



## HISTORIC LANDMARK COMMISSION

March 27, 2017 - 7:00 pm

Regular Meeting

Council Chambers, Austin City Hall

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

Austin, Texas

### CURRENT BOARD MEMBERS:

\_\_\_\_ *Mary Jo Galindo, Chair*

\_\_\_\_ *Alex Papavasiliou*

\_\_\_\_ *Terri Myers*

\_\_\_\_ *Tiffany Osburn*

\_\_\_\_ *Beth Valenzuela*

\_\_\_\_ *Kevin Koch*

\_\_\_\_ *Emily Reed, Vice-Chair*

\_\_\_\_ *Blake Tollett*

\_\_\_\_ *Michelle Trevino*

\_\_\_\_ *Carol Brown*

\_\_\_\_ *Emily Hibbs*

### 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 their concerns regarding items not posted on the agenda.

### 2. APPROVAL OF MINUTES

A. February 27, 2017

### 3. PUBLIC HEARINGS

#### A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATIONS, and REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

##### 1. HDP-2016-0928

405 W. 14<sup>TH</sup> Street

Council District 9

Proposal: Demolish a ca. 1910 house.

Applicant: Glen Coleman, South Llano Strategies

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Recommend historic zoning

Note: Applicant is withdrawing the application for demolition; staff therefore recommends withdrawing the historic zoning case. If the applicant does not withdraw demolition application then staff continues to recommend historic zoning.

##### 2. HDP-2017-0030

3901 Brookview Road

**Council District 9**

Proposal: Demolish a ca. 1961 house

Applicant: Pecan Valley Homes

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

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

**3. Un-numbered**

**St. Annie's African Methodist-Episcopal Church, 1711 Newton Street**

**Council District 9**

Applicant: Historic Landmark Commission

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Postpone the case to the April 24, 2017 meeting.

**4. Un-numbered**

**Proposed Ebony Acres Historic District, 1100 block of E.M. Franklin Avenue  
And 3600 block of Grant Street**

**Council District 1**

Requestor: Pinaki Ghosh

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Postpone the case to the April 24, 2017 meeting.

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

**1. C14H-1982-0001-F**

**Larmour Block, Building F, 916 Congress Avenue**

**Council District 9**

Proposal: Plan for the protection of the historic façade and adjacent historic landmark buildings during the construction of the previously-approved addition.

Applicant: Buzz Hughes

City Staff: City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed or postpone to a specially-called meeting on April 10, 2017.

**2. LHD-2017-0003**

**4012 Avenue G – Hyde Park**

**Council District 9**

Proposal: Construct a two-story rear addition.

Applicant: Richard Hamer, Michael Hsu Office of Architecture

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

Committee Recommendation: Not reviewed

Staff Recommendation: Postpone the case to a specially-called meeting on April 10, 2017 to allow the applicant to meet with the Certificate of Appropriateness Review Committee.

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

**1. NRD-2017-0003**

**1409 Westover Road – Old West Austin**

**Council District 9**

Proposal: Demolish a ca. 1939 house.

Applicant: Daniel Soteldo

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

Staff Recommendation: While staff believes that the house has historical significance, the criterion for architecture does not appear to be satisfied; staff therefore recommends release of the permit upon completion of a City of Austin Documentation Package and the Commission's review of the plans for new construction. NOTE: This recommendation supersedes the recommendation on the staff report and includes a postponement to a specially-called meeting on April 10, 2017 for consideration of the plans for new construction.

**2. NRD-2017-0012**

**721 Congress Avenue – Congress Avenue**

**Council District 9**

Proposal: Demolish the existing non-contributing structure and construct a new high-rise.

Applicant: Carson Nelsen, Nelsen Partners

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Release the permit with the recommendations noted in the staff report.

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

**1. HDP-2017-0027 – Postpone to April 24, 2017 at the applicant's request.**

**2008 E. 8<sup>th</sup> Street**

**Council District 1**

Proposal: Demolish a ca. 1932 house.

Applicant: A New Hope Investments, Inc.

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

Staff Recommendation: Grant the applicant's request for postponement.

**2. HDP-2016-0698**

**1408 E. 2<sup>nd</sup> Street**

**Council District 3**

Proposal: Demolish a ca. 1897 house.

Applicant: Henry Juarez

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

Staff Recommendation: Postpone to the April 24, 2017 meeting. Staff is working with the applicant to develop a historic zoning case on this house.

**3. HDP-2017-0102**

**1010 E 7<sup>th</sup> Street**

**Council District 1**

Proposal: Demolish a ca. 1919 house.

Applicant: DAR Construction

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-2017-0108**

**1003 E 14<sup>th</sup> Street**

**Council District 1**

Proposal: Relocate a ca. 1930 house to outside the city.

Applicant: Marzia Volpe

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

Staff Recommendation: Release the permit

**5. HDP-2017-0083**

**1123 ½ Gunter Street**

**Council District 3**

Proposal: Demolish a ca. 1931 house.

Applicant: Brandon Graham

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-2017-0100**

**1401 E 3<sup>rd</sup> Street**

**Council District 3**

Proposal: Demolish a ca. 1935 house.

Applicant: William Hodge

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.

**7. HDP-2017-0101**

**2614 Delwood Place**

**Council District 3**

Proposal: Demolish a ca. 1951 house.

Applicant: DAR Construction

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.

**8. HDP-2017-0091**

**1804 Stamford Lane**

**Council District 10**

Proposal: Demolish a ca. 1939 house.

Applicant: Marzia Volpe

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.

**E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES**

**1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive**

Note: Staff is initiating the demolition by neglect case.

**F. DISCUSSION AND POSSIBLE ACTION ON PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE**

**1. Amendment to Land Development Code Section 25-2-355-C Historic Landmark Commission Review**

**“The affirmative vote of two-thirds of the members of the Historic Landmark Commission is required to recommend zoning or rezoning property as a historic landmark (H) combining district if a record owner of the property files a written statement protesting the zoning or rezoning.”**

**Recommended change: “The affirmative vote of two-thirds” to “A majority vote”**

**G. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR PARTIAL AD VALOREM TAX EXEMPTIONS FOR PROPERTIES IN NEED OF TAX RELIEF TO ENCOURAGE THEIR PRESERVATION**

See attached list for properties recommended for approval and properties recommended for denial based upon the annual inspection.

**COMMISSION ITEMS**

**COMMITTEE REPORTS**

**Certificates of Appropriateness Review Committee  
Operations Committee  
Grants Committee  
Preservation Plan Committee**

**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 512-974-2727, 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, or Andrew Rice, Historic Preservation Planner, at 512-974-1686.