HISTORIC LANDMARK COMMISSION
July 24, 2017 - 7:00 pm
Regular Meeting
Council Chambers, Austin City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

____	*Mary Jo Galindo, Chair*	____	*Emily Reed, Vice-Chair*
____	*Alex Papavasiliou*	____	*Terri Myers*
____	*Blake Tollett*	____	*Tiffany Osburn*
____	*Beth Valenzuela*	____	*Andrew Brown*
____	*Kevin Koch*	____	*Emily Hibbs*
____	*Andrew Brown*		

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. 3rd 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.

Historic zoning	Name	Address	Phone#
In Favor	Amy Thompson 1st	1402 E 2nd	
In Favor	Cesar Sylva	" "	
In Favor	Alex Silva 2nd		
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed	William Hodge 1st	4801 S Congress	
Opposed	Travis Bertram 2nd	920 E Dean Keeton	
Opposed	Jeff Blatt 3rd	920 E Dean Keeton	
Opposed	RACHEL ALLISON		
Opposed	Gregory Foulkes		
Opposed			
Opposed			
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Opposed			
Opposed			

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.

Historic zoning	Name	Address	Phone#
In Favor	MIRANDA DODSON 1st	5700 PENICK DR	512-623-0642
In Favor	Rachael Allison 3rd	5604 PENICK	469.644.5399
In Favor	Kerstin Wiggins	5602 PENICK DR	512.569.9102
In Favor	BILL CASSIS 6th	5600 Penick Dr	512.632.2748
In Favor	DON STEWART 2nd	5608 PENICK DR	512.589.6575
In Favor	~~TREY SHEFFIELD~~	~~5606~~	
In Favor	LINDA PAULSON	5608 PENICK DR	512.589.7075
In Favor	~~LUCY SHEFF~~		
In Favor	TREY SHEFFIELD 4th	5606 PENICK DR	512.573.4181
In Favor	LUCY SHEFFIELD 5th	5606 PENICK DR	512.784.3048
In Favor			
In Favor			
In Favor			
Opposed	ROBERT KLEEMAN 1st	900 Congress	512-499.5155
Opposed	BILL GREIF 2nd	807 E 31	512 482 9101
Opposed	KAREN GREIF 3rd	807 E. 31	512 656 7587
Opposed			
Opposed			
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Opposed			

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.

Historic zoning	Name	Address	Phone#
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed	Glen Coleman 1st	2521 Ehra Dru 25	407-2357
Opposed	ROBERTA A. CARVALHO 3rd	2008 E 13th STREET	(512)839 2202
Opposed	RODRIGO CARVALHO	2008 E 13th St	646 257 0013
Opposed	Scott Turner 2nd	1409 W. 6th	512 751-5358
Opposed			
Opposed	~~Amy Thomp~~		
Opposed			
Opposed	Amy Thompson 1st ~~3~~ 4th		
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			
Opposed			

IN FAVOR OF DEMOLISH

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.

Historic zoning	Name	Address	Phone#
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
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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.

Historic zoning	Name	Address	Phone#
In Favor	Peter Staats 1st	1222 Rosewood	512 360-6721
In Favor	Gina Andre 5th	1150 San Bernard #2	512 587-1502
In Favor	~~Johanna Rees~~		
In Favor	Johanna Rees 2nd	1100 Charlotte	512-965-9724
In Favor	Cesar Valdez 3rd	811 E. 11th St.	686-544-9082
In Favor	IAN BEALS 4th	1200 E 11th St.	317-313-1369
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed	~~BROCKETT DAVIDSON~~	~~309 BLANCO ST.~~	~~512 944 0286~~
Opposed	per signee		
Opposed			
Opposed			
Opposed			
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Opposed			
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Opposed			

6. **C14H-2017-0074 – Offered for Consent**
Gilfillan Place, 603 W. 8th 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.

Historic zoning	**Name**	**Address**	**Phone#**
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
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B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **C14H-1982-0009 – Offered for Consent**
700 W. 12th 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.

Building permit	Name	Address	Phone#
In Favor	CHRIS HUTSON, AIA	1206 QUAIL PARK	512-9971-4560
In Favor	STAN GRAVES, FAIA	2900 S. CONGRESS	512-444-4220
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
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2. **C14H-1981-0005 – Smith-Hage Building - Discussion**
325 E. 6th 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.

Building permit	**Name**	**Address**	**Phone#**
In Favor	Troy Gillian 1st	3042 [illegible] Trl Round Rock	(512) 810-5925
In Favor	Bill Shay 2nd		
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed			
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3. **LHD-2017-0019 – Offered for Consent**
1105 W. 9th 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.

Building permit	Name	Address	Phone#
In Favor	Tere O'Connell	1405 W. 10th	5127571374
In Favor	no need to speak for consent		
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
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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.

Demolition	Name	Address	Phone#
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed	Denise Younger 1st	700 Pressler	512 474 8119
Opposed			
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Opposed			

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.

Building	Name	Address	Phone#
In Favor	~~Ro~~		
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed	Rosemary Merriam		
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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.

Demolition	Name	Address	Phone#
In Favor			
In Favor			
In Favor			
In Favor			
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4. **NRD-2017-0037 – Offered for Consent**
1903 W 30th 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.

Building	Name	Address	Phone#
In Favor			
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In Favor			
In Favor			
In Favor			
In Favor			
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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.

Demolition	Name	Address	Phone#
In Favor	Mark Love 1st	1610 Westover	512-740-3149
In Favor	Leslie Love	" "	512-761-2220
In Favor			
In Favor			
In Favor			
In Favor			
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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.

Building	Name	Address	Phone#
In Favor	JUSTIN BROGNA	3809 MATTIE ATX, 78723	512-657-1127
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
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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. 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: Staff is working with the applicant to develop a historic zoning case on this house. Staff recommends granting the postponement request.

Demolition	Name	Address	Phone#
In Favor			
In Favor			
In Favor			
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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.

Demolition	Name	Address	Phone#
In Favor			
In Favor			
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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.

Demolition	Name	Address	Phone#
In Favor			
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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.

Demolition	Name	Address	Phone#
In Favor			
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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.

Demolition	Name	Address	Phone#
In Favor			
In Favor			
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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.

Demolition	Name	Address	Phone#
In Favor			
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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.

Demolition	Name	Address	Phone#
In Favor	Dana Ambs	3712 Werner Ave	636 577 0822
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
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8. **HDP-2017-0320 – Offered for Consent**
1404 E. 2nd 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.

Demolition	Name	Address	Phone#
In Favor	MARK ROBERTS 1st	1504 S Walnut St	469-394-1563
In Favor	~~Amy T~~		
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed	Amy Thompson 1st	1402 E 2	
Opposed			
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Opposed			

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.

Demolition	Name	Address	Phone#
In Favor			
In Favor			
In Favor			
In Favor			
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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.

Demolition	Name	Address	Phone#
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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.

Demolition	Name	Address	Phone#
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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.

Demolition	Name	Address	Phone#
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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.