



## HISTORIC LANDMARK COMMISSION

July 23, 2018 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2<sup>nd</sup> Street

Austin, Texas

### CURRENT BOARD MEMBERS:

<u>_abs_</u>	<i>Mary Jo Galindo, Chair</i>	<u>_X_</u>	<i>Kevin Koch</i>
<u>_abs_</u>	<i>Emily Reed, Vice Chair</i>	<u>_X_</u>	<i>Terri Myers</i>
<u>_abs_</u>	<i>Andrew Brown</i>	<u>_X_</u>	<i>Alex Papavasiliou</i>
<u>_X_</u>	<i>Emily Hibbs</i>	<u>_X_</u>	<i>Blake Tollett</i>
<u>_X_</u>	<i>Trish Hudson</i>	<u>_X_</u>	<i>Beth Valenzuela</i>

### NOTES ON HISTORIC LANDMARK COMMISSION MEETINGS

- 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.
- 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.
- 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.
- 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.'

Speakers:  
Alton Turner

**MOTION:** Initiate historic zoning on the Hillside Pharmacy, 1209 E. 11<sup>th</sup> Street on a motion by Myers, second by Koch. Vote: 7-0.

### 2. APPROVAL OF MINUTES

A. June 25, 2018

**MOTION:** Approve minutes from the June 25, 2018 meeting and items B2, B6, D3, D4, D6, D7, D8, D9, D12, D13, D14, and D15 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.

**MOTION: Postpone items B1 and B5 per passage of the consent postponement agenda on a motion by Valenzuela, second by Myers. Vote: 7-0.**

**3. BRIEFINGS, DISCUSSION AND POSSIBLE ACTION**

- A. Seaholm Waterfront Programming and Implementation Study, including phased recommendations for the improvements of the 3-acre park site, including the Seaholm Intake Building.**

**By: Kim McKnight, City of Austin Parks and Recreation Department**

**Speakers:**

Nancy Bartec

Al Godfrey

**MOTION: Recommend approval of the concept on a motion by Myers, second by Valenzuela. Vote: 7-0.**

**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**

No cases.

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

- 1. LHD-2018-0002 - Postpone to August 27, 2018 at the applicant's request.**

**1108 W. 11<sup>th</sup> 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 B1 per passage of the consent postponement agenda on a motion by Valenzuela, second by Myers. Vote: 7-0.**

- 2. LHD 2018-0015**

**4209 Avenue D**

**Council District 9**

**Proposal:** Replace a window in a ca. 1915 garage apartment that is contributing to the historic district.

**Applicant:** Tim Riley

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

**Staff Recommendation:** Recommend that the applicant change the proposed replacement window to a 6:6 or a 1:1 clad wood window in accordance with the Hyde Park Design Standards, and return to staff for administrative approval.

**MOTION: Approve item B2 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**3. 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.

**MOTION: Postpone item B3 on a motion by Myers, second by Papavasiliou. Vote: 7-0.**

**4. C14H-1981-0018 – Discussion**

**Kenney House, 611 W. 22<sup>nd</sup> 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.

Speakers in favor:  
Emily Little

No speakers in opposition.

**MOTION: Close the public hearing on a motion by Myers, second by Papavasiliou. Vote: 7-0.**

**MOTION: Approve the removal of the addition on a motion by Myers, second by Tollett. Vote: 7-0.**

**MOTION: Postpone the question of removal of historic zoning from a portion of the property on Item B4 to the August 27, 2018 meeting on a motion by Tollett, second by Myers. Vote: 7-0.**

**5. C14H-2018-0014 – Offered for consent approval**

**W 6<sup>th</sup> Street Bridge over Shoal Creek**

**Council district 9**

Proposal: Reconstruct the missing north parapet; install lighting under the bridge, on the trail, and in the parapets.

Applicant: Shoal Creek Conservancy

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

Staff Recommendation: Approve as proposed.

**MOTION: Postpone item B5 to resolve a lighting issue brought by the City Engineer per passage of the consent postponement agenda on a motion by Valenzuela, second by Myers. Vote: 7-0.**

**6. LHD-2018-0016 – Offered for consent approval**

**4206 Avenue B**

**Council District 9**

Proposal: Construct a 5'-wide side addition and a two-story rear addition to a contributing house in the historic district.

Applicant: J Major Parkhurst

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

Staff Recommendation: Approve as proposed contingent on changing the roof of the rear addition to a gable roof more compatible with the architecture and form of the existing house.

Speakers in favor:

Jonathan Parkhurst

No speakers in opposition.

**MOTION: Close the public hearing on a motion by Papavasiliou, second by Myers. Vote: 7-0.**

**MOTION: Approve the plans contingent upon the pitch of the addition matching the existing roof pitch on a motion by Koch, second by Myers. Vote: 7-0.**

**7. C14H-2018-0032 – Thomas and Jessie Ellison House – Offered for consent approval**

**4605 Leslie Avenue**

**Council District 1**

Proposal: Construct a two-story rear addition.

Applicant: Tom Kim and William Hodge

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

Staff Recommendation: Approve as proposed with the following conditions: all windows in the front of the house must be retained and rehabilitated (if necessary), and the full articulation of the existing front porch must be maintained. Staff further recommends retention of the existing siding to the greatest extent possible; if siding is to be replaced with cementitious fiber board, then the replacement must match the existing siding in terms of profile, reveal, and dimension.

Speakers in favor:  
William Hodge

Speakers opposed:  
Valerie Fruge  
Joan Ellison

**MOTION: Close the public hearing on a motion by Myers, second by Koch. Vote: 7-0.**

**MOTION: Postpone the case to the August 27, 2018 on a motion by Koch, second by Myers. Vote: 7-0.**

### **C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

1. **NRD-2018-0049 – Offered for consent approval**  
**1712 W 11<sup>th</sup> Street – Clarksville Historic District**  
**Council District 9**

Proposal: Replace all windows and doors, extend the front porch, and construct a small rear addition. The house is a contributing property in the Clarksville Historic District.

Applicant: Andrew Doss

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

Staff Recommendation: Comment on and release the permit.

**MOTION: Close the public hearing on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

No comments beyond staff recommendation.

2. **NRD-2018-0050 – Postpone until the August 27, 2018 meeting at the applicant's request.**  
**1010 Charlotte Street – Clarksville Historic District**  
**Council District 9**

Proposal: TBD

Applicant: Austin Express Permits

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

Staff Recommendation: TBD

**MOTION: Postpone item C2 on a motion by Myers, second by Papavasiliou. Vote: 7-0.**

3. **NRD-2018-0051 – Discussion**  
**811 Pressler Street – West Line Historic District**  
**Council District 9**

Proposal: Demolish a ca. 1939 house that is contributing to the historic district, and construct a two-story garage apartment in its place.

Applicant: Thrower Design

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district. If the Commission votes to release the permit, then staff recommends completion of a City of Austin Documentation Package. Due

to the building's location in a National Register historic district, the Commission must review and comment on the proposed plans for new construction prior to the release of the demolition permit. If the Commission votes to release the demolition permit, staff recommends commenting on and releasing the proposed plans.

Speakers in favor:  
Victoria Haase

Speakers opposed:  
Richard Ryan

**MOTION: Close the public hearing on a motion by Myers, second by Koch. Vote: 7-0.**

**MOTION: Institute the demolition delay for contributing properties in historic districts and postpone the case to the August 27, 2018 meeting on a motion by Valenzuela, second by Little. Vote: 6-1, Papavasiliou opposed.**

**4. Un-numbered - Discussion**

**Lamar Boulevard Bridge over Shoal Creek  
Council District 9**

Proposal: Repairs to the bridge following a vehicular collision which damaged/destroyed the bridge railing.

Applicant: City of Austin

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

Staff Recommendation: Undetermined. The purpose of this hearing is to develop recommended options for the repair of the bridge as quickly as possible to eliminate a dangerous condition.

Speakers in favor:  
Pete Zollie City Engineer  
Charles Peveto

No speakers in opposition.

**MOTION: Close a public hearing on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**RECOMMENDATION: The City should restore the bridge railing to the greatest degree possible, using original or matching materials, and work in conjunction with the Historic Preservation Office.**

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

**1. 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: Encourage rehabilitation and adaptive reuse, 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 Papavasiliou, second by Koch. Vote: 7-0.**

**MOTION: Initiate historic zoning on a motion by Koch, second by Papavasiliou. Vote: 6-1, Papavasiliou opposed.**

**MOTION: Extend meeting past 10pm on a motion by Koch, second by Myers. Vote: 7-0.**

**2. 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, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

Speakers in favor:

Greg Camalies

Speakers opposed:

Angela Reed

**MOTION: Close the public hearing on a motion by Koch, second by Papavasiliou. Vote: 7-0.**

**MOTION: Release the permit per staff recommendation on a motion by Papavasiliou, second by Tollett. Vote: 6-1, Myers opposed.**

**3. HDP-2018-0285 – Offered for Consent Approval**

**3110 Govalle Avenue**

**Council District 3**

Proposal: Demolish a ca. 1927 house.

Applicant: Megan Lin

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, preserving the original stone section of the house over the newer addition, 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 Papavasiliou, second by Koch. Vote: 7-0.**

**4. HDP-2018-0286 – Offered for Consent Approval**

**1903 E. 16<sup>th</sup> Street**

**Council District 3**

Proposal: Demolish a ca. 1939 house.  
Applicant: VZ Construction CO 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 D4 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**5. HDP-2018-0288 – Offered for Consent Approval**

**2505 E. 9<sup>th</sup> Street**

**Council District 3**

Proposal: Demolish a ca. 1941 house.

Applicant: Ochona

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.

Speakers in favor:  
William Hodge

Speakers opposed:  
John Joseph

**MOTION: Close the public hearing on a motion by Koch, second by Papavasiliou. Vote: 7-0.**

**MOTION: Release the permit per staff recommendation on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**6. HDP-2018-0294 – Offered for Consent Approval**

**1210 W. 49<sup>th</sup> Street**

**Council District 7**

Proposal: Demolish a ca. 1946 house.

Applicant: Sierra Contracting Corp

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 D6 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**7. HDP-2018-0295 – Offered for Consent Approval**

**1306 W. 49<sup>th</sup> Street**

**Council District 7**

Proposal: Demolish a ca. 1942 house.

Applicant: Sierra Contracting Corp

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 D7 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**8. HDP-2018-0297 – Offered for consent approval**

**2204 San Antonio Street**

**Council District 9**

Proposal: Demolish a ca. 1968 building.

Applicant: Scott Burns

City Staff: Cara Bertron, Historic Preservation Office, 974-6454

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

**MOTION: Approve item D8 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**9. HDP-2018-0324 – Offered for Consent Approval**

**1205 Nueces Street**

**Council District 9**

Proposal: Demolish a ca. 1903 house converted to an office building ca. 1961.

Applicant: Texas Association of Counties Risk Management

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit.

**MOTION: Approve item D9 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**10. HDP-2018-0330**

**1212 Taylor Street**

**Council district 3**

Proposal: Demolish a ca. 1925 house.

Applicant: Celeste Aguirre

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

Staff Recommendation: Postpone to August 27, 2018 to fully evaluate alternatives to demolition. If the Commission does not postpone the case, then staff recommends relocation over demolition, and completion of a City of Austin Documentation Package.

Speakers in favor:

Celeste Aguirre

No speakers in opposition.

**MOTION: Close the public hearing on a motion by Valenzuela, second by Koch. Vote: 7-0.**

**MOTION: Postpone item D10 to the August 27, 2018 meeting on a motion by Koch, second by Myers. Vote: 6-1, Papavasiliou opposed.**

**11. HDP-2018-0334**

**1410 Garden Street**

**Council District 3**

Proposal: Demolish a ca. 1925 house.

Applicant: Michael Colaninni

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

Staff Recommendation: Postpone to August 27, 2018 to fully evaluate alternatives to demolition. If the Commission does not postpone the case, then staff recommends relocation over demolition, and completion of a City of Austin Documentation Package.

**MOTION: Postpone item D11 per passage of the consent postponement agenda on a motion by Valenzuela, second by Myers. Vote: 7-0.**

**12. HDP-2018-0339**

**1913 Garden Street**

**Council District 3**

Proposal: Relocate a ca. 1915 house to outside the city.

Applicant: Albert DeLoach

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

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

**MOTION: Approve item B12 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**13. HDP-2018-0343**

**301 W 5<sup>th</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1928 building.

Applicant: Metcalfe Wolff Stuart & Williams

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

Staff Recommendation: Release the permit.

**MOTION: Approve item D13 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**14. HDP-2018-0344**

**303 W 5<sup>th</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1928 building.

Applicant: Metcalfe Wolff Stuart & Williams

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

Staff Recommendation: Release the permit.

**MOTION: Approve item D14 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**15. HDP-2018-0345**

**305 W 5<sup>th</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1929 building.

Applicant: Metcalfe Wolff Stuart & Williams

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

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

**MOTION: Approve item D15 per passage of the consent agenda on a motion by Papavasiliou, second by Koch. Vote: 7-0.**

**16. C14H-1974-0025 – Andre Hall, St. Edward's University**

**3001 S. Congress Avenue**

**Council District 3**

Proposal: Demolish a ca. 1958 dormitory building.

Applicant: Larry Irsik, Architexas

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

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

Speakers in favor:

Larry Irsik

Kit Johnson

Speakers opposed:

Angela Reed

Elloa Mathews

**MOTION: Close the public hearing on a motion by Koch, second by Papavasiliou. Vote: 7-0.**

**MOTION: Postpone Item D16 to the August 27, 2018 meeting on a motion by Valenzuela, second by Myers. Vote: 6-1, Papavasiliou opposed.**

**E. 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.

**F. DISCUSSION AND POSSIBLE ACTION REGARDING REQUIREMENTS FOR ANNUAL TAX EXEMPTIONS**

Review of a proposed resolution to repeal Section 11-1-23 of the Austin City Code requiring the owner of a historic landmark property to file an affidavit by January 15 of each year in order to qualify for the partial ad valorem tax exemption for historic landmarks offered by the City of Austin, Travis County, and the Austin Independent School District. The City Historic Preservation Office supports the adoption of the resolution.

**MOTION: Recommend the resolution on a motion by Myers, second by Koch. Vote: 7-0.**

**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**

**MOTION: Adjourn the July 23, 2018 meeting on a motion by Papavasiliou, second by Valenzuela. Vote: 7-0.**

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.