



HISTORIC LANDMARK COMMISSION

December 11, 2017 – 7:15 p.m.

Special Called Meeting

Room 325, One Texas Center

505 Barton Springs Road

Austin, Texas

DRAFT MINUTES

CURRENT BOARD MEMBERS:

 x *Mary Jo Galindo, Chair*

 x *Emily Reed, Vice Chair*

 x *Andrew Brown*

 Emily Hibbs

 x *Trish Hudson*

 x *Kevin Koch*

 x *Terri Myers*

 x *Alex Papavasiliou*

 x *Blake Tollett*

 x *Beth Valenzuela*

1. CITIZEN COMMUNICATION: GENERAL

None.

MOTION: Approve item 2.A and the following public hearing cases: B2, B3, B5, B7, B8, C1, C2, C3, D7, D8, D9, D10, and D12 on the consent agenda on a motion by Commissioner Koch. Commissioner Brown seconded the motion; vote 8-0.

Commissioner Myers arrived close to 7:25 p.m.

MOTION: Postpone the following items from 4: A1, B6, D1, D5, D6, and E1 to the December 18, 2017 Historic Landmark Commission meeting on a motion by Commissioner Valenzuela. Commissioner Papavasiliou seconded the motion; vote 9-0.

2. APPROVAL OF MINUTES

A. October 23, 2017 – Offered for consent approval

MOTION: Approve the minutes per passage of the consent agenda on a motion by Commissioner Koch. Commissioner Brown seconded the motion; vote: 8-0.

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 December 18, 2017 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.

MOTION: Postpone item A1 per passage of the consent postponement agenda on a motion by Commissioner Valenzuela. Commissioner Papavasiliou seconded the motion; vote 9-0.

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.

MOTION: Close the public hearing on a motion by Commissioner Koch. Commissioner Papavasiliou seconded the motion; vote: 9-0.

MOTION: Recommend historic zoning on a motion by Commissioner Tollett. Commissioner Brown seconded the motion; vote: 9-0.

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.

Speakers in favor of initiating historic zoning:

Donna Carter

Rick Kravoniac

Pam Heffner

Leo Lopez

Girard Kinney

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote: 9-0.

MOTION: Initiate historic zoning on a motion by Commissioner Myers based on historic associations with Austin aviation, the City of Austin, and mid-century Modern architecture. Commissioner Koch seconded the motion based on the additional criterion of community value, which was accepted by Commissioner Myers; vote: 9-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1975-0010 – Discussion

**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 the portions of the project on the historic building and site work; refer the new stage building to the Certificates of Appropriateness

Review Committee for recommendations and then return to the full Commission for approval.

David Clark and Jeff Peveto spoke in favor of the application. There were no speakers in opposition.

**MOTION: Close the public hearing on a motion by Commissioner Papavasiliou.
Commissioner Reed seconded the motion; vote 9-0.**

MOTION: Approve the application for modifications to the historic building and site per the staff recommendation and refer the stage building to the Certificate of Appropriateness Review Committee for further review on a motion by Commissioner Reed. Commissioner Hudson seconded the motion; vote: 9-0.

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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

4. C14H-1990-0013 – Discussion

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.

Ted Eubanks spoke in support of the application. There were no speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Valenzuela.

Commissioner Papavasiliou seconded the motion; vote: 9-0.

MOTION: Approve the application contingent upon addition of explanatory sentence on the relocation of the Our Lady of Guadalupe Catholic Church on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote: 9-0.

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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

6. C14H-2013-0040 – Postpone to December 18, 2017 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.

MOTION: Postpone item B6 per passage of the consent postponement agenda on a motion by Commissioner Valenzuela. Commissioner Papavasiliou seconded the motion; vote 9-0.

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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

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. No recommendations on the proposed new construction, as it complies with most applicable design guidelines.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

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

1. HDP-2016-0698 – Postpone to December 18, 2017 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.

MOTION: Postpone item D1 per passage of the consent postponement agenda on a motion by Commissioner Valenzuela. Commissioner Papavasiliou seconded the motion; vote 9-0.

2. HDP-2017-0513 – Discussion

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.

There were no speakers in support of or in opposition to the item.

MOTION: Close the public hearing on a motion by Commissioner Myers. Commissioner Valenzuela seconded the motion; vote: 9-0.

MOTION: Approve the application per staff recommendation on a motion by Commissioner Koch. Commissioner Myers seconded the motion; vote: 9-0.

3. HDP-2017-0577 – Discussion

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 upon completion of a City of Austin Documentation Package.

Alberto Rodriguez and Gahl Shalev spoke in favor of the application. Amy Thompson spoke in opposition. Gahl Shalev spoke in rebuttal.

MOTION: Close the public hearing on a motion by Commissioner Koch. Commissioner Papavasiliou seconded the motion; vote: 9-0.

MOTION: Approve as proposed with the addition of a documentation package on a motion by Commissioner Brown. Commissioner Tollett seconded the motion. Vote: 8-1, Commissioner Valenzuela is opposed.

4. HDP-2017-0578 – Discussion

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.

Alberto Rodriguez and Gahl Shalev spoke in favor of the application. Amy Thompson spoke in opposition to the application. Alberto Rodriguez spoke in rebuttal.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou. Commissioner Myers seconded the motion; vote: 9-0.

MOTION: Approve the application per staff recommendation on a motion by Commissioner Papavasiliou. Commissioner Hudson seconded the motion; vote: 7-2, Commissioners Tollett and Valenzuela are opposed.

5. HDP-2017-0595 – Postpone to January 22, 2018 at the applicant's request

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: Grant the postponement request.

MOTION: Postpone item D5 per passage of the consent postponement agenda on a motion by Commissioner Valenzuela. Commissioner Papavasiliou seconded the motion; vote 9-0.

6. HDP-2017-0597 – Postpone to January 22, 2018 at the applicant's request

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: Grant the postponement request.

MOTION: Postpone item D6 per passage of the consent postponement agenda on a motion by Commissioner Valenzuela. Commissioner Papavasiliou seconded the motion; vote 9-0.

7. 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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

8. 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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

9. 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.

MOTION: Approve item D9 per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

10. HDP-2017-0640 – Offered for consent approval

2318 Townes Lane

Council District 10

Proposal: Partial demolition and modifications to the front of 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. *Staff recommendation changed to approve application.*

MOTION: Approve the application per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

11. HDP-2017-0683 – Discussion

3515 Webberville Road

Council District 3

Proposal: Demolish a ca. 1965 church building.

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.

MOTION: Close the public hearing on a motion by Commissioner Valenzuela. Commissioner Koch seconded the motion; vote: 9-0.

MOTION: Approve the application per staff recommendation on a motion by Commissioner Koch. Commissioner Papavasiliou seconded the motion; vote: 9-0.

12. 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.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Brown seconded the motion, vote: 8-0.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive – Postponed to December 18, 2017

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

MOTION: Adjourn the December 11, 2017 Historic Landmark Commission Special Called meeting on a motion by Commissioner Papavasiliou. Commissioner Tollett seconded the motion; vote 9-0.

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.