



HISTORIC LANDMARK COMMISSION

March 27, 2017 - 7:00 pm

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd 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

MOTION: Approve the minutes from the February 27, 2017 meeting per passage of the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Vote: 9-0.

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 (CONSENT)(PULLED)

405 W. 14TH 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.

Speakers in favor of historic designation:

Cynthia O'Keefe

Susan Miller

Ted Siff

Richard Stilay

Chris Riley

Kate Singleton

Jerry Rusthoven speaks on the priority of the Commissioner.

Speakers in opposition to historic designation:

Glen Coleman

Burt Solomon

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Reed. Vote 9-0.

MOTION: Postpone case to the April 10th Meeting on a motion by Commissioner Reed, seconded by Commissioner Myers. Motion withdrawn.

MOTION: While recognizing that the Tobin House has merit and meets the qualifications for designation as a historic landmark, the property owner has withdrawn the application for demolition, so the Commission shall withdraw the initiated historic zoning case at this time, on a motion by Commissioner Papavasiliou, seconded by Commissioner Reed. Vote 9-0.

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.

No speakers in favor of historic designation.

Speakers opposed to historic designation:

Hector Avila

Jay Otto

MOTION: Close the public hearing on a motion by Commissioner Tollett, seconded by Commissioner Papavasiliou. Vote 9-0.

MOTION: Release the demolition permit per staff recommendation, with an agreement that the property owner will erect a plaque on the site detailing the history of the former dairy farm, on a motion by Commissioner Papavasiliou, seconded by Commissioner Tollett. Vote 9-0.

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.

MOTION: Approve staff recommendation per the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Vote 9-0.

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.

MOTION: Approve staff recommendation per the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Vote 9-0.

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.

MOTION: Close the public hearing on a motion by Commissioner Reed, seconded by Commissioner Tollett. Vote 9-0.

MOTION: Motion to postpone case to the April 10th special-called meeting per staff recommendation on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. Vote 9-0.

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.

MOTION: Postpone to a specially-called meeting on April 10, 2017 per the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Vote 9-0.

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.

Discussion postponement:

Daniel Soteldo spoke in opposition to the postponement.

No speakers in favor of the postponement.

MOTION: Close the public hearing on the propriety of postponing the case per staff recommendation to April 10, 2017 on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. Vote 9-0.

MOTION: Postpone the case to April 10, 2017 on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 9-0.

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.

MOTION: Postpone case to April 24, 2017 upon the applicant's request per passage of the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Vote 9-0.

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. 8th 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.

MOTION: Postpone to April 24, 2017 per the applicant's request, and per passage of the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Vote 9-0.

2. HDP-2016-0698

1408 E. 2nd 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.

MOTION: Postpone to April 24, 2017 per the applicant's request and per passage of the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Vote 9-0.

3. HDP-2017-0102

1010 E 7th 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.

Speakers in favor of demolition:

Jules Caplan

Hector Avila

No speakers in opposition to the demolition permit.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Reed. Vote 9-0.

MOTION: Release the permit per staff recommendation by Commissioner Myers, seconded by Commissioner Papavasiliou. Vote 9-0.

4. HDP-2017-0108

1003 E 14th 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

Discussion postponement:

Louisa Brinsmade of the neighborhood association speaks in favor of the postponement.

Speakers in opposition to postponement:
Deb Roberts

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. Vote 9-0 .

MOTION: Postpone case to the April 10, 2017 specially-called meeting on a motion by Commissioner Myers, seconded by Commissioner Reed. Vote 8-1; Papavasiliou opposed.

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.

MOTION: Release the permit per the staff recommendation and per the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Vote 9-0.

6. HDP-2017-0100

**1401 E 3rd 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.

Discussion postponement:

Speakers in favor of postponement:

Amy Thompson

Madeline Clites

Speakers opposed to postponement:

William Hodge

MOTION: Close public hearing on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 9-0.

MOTION: Postpone the case to April 24, 2017 on a motion by Commissioner Koch, seconded by Myers. Vote 9-0.

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.

MOTION: Postpone the case to April 24, 2017 on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 9-0.

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.

MOTION: Release the permit per the staff recommendation and per passage of the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Vote 9-0.

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 (CONSENT)(PULLED)

“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”

Speakers in favor of the proposed Code amendment:

Kate Singleton, Preservation Austin

Speakers in opposition to the proposed Code amendment:

Glen Coleman

MOTION: Close public hearing on a motion by Commissioner Tollett, seconded by Commissioner Papavasiliou. Vote 9-0.

MOTION: Extend meeting past 10:00pm on a motion by Commissioner Papavasiliou, seconded by Commissioner Tollett. Vote 9-0.

MOTION: Recommend the proposed code amendment on a motion by Commissioner Myers, seconded by Commissioner Reed. Vote 7-2 ; Papavasiliou and Tollett opposed.

G. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR PARTIAL AD VALOREM TAX EXEMPTIONS FOR PROPERTIES IN NEED OF TAX RELIEF TO ENCOURAGE THEIR PRESERVATION (POSTPONED TO APRIL 10)

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

MOTION: Postpone the discussion and action on property tax exemptions to a specially-called meeting on April 10, 2017 per passage of the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Vote: 8-0-1; Tollett abstaining.

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.