



HISTORIC LANDMARK COMMISSION

November 27, 2017 - 6:00 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*

_____ *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.

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. October 23, 2017 – Offered for Consent Approval

3. BRIEFING, DISCUSSION AND POSSIBLE ACTION

4. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND 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 the applicant to December 18, 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-2017-0112 – Discussion

Driskill Hotel, 604 Brazos Street

Council District 9

Proposal: Owner's application for historic zoning.

Applicant: Highland Resources Inc.

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

Staff Recommendation: Recommend historic zoning.

3. Un-numbered – Discussion

Robert Mueller Airport Control Tower

Council District 9

Proposal: Owner's request to initiate historic zoning.

Applicant: Catellus, lessee on City of Austin property

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

Staff Recommendation: Initiate historic zoning.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1975-0010 – Offered for consent approval

Scholz Garten, 1607 San Jacinto Boulevard

Council District 1

Proposal: Replace the main entrance awning, remove a non-original awning, replace windows on the rear elevation, and replace rear stage structure.

Applicant: Claudia Sanchez

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

Committee Recommendation: Enlarge the proposed awning to match existing.

Staff Recommendation: Approve as proposed.

2. C14H-1984-0011 – Offered for consent approval

Culver-Guinn House, 1102 Blanco Street

Council District 9

Proposal: Construct a garage apartment at the rear of the lot.

Applicant: Shweta Shah

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

3. C14H-1989-0021 – Offered for consent approval

Dittlinger and Platt Buildings, 302-04 E. 6th Street

Council District 9

Proposal: Construct a new wood canopy across the front of the buildings.

Applicant: Phil Moncada

City Staff: Steve Sadowsky, Historic Preservation Office, 974-1686

Committee Recommendation: Find a historic photograph to use as a guide for the reproduction of the balcony structure.

Staff Recommendation: Approve as proposed.

4. C14H-1990-0013 – Offered for consent approval

Republic Square, 422 Guadalupe Street

Council District 9

Proposal: Install four interpretive signs.

Applicant: Mandi Thomas

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

5. C14H-2009-0042 – Offered for consent approval

Huron Mills House, 2603 Wooldridge Drive

Council District 9

Proposal: Construct new rear covered porch, replace non-original windows and doors, and construct second-story rear addition with porch.

Applicant: LRH Architecture

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

6. C14H-2013-0040 – Postponement request by the applicant to December 18, 2017

Perry Estate, 710 E. 41st Street

Council District 9

Proposal: Construct a canopy across the south elevation; construct a trellis at the southeast garden wall.

Applicant: Holly Arthur, Clayton + Little Architects

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

Staff Recommendation: Grant the postponement request.

7. 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.

8. LHD-2017-0022 – Offered for consent approval

4207 Avenue H (Hyde Park)

Council District 9

Proposal: Reconstruct the duplex.

Applicant: Leland Decker

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

Committee Recommendation: Approve as proposed with the direction to use as much salvaged material in the reconstruction as possible.

Staff Recommendation: Approve as proposed with the committee's recommendations for re-use of salvaged material as much as possible.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2017-0074 – Offered for consent approval

2610 Wooldridge Drive (Old West Austin)

Council District 9

Proposal: Remove non-historic additions and the garage; construct new additions and a new garage.

Applicant: LRH Architecture

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

Staff Recommendation: Release the permit. Also recommend that the applicant consider restoring the front picture window rather than replacing it with French doors.

2. NRD-2017-0077 – Offered for consent approval

801 Theresa Avenue (West Line)

Council District 9

Proposal: Rehabilitate a ca. 1932 house and construct a rear addition.

Applicant: Trey Farmer

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

Committee Recommendation: Revise plans to preserve original façade configuration.

Staff Recommendation: Release permit for revised plans.

3. NRD-2017-0078 – Offered for consent approval

1607 Mohle Drive (Old West Austin)

Council District 10

Proposal: Demolish a ca. 1939 house and construct a one-story house.

Applicant: Richard White

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the demolition and building permits upon completion of a City of Austin Documentation Package.

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

1. HDP-2016-0698 – Postponement request by the applicant to December 18, 2017

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: Grant the postponement request. Staff is working with the applicant to develop a historic zoning application for the house.

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-2017-0513 – Offered for consent approval

919 Valdez Street

Council District 3

Proposal: Demolish a building moved onto the property in 1957.

Applicant: Luis Camillo

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. HDP-2017-0578 – Offered for consent approval

1410 E. 3rd Street

Council District 3

Proposal: Demolish a 1946 house.

Applicant: Pegalo Properties

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.

5. HDP-2017-0577 – Offered for consent approval

1414 E. 3rd Street

Council District 3

Proposal: Rehabilitate and construct an addition to a ca. 1927 house and demolish a ca. 1960 rear building.

Applicant: Pegalo Properties

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

Staff Recommendation: Approve as proposed.

6. HDP-2017-0595 – Offered for consent approval

1906 Nueces Street

Council District 9

Proposal: Demolish a ca. 1930 church.

Applicant: Mike McHone

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-2017-0597 - Discussion

1908 Nueces Street

Council District 9

Proposal: Demolish a ca. 1918 house.

Applicant: Mike McHone

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

Staff Recommendation: Initiate historic zoning to evaluate alternatives to demolition.

8. **HDP-2017-0602 – Offered for consent approval**
1102 Bluebonnet Lane
Council District 5
Proposal: Demolish a ca. 1953 house.
Applicant: Carma Austin
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.
9. **HDP-2017-0620 - Offered for consent approval**
2111 W. 11th Street
Council District 10
Proposal: Demolish a ca. 1948 house.
Applicant: Heather Jones
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-2017-0622 – Offered for consent approval**
4103 Ridgelea Drive
Council District 10
Proposal: Demolish a ca. 1948 house.
Applicant: Sean Murphy
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-2017-0625 – Offered for consent approval**
2600 Tanglewood Trail
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.
12. **HDP-2017-0640 – Discussion**
2318 Townes Lane
Council District 10
Proposal: Demolish a ca. 1940 house.
Applicant: Bennett Consulting
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Postpone to December 18, 2017 to fully evaluate the house and grounds for historic landmark designation.
13. **HDP-2017-0683 – Offered for consent approval**
3515 Webberville Road
Council District 3

Proposal: Demolish a ca. 1965 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.

14. HDP-2017-0684 – Offered for consent approval

1605 S. 3rd Street

Council District 9

Proposal: Demolish a ca. 1939 house.

Applicant: Webber Studio Inc.

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.

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.