



HISTORIC LANDMARK COMMISSION

March 26, 2018 - 6:00 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*

abs *Emily Hibbs*

 x *Trish Hudson*

 x *Kevin Koch*

 x *Terri Myers*

 x *Alex Papavasiliou*

abs *David Peyton II*

 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.
- 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. February 26, 2018

3. BRIEFING

1. Austin Cultural Trust, by John Riedie, Austin Creative Alliance

Commission action on items proposed for consent approval:

MOTION: Approve the minutes from the February 26, 2018 Historic Landmark Commission meeting and items C9, D2, D3, D5, D6 and D7 per passage of the consent agenda on a motion by Reed; second by Koch. Vote 8-0.

Commission action on consent postponement items:

MOTION: Postpone items A1, B1, B2, B3 and D1 per passage of the consent-postponement agenda on a motion by Valenzuela; second by Myers. Vote: 8-0.

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 – Postpone to April 23, 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.

MOTION: Postpone item A1 to April 23, 2018 per passage of the consent-postponement agenda on a motion by Valenzuela; second by Myers. Vote: 8-0.

Commissioner Papavasiliou arrives

2. C14H-2017-0129

Vogtsberger-Duarte House, 1402 E. 2nd Street

Council District 3

Proposal: Historic zoning for a ca. 1910 house

Applicant: Amy C. Thompson, owner

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

Staff Recommendation: Recommend historic zoning.

No speakers in support or in opposition.

MOTION: Close the public hearing on a motion by Myers; second by Reed. Vote: 9-0.

MOTION: Recommend historic zoning on a motion by Myers; second by Koch. Vote: 8-1 (Papavasiliou opposed).

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-2013-0040 – Postpone to April 23, 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.

MOTION: Postpone item B1 per passage of the consent-postponement agenda on a motion by Valenzuela; second by Myers. Vote: 8-0.

2. **LHD-2018-0002 – Postpone to April 23, 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: Grant the postponement request.

MOTION: Postpone item B2 per passage of the consent-postponement agenda on a motion by Valenzuela; second by Myers. Vote: 8-0.

3. **C14H-1975-0010 – Postpone to April 23, 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.

MOTION: Postpone item B3 per passage of the consent-postponement agenda on a motion by Valenzuela; second by Myers. Vote: 8-0.

4. **C14H-2018-0014**
W. 6th Street Bridge over Shoal Creek, 800 block of W. 6th Street
Council District 9

Proposal: Install rails and ADA facilities on or adjacent to the bridge.

Applicant: City of Austin; Schlosser Development.

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

Staff Recommendation: The rails have been installed; staff recommends denial of the Certificate of Appropriateness until the applicant has proposed plans to the Certificate of Appropriateness Review Committee and the full Commission for review and approval.

MOTION: Close the public hearing on a motion by Myers; second by Reed. Vote: 9-0.

MOTION: Refer case to the Certificate of Appropriateness Committee on a motion by Reed; second by Koch. Vote: 9-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **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.

Speakers in favor of the demolition:

Brian Cumby
David Webber
Susan Ogden

Speakers opposed of the demolition:

Erin Thompson
Brian Bayerdorfer
Scott Marks
Donna Carter
Jennifer Guthrie
Maureen Meteauer
Mathew Thompson
Tere O'Connell
Sean Shillington
Sandra Vantilburg

MOTION: Close the public hearing on a motion by Myers; second by Papavasiliou. Vote: 9-0.

MOTION: Approve item C1, C2, C3, C4 and C5 per staff recommendation on a motion by Hudson; second by Papavasiliou. Vote: 8-1 (Myers opposed).

2. 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.

Speakers in favor of the demolition:

Brian Cumby
David Webber
Susan Ogden

Speakers opposed of the demolition:

Erin Thompson
Brian Bayerdorfer
Scott Marks
Donna Carter
Jennifer Guthrie
Maureen Meteauer
Mathew Thompson
Tere O'Connell
Sean Shillington

Sandra Vantilburg

MOTION: Close the public hearing on a motion by Myers; second by Papavasiliou.
Vote: 9-0.

MOTION: Approve item C1, C2, C3, C4 and C5 per staff recommendation on a motion by Hudson; second by Papavasiliou. **Vote:** 8-1 (Myers opposed).

3. 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.

Speakers in favor of the demolition:

Brian Cumby

David Webber

Susan Ogden

Speakers opposed of the demolition:

Erin Thompson

Brian Bayerdaffer

Scott Marks

Donna Carter

Jennifer Guthrie

Maureen Meteauer

Mathew Thompson

Tere O'Connell

Sean Shillington

Sandra Vantilburg

MOTION: Close the public hearing on a motion by Myers; second by Papavasiliou.
Vote: 9-0.

MOTION: Approve item C1, C2, C3, C4 and C5 per staff recommendation on a motion by Hudson; second by Papavasiliou. **Vote:** 8-1 (Myers opposed).

4. 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.

Speakers in favor of the demolition:

Brian Cumby
David Webber
Susan Ogden

Speakers opposed of the demolition:

Erin Thompson
Brian Bayerdaffer
Scott Marks
Donna Carter
Jennifer Guthrie
Maureen Meteauer
Mathew Thompson
Tere O'Connell
Sean Shillington
Sandra Vantilburg

MOTION: Close the public hearing on a motion by Myers; second by Papavasiliou.
Vote: 9-0.

MOTION: Approve item C1, C2, C3, C4 and C5 per staff recommendation on a motion by Hudson; second by Papavasiliou. **Vote:** 8-1 (Myers opposed).

5. 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.

Speakers in favor of the demolition:

Brian Cumby
David Webber
Susan Ogden

Speakers opposed of the demolition:

Erin Thompson
Brian Bayerdaffer
Scott Marks
Donna Carter
Jennifer Guthrie
Maureen Meteauer
Mathew Thompson
Tere O'Connell
Sean Shillington
Sandra Vantilburg

MOTION: Close the public hearing on a motion by Myers; second by Papavasiliou. Vote: 9-0.

MOTION: Approve item C1, C2, C3, C4 and C5 per staff recommendation on a motion by Hudson; second by Papavasiliou. Vote: 8-1 (Myers opposed).

6. NRD-2017-0097 – Discussion

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.

Speakers in favor of the demolition:

Tim Cuppett

No speakers opposed.

MOTION: Close the public hearing on a motion by Papavasiliou; second by Valenzuela. Vote: 9-0.

MOTION: Approve item C6 on a motion by Myers; second by Papavasiliou. Vote: 8-1. (Valenzuela opposed).

7. 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.

Speakers in favor of the demolition:

Derek Barcinski

Andrea Scarborough

Brandon Drake

MOTION: Close the public hearing on a motion by Koch; second by Papavasiliou. Vote: 9-0.

MOTION: Approve item C7 on a motion by Koch; second by Valenzuela. Vote: 9-0.

8. NRD-2018-0014 - Discussion

1606 Westover Road

Council District 10

Proposal: 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.

MOTION: Close the public hearing on a motion by Myers; second by Reed. Vote: 9-0.

MOTION: Endorse comments of staff to reconsider but to approve item C8 on a motion by Reed; second by Koch. Vote: 8-1 (Myers opposed).

9. NRD-2018-0015 – Offered for Consent Approval

1503 W. 10th Street

Council District 10

Proposal: Demolish a ca. 1940 garage apartment and a ca. 1953 shed; construct a 2½-story auxiliary dwelling unit at the rear of the property.

Applicant: Richard Hughes

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

Committee Recommendation: Change the stair tower roof to a front-facing gable and enclose the carport to create a garage.

Staff Recommendation: Approve the plans.

MOTION: Approve item C9 per passage of the consent agenda on a motion by Reed; second by Koch. Vote: 8-0.

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

1. HDP-2016-0698 – Postpone to April 23, 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.

MOTION: Postpone item D1 per passage of the consent-postponement agenda on a motion by Valenzuela; second by Myers. Vote: 8-0.

2. HDP-2017-0597 – Discussion, but offered for consent approval by staff at the meeting.

1908 Nueces Street

Council District 9

Proposal: Demolish a ca. 1906 house; the applicant is filing an application to relocate rather than demolish the house.

Applicant: Mike McHone

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

Staff Recommendation: Staff will support relocation of the house to encourage its preservation.

MOTION: Approve item D2 per passage of the consent agenda on a motion by Reed; second by Koch. Vote: 8-0.

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

500 W. 35th Street

Council District 9

Proposal: Demolish a ca. 1931 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.

MOTION: Approve item D3 per passage of the consent agenda on a motion by Reed; second by Koch. Vote: 8-0.

4. HDP-2018-0062 – Discussion

1900 Haskell Street

Council District 3

Proposal: Demolish a ca. 1911 house

Applicant: ATX Architects

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. Staff, however, recommends discussion of this application.

Speakers in favor of demolition:

Mickey Peavler

MOTION: Close public hearing on a motion by Koch; second by Valenzuela. Vote: 9-0.

MOTION: Approve item D4 on a motion by Koch; second by Hudson. Vote: 9-0.

5. HDP-2018-0077– Offered for Consent Approval

3205 Stevenson Avenue

Council District 10

Proposal: Demolish a ca. 1952 house

Applicant: Stouse Design, LLC

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.

MOTION: Approve item D5 per passage of the consent agenda on a motion by Reed; second by Koch. Vote: 8-0.

6. HDP-2018-0079 – Offered for Consent Approval

1900 Kinney Avenue

Council District 5

Proposal: Demolish a ca. 1948 house

Applicant: Paradisa Homes, 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 D6 per passage of the consent agenda on a motion by Reed; second by Koch. Vote: 8-0.

7. HDP-2018-0087 – Offered for Consent Approval

1014 E. 8th Street

Council District 1

Proposal: Partial demolition of a ca. 1898 house.

Applicant: Luciana Corwin

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

Staff Recommendation: Retain as much historic fabric as possible and differentiate the proposed side door from the configuration of the distinctive front door; staff also recommends completion of a City of Austin Documentation Package prior to release of any permits.

MOTION: Approve items D7 per passage of the consent agenda on a motion by Reed; second by Koch. Vote: 8-0.

8. HDP-2018-0091 – Discussion

808 Garner Avenue

Council District 5

Proposal: Demolish a ca. 1935 house

Applicant: Digs

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use; if the Commission decides to release the permit, then staff recommends completion of a City of Austin Documentation Package.

Speakers in favor of the demolition:

Brita Wallace

MOTION: Close the public hearing on a motion by Papavasiliou; second by Koch. Vote: 9-0.

MOTION: Approve item D8 on a motion by Papavasiliou; second by Brown. Vote: 9-0.

9. HDP-2018-0102 – Withdrawn – No action required

2202 Chestnut Avenue

Council District

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 April 23, 2018 Historic Landmark Commission meeting and direct staff to explore future action and/or to pursue legal options on a motion by Myers; second by Reed. Vote: 9-0.

F. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR PARTIAL AD VALOREM TAX EXEMPTION FOR PROPERTIES IN NEED OF TAX RELIEF TO ENCOURAGE THEIR PRESERVATION AND PROPERTIES WITH STATE DESIGNATION.

See attached list of properties that have submitted the required City of Austin affidavit and passed inspection.

MOTION: Accept item F as a preliminary list and to hear the final list at the April 23, 2018 by Valenzuela; second by Myers. Vote: 8-0 (Tollett recused).

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

MOTION: Adjourn the March 26, 2018 Historic Landmark Commission meeting on a motion by Papavasiliou; second by Reed. Vote 9-0.

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.