



HISTORIC LANDMARK COMMISSION

March 26, 2018 - 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*
_____ *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. February 26, 2018

3. BRIEFING

1. Austin Cultural Trust, by John Riedie, Austin Creative Alliance

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 April 23, 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-2017-0129**
Vogtsberger-Duarte House, 1402 E. 2nd Street
Council District 3
Proposal: Historic zoning for a ca. 1910 house
Applicant: Amy C. Thompson, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **C14H-2013-0040 – Postpone to April 23, 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. **LHD-2018-0002 – Postpone to April 23, 2018 at the applicant’s request**
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: Grant the postponement request.
3. **C14H-1975-0010 – Postpone to April 23, 2018 at the applicant’s request**
1607 San Jacinto Boulevard
Council District 1
Proposal: Replace the rear stage building
Applicant: Claudia Sanchez
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Grant the postponement request.

4. C14H-2018-0014

W. 6th Street Bridge over Shoal Creek, 800 block of W. 6th Street

Council District 9

Proposal: Install rails and ADA facilities on or adjacent to the bridge.

Applicant: City of Austin; Schlosser Development.

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

Staff Recommendation: The rails have been installed; staff recommends denial of the Certificate of Appropriateness until the applicant has proposed plans to the Certificate of Appropriateness Review Committee and the full Commission for review and approval.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2017-0087 – Offered for Consent Approval

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.

2. NRD-2017-0088 – Offered for Consent Approval

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.

3. 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.

4. **NRD-2017-0090 – Offered for Consent Approval**
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.
5. **NRD-2017-0091 – Offered for Consent Approval**
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.
6. **NRD-2017-0097 – Discussion**
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 use the alternate wood-like cladding in the new building.
7. **NRD-2018-0007 - Discussion**
3108 Glenview Avenue
Council District 10
Proposal: Construct a new front porch, a second-story front addition, and two ground-floor additions at the side and rear; and replace all windows and siding
Applicant: Brandon Drake
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Encourage the applicant to reconsider the second-story addition at the front of the house.
8. **NRD-2018-0014 - Discussion**
1606 Westover Road
Council District 10
Proposal: Enclose the front entry porch
Applicant: Hanna LeHeup
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Encourage the applicant to reconsider enclosing the entry porch.

9. NRD-2018-0015 – Offered for Consent Approval

1503 W. 10th Street

Council District 10

Proposal: Demolish a ca. 1940 garage apartment and a ca. 1953 shed; construct a 2½-story auxiliary dwelling unit at the rear of the property.

Applicant: Richard Hughes

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

Committee Recommendation: Change the stair tower roof to a front-facing gable and enclose the carport to create a garage.

Staff Recommendation: Approve the plans.

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

1. HDP-2016-0698 – Postpone to April 23, 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-2017-0597 – Discussion

1908 Nueces Street

Council District 9

Proposal: Demolish a ca. 1906 house; the applicant is filing an application to relocate rather than demolish the house.

Applicant: Mike McHone

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

Staff Recommendation: Staff will support relocation of the house to encourage its preservation.

3. HDP-2018-0014 – Offered for Consent Approval

500 W. 35th Street

Council District 9

Proposal: Demolish a ca. 1931 house

Applicant: RB Custom Homes, Ltd

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.

4. HDP-2018-0062 – Discussion

1900 Haskell Street

Council District 3

Proposal: Demolish a ca. 1911 house

Applicant: ATX Architects

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. Staff, however, recommends discussion of this application.

5. HDP-2018-0077– Offered for Consent Approval

3205 Stevenson Avenue

Council District 10

Proposal: Demolish a ca. 1952 house

Applicant: Stouse Design, LLC

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.

6. HDP-2018-0079 – Offered for Consent Approval

1900 Kinney Avenue

Council District 5

Proposal: Demolish a ca. 1948 house

Applicant: Paradisa 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.

7. HDP-2018-0087 – Offered for Consent Approval

1014 E. 8th Street

Council District 1

Proposal: Partial demolition of a ca. 1898 house.

Applicant: Luciana Corwin

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

Staff Recommendation: Retain as much historic fabric as possible and differentiate the proposed side door from the configuration of the distinctive front door; staff also recommends completion of a City of Austin Documentation Package prior to release of any permits.

8. HDP-2018-0091 – Discussion

808 Garner Avenue

Council District 5

Proposal: Demolish a ca. 1935 house

Applicant: Digs

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use; if the Commission decides to release the permit, then staff recommends completion of a City of Austin Documentation Package.

9. HDP-2018-0102 – Withdrawn – No action required

2202 Chestnut Avenue

Council District

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.

F. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR PARTIAL AD VALOREM TAX EXEMPTION FOR PROPERTIES IN NEED OF TAX RELIEF TO ENCOURAGE THEIR PRESERVATION AND PROPERTIES WITH STATE DESIGNATION.

See attached list of properties that have submitted the required City of Austin affidavit and passed inspection.

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.