



HISTORIC LANDMARK COMMISSION

June 25, 2018 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

_____ *Mary Jo Galindo, Chair*

_____ *Emily Reed, Vice Chair*

_____ *Andrew Brown*

_____ *Emily Hibbs*

_____ *Trish Hudson*

_____ *Kevin Koch*

_____ *Terri Myers*

_____ *Alex Papavasiliou*

_____ *Blake Tollett*

_____ *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. May 21, 2018

3. BRIEFINGS

A. Shoal Creek Vision Trail Action Plan

By: Janae Spence, City of Austin Public Works Department, and Joanna Wolaver, Shoal Creek Conservancy.

4. ADMINISTRATIVE REVIEW OF APPLICATIONS

A. Discussion and Possible Action to allow administrative approval of applications for the partial or full demolition of certain schools as part of the 2017 Austin Independent School District Bond implementation per Council Resolution No. 20180510-049, amending Resolution No. 20160623-82 relating to the requirement

that any application for the demolition of a building used for certain civic uses, including education, shall be reviewed by the Historic Landmark Commission, and consideration of appropriate documentation for any school building that the Commission delegates to the Historic Preservation Office for administrative approval.

5. 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. NRD-2018-0038 – Discussion

**Bryson-Krueger-Critz House, 1602 West Lynn Street
Council District 9**

Proposal: Commission's action to recommend historic zoning.

Applicant: Historic Landmark Commission

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 - Applicant's request for postponement to July 23, 2018.

**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-2018-0002 - Applicant's request for postponement to July 23, 2018.

**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.

3. C14H-1986-0008 – Discussion

**Scarborough Building, 522 Congress Avenue
Council District 9**

Proposal: Install an art piece in the right-of-way in front of the building.

Applicant: DWG

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

Staff Recommendation: No recommendation.

4. **LHD-2018-0014 – Offered for consent approval**
4106 Avenue D
Council District 9
Proposal: Complete alterations and construct a second-story addition to a ca. 1921 house.
Applicant: ATX Architects PLLC
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Recommendation: Approve the plans.
Staff Recommendation: Approve the plans.
5. **LHD-2018-0015 – Postpone until July 23, 2018 at staff's request**
4209 Avenue D
Council District 9
Proposal: Replace windows.
Applicant: Paul Britton Sr.
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Postpone the hearing.
6. **C14H-1994-0018 – Discussion**
David C. Parker Property, 2404 Rio Grande Street
Council District 9
Proposal: Move the house approximately 40 feet closer to the street to accommodate the construction of a new multi-story building to the rear of the lot.
Applicant: 2404 Rio Grande LP
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Deny the request as it compromises the context and integrity of the house.
Staff Recommendation: Staff agrees with the recommendation of the committee and requests that the applicant consider other means of accommodating development of this site.
7. **C14H-1981-0018 – Discussion**
Kenney House, 611 W. 22nd Street
Council District 9
Proposal: Remove a rear addition, restore the house to its 1920s appearance, and remove historic zoning from the back and east portions of the lot to accommodate the construction of a new building.
Applicant: Clayton and Little Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: The Committee recommended the proposal to remove the addition and to return to the committee and commission after selective demolition to determine an appropriate treatment for the exposed rear elevation, but was not comfortable recommending removal of historic zoning at this time before the plans for the adjacent new building have been reviewed and evaluated for its effects on the historic character of the house.
Staff Recommendation: Grant the Certificate of Appropriateness for the removal of the rear addition, and offer the compromise of a Commission commitment to remove the historic zoning from the affected portion of the parcel and to return to the Commission in July, 2018, when all other details of the adjacent development have been evaluated for their effects on the historic building.
8. **C14H-2008-0014 – Webb-Simms-Aldridge house**

108 W. 32nd Street

Council District 9

Proposal: Construct a carport on the west side of the house.
Applicant: Tyler Rush, Hugh Jefferson Randolph Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

9. C14H-2001-0005 – Oakwood Cemetery

1601 Navasota Street

Council District 9

Proposal: Replace chain link fence with iron fence; repair and restore cemetery gates; repair, repoint, and clean masonry.
Applicant: City of Austin Parks and Recreation Department
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

10. C14H-2018-0032 – Thomas and Jessie Ellison House

4605 Leslie Avenue

Council District 1

Proposal: Construct an ADU in back of the house.
Applicant: Ochona (William Hodge)
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed.

11. C14H-1986-0015; C14H-2004-0008

907, 909, and 911 Congress Avenue

Council District 9

Proposal: Review and approval of deconstruction and reconstruction plans.
Applicant: Donald Wallace
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: The Committee recommended the assembly of certain information to guide the decision regarding the treatment of these buildings, along with a timeline for the deconstruction and reconstruction of the building facades.
Staff Recommendation: The applicant has provided the requested information; the Commission must decide whether the proposed treatment and timeline is appropriate.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

2. NRD-2018-0041 – Discussion

1402 Mohle Drive

Council District 9

Proposal: Relocate a ca. 1945 house.
Applicant: Craig Carter
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Encourage rehabilitation and adaptive reuse, including consideration of a demolition delay. If the Commission votes to release the permit, staff recommends completion of a City of Austin Documentation Package.

3. NRD-2018-0042 – Discussion

3306 Beverly Road

Council District 9

Proposal: Demolish a ca. 1949 house.

Applicant: Urbane Roost

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse, including consideration of a demolition delay, then relocation over demolition. If the Commission votes to release the permit, staff recommends completion of a City of Austin Documentation Package.

4. NRD-2018-0046 – Offered for consent approval

1708 Windsor Road

Council District 9

Proposal: Enclose a porte-cochere in a ca. 1935 house.

Applicant: Stouse Design

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

Staff Recommendation: Encourage the applicant to consider constructing a rear addition instead of enclosing the porte-cochere.

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

1. HDP-2018-0134 – Discussion

2918 Salado Street

Council District 9

Proposal: Demolish a ca. 1908 house.

Applicant: Irene French

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

Staff Recommendation: Encourage rehabilitation and re-use, depending on the severity of the fire damage; recommend historic zoning.

2. HDP-2018-0200 – Discussion

911 E. 3rd Street

Council District 3

Proposal: Demolish a ca. 1900 house.

Applicant: Karen Liddy

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

Staff Recommendation: Initiate historic zoning.

3. HDP-2018-0211 – Offered for Consent Approval

2400 Canterbury Street

Council District 3

Proposal: Demolish a ca. 1938 house.

Applicant: MOZO Builders

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

Staff Recommendation: Postpone to July 23, 2018 to fully review the history of the house and evaluate alternatives to demolition.

4. HDP-2018-0219 – Offered for Consent Approval

1908 E. 11th Street

Council District 1

Proposal: Demolish a ca. 1931 house.
Applicant: Mark Vornberg
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

5. HDP-2018-0232 – Offered for consent approval

1915 W. 39th Street
Council District 10

Proposal: Demolish a ca. 1935 house.
Applicant: Paradisa Homes LLC
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition. If the Commission votes to release the permit, staff recommends completion of a City of Austin Documentation Package.

6. HDP-2018-0236 – Offered for Consent Approval

2502 Tower Drive
Council District 10

Proposal: Demolish a ca. 1951 house.
Applicant: BRF Homes, Inc
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use, but release the permit upon completion of a City of Austin Documentation Package.

7. HDP-2018-0251 – Offered for consent approval

3010 University Avenue
Council District 9

Proposal: Demolish a ca. 1939 duplex.
Applicant: Real Estate
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition. If the Commission votes to release the permit, staff recommends completion of a City of Austin Documentation Package.

8. HDP-2018-0252 – Offered for consent approval

3012 University Avenue/101 W. 31st Street
Council District 9

Proposal: Demolish a ca. 1922 multifamily building.
Applicant: Real Estate
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition. If the Commission votes to release the permit, staff recommends completion of a City of Austin Documentation Package.

9. HDP-2018-0253 – Offered for consent approval

103 W 31st Street
Council District 9

Proposal: Demolish a ca. 1924 house.
Applicant: Real Estate
City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition. If the Commission votes to release the permit, staff recommends completion of a City of Austin Documentation Package.

10. HDP-2018-0256 – Offered for Consent Approval

3705 Windsor Road

Council District 10

Proposal: Demolish a ca. 1951 house.

Applicant: Clean Tag, LLC

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

Staff Recommendation: Encourage rehabilitation and re-use, but release the permit upon completion of a City of Austin Documentation Plan.

11. HDP-2018-0258 - Discussion

2624 Metcalfe Road

Council District 3

Proposal: Demolish a ca. 1934 house.

Applicant: Spark Root Construction

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

Staff Recommendation: Encourage rehabilitation and re-use and postpone to July 23, 2018 to evaluate alternatives to demolition.

12. HDP-2018-0259 – Offered for consent approval

700 Wayside Drive

Council District 10

Proposal: Demolish a ca. 1945 house.

Applicant: Permit Partners LLC

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition. If the Commission votes to release the permit, staff recommends completion of a City of Austin Documentation Package.

13. HDP-2018-0260 – Offered for Consent Approval

2406 Schulle Avenue

Council District 10

Proposal: Demolish a ca. 1954 house.

Applicant: Urban Constructors Inc

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

Staff Recommendation: Encourage rehabilitation and re-use, but release the permit upon completion of a City of Austin Documentation Package.

14. HDP-2018-0275 – Offered for Consent Approval

307 Leland Street

Council District 9

Proposal: Demolish a ca. 1910 house.

Applicant: Drenner Group

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

Staff Recommendation: Encourage rehabilitation and re-use, but release the permit upon completion of a City of Austin Documentation Package.

15. HDP-2018-0279 – Offered for Consent Approval

3402 Duval Street

Council District 9

Proposal: Partial demolition of a ca. 1934 house to allow the construction of a second-story addition.

Applicant: ATX Architects PLLC

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

Staff Recommendation: Approve the plans for the addition to the house and release the partial demolition permit upon completion of a City of Austin Documentation Package.

16. HDP-2018-0282 – Offered for Consent Approval

2502 Inwood Place

Council District 10

Proposal: Demolish a ca. 1949 house.

Applicant: Venture Four Architects Inc.

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

Staff Recommendation: Encourage rehabilitation and 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 HERITAGE GRANT WORKING GROUP RECOMMENDATIONS

Staff briefing on working group recommendations.

F. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive – Offered for Consent Approval to Maintain the Case on the Agenda

Staff has referred the case to the Law Department.

G. 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 are requesting special consideration due to the late submittal of the affidavit or other circumstances, and which have passed inspection.

H. DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION TO REQUEST COUNCIL ACTION TO PROPOSE AN AMENDMENT TO THE CITY CODE RELATING TO THE REQUIREMENT FOR FILING AN ANNUAL AFFIDAVIT IN ADDITION TO THE STATE APPLICATION IN ORDER TO QUALIFY FOR A PARTIAL EXEMPTION FROM AD VALOREM TAXES FOR DESIGNATED HISTORIC LANDMARKS.

6. 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.