



## HISTORIC LANDMARK COMMISSION

December 18, 2017 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2<sup>nd</sup> Street

Austin, Texas

### DRAFT MINUTES

#### CURRENT BOARD MEMBERS:

  x   *Mary Jo Galindo, Chair*

  x   *Emily Reed, Vice Chair*

       *Andrew Brown*

  x   *Emily Hibbs*

  x   *Trish Hudson*

  x   *Kevin Koch*

  x   *Terri Myers*

       *Alex Papavasiliou*

  x   *Blake Tollett*

  x   *Beth Valenzuela*

#### 1. CITIZEN COMMUNICATION: GENERAL

None.

#### 2. APPROVAL OF MINUTES

A. None are ready for approval.

#### 3. BRIEFING, DISCUSSION AND POSSIBLE ACTION

None.

MOTION: Approve items B1, B2, C2, C8, C9 and D4 on the consent agenda on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote 7-0.

MOTION: Postpone items A1, B3 and D1 to the January 22, 2018 Historic Landmark Commission meeting on a motion by Commissioner Hudson. Commissioner Koch seconded the motion; vote 7-0.

MOTION: Postpone items D2 and D3 to the January 22, 2018 Historic Landmark Commission meeting on a motion by Commissioner Myers. Commissioner Koch seconded the motion; vote 7-0.

#### 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. 8<sup>th</sup> 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 to the January 22, 2018 Historic Landmark Commission meeting on a motion by Commissioner Hudson. Commissioner Koch seconded the motion; vote 7-0.**

**2. C14H-2017-0119 – Discussion**

**Stolle-Westling-Lewis-Sweatt House, 1209 E. 12<sup>th</sup> 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.

Speakers in favor of historic zoning:  
Dan Niendorff

No speakers in opposition.

**MOTION: Close the public hearing on a motion by Commissioner Reed. Commissioner Koch seconded the motion; vote 7-0.**

**MOTION: Recommend historic zoning per staff recommendation on a motion by Commissioner Myers. Commissioner Koch seconded the motion; vote 7-0.**

*Commissioner Hibbs arrived close to 6:40 p.m.*

**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.

Speakers in favor of initiating historic zoning per staff recommendation:  
Ruby Roa  
Sylvia Blanco  
Donna Carter  
Tere O'Connell

Speakers opposed to initiating historic zoning per staff recommendation:  
Fred McGhee  
David King

**MOTION: Close the public hearing on a motion by Commissioner Reed. Commissioner Tollett seconded the motion; vote 8-0.**

**MOTION: Initiate historic zoning on the entire site of Rosewood Courts, with the case returning to the Commission on January 22, 2018, on a motion by Commissioner Reed. Commissioner Tollett seconded the motion; vote 7-1. Commissioner Hudson opposed.**

**4. Un-numbered – Discussion**

**W. 6<sup>th</sup> Street Bridge over Shoal Creek**

**Council District 9**

Proposal: Action upon citizen's request for historic zoning for the W. 6<sup>th</sup> 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.

**MOTION: Close the public hearing on a motion by Commissioner Myers. Commissioner Valenzuela seconded the motion; vote 8-0.**

**MOTION: Initiate historic zoning per staff recommendation on a motion by Commissioner Myers. Commissioner Valenzuela seconded the motion; vote 8-0.**

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

**1. C14H-1982-0014 – Offered for consent approval**

**Laguna Gloria, 3809 W. 35<sup>th</sup> 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.

**MOTION: Approve item B1 on the consent agenda on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote 7-0.**

**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.

**MOTION: Approve item B2 on the consent agenda on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote 7-0.**

- 3. C14H-2013-0040 – Postpone to January 22, 2018 at the applicant's request  
Perry Estate, 710 E. 41<sup>st</sup> 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 B3 to the January 22, 2018 Historic Landmark Commission meeting on a motion by Commissioner Hudson. Commissioner Koch seconded the motion; vote 7-0.**

**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.

**Speakers in favor of the building permit:**

Hector Avila

Benjamin Serrato

**Speakers in opposition of the building permit:**

Kathleen Deaver

Alison Ryan

Sandra Van Tilbury

Greg Thompson

**MOTION: Close the public hearing on a motion by Commissioner Myers. Commissioner Koch seconded the motion; vote 8-0.**

**MOTION: Postpone item C1 to the February 26, 2018 Historic Landmark Commission meeting, encourage the applicant to bring revised plans to that meeting, and encourage the applicant to attend the January 8, 2018 Certificates of Appropriateness Review Committee meeting on a motion by Commissioner Myers. Commissioner Valenzuela seconded the motion; vote 8-0.**

- 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.

**MOTION: Approve item C2 on the consent agenda on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote 7-0.**

**3. NRD-2017-0087 – Discussion**

**1410 W. 9<sup>th</sup> 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.

Speakers in favor of the demolition:

Bryan Cumby

David Webber

Speakers in opposition to the demolition:

Shawn Shillington

Mathew Thomson

Erin Thomson

Joe Hart

Tere O'Connell

Scott Marks

Clemmie Cummins

Sandra Van Tilburg

Jennifer Guthrie

Denise Younger

Father Gary Francis

Donna Carter

Andy Mormon

Maureen Metteauer

Alison Ryan

Elija Oldham

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

**Commissioner Reed seconded the motion; vote 8-0.**

**MOTION: Postpone items C3, C4, C6 and C7 to the March 26, 2018 Historic Landmark Commission meeting on a motion by Commissioner Reed. Commissioner Myers seconded the motion; vote 8-0.**

**4. NRD-2017-0088 – Discussion**

**1408 W. 9<sup>th</sup> 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.

**MOTION: Postpone items C3, C4, C6 and C7 to the March 26, 2018 Historic Landmark Commission meeting on a motion by Commissioner Reed. Commissioner Myers seconded the motion; vote 8-0.**

**5. NRD-2017-0089 – Offered for consent approval  
1406 W. 9<sup>th</sup> 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.

**MOTION: Postpone item C5 to the February 26, 2018 Historic Landmark Commission meeting on a motion by Commissioner Reed. Commissioner Myers seconded the motion; vote 8-0.**

**6. NRD-2017-0090 – Discussion  
1404 W. 9<sup>th</sup> 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.

**MOTION: Postpone items C3, C4, C6 and C7 to the March 26, 2018 Historic Landmark Commission meeting on a motion by Commissioner Reed. Commissioner Myers seconded the motion; vote 8-0.**

**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.

**MOTION: Postpone items C3, C4, C6 and C7 to the March 26, 2018 Historic Landmark Commission meeting on a motion by Commissioner Reed. Commissioner Myers seconded the motion; vote 8-0.**

**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.

**MOTION: Approve item C8 on the consent agenda on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote 7-0.**

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

**1213 W. 12<sup>th</sup> 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.

**MOTION: Approve item C9 on the consent agenda on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote 7-0.**

**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. 2<sup>nd</sup> 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 to the January 22, 2018 Historic Landmark Commission meeting on a motion by Commissioner Hudson. Commissioner Koch seconded the motion; vote 7-0.**

**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.

**MOTION: Postpone item D2 to the January 22, 2018 Historic Landmark Commission meeting on a motion by Commissioner Myers. Commissioner Koch seconded the motion; vote 7-0.**

**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.

**MOTION: Postpone item D3 to the January 22, 2018 Historic Landmark Commission meeting on a motion by Commissioner Myers. Commissioner Koch seconded the motion; vote 7-0.**

**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.

**MOTION: Approve item D4 on the consent agenda on a motion by Commissioner Valenzuela. Commissioner Reed seconded the motion; vote 7-0.**

**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.

**MOTION: Postpone item E1 to January 22, 2018 on a motion by Commissioner Myers. Commissioner Hudson seconded the motion; vote 8-0.**

**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 18, 2017 Historic Landmark Commission meeting on a motion by Commissioner Myers. Commissioner Valenzuela seconded the motion; vote 8-0.**

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.