



HISTORIC LANDMARK COMMISSION

September 24, 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

abs Andrew Brown

abs Emily Hibbs

X Kevin Koch

X Kelly Little

X Terri Myers

X Alex Papavasiliou

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 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

Susan Smith, 2400 Canterbury

David Piper, President, Zilker Neighborhood Association

2. APPROVAL OF MINUTES

A. August 27, 2018

MOTION: Pass items 2, B1, C2, C3, C4, D1, D2, D4, D6 through D13, D15 through D17, D19, D21, and E on the consent agenda by Koch; Reed seconds. Vote: 7-0; Tollett recuses on item D2, which passes 6-0-1.

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, 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.

MOTION: Close the public hearing by Reed; Papavasiliou Koch seconds. Vote: 7-0, with Papavasiliou off the dais.

MOTION: Approve per staff recommendation by Myers; Papavasiliou seconds. Motion withdrawn.

MOTION: Postpone to the October 22, 2018 meeting by Myers; Papavasiliou seconds. Vote: 8-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1976-0004 – Millett Opera House

110 E. 9th Street

Council District 9

Proposal: Replace 15 deteriorated windows pursuant to a Visit Austin 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.

MOTION: Pass item B1 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

2. C14H-1975-0014 – Schneider Store – Discussion

402 W 2nd Street

Council District 9

Proposal: Temporary exhibit affixed to the walls of the building.

Applicant: Jolt Action

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

Staff Recommendation: Approve with assurances of the time frame for the installation and that the removal of the installation will in no way damage the exterior of the building.

Speakers:
Gabriel Rodriquez

MOTION: Close the public hearing by Koch; Papavasiliou seconds. Vote: 8-0.

MOTION: Request the applicant to learn more about the application of the material to the building and meet with the Texas Historical Commission by Myers; Koch seconds. Vote: 7-1, with Papavasiliou opposed.

MOTION: Postpone to the October 22, 2018 meeting by Myers; Koch seconds. Vote 7-1, with Papavasiliou opposed.

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: Priscilla Glover

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.

Speakers opposed:

Mary Reed

William Edwards

Thurmond Jackson

Summer Greenly

BJ Friedman

MOTION: Close the public hearing by Koch; Papavasiliou seconds. Vote: 8-0.

MOTION: Postpone to the October 22, 2018 meeting by Koch; Reed seconds. Vote: 8-0.

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.

MOTION: Pass item C2 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item C3 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item C4 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

5. **NRD-2018-0060 – Discussion**
4201 Lullwood Road – Wilshire 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.

Speakers in favor:
Ada Corral
John Beavers
Janice Tom

MOTION: Close the public hearing by Papavasiliou; Koch seconds. Vote: 8-0.

MOTION: Release the permit per staff recommendation by Papavasiliou; Myers seconds. Vote: 8-0.

6. **NRD-2018-0061 – Discussion**
1204 W. 10th 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.

Speakers in favor:
Norma Yancey

Speakers opposed:
Shawn Shillington
Rosemary Merriam
Richard Ryan
Tere O'Connell

Rebuttal:
Norma Yancey

MOTION: Close the public hearing by Myers; Koch seconds. Vote: 8-0.

MOTION: Postpone to the October 22, 2018 meeting by Koch; Myers seconds. Vote: 7-1, Papavasiliou is opposed.

7. NRD-2018-0062 – Discussion

**1206 W. 10th 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.

MOTION: Close the public hearing by Myers; Koch seconds. Vote: 8-0.

MOTION: Postpone to the October 22, 2018 meeting by Koch; Myers seconds. Vote: 7-1, Papavasiliou is opposed.

**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.

MOTION: Pass item D1 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

2. 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.

MOTION: Pass item D2 on the consent agenda by Koch; Reed seconds. Vote: 6-0-1, with Tollett recused.

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

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: 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:

Michael Wallin

Cathy Vasquez Retilla

Speakers opposed:

MOTION: Close the public hearing by Koch; Papavasiliou seconds. Vote: 8-0.

MOTION: Initiate historic zoning by Koch; Myers seconds. Vote: 7-1, with Papavasiliou opposed.

4. HDP-2018-0416 – Discussion

707 W. 14th 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.

MOTION: Pass item D4 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

Speakers in favor:

John Greenman

Speakers opposed:

Mireya Orozco

Laurie Lurra

MOTION: Close the public hearing by Koch; Papavasiliou seconds. Vote: 8-0.

MOTION: Release the permit per staff recommendation by Koch; Papavasiliou seconds. Vote: 8-0.

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.

MOTION: Pass item D6 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item D7 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item D8 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item D9 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item D10 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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

1102 S. 5th 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.

MOTION: Pass item D11 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item D12 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item D13 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Postpone to the October 22, 2018 meeting per application request by Reed; Papavasiliou seconds. Vote: 8-0.

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

**307 W. 5th 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.

MOTION: Pass item D15 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item D16 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item D17 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

Speakers in favor:

Andrew Miller

No speakers opposed.

MOTION: Close public hearing by Koch; Little seconds. Vote: 8-0.

MOTION: Postpone to the October 22, 2018 meeting by Myers; Reed seconds. Vote: 7-1, with Papavasiliou opposed.

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.

MOTION: Pass item D19 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

Speakers in favor:

Ed Richardson

Ava Cole

No speakers in opposition.

MOTION: Close the public hearing by Reed; Papavasiliou seconds. Vote: 8-0.

MOTION: Support staff recommendation and encourage the applicant to preserve the character-defining features that represent the working class history—setting back screening from porch post, setting back the rear addition or reducing its size, and preserving as much historic fabric as possible, especially siding, windows, and porch material—by Myers, Papavasiliou seconds. Vote: 8-0.

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.

MOTION: Pass item D21 on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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.

MOTION: Pass item E on the consent agenda by Koch; Reed seconds. Vote: 7-0.

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

MOTION: Award grants as read. Vote: 7-0-1, with Tollett recused.

4. **Preservation Plan Committee**
Common design standards

MOTION: Move forward to establish a Design Standards Working Group by Reed; Papavasiliou seconds. Vote: 8-0.

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.

MOTION: Approve renaming the building as proposed by staff by Myers; Little seconds. Vote: 8-0.

C. FUTURE AGENDA ITEMS

D. ADJOURN

MOTION: Adjourn the meeting by Papavasiliou; Myers seconds. Vote: 8-0.

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.