.02**
3908 Avenue B, Baker School
Council District 9
 Proposal: Rezone from Unzoned (UNZ) to Commercial Services, Historic District, Neighborhood Conservation, Neighborhood Plan combining district (CS-HD-NCCD-NP)
 Applicant: Weiss Architecture Inc.
 City Staff: Scott Grantham, Planning and Zoning Department, 974-3574
 Staff Recommendation: Recommend historic district zoning.

8. **HDP-2017-0705**
Thomas and Jessie Ellison House, 4605 Leslie Avenue
Council District 1
 Proposal: Historic zoning for the house
 Applicant: Historic Landmark Commission
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Recommend historic zoning.

9. **HDP-2017-0707**
Chester and Linda McKinney House, 4305 Farhills Drive
Council District 10
 Proposal: Demolish a ca. 1966 house
 Applicant: DAR Construction
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Recommend historic zoning.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **C14H-2013-0040 – Postpone to March 26, 2018 at the applicant’s request**
Perry Estate, 710 E. 41st Street
Council District 9
 Proposal: Construct a canopy across the south elevation; construct a trellis at the southeast garden wall
 Applicant: Holly Arthur, Clayton + Little Architects
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Grant the postponement request.

2. **LHD-2018-0003 - Discussion**
501 W. 33rd Street
Council District 9
 Proposal: Remodel a ca. 1930 house and construct a one-story rear addition
 Applicant: William Bojorquez
 City Staff: Cara Bertron, Historic Preservation Office, 974-1446
 Staff Recommendation: Encourage the applicant to retain the historic windows.

3. **LHD-2018-0005 – Offered for consent approval**
4008 Avenue C
Council District 9
 Proposal: Partial demolition and addition to a ca. 1917 house
 Applicant: Thought Barn LLC
 City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Approve the plans.

4. LHD-2018-0002 – Postpone to March 26, 2018 at the applicant’s request

1108 W. 11th Street

Council District 9

Proposal: Remove non-historic rear addition; relocate historic structure on the existing lot to accommodate a new two-story condominium duplex; construct one- and two-story rear additions to historic house

Applicant: Patrick Dunn

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

Committee Recommendation: The Committee recommended changes to the plans, which the applicants have complied with.

Staff Recommendation: Approve as proposed for both the relocation and rehabilitation of the existing house and the proposed new structure.

5. C14H-1975-0010 – Postpone to March 26, 2018 at the applicant’s request

1607 San Jacinto Boulevard

Council District 1

Proposal: Replace the rear stage building

Applicant: Claudia Sanchez

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

Staff Recommendation: Grant the postponement request.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2017-0023 – Offered for Consent Approval

802 Pressler Street (West Line)

Council District 9

Proposal: Construct a new house

Applicant: Jenna Cundy

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

Staff Recommendation: Release the plans upon the expiration of the 75-day review period.

2. NRD-2017-0087 – Offered for Consent Approval

1410 W. 9th Street (West Line)

Council District 9

Proposal: Demolish a ca. 1910 house

Applicant: Bryan Cumby

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay, as this house is contributing to the historic district.

3. NRD-2017-0088 - Offered for Consent Approval

1408 W. 9th Street (West Line)

Council District 9

Proposal: Demolish a ca. 1911 house

Applicant: Bryan Cumby

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay, as this house is contributing to the historic district.

4. NRD-2017-0089 - Offered for Consent Approval

1406 W. 9th Street (West Line)

Council District 9

Proposal: Demolish a ca. 1958 duplex

Applicant: Bryan Cumby

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 and upon the Commission's review of plans for new construction on the site.

5. NRD-2017-0090 – Offered for Consent Approval

1404 W. 9th Street (West Line)

Council District 9

Proposal: Demolish a ca. 1923 house

Applicant: Bryan Cumby

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay, as this house is contributing to the historic district.

6. NRD-2017-0091 – Offered for Consent Approval

905 Maufrais Street (West Line)

Council District 9

Proposal: Demolish a ca. 1939 house

Applicant: Bryan Cumby

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay, as this house is contributing to the historic district.

7. NRD-2017-0097 – Offered for Consent Approval

1007 Shelley Avenue

Council District 9

Proposal: Demolish a ca. 1940 house; construct a new 2-story house

Applicant: Rishermartin LLC

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay, as this house is contributing to the historic district. If the demolition application is released, encourage the applicant to use the alternate wood-like cladding in the new building.

8. NRD-2018-0004 – Offered for Consent Approval

2505 Wooldridge Drive

Council District 9

Proposal: Partial demolition and addition

Applicant: Melissa Hawthorne

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

9. NRD-2018-0007 - Discussion

3108 Glenview Avenue

Council District 10

Proposal: Construct a new front porch, a second-story front addition, and two ground-floor additions at the side and rear; and replace all windows and siding

Applicant: Brandon Drake

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

Staff Recommendation: Encourage the applicant to reconsider the second-story addition at the front of the house.

10. NRD-2018-0009 – Offered for consent approval

3209 Beverly Road

Council District 10

Proposal: Construct a two-story ADU attached to a rear garage

Applicant: Elif Selvili

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

Staff Recommendation: Approve the plans.

11. NRD-2018-0012 – Offered for consent approval

710 Augusta Avenue

Council District 9

Proposal: Construct a new two-story duplex

Applicant: Shed Design Consulting

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

Staff Recommendation: Approve the plans.

12. NRD-2018-0013 – Offered for consent approval

1619 W. 14th Street

Council District 9

Proposal: Reframe the roof, remove a bay window, replace all windows and doors, and remove a rear wood deck

Applicant: Bailey Construction Company

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

Staff Recommendation: Approve the plans.

13. NRD-2018-0014 - Discussion

1606 Westover Road

Council District 10

Proposal: Demolish a rear addition, construct a new rear two-story addition, and enclose the front entry porch

Applicant: Hanna LeHeup

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

Staff Recommendation: Encourage the applicant to reconsider enclosing the entry porch.

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

1. HDP-2016-0698 – Postpone to March 26, 2018 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.

2. HDP-2017-0597 – Postpone to March 26, 2018 at the applicant’s request.

1908 Nueces Street

Council District 9

Proposal: Demolish a ca. 1906 house

Applicant: Mike McHone

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

Staff Recommendation: Grant the postponement request.

3. HDP-2018-0014 – Offered for Consent Approval

500 W. 35th Street

Council District 9

Proposal: Demolish a ca. 1927 house

Applicant: RB Custom Homes, Ltd

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.

4. HDP-2018-0025 – Offered for Consent Approval

902 W. 30th Street

Council District 9

Proposal: Partial demolition of a ca. 1932 house to construct an addition

Applicant: Joe McClellan

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

Staff Recommendation: Encourage the applicant to reconsider the design for the addition to retain more of the historic character of the structure but release the permit upon completion of a City of Austin Documentation Package.

5. **HDP-2018-0029 – Offered for Consent Approval**
4702 Kitty Avenue
Council District 1
 Proposal: Demolish a ca. 1952 house
 Applicant: Precise Custom Homes
 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.

6. **HDP-2018-0045 – Offered for Consent Approval**
603 Pecan Grove Road
Council District 9
 Proposal: Demolish a ca. 1937 house
 Applicant: Alterstudio Architects
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.

7. **HDP-2018-0049 – Offered for Consent Approval**
3714 Bonnie Road
Council District 10
 Proposal: Demolish a ca. 1921 house
 Applicant: Diane Harboe
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.

8. **HDP-2018-0050 – Withdrawn – no action necessary.**
1707-A River Hills Road
Council District 7

9. **HDP-2018-0052 – Withdrawn – no action necessary.**
5312 Shoal Creek Boulevard
Council District 7

10. **HDP-2018-0053 – Offered for Consent Approval**
1905 E. 16th Street
Council District 1
 Proposal: Demolish a ca. 1904 house that was moved to the site ca. 1950
 Applicant: Austin Express Permits
 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.

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.

F. DISCUSSION AND POSSIBLE ACTION ON FY2019 BUDGET RESOLUTION

1. FY2019 Budget Resolution

Public hearing, followed by Commission discussion and possible action on draft budget resolution from the Preservation Plan Committee.

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.