



HISTORIC LANDMARK COMMISSION

August 27, 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*

_____ *Kevin Koch*

_____ *Kelly Little*

_____ *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. July 23, 2018

3. BRIEFINGS, DISCUSSION AND POSSIBLE ACTION

A. 906 E. 14th Street

A wood fence was constructed in the Swede Hill National Register Historic District. No permit is required for the construction of the fence by the city, but the applicant should have contacted the Historic Preservation Office for construction of the fence in the historic district.

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-2018-0082 – Dabney-Horne House – Offered for Consent Approval

901 Shoal Cliff Court

Council District 9

Proposal: Rezone from MF-4-CO-NP to MF-4-H-CO-NP

Applicant: Drenner Group

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

Staff Recommendation: Recommend historic zoning.

2. HDP-2018-0211 – Roos-Yocum-Castilleja House - Discussion

2400 Canterbury Street

Council District 3

Proposal: Rezone from SF-3-NP to SF-3-H-NP

Applicant: Historic Landmark Commission

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

Staff Recommendation: Do not recommend historic zoning.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2018-0002 – Postpone to September 24, 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.

2. C14H-1994-0018 – Postpone to September 24, 2018 at the applicant's request.

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: Grant the postponement request.

3. C14H-1981-0018 – Discussion

Kenney House, 611 W. 22nd Street

Council District 9

Proposal: Remove historic zoning from the back and east portions of the lot to accommodate the construction of a new building.

Applicant: Mike McHone; Clayton and Little Architects

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

Committee Recommendation: The Committee is wary of the timing of the removal of historic zoning, but had no specific recommendation regarding approval or denial of this proposal.

Staff Recommendation: Recommend the removal of historic zoning if the Commission is comfortable with the proposed buffer distance between the new and historic buildings, as well as any safeguards that the Commission requests from the applicant to preserve the protect the historic building.

4. C14H-2018-0014 – Offered for consent approval

W. 6th 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.

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

4605 Leslie Avenue

Council District 1

Proposal: Construct a one-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.

6. C14H-1987-0020-a – Withdrawn by applicant, no action necessary.

208 E. 6th Street

Council District 9

Proposal: Replace exterior doors.

Applicant: Austin Permit Service

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

Staff Recommendation:

7. C14H-2007-0024 – Offered for Consent Approval

4002 Avenue C

Council District 9

Proposal: Demolish a rear screened porch and construct a one-story rear addition.

Applicant: Karen McGraw Architect PLLC

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

Staff Recommendation: Approve the proposed project.

8. LHD-2018-0021 – Offered for Consent Approval

1112 W. 7th Street

Council District 9

Proposal: Construct a two-story rear addition with a side dormer, construct a basement addition, construct a new carport and relocate a salvaged window from the rear of the house to the side wall of the front porch.

Applicant: Lonanne Magnuson, Woodeye Construction

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

Committee Recommendation: Consider the use of a hipped dormer rather than a shed dormer; otherwise, all aspects of the proposal conform to the historic district design standards.

Staff Recommendation: Approve as proposed upon completion of a photo-documentation package of existing conditions, and recommend that the applicant salvage and re-use the existing brick chimney.

9. C14H-2001-0005 – Offered for Consent Approval

Oakwood Cemetery, 1601 Navasota Street

Council District 9

Proposal: Construct a new kiosk at the entrance to the chapel.

Applicant: Izabella Dennis, City Parks and Recreation Department

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

Committee Recommendation: Move the kiosk away from the front of the chapel, and use steel posts rather than a masonry base to minimize the visual presence of the kiosk at the chapel.

Staff Recommendation: Approve as proposed in accordance with the Committee's recommendations..

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2018-0055 – Withdrawn by applicant – no action necessary.

1010 Charlotte Street – Clarksville Historic District

Council District 9

Proposal: Construct a two-story rear addition; relocate a window opening.

Applicant: Austin Express Permits

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

Staff Recommendation: Approve the proposed project.

2. NRD-2018-0044 – Discussion

811 Pressler Street – West Line Historic District

Council District 9

Proposal: Demolish a ca. 1939 house; construct a two-story garage apartment.

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.

3. NRD-2018-0050 – Discussion

2112 Newfield Lane – Old West Austin Historic District

Council District 9

Proposal: Demolish a ca. 1946 house.
Applicant: DAR Construction
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. The permit will not be released until the Commission reviews plans for new construction.

4. NRD-2018-0051 – Discussion

**3306 Beverly Road – Old West Austin Historic District
Council District 10**

Proposal: Demolish a ca. 1949 house.
Applicant: Dino Longi
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Recommendation: Comment on and release the proposed plans.
Staff Recommendation: Encourage the applicant to revise the plans to be more in keeping with the historic character of the neighborhood. The Commission may comment on and release the plans or request that the applicant return to the Commission for further comments.

5. NRD-2018-0052 – Discussion

**1002 Charlotte Street – Clarksville Historic District
Council District 9**

Proposal: Demolish a ca. 1948 house and construct a new house in its place.
Applicant: Priscilla Glover
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. For the proposed new construction, staff recommends encouraging the applicant to revise the plans to be more in keeping with the historic character of the neighborhood. The Commission may comment on and release the plans or request that the applicant return to the Commission for further comments.

6. NRD-2018-0054 – Offered for Consent Approval

**1311 Westover Road – Old West Austin Historic District
Council District 9**

Proposal: Construct a rear addition, change the roofline, and add a covered front porch.
Applicant: Briyith Clavasquin
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Recommendation: Retain the hipped roof and change the front porch to a trellis to minimize alterations; reduce the roof volume of the addition if possible.
Staff Recommendation: Comment on and release the proposed project, with the recommendation that the shape and massing of the hipped roof be retained.

7. NRD-2018-0055 – Offered for Consent Approval

**Zilker Park – Zilker Park Historic District
Council District 9**

Proposal: Renovate the Zilker Café.

Applicant: City of Austin Parks and Recreation Department
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Minimize the appearance of the rooftop, eliminate the exterior columns and emphasize the cantilever of the historic roof form.
Staff Recommendation: Approve as proposed.

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

1. HDP-2018-0330 – Offered for Consent Approval

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: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package. While the house does not qualify as an individual landmark, it would be contributing to a potential Taylor Street historic district.

2. C14H-1974-0025 – Andre Hall, St. Edward's University – Offered for Consent Approval

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.

3. HDP-2018-0334 – Offered for Consent Approval

1410 Garden Street

Council District 3

Proposal: Demolish a ca. 1925 house.

Applicant: Michael Coloninni

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-2018-0346 – Possible Discussion Postponement

1202 San Antonio Street

Council District 9

Proposal: Demolish a ca. 1913 house, now used as a commercial building.

Applicant: GSC Architects

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

Staff Recommendation: Postpone to September 24, 2018 to fully evaluate alternatives to demolition and to gather more information relating to the potential for landmark designation for this building.

5. HDP-2018-0362 – Offered for Consent Approval

507 W. 10th Street

Council District 9

Proposal: Demolish a ca. 1912 house.

Applicant: Kevin Quist, South Llano Strategies

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-2018-0373 – Discussion

3407 Werner Avenue

Council District 9

Proposal: Demolish a ca. 1940 house.

Applicant: Garrett Weisshein

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

Staff Recommendation: Encourage rehabilitation and reuse, then relocation over demolition; but release the permit upon completion of a City of Austin Documentation Package.

7. HDP-2018-0374 – Discussion

3401 Werner Avenue

Council District 9

Proposal: Demolish a ca. 1948 house.

Applicant: Garrett Weisshein

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

Staff Recommendation: Encourage rehabilitation and reuse, then relocation over demolition; but release the permit upon completion of a City of Austin Documentation Package.

8. HDP-2018-0384 – Postponement request by the applicant to September 24, 2018

3308 Hampton Road

Council District 9

Proposal: Demolish a ca. 1939 house.

Applicant: Joe LaRocca

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

Staff Recommendation: Grant the postponement request by AISD.

9. HDP-2018-0385 – Offered for Consent Approval

1604 E. 4th Street

Council District 3

Proposal: Demolish a ca. 1926 front house and a ca. 1940 rear house.

Applicant: Cielo Property Group

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.

10. HDP-2018-0386 - Discussion

1608 E. 4th Street

Council District 3

Proposal: Demolish a ca. 1926 house.

Applicant: Cielo Property Group

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning.

11. HDP-2018-0388 – Offered for Consent Approval

2009 Robinhood Trail

Council District 10

Proposal: Demolish a ca. 1951 house.

Applicant: Risher Martin

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

Staff Recommendation:

12. HDP-2018-0401 – Possible Discussion Postponement

1705 E. 6th Street

Council District 3

Proposal: Demolish a ca. 1899 house.

Applicant: Judy Santerre

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

Staff Recommendation: Postpone to September 24, 2018 to fully evaluate alternatives to demolition for the house; release the permit for the outbuilding.

13. HDP-2018-0410 – Offered for Consent Approval

2507 E. 4th Street

Council District 3

Proposal: Demolish a ca. 1942 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and reuse, then relocation over demolition; but release the permit upon completion of a City of Austin Documentation Package.

14. HDP-2018-0411 – Offered for Consent Approval

2509 E. 4th Street

Council District 3

Proposal: Demolish a ca. 1937 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and reuse, then relocation over demolition; but release the permit upon completion of a City of Austin Documentation Package.

15. HDP-2018-0412 – Offered for Consent Approval

2511 E. 4th Street

Council District 3

Proposal: Demolish a ca. 1967 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and reuse, 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 – Offered for Consent Approval to Maintain the Case on the Agenda**
Staff has referred the case to the Law Department.

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.