



HISTORIC LANDMARK COMMISSION

September 25, 2017 - 7:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

____ *Mary Jo Galindo, Chair*
____ *Emily Reed, Vice Chair*
____ *Andrew Brown*
____ *Emily Hibbs*
____ *Trish Hudson*
____ *Kevin Koch*

____ *Terri Myers*
____ *Tiffany Osburn*
____ *Alex Papavasiliou*
____ *Blake Tollett*
____ *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 applicant or their agent 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 consent 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 items not posted on the agenda.

2. APPROVAL OF MINUTES

A. August 28, 2017 – Offered for Consent Approval

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. C14H-2017-0074 – Postponement request by applicant to October 23, 2017
Gilfillan Place, 603 W. 8th 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: Grant the postponement request.

2. C14H-1989-0022 – Ruggles-Smith House - Discussion
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.

3. HDP-2017-0437 – 300 Colorado Street Warehouse Block – Offered for Consent Approval

300 Colorado Street

Council District 9

Proposal: Demolish a ca. 1924 warehouse.
Applicant: Michael Whellan
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a HABS-level documentation package, including drawings on Mylar, for archiving at the Austin History Center and encourage the applicant to incorporate or otherwise commemorate the history of this warehouse building into the design of the new tower.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2017-0023 – Offered for Consent Approval.

Shipe Park Pool, 4400 Avenue G (Hyde Park)

Council District 9

Proposal: Install shade structures at the pool
Applicant: Rey Hernandez and Robin Camp, Parks and Recreation Department
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed with a later recommendation to incorporate native stone in the bases of the columns for the principal shade structure; design the temporary shade structure to have removable posts.
Staff Recommendation: Approve as proposed. If the Commission adopts the further recommendation to incorporate native stone into the base of the columns, then staff can approve revised plans administratively.

2. LHD-2017-0026 – Offered for Consent Approval

4302 Avenue D

Council District 9

Proposal: Replace rear windows and door
Applicant: Lonanne Magnuson
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Recommendation: Keep light well window on the primary façade below grade. Encourage retention of door and recognition of historic window proportions.
Staff Recommendation: Approve the plans as revised.

3. **C14H-1977-0015 – Franzetti Store – Offered for Consent Approval.**
2402 San Gabriel Street
Council District 9
Proposal: Construct a 154-unit student housing complex
Applicant: Edward Johnson
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Wrap the corner in stone to allow for a greater differentiation between the new construction and the historic building, and cut a corner of the amenity center back to further articulate the historic building.
Staff Recommendation: Approve as proposed.
4. **C14H-1992-0003 – Offered for Consent Approval**
3805 W. 35th Street – Mayfield-Gutsch Estate
Council District 10
Proposal: Clean wood siding of garden sheds, reglaze windows, repair and reconstruct historic walls
Applicant: Kim McKnight, Parks and Recreation Department
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed.
5. **C14H-1983-0003 – Offered for Consent Approval.**
320 Congress Avenue – Koppel Building
Council District 9
Proposal: Restore 4 arched storefront openings.
Applicant: Scott Magic, Magic Architecture
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed with the recommendation that the applicant use a wood spandrel as the base of the sidelights on the 4th Street elevation to match the existing, albeit non-historic, door unit; if the Commission adopts the further staff recommendation, then staff can approve the revision to the plans administratively.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2017-0065 – Discussion**
3304 Kerbey Lane
Council District 10
Proposal: Construct second-story addition, rear addition, and rear porch
Applicant: Richard Pounds
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Committee Feedback: Use horizontal siding in new second-story gable; second-story addition setback could be larger.
Staff Recommendation: Postpone a recommendation on the project and encourage the applicant to submit a design that complies with the Old West Austin Neighborhood Design Guidelines.

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

1. **HDP-2016-0698 – Postpone to October 23, 2017 at 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.

2. HDP-2017-0497 – Offered for Consent Approval

501 E. Mary Street

Council District 9

Proposal: Demolish a ca. 1929 house

Applicant: Joseph Builders, LLC

City Staff: Steve Sadowsky, 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-2017-0500 / NRD-2017-0067– Offered for Consent Approval

201 W. 7th Street and 200 W. 6th Street

Council District 9

Proposal: Demolish a ca. 1974 office building, relocate a public plaza, modify a historic-age building, and construct a new high-rise building.

Applicant: DPR Construction

City Staff: Steve Sadowsky, 974-6454

Staff Recommendation: Release the permits as proposed upon completion of a City of Austin Documentation Package for Claudia Taylor Johnson Hall.

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.

5. COMMISSION ITEMS

A. COMMITTEE REPORTS

- 1. Certificates of Appropriateness Review Committee**
- 2. Operations Committee**
- 3. Grants Committee**
- 4. Preservation Plan Committee**

B. 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 512-974-1686, 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.