



## HISTORIC LANDMARK COMMISSION

August 28, 2017 - 7:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

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

Austin, Texas

### CURRENT BOARD MEMBERS:

  x   *Mary Jo Galindo, Chair*

  x   *Andrew Brown*

abs *Emily Hibbs*

abs *Trish Hudson*

  x   *Kevin Koch*

  x   *Terri Myers*

  x   *Emily Reed, Vice Chair*

  x   *Tiffany Osburn*

  x   *Alex Papavasiliou*

abs *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 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.
- 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 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 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

B. July 24, 2017

**MOTION:** Approve minutes from the June 26, 2017 and July 24, 2017 Historic Landmark Commission meeting on the consent agenda on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. Vote 8-0.

### 3. BRIEFINGS

A. Proposal for the conversion of the old National Guard Armory by the Austin Film Society.

By: Margaret Shaw, Economic Development Department, 974-6497

Speakers presenting the briefing:  
Margaret Shaw  
Catherine Sckerl  
Mark Knight

**4. 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**

**MOTION: Approve items B1, B2, D2, D3, D4 and D5 on the consent agenda with the stipulation that historic zoning be initiated on item D2 and item B2 be discussed at the September 11, 2017 Certificate of Appropriateness Committee Meeting on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. Vote 8-0.**

**MOTION: Postpone items A2, B2, and D1 to the September 25, 2017 Historic Landmark Commission Meeting per staff recommendation on a motion by Commissioner Valenzuela, seconded by Commissioner Brown. Vote 8-0.**

**1. C14H-2017-0055 – Montopolis Negro School**

**500 Montopolis Drive**

**Council District 3**

Proposal: Establish an area of historic zoning for the Montopolis Negro School

Applicant: Austin Stowell

City Staff: Heather Chaffin, Planning and Zoning Department, 974-2122

Staff Recommendation: Recommend historic zoning for the existing structure and a 25-foot buffer.

Speakers in favor of the proposal:

Jerry Rusthoven

Clifton Griffin

Speakers in opposition of the proposal:

Dr. Fred McGhee

Susana Almanza

Pinaki Ghosh

David King

Fred Lewis

Sharon Blythe

Jim Casey

Hanna Lewis

Megan Meisenbach

Monica Allen

Hannah Young

**MOTION: Close public hearing on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 8-0.**

**MOTION: Approve item A1 per staff recommendation on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. Vote 8-0.**

2. **C14H-2017-0074 – Postponement requested by applicant to September 25, 2017  
Gilfillan Place, 603 W. 8<sup>th</sup> Street  
Council District 9**

Proposal: Rezone one parcel from GO-H, GO-MU, and GO to DMU-H

Applicant: Dave Anderson, Drenner Group, PC

City Staff: Scott Grantham, Planning and Zoning Department, 974-3574

Staff Recommendation: Postpone per the applicant's request.

**MOTION: Postpone item A2 to the September 25, 2017 Historic Landmark Commission Meeting per staff recommendation on a motion by Commissioner Valenzuela, seconded by Commissioner Brown. Vote 8-0.**

3. **C14H-2017-0076 – Allan Junior High School (Pulled)  
1212 Rio Grande Street  
Council District 9**

Proposal: Rezone one parcel from UNZ and UNZ-H to DMU-CO and DMU-CO-H

Applicant: Vanessa Mendez, Urban Design Group

City Staff: Scott Grantham, Planning and Zoning Department, 974-3574

Staff Recommendation: Recommend the zoning change.

No speakers in favor of the application.

Speakers opposed to the zoning:

Megan Meisenbach

**MOTION: Close public hearing on a motion by Commissioner Myers, seconded by Commissioner Osburn. Vote 8-0.**

**MOTION: Recommend the proposed zoning change per staff recommendation on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 7-0-1, Commissioner Papavasiliou abstains.**

4. **C14H-2017-0082 – McDonald-Doughtie House  
1616 Northwood Road  
Council District 10**

Proposal: Rezone property from SF-3 to SF-3-H

Applicant: Craig Duewall, owner

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor of the application:

Craig Duewall

No speakers in opposition.

**MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Reed. Vote 8-0.**

**MOTION: Recommend historic zoning per staff recommendation on a motion by Commissioner Brown, seconded by Commissioner Osburn. Vote 8-0.**

**5. C14H-2017-0107 – Tucker-Winfield Apartment House  
1105 Nueces Street  
Council District 9**

Proposal: Rezone property from GO to GO-H

Applicant: Elayne Lansford, owner

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor of the application:

Elayne Lansford

Tere O'Connell

No speakers in opposition.

**MOTION: Close the public hearing on a motion by Commissioner Osburn, seconded by Commissioner Koch. Vote 7-0.**

**MOTION: Recommend historic zoning per staff recommendation on a motion by Commissioner Koch, seconded by Commissioner Valenzuela. Vote 7-0, Commissioner Myers recused.**

**6. C14H-1989-0022 – Ruggles-Smith House  
1600 Rio Grande Street  
Council District 9**

Proposal: Rename the house the Ruggles-Smith-Olian House

Applicant: Mo Olian, owner

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

Staff Recommendation: Consider the renaming.

**MOTION: Postpone the case to the September 25, 2017 Historic Landmark Commission meeting on a motion by Commissioner Reed, seconded by Commissioner Papavasiliou. Vote 7-0.**

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

**1. LHD-2017-0022 – Offered for Consent  
4207 Avenue H (Hyde Park)  
Council District 9**

Proposal: Construct 1<sup>st</sup> and 2<sup>nd</sup> story additions to the duplex

Applicant: Michael Roufa

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed with the recommended changes.

**MOTION: Approve item B1 per staff recommendation on the consent agenda on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. Vote 8-0.**

**2. LHD-2017-0023 – Offered for Consent**

**Shipe Park Pool, 4400 Avenue G (Hyde Park)**

**Council District 9**

Proposal: Landscape and pool modifications

Applicant: Rey Hernandez and Robin Camp, Parks and Recreation Department, 974-9464

Committee Recommendation: Approve as proposed with a recommendation to modify or eliminate the shade structures and to maintain a larger ratio of grass to paved sidewalk.

Staff Recommendation: Approve as proposed with the additional recommendation to maintain a larger ratio of grass to paved sidewalk.

**MOTION: Approve item B2 on the consent agenda with the stipulation that the shade structures be discussed at the September 11, 2017 Certificate of Appropriateness Committee Meeting on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. Vote 8-0.**

**3. C14H-1981-0015 – Johns-Hamilton Building – Discussion**

**716 Congress Avenue**

**Council District 9**

Proposal: Signage

Applicant: Austin Standley, Comet Signs

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

Staff Recommendation: Deny the internally lit sign.

**MOTION: Close public hearing on a motion by Commissioner Koch, seconded by Commissioner Myers. Vote 8-0.**

**MOTION: Deny the application as submitted on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 8-0.**

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

**1. NRD-2017-0059 – Consent (Pulled)**

**1607 (7) Niles Road (Old West Austin Historic District)**

**Council District 9**

Proposal: Construct two rear additions, change a roofline, and replace selected windows on a ca. 1930 house

Applicant: Laura Perez, Clayton & Little Architects

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

Staff Recommendation: Postpone a decision on the project to allow review by the Certificates of Appropriateness Committee and subsequent administrative approval by staff if appropriate changes are made.

Speakers in favor of the application:

George Wilcox

No speakers in opposition.

**MOTION: Close public hearing on a motion by Commissioner Koch, seconded by Commissioner Myers. Vote 8-0.**

**No additional recommendations.**

**2. NRD-2017-0062 – Discussion**

**500 Congress Avenue (Congress Avenue Historic District)**

**Council District 9**

Proposal: Signage

Applicant: Steven Clement, Graphic Installation Solutions

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

Staff Recommendation: Deny the internally illuminated signs.

**MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. Vote 8-0.**

**MOTION: Deny the application as submitted on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. Vote 8-0.**

**3. NRD-2017-0063 – Discussion**

**401 Congress Avenue (Congress Avenue Historic District)**

**Council District 9**

Proposal: Install 3 signs

Applicant: Chris Wilke, Baker's Signs

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

Staff Recommendation: Deny the internally lit signs.

**MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. Vote 8-0.**

**MOTION: Deny the application as submitted on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 8-0.**

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

**1. HDP-2016-0698 – Postpone to September 25, 2017 at the owner'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.

**MOTION: Postpone item D1 to the September 25, 2017 Historic Landmark Commission meeting per staff recommendation on a motion by Commissioner Valenzuela, seconded by Commissioner Brown. Vote 8-0.**

**2. HDP-2017-0437 – Consent/postponement**

**300 Colorado Street**

**Council District 9**

Proposal: Demolish a ca. 1925 warehouse

Applicant: Michael Whellan

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

Staff Recommendation: Initiate historic zoning or postpone to September 25, 2017 to fully explore options for preservation.

**MOTION: Initiate historic zoning with the agreement of the applicant on the consent agenda, on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. Vote 8-0.**

**3. HDP-2017-0428 – Offered for Consent**

**1908 Kinney Avenue  
Council District 5**

Proposal: Demolish a ca. 1937 house

Applicant: Paradisa Homes

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse. If rehabilitation and reuse are not feasible, then staff encourages relocation over demolition, and recommends release of the permit upon completion of a City of Austin Documentation Package.

**MOTION: Approve item D3 per staff recommendation on the consent agenda on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. Vote 8-0.**

**4. HDP-2017-0439 – Offered for Consent**

**2009 Pennsylvania Avenue/1164-1168 Alamo Street  
Council District 1**

Proposal: Relocate a ca. 1930 and a ca. 1936 house to Gorman, TX

Applicant: Hector Avila

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

Staff Recommendation: Staff recommends that the Commission encourage rehabilitation and adaptive reuse on-site. If rehabilitation and reuse on-site are not feasible, then staff recommends release of the relocation permit upon completion of a City of Austin Documentation Package.

**MOTION: Approve item D4 per staff recommendation on the consent agenda on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. Vote 8-0.**

**5. HDP-2017-0438 – Offered for Consent**

**2208 E. 13<sup>th</sup> Street  
Council District 1**

Proposal: Partial demolition of a ca. 1910 house to construct modifications

Applicant: Steven Yarak

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed with recommendations to complete a City of Austin Documentation Package prior to any work on the house, and to follow the Secretary of the Interior's Standards for Historic Preservation Projects in terms of replacement materials on the house.

**MOTION: Approve item D5 per staff recommendation on the consent agenda on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. Vote 8-0.**

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

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

Staff report update on progress of contacts with the owner of the property to resolve issues stemming from neglect.

Steve Sadowsky provides update on the status of the property

**5. COMMISSION ITEMS**

**A. COMMITTEE REPORTS**

1. Certificates of Appropriateness Review Committee
2. Operations Committee
  - a. Sign Standards should be reviewed
3. Grants Committee
4. Preservation Plan Committee
  - a. Code NEXT draft 2 briefing

**B. ACTION ITEMS**

1. Approval of fall 2017 grant applications

**MOTION: Approve grant proposals on a motion by Commissioner Reed, seconded by Commissioner Osburn. Vote 8-0.**

2. Designation of a representative to the Downtown Commission

**MOTION: Appoint Andrew Brown to the Downtown Commission as the Historic Landmark Commission representative on a motion by Commissioner Osburn, seconded by Commissioner Reed. Vote 8-0.**

**C. FUTURE AGENDA ITEMS**

**ADJOURNMENT**

**MOTION: Adjourn the August 28, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuelarr . 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.