



## **HISTORIC LANDMARK COMMISSION**

**September 24, 2018 - 6:00 p.m.**

**Regular Meeting**

**Council Chambers, Austin City Hall**

**301 W. 2<sup>nd</sup> 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 peak. 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 application, 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 1p.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. August 27, 2018**

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

**A. Our Austin Story**

Melissa Barry, Downtown Austin Alliance, and Ted Lee Eubanks, Fermata

#### **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-2018-0103 – Philip D. Creer House**

**1605 Gaston Avenue**

**Council District 9**

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

Applicants: William and Nicole Kessler, owners

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

Staff Recommendation: Recommend historic zoning.

##### **B. DISCUSSION AND ACTION ON APPLICATION FOR CERTIFICATES OF APPROPRIATENESS**

###### **1. C14H-1976-0004 – Millett Opera House**

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

**Council District 9**

Proposal: Replace 15 deteriorated windows pursuant to a VisitAustin grant.

Applicant: Ken Richardson, The Austin Club

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

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

###### **1. NRD-2018-0052 – Discussion**

**1002 Charlotte Street – Clarksville Historic District**

**Council District 9**

Proposal: Demolish a ca. 1948 house and construct a 2-story house.

Applicant: Riverside Homes LLC

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

Committee Recommendation: Retain the existing building. If that is not possible, redesign the new building with a design more appropriate to the district.

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, encourage the applicant to revise the plans to be more in keeping with the historic character of the neighborhood.

###### **2. NRD-2018-0057 – Offered for consent approval**

**606 Augusta Avenue – West Line Historic District**

**Council District 9**

Proposal: Construct a 2½-story house and rear 1½-story auxiliary dwelling unit.

Applicant: Riverside Homes LLC

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

Staff Recommendation: Comment on and release the plans.

- 3. NRD-2018-0058 – Offered for consent approval**  
**1705 Summit View – Old West Austin Historic District**  
**Council District 9**  
Proposal: Add carport; screen corner porch; shift window openings; construct a rear auxiliary dwelling unit.  
Applicant: Brett Grinkmeyer  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Staff Recommendation: Comment on and release the plans.
- 4. NRD-2018-0059 – Offered for consent approval**  
**3306 Oakmont Boulevard – Old West Austin Historic District**  
**Council District 10**  
Proposal: Enclose screened porch; replace rear addition with new addition; other alterations (see staff report).  
Applicant: Alpha Improvement  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Staff Recommendation: Comment on and release the plans subject to completion of a City of Austin Documentation Package.
- 5. NRD-2018-0060 – Discussion**  
**4201 Lullwood Road – Old West Austin Historic District**  
**Council District 9**  
Proposal: Construct front addition; replace windows; resurface chimney and gable ends with stucco; other alterations (see staff report).  
Applicant: Jobe Corral Architects  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Staff Recommendation: Consider initiating historic zoning. If the Commission decides not to initiate historic zoning, comment on and release the plans subject to completion of a City of Austin Documentation Package.
- 6. NRD-2018-0061 – Discussion**  
**1204 W. 10<sup>th</sup> Street – West Line Historic District**  
**Council District 9**  
Proposal: Demolish a ca. 1918 house.  
Applicant: Norma Yancey  
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 approve the permit, then staff recommends completion of a City of Austin Documentation Package. No plans for new construction have been received to date; the Commission must review these before the demolition permit is released.
- 7. NRD-2018-0062 – Discussion**  
**1206 W. 10<sup>th</sup> Street – West Line Historic District**  
**Council District 9**  
Proposal: Demolish a ca. 1910 house.  
Applicant: Norma Yancey  
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 approve the permit, then staff recommends completion of a City of Austin Documentation Package. No plans for new construction have been received to date; the Commission must review these before the demolition permit is released.

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

**1. HDP-2018-0346 – Offered for consent approval**

**1202 San Antonio Street**

**Council District 9**

Proposal: Demolish a ca. 1913 house now used as an office building.

Applicant: GSC Architects

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

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

**2. HDP-2018-0362 – Offered for consent approval**

**507 W. 10<sup>th</sup> 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.

**3. HDP-2018-0401 – Offered for consent approval**

**1705 E. 6<sup>th</sup> Street**

**Council District 3**

Proposal: Demolish a ca. 1899 house.

Applicant: Judy Santerre

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-2018-0416 – Discussion**

**707 W. 14<sup>th</sup> Street**

**Council District 9**

Proposal: Demolish a fire-damaged ca. 1921 house.

Applicant: Scott Lindgren

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

Staff Recommendation: Encourage rehabilitation and reuse; if the Commission votes to release the permit, upon completion of a City of Austin Documentation Package.

5. **HDP-2018-0418 – Offered for consent approval**  
**1206 Garner Avenue**  
**Council District 9**  
Proposal: Demolish a ca. 1941 house.  
Applicant: John Greenman  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and reuse, then relocation over demolition; but release the permit upon completion of a City of Austin Documentation Package.
6. **HDP-2018-0439 – Offered for consent approval**  
**1502 Haskell Street**  
**Council District 3**  
Proposal: Demolish a house of unknown age that was moved onto this site from an unknown location in 1965.  
Applicant: DAR Construction  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
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-2018-0442 – Offered for consent approval**  
**506 Walsh Street**  
**Council District 9**  
Proposal: Relocate a ca. 1936 house to outside the city.  
Applicant: Blue Moon Builders  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
8. **HDP-2018-0444 – Offered for consent approval**  
**809 Christopher Street**  
**Council District 9**  
Proposal: Demolish a ca. 1932 house.  
Applicant: Casa Sereno Homes  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and reuse, then relocation over demolition; but release the permit upon completion of a City of Austin Documentation Package.
9. **HDP-2018-0447 – Offered for consent approval**  
**715 West Monroe Street**  
**Council District 9**  
Proposal: Demolish a ca. 1930 house.  
Applicant: Joseph Builders, Inc.  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and reuse, then relocation over demolition; but release the permit upon completion of a City of Austin Documentation Package.

**10. HDP-2018-0460 – Offered for consent approval**

**1600 Singleton Avenue**

**Council District 1**

Proposal: Demolish a ca. 1939 house.

Applicant: Austin Express Permits

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

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

**11. HDP-2018-0464 – Offered for consent approval**

**1102 S. 5<sup>th</sup> Street**

**Council District 9**

Proposal: Relocate a ca. 1937 house to outside the city.

Applicant: Blue Moon Builders

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

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

**12. HDP-2018-0472 – Offered for consent approval**

**811 Park Boulevard**

**Council District 9**

Proposal: Demolish a ca. 1948 duplex.

Applicant: Rogers O'Brien Construction

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

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

**13. HDP-2018-0480 – Offered for consent approval**

**3508 Bonnie Road**

**Council District 10**

Proposal: Demolish a ca. 1938 house.

Applicant: Moontower, LLC

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

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-2018-0483 – Discussion**

**2100 Sharon Lane**

**Council District 10**

Proposal: Demolish a ca. 1940 house.

Applicant: Capital Construction

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

Staff Recommendation: Initiate historic zoning.

**15. HDP-2018-0496 – Offered for consent approval**

**307 W. 5<sup>th</sup> Street**  
**Council District 9**

Proposal: Demolish a ca. 1927 commercial building.

Applicant: Metcalfe, Wolff, Stuart & Williams

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.

**16. HDP-2018-0373 – Offered for consent approval**

**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.

**17. HDP-2018-0374 – Offered for consent approval**

**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.

**18. HDP-2018-0384 – Offered for consent approval**

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

**19. HDP-2018-0498 – Offered for consent approval**

**610 W. Elizabeth Street**  
**Council District 9**

Proposal: Construct 2-story rear addition; replace windows.

Applicant: ATX Architects, PLLC

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

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

**20. HDP-2018-0500 – Offered for consent approval**

**1701 Newton Street**

**Council District 9**

Proposal: Reconstruct and screen front porch; replace windows, front door, and cladding; construct 2-story rear addition.

Applicant: Ed Richardson

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

Staff Recommendation: Recommend the retention of the board-and-batten siding, wood-sash windows, and as much historic material from the porch as possible; release the permit upon completion of a City of Austin Documentation Package.

**21. HDP-2018-0511 – Offered for consent approval**

**1208 Perez Street**

**Council District 1**

Proposal: Demolish a ca. 1953 house.

Applicant: Kris Sutton

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.

**22. HDP-2018-0497 – Withdrawn by staff**

**4408 Sinclair Avenue**

**Council District 10**

Proposal: Demolish a ca. 1939 house.

Applicant: CG&S Construction

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

Staff Recommendation: N/A. Application was approved administratively.

**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**

**Review and approval of fall 2018 Heritage Grants:**

- a. Barton Springs—\$50,000 for bathhouse rehabilitation (grant to Barton Springs Conservancy)
- b. Deep Eddy—\$40,054 for new well project (grant to Friends of Deep Eddy)
- c. French Legation—\$59,000 for accessibility and access improvements (grant to Friends of Texas Historical Commission)
- d. German Free School—\$6,300 for door/window restoration and retaining wall stabilization
- e. Metropolitan AME Church—\$10,100 for bell tower project



- f. Millett Opera House—\$57,546 for replacement of stone front steps and repointing of front wall (grant to the Foundation for the Preservation of the Historic Millett Opera House)
  - g. UMLAUF Sculpture Garden & Museum—\$27,000 for roof replacement and gutters
- 4. Preservation Plan Committee**  
Common design standards

**B. ITEMS FROM STAFF**

Renaming the Franzetti Store, 2402 San Gabriel Street (C14H-1977-0015) the “Rev. Jacob Fontaine Gold Dollar Building” to honor and commemorate the African-American history of the building.

**C. FUTURE AGENDA ITEMS**

**D. ADJOURN**

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.