



HISTORIC LANDMARK COMMISSION

December 18, 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. None are ready for approval.

3. BRIEFING, DISCUSSION AND POSSIBLE ACTION

None.

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 – Postpone to January 22, 2018 at the applicant's request**
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-2017-0119 – Discussion**
Stolle-Westling-Lewis-Sweatt House, 1209 E. 12th Street
Council District 1
 Proposal: Owner's application for historic zoning
 Applicant: Dan Niendorff and Maria Johnson, owners
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Recommend historic zoning.

3. **C14H-2015-0008 – Discussion**
Rosewood Courts, 2100 Rosewood Avenue
Council District 1
 Proposal: Owner's request to initiate historic zoning
 Applicant: Housing Authority of the City of Austin, owner
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Initiate historic zoning. The case will come back to the Commission on January 22, 2018 for a recommendation.

4. **Un-numbered – Discussion**
W. 6th Street Bridge over Shoal Creek
Council District 9
 Proposal: Action upon citizen's request for historic zoning for the W. 6th Street bridge over Shoal Creek
 Applicant: None; if initiated, the applicant will be the Historic Landmark Commission
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Initiate historic zoning. The case will come back to the Commission on January 22, 2018 for a recommendation.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **C14H-1982-0014 – Offered for consent approval**
Laguna Gloria, 3809 W. 35th Street
Council District 9
 Proposal: Install a new perimeter fence; install new vehicular entry gates; construct new visitor services and retail sales buildings near the gatehouse; modifications to the gatehouse; construct new shade structures
 Applicants: Lauren Vienne and Lisa Storer
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Committee Recommendation: Modifications to the proposal, which have been incorporated into the applicants' plans.
 Staff Recommendation: Approve as proposed.

2. **C14H-2016-0008 – Offered for consent approval**
Freeman-Whiteside-Tuke-Gamboa House, 2205 E. Cesar Chavez Street
Council District 3
Proposal: Remove rear addition and construct a two-story rear addition; restore original architectural features
Applicant: James Shieh
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.
3. **C14H-2013-0040 – Postpone to January 22, 2018 at the applicant's request**
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.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2017-0023 – Discussion**
802 Pressler Street (West Line)
Council District 9
Proposal: Construct a new house
Applicant: Jenna Cundy
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Encourage the applicant to revise the proposed plans to comply with the Old West Austin Neighborhood Design Guidelines.
2. **NRD-2017-0085 – Offered for consent approval**
2210 Newfield Lane (Old West Austin)
Council District 9
Proposal: Demolish a non-contributing ca. 1973 house and detached garage and construct a new house and detached garage/studio
Applicant: Celeste Embrey
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Release the permit.
3. **NRD-2017-0087 – Discussion**
1410 W. 9th Street (West Line)
Council District 9
Proposal: Demolish a ca. 1910 house.
Applicant: Bryan Cumby
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay, as this house is contributing to the historic district.

4. **NRD-2017-0088 – Discussion**
1408 W. 9th Street (West Line)
Council District 9
Proposal: Demolish a ca. 1911 house.
Applicant: Bryan Cumby
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay, as this house is contributing to the historic district.
5. **NRD-2017-0089 – Offered for consent approval**
1406 W. 9th Street (West Line)
Council District 9
Proposal: Demolish a ca. 1958 duplex.
Applicant: Bryan Cumby
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 and upon the Commission's review of plans for new construction on the site.
6. **NRD-2017-0090 – Discussion**
1404 W. 9th Street (West Line)
Council District 9
Proposal: Demolish a ca. 1923 house.
Applicant: Bryan Cumby
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay, as this house is contributing to the historic district.
7. **NRD-2017-0091 – Discussion**
905 Maufrais Street (West Line)
Council District 9
Proposal: Demolish a ca. 1939 house.
Applicant: Bryan Cumby
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay, as this house is contributing to the historic district.
8. **NRD-2017-0094 – Offered for consent approval**
1006 Lorrain Street (West Line)
Council District 9
Proposal: Construct a new house
Applicant: Cormier Architecture
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Release the permit; advise the applicant to use lap siding and request that they consider scaling back the design for increased compatibility with the street.

9. NRD-2017-0096 – Offered for consent approval

1213 W. 12th Street (Old West Austin)

Council District 9

Proposal: Rehabilitate a ca. 1930 house and construct a rear addition

Applicant: Austin Permit Service

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

Staff Recommendation: Release the permit; request that the applicant consider retaining original windows and scaling down the chimney design.

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

1. HDP-2016-0698 – Postpone to January 22, 2018 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: Grant the postponement request. Staff is working with the applicant to develop a historic zoning application for the house.

2. HDP-2017-0705 – Discussion

4605 Leslie Avenue

Council District 1

Proposal: Demolish a ca. 1951 house.

Applicant: Thomas Kim

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

Staff Recommendation: Postpone to January 22, 2018 to evaluate alternatives to demolition and consideration of a potential Cedar Valley Historic District, to which this house would be contributing.

3. HDP-2017-0707 – Discussion

4305 Farhills Drive

Council District 10

Proposal: Demolish a ca. 1966 house.

Applicant: DAR Construction

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

Staff Recommendation: Postpone to January 22, 2018 or initiate a historic zoning case to evaluate alternatives to demolition.

4. HDP-2017-0708 – Offered for consent approval

1309 Holly Street

Council District 3

Proposal: Demolish a 1926 house.

Applicant: Jesus Prairie

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.