



## HISTORIC LANDMARK COMMISSION

July 24, 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*

\_\_\_ *Blake Tollett*

\_\_\_ *Beth Valenzuela*

\_\_\_ *Kevin Koch*

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

\_\_\_ *Terri Myers*

\_\_\_ *Tiffany Osburn*

\_\_\_ *Andrew Brown*

\_\_\_ *Emily Hibbs*

### NOTES ON HISTORIC LANDMARK COMMISSION MEETINGS

1. 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 first speaker 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.
2. 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 agenda. Otherwise, the case will pass on consent, and there is no later recourse.
3. 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 - it is considered tantamount to a postponement to a date certain.

#### 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. June 26, 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-2017-0100 - Discussion**  
**1401 E. 3<sup>rd</sup> Street**  
**Council District 3**  
Proposal: Demolish a ca. 1923 house.  
Applicant: William Hodge  
City Staff: Steve Sadowsky, Historic Preservation office, 974-6454  
Staff Recommendation: Due to severe structural issues, staff is unable to recommend historic zoning for this house, but recognizes the very significant stone artistry displayed here and its reflection of the neighborhood's Mexican-American culture and history. Staff must recommend release the permit upon completion of a City of Austin Documentation Package and the Commission's review of the plans for new construction on the site, incorporating the historic stonework. See the staff report for the full recommendation.
  
2. **C14H-2017-0031 - Penick Place Historic District - Discussion**  
**5600 and 5700 blocks of Penick Drive and 5600 and 5700 blocks of E. Riverside Drive.**  
**Council District 3**  
Applicants: Penick Place Nominating Team, Miranda Dodson  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic district designation for Penick Place.
  
3. **HDP-2017-0204 – Discussion**  
**Middleton-Langford-Quiroz House, 1907 Holly Street**  
**Council District 3**  
Proposal: Demolish a ca. 1913 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. **C14H-2017-0055 – Montopolis Negro School - Postpone to August 28, 2017 at staff's request.**  
**500 Montopolis Dr**  
**Council District 3**  
Proposal: Establish an area of historic zoning for the Montopolis Negro School.  
Applicant: Austin Stowell  
City Staff: Steve Sadowsky and Heather Chaffin, Planning and Zoning Department  
Staff Recommendation: Grant the postponement request.
  
5. **HDP-2017-0286 - Discussion**  
**Old Negro Women's Home, 1210 Rosewood Avenue**  
**Council District 1**  
Proposal: Relocate the house to Lockhart, Texas.  
Applicant: Peter Staats  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning.

6. **C14H-2017-0074 – Offered for Consent**  
**Gilfillan Place, 603 W. 8<sup>th</sup> Street**  
**Council District 9**  
Proposal: Rezone one parcel of land from GO-H, GO-MU, and GO to DMU-H.  
Applicant: Dave Anderson  
City Staff: Steve Sadowsky and Scott Grantham, Planning and Zoning Department, 974-3574  
Staff Recommendation: Recommend rezoning.

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

1. **C14H-1982-0009 – Offered for Consent**  
**700 W. 12<sup>th</sup> Street – Allan Junior High School**  
**Council District 9**  
Proposal: Replace all aluminum windows and doors with reproduction wood windows and doors in accordance with the original design; enclose the two interior courtyards with a semi-transparent membrane.  
Applicant: Stanley O. Graves, Architexas  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Not reviewed.  
Staff Recommendation: Approve as proposed.
2. **C14H-1981-0005 – Smith-Hage Building - Discussion**  
**325 E. 6<sup>th</sup> Street**  
**Council District 9**  
Proposal: Signage  
Applicant: Troy Gillian, Sun Signs  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Not reviewed.  
Staff Recommendation: Encourage the applicant to redesign the signs so that they comply with the lighting provisions of the Sign Guidelines, including indirect lighting for the signs.
3. **LHD-2017-0019 – Offered for Consent**  
**1105 W. 9<sup>th</sup> Street – Castle Hill**  
**Council District 9**  
Proposal: Remove exterior brick veneer, insulate the house, re-lay the brick; restore the front of the house; replace aluminum windows on sun-porch with screens.  
Applicant: Tere O'Connell, O'Connell Architecture  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approve as proposed.

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

1. **NRD-2017-0023 - Discussion**  
**802 Pressler Street – West Line Historic District**  
**Council District 9**  
Proposal: Demolish a ca. 1930 house.  
Applicant: David Cundy  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use, through consideration of the demolition delay for contributing properties within historic districts, then relocation over demolition; if the Commission votes to grant the permit, then staff recommends completion of a City of Austin Documentation Package and that the Commission review the plans for any new construction proposed for this site prior to release of the permit.

**2. NRD-2017-0036 - Discussion**

**812 Theresa Avenue – West Line Historic District  
Council District 9**

Proposal: Construct two 2-story houses, each with 2-story auxiliary dwelling units to the rear.

Applicant: Ryan Rodenberg

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

Committee Recommendation: Revise the design to be more compatible with the contributing buildings in the district.

Staff Recommendation: Strongly encourage the applicant to design the new structures in a style more compatible with the contributing buildings in the district.

**3. NRD-2017-0047 – Offered for Consent**

**3210 Beverly Road – Old West Austin Historic District  
Council District 9**

Proposal: Demolish a 1948 house.

Applicant: Claire Tudor

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

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. NRD-2017-0037 – Offered for Consent**

**1903 W 30<sup>th</sup> Street – Old West Austin Historic District  
Council District 9**

Proposal: Construct two single-family houses. The Commission approved demolition of the existing 1951 house contingent on review of plans for new construction.

Applicant: George Rodenbusch

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

Committee Recommendation: Revise the design and materials to be more compatible with the character of the district.

Staff Recommendation: Encourage the applicant to revise the proposed plan to meet design principles for new construction within historic districts, particularly with regard to street setback.

**5. NRD-2017-0050 – Discussion**

**1601 Preston Avenue – Old West Austin Historic District  
Council District 9**

Proposal: Demolish a ca. 1938 house and construct a new single-family house.

Applicant: MTL Builders

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. Encourage the applicant to revise the proposed plan

to meet design principles for new construction within historic districts, particularly with regard to street setback and materials.

**6. NRD-2017-0052 – Offered for Consent  
808 Theresa Avenue – West Line Historic District  
Council District 9**

Proposal: Construct a new single-family house on a vacant lot.

Applicant: Justin Brogna

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

Staff Recommendation: Encourage the applicant to revise the proposed plan to meet general design principles for new construction within historic districts, particularly with regard to massing and fenestration.

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

**1. HDP-2016-0698 – Postpone to August 28, 2017 at the applicant’s request.**

**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: Staff is working with the applicant to develop a historic zoning case on this house. Staff recommends granting the postponement request.

**2. HDP-2017-0185 – Offered for Consent**

**912 W. James Street**

**Council District 9**

Proposal: Demolish a ca. 1932 house.

Applicant: Celia Israel

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-2017-0243 – Offered for Consent**

**1604 Haskell Street**

**Council District 3**

Proposal: Demolish a ca. 1946 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.

**4. HDP-2017-0293 – Offered for Consent**

**4400 Shoalwood Avenue**

**Council District 10**

Proposal: Demolish a ca. 1940 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.

5. **HDP-2017-0294– Offered for Consent**  
**4104 Idlewild Road**  
**Council District 10**  
Proposal: Demolish a ca. 1950 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.
  
6. **HDP-2017-0299 – Offered for Consent**  
**2508 Galewood Place**  
**Council District 10**  
Proposal: Demolish a ca. 1950 house.  
Applicant: Foursquare Builders  
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-2017-0319 – Offered for Consent**  
**1407 Coleto Street**  
**Council District 1**  
Proposal: Demolish a ca. 1939 house.  
Applicant: Dana Ambs  
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-2017-0320 – Offered for Consent**  
**1404 E. 2<sup>nd</sup> Street**  
**Council District 3**  
Proposal: Demolish a ca. 1949 house.  
Applicant: Mark Roberts  
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.
  
9. **HDP-2017-0355 – Offered for Consent**  
**2807 Clearview Drive**  
**Council District 10**  
Proposal: Demolish a ca. 1946 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.

10. **HDP-2017-0357 – Offered for Consent**  
**4703 Burnet Road**  
**Council District 9**  
 Proposal: Demolish a ca. 1938 commercial building.  
 Applicant: Thrower Design  
 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.
  
11. **HDP-2017-0358 – Offered for Consent**  
**803 W. Annie Street**  
**Council District 9**  
 Proposal: Demolish a ca. 1958 house.  
 Applicant: CCG Development, LLC  
 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.
  
12. **HDP-2017-0364 – Offered for Consent**  
**2116 Clifton Street**  
**Council District 9**  
 Proposal: Demolish a ca. 1924 house.  
 Applicant: DAR Construction  
 City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
 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.

#### **D. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES**

1. **DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive (Postponement)**  
 Note: Staff is initiating the demolition by neglect case.

#### **4. COMMISSION ITEMS**

##### **COMMITTEE REPORTS**

**Certificates of Appropriateness Review Committee**

**Operations Committee**

**Grants Committee**

**Preservation Plan Committee**

Volunteers for committee

Attendance at CodeNEXT public workshop on Wednesday, August 9

##### **FUTURE AGENDA ITEMS**

#### **5. 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.