



HISTORIC LANDMARK COMMISSION

January 29, 2018 - 6:00 p.m.

Special Called 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*
____ *David Peyton II*
____ *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.
- d) All public comments must be received by staff by 1 p.m. on the day of the meeting. Staff cannot forward public comments to commissioners after this time.

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. December 11, 2017

B. December 18, 2017

3. BRIEFING, DISCUSSION AND POSSIBLE ACTION

1. Un-numbered – Discussion

1700 West Avenue

Council District 9

Proposal: Investigate remedies to construction stall.

City Staff: Steve Sadowsky, Planning and Zoning Department, 974-1446

Staff Recommendation: Consider the proposal.

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

- 2. C14H-2017-0074 – Postpone to February 26, 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-2015-0008 – Postpone to February 26, 2018 at staff’s request.
Rosewood Courts, 2100 Rosewood Avenue
Council District 1**

Proposal: Historic zoning for a portion of the tract.
Applicant: Housing Authority of the City of Austin, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Grant the postponement request.

- 3. Un-numbered – Postpone to February 26, 2018 at staff’s request.
W. 6th Street Bridge over Shoal Creek
Council District 9**

Proposal: Historic zoning for the bridge.
Applicant: Historic Landmark Commission, upon a request from the Shoal Creek Conservancy.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Grant the postponement request.

- 4. Un-numbered – Postpone to February 26, 2018 at staff’s request.
Control tower at the former Robert Mueller Municipal Airport
Council District 9**

Proposal: Historic zoning for the control tower
Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Grant the postponement request.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

- 1. C14H-2013-0040 - Postpone to February 26, 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.

2. C14H-1974-0009 - Discussion

Red-Purcell House, 210 Academy Drive

Council District 9

Proposal: Partial demolition and construction of a new two-story glass and steel addition to the rear.

Applicant: Ken Johnson, Hsu Architects

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

Committee Recommendation: Supply a drawing of the junction of the proposed addition and the existing house, and pull the widow's walk back at least 15 feet from the front façade; use a different material for the base of the addition. The applicant has complied with the changes recommended by the Committee.

Staff Recommendation: Approve as proposed, but hold as a discussion item for review of the applicant's drawings of the junction between the house and the addition as requested by the Certificate of Appropriateness Review Committee.

Staff further recommends completion of a City of Austin Documentation Package prior to release of any permits.

3. C14H-1977-0008 – Offered for Consent Approval

Depot Hotel, 504 E. 5th Street

Council District 9

Proposal: Demolish non-historic and non-original architectural elements, buildings, and addition to enable the restoration of the original walls and buildings of this complex.

Applicant: Michele Lynch

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed upon completion of a City of Austin Documentation Package.

4. C14H-2000-0010 – Offered for Consent Approval

McClendon-Price House, 1606 Pearl Street

Council District 9

Proposal: Demolish the garage apartment.

Applicant: Richard Gift

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the Certificate of Appropriateness for the demolition upon completion of a City of Austin Documentation Package.

5. LHD-2018-0002 – Offered for Consent Approval

1108 W 11th Street

Council District 9

Proposal: Remove non-historic rear addition; relocate historic structure on the existing lot to accommodate a new two-story condominium duplex; construct one- and two-story rear additions to historic house.

Applicant: Patrick Dunn

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

Committee Recommendation: The Committee recommended changes to the plans, which the applicants have complied with.

Staff Recommendation: Approve as proposed for both the relocation and rehabilitation of the existing house and the proposed new structure.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

- 1. NRD-2017-0023 – Postponed to February 26, 2018**
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-2017-0087 – Postponed to March 26, 2018**
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.
- 3. NRD-2018-0002 – Offered for Consent Approval**
1012 Baylor Street
Council District 9
Proposal: Demolish concrete walls and slabs at Graffiti Park.
Applicant: JB Cumby Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
- 4. NRD-2017-0088 – Postponed to March 26, 2018**
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 – Postponed to February 26, 2018**
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 – Postponed to March 26, 2018**

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 – Postponed to March 26, 2018

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-2017-0097 – Offered for Consent Approval

1007 Shelley Avenue

Council District 9

Proposal: Demolish a ca. 1940 house; construct a new 2-story house.

Applicant: Rishermartin LLC

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, including consideration of a demolition delay, as this house is contributing to the historic district. If the demolition application is released, encourage the applicant to attend a Certificate of Appropriateness Review Committee meeting and make the new building more compatible with the district, particularly its cladding; allow staff to administratively release the application upon compliance with Committee recommendations.

9. NRD-2017-0099 – Offered for Consent Approval

1500 Northwood Road

Council District 10

Proposal: Demolish a non-contributing garage; construct a new 2-story garage.

Applicant: Oakman Building Company

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

Staff Recommendation: Release the permit.

10. NRD-2017-0103 – Offered for Consent Approval

1412 Westover Road

Council District 10

Proposal: Construct a 2-story rear addition; change the rear roofline of the existing house; demolish a rear garage.

Applicant: Carolyn Van Meter

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

Staff Recommendation: Release the permit.

11. NRD-2018-0001 – Offered for Consent Approval

4208 Wilshire Parkway

Council District 9

Proposal: Construct a 1-story house.

Applicant: Davey McEathron

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

Staff Recommendation: Release the permit.

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

1. HDP-2016-0698 – Postpone to February 26, 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-2017-0595 – Offered for Consent Approval

1906 Nueces Street

Council District 9

Proposal: Demolish a ca. 1925 house.

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.

3. HDP-2017-0597 - Discussion

1908 Nueces Street

Council District 9

Proposal: Demolish a ca. 1906 house.

Applicant: Mike McHone

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

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

4. 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: Either initiate historic zoning or postpone to February 26, 2018 to evaluate alternatives to demolition and the possibility of recognizing Cedar Valley as a historic district.

5. 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: Either initiate historic zoning, postpone to February 26, 2018, or otherwise encourage rehabilitation and adaptive re-use.

6. HDP-2017-0714 – Offered for Consent Approval

1203 E. 7th Street

Council District 3

Proposal: Demolish a ca. 1902 house.
Applicant: A Vision General Contractors, 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.

7. HDP-2017-0725 – Offered for Consent Approval

1610 Maple Avenue

Council District 1

Proposal: Demolish a house that was moved to the site ca. 1957.
Applicant: MX3 Homes, 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.

8. HDP-2017-0747 – Offered for Consent Approval

1113 W. 31st Street

Council District 10

Proposal: Demolish a ca. 1954 house.
Applicant: ATLAS
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.

9. HDP-2017-0748 - Discussion

1111 W. 31st Street

Council District 10

Proposal: Demolish a ca. 1953 house.
Applicant: ATLAS
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, or postpone to February 26, 2018 to receive structural reports about the condition of the house and the feasibility of any proposal for rehabilitation and restoration.

10. HDP-2017-0749 – Offered for Consent Approval

603 Medina Street

Council District 3

Proposal: Demolish a ca. 1919 house.
Applicant: AAR Inc.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition if the house is stable enough, but release the permit upon completion of a City of Austin Documentation Package.

11. HDP-2017-0762 – Offered for Consent Approval

801 W Live Oak Street

Council District 9

Proposal: Demolish a ca. 1936 house.

Applicant: Joseph Builders, LLC

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

Staff Recommendation: Encourage rehabilitation adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

12. HDP-2017-0763 – Offered for Consent Approval

1404 Garden Street

Council District 3

Proposal: Demolish a ca. 1966 house.

Applicant: Lewis Leff

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

Staff Recommendation: Encourage rehabilitation adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

13. HDP-2017-0766 - Discussion

1215 Bickler Road

Council District 9

Proposal: Demolish a ca. 1928 house.

Applicant: Maker Architects, LLC

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, and consider a postponement to evaluate the potential for a historic district in this neighborhood.

14. HDP-2018-0002

3412 Werner Avenue

Council District 9

Proposal: Demolish a ca. 1946house.

Applicant: David Whitworth

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.