



HISTORIC LANDMARK COMMISSION

May 21, 2018 - 6:00 p.m.

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

 x *Mary Jo Galindo, Chair*

 abs *Emily Reed, Vice Chair*

 abs *Andrew Brown*

 x *Emily Hibbs*

 x *Trish Hudson*

 x *Kevin Koch*

 x *Terri Myers*

 x *Alex Papavasiliou*

resigned David Peyton II

 x *Blake Tollett*

 x *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. April 23, 2018

MOTION: Approve items 2, 3B, C2, C3, C5, C8, D1, D3, D4, D6, D8, and F per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 8-0 on all items except F. Commissioner Tollett recused on item F; Vote: 7-0-1.

MOTION: Postpone items A1, B1, and B2 to the June 25, 2018 Historic Landmark Commission meeting per passage of the consent postponement agenda on a motion by Myers and second by Commissioner Koch. Vote: 8-0.

MOTION: Postpone items D2 and D7 to the June 25, 2018 Historic Landmark Commission meeting on a motion by Commissioner Koch and second by Commissioner Hibbs. Vote: 8-0.

3. ADMINISTRATIVE REVIEW OF APPLICATIONS

- A. Discussion and Possible Action to allow administrative approval of applications for the partial or full demolition of certain schools as part of the 2017 Austin Independent School District Bond implementation per Council Resolution No. 20180510-049, amending Resolution No. 20160623-82.**

Speakers in favor:

Leah Bojo

Metia Segura

Gilbert Cantu

Paula Reyes

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers and second by Commissioner Koch. Vote: 8-0.

MOTION: Approve the proposal for administrative approvals with the condition that AISD prepare HABS Level II documentation for each building, including floor plans and elevations, current and historic photographs, integrity assessments, and measured drawings, to be archived at the Austin History Center; on a motion by Commissioner Myers and second by Commissioner Valenzuela. Vote: 8-0.

- B. Discussion and Possible Action to ratify the recommendation of the Certificate of Appropriateness Review Committee on an application for the restoration of architectural features at 610 Baylor Street in the Castle Hill Historic District.**

MOTION: Ratify the action of the Certificate of Appropriateness Review Committee to approve the proposed work at 610 Baylor Street on a motion by Commissioner Myers and second by Commissioner Valenzuela. Vote: 8-0.

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 - Applicant's request for an indefinite postponement.**

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 Myers and second by Commissioner Koch. Vote: 8-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-2013-0040 - Applicant's request for postponement to June 25, 2018.

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 B1 per passage of the consent postponement agenda on a motion by Commissioner Myers and second by Commissioner Koch. Vote: 8-0.

2. LHD-2018-0002 - Applicant's request for postponement to June 25, 2018.

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.

MOTION: Postpone item B2 per passage of the consent postponement agenda on a motion by Commissioner Myers and second by Commissioner Koch. Vote: 8-0.

3. C14H-1986-0008 – Discussion

Scarborough Building, 522 Congress Avenue

Council District 9

Proposal: Construct sidewalk patios along the Congress Avenue and 6th Street frontages of the building, including the installation of sculptural art.

Applicant: DWG

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

Staff Recommendation: Approve the proposed project for all but the sculptural art; no recommendation on the art.

Speakers in favor:

Daniel Woodroffe

Emily Little

Craig Staley

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou and second by Commissioner Hibbs. Vote: 8-0.

MOTION: Approve the pocket patio and hear the sculpture as a separate item on a motion by Commissioner Myers and second by Commissioner Papavasiliou. Vote: 8-0.

MOTION: Permit the sculpture as-is on a motion by Commissioner Papavasiliou and second by Commissioner Hudson. Vote: 3-5; Commissioners Papavasiliou, Hibbs, and Hudson are in favor. The motion fails.

MOTION: Postpone item B3 to the June 25, 2018 Historic Landmark Commission meeting on a motion by Commissioner Papavasiliou and second by Commissioner Valenzuela. Vote: 7-1. Commissioner Myers opposed.

**4. LHD-2018-0009 – Offered for Consent Approval
607 Harthan Street – Harthan Street Historic District
Council District 9**

Proposal: Construct a rear addition; modify the front façade; increase parking at the front of the house.

Applicant: 512 Permits

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

Committee Recommendation: Approve as proposed but check the legality of adding parking to the front yard.

Staff Recommendation: Approve as proposed, with the recommendation that the applicant determine if historic photographs or physical evidence exists to support the modifications to the front of the house, and ensure that the site plan is approved before modifying the existing parking in the front yard in accordance with Section 12-5-29 of the Land Development Code.

Speakers in favor:

Brandon Drake

Rodney Palmer

Speakers opposed:

Maureen Metteauer

Shawn Shillington

Janice Burkhardt

Rebuttal:

Brandon Drake

MOTION: Close public hearing on a motion by Commissioner Koch and second by Commissioner Myers. Vote: 8-0.

MOTION: Approve as proposed with the recommendation that the applicant continue to look for historic photos of the home and the existing driveway be limited to one parking spot, if allowable per other City requirements, on a motion by Commissioner Koch and second by Commissioner Myers. Vote: 8-0.

**5. LHD-2018-0011 – Application withdrawn
4307 Avenue C – Hyde Park Historic District
Council District 9**

Proposal: Complete alterations and construct a one-story addition to a ca. 1910 house.

Applicant: David Shrum Architect
City Staff: Cara Bertron, Historic Preservation Office, 974-1446.
Staff Recommendation: Approve the plans.

Application withdrawn; no action taken.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2018-0022 - Discussion

611 West Lynn Street – West Line Historic District

Council District 9

Proposal: Demolish a ca. 1899 house subject to an order for demolition as a dangerous building from the Building and Standards Commission.

Applicant: Kathleen Labay

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

Staff Recommendation: No recommendation.

Speakers in favor:

Randi Shade

Laura Labay

Speakers opposed:

Shawn Shillington

Alexander Shoghi

Maureen Metteauer

Janice Burkhardt

Rebuttal:

Randi Shade

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou and second by Commissioner Koch. Vote: 8-0.

MOTION: Release the demolition permit subject to review of future plans on a motion by Commissioner Koch and second by Commissioner Papavasiliou. Vote: 6-2. Commissioners Myers and Galindo opposed.

MOTION: Require a documentation package be submitted on a motion by Commissioner Valenzuela and second by Commissioner Koch. Vote: 8-0.

2. NRD-2018-0026 – Offered for Consent Approval with Recommendations

1803 Palma Plaza – Old West Austin Historic District

Council District 9

Proposal: Construct a 2-story rear addition, modify façade, and construct a 2-story garage apartment in the rear.

Applicant: Christina Contros

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

Staff Recommendation: Request that the applicant reconsider the reconfiguration of the façade, and retain and rehabilitate as many of the existing windows as possible, and complete a City of Austin Documentation Package prior to release of the permit.

MOTION: Approve item C2 per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 8-0.

**3. NRD-2018-0027 – Offered for Consent Approval
1709 Northwood Road – Old West Austin Historic District
Council District 10**

Proposal: Construct a one-story house.

Applicant: J. Ahmadi

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

Staff Recommendation: Release the plans.

MOTION: Approve item C3 per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 8-0.

**4. NRD-2018-0036 – Discussion
1301 Lorrain Street – West Line Historic District
Council District 9**

Proposal: Construct a second-story addition to and replace windows and doors in a ca. 1951 house.

Applicant: Annie-Laurie Grabiell

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

Staff Recommendation: No recommendation. If the Commission comments on and releases the permit, staff recommends the completion of a City of Austin Documentation Package.

Speakers in favor:

Annie-Laurie Grabiell

Sara Mitchell

John Redington

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Koch and second by Commissioner Papavasiliou. Vote: 8-0.

No motion. Commissioner Koch suggests that the owners reconsider the design to minimize changes to the primary façade and retain the steel-sash casement windows on the façade.

**5. NRD-2018-0037 – Offered for Consent Approval
1629 Palma Plaza – Old West Austin Historic District
Council District 9**

Proposal: Raise the ridgeline height and increase the pitch of a portion of the roof.

Applicant: Austin Express Permits

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

Staff Recommendation: Release the plans.

MOTION: Approve item C5 per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 8-0.

6. NRD-2018-0038 - Discussion

**1602 West Lynn Street – Old West Austin Historic District
Council District 9**

Proposal: Modifications to the façade, including changes to the portico, roofline, and window configurations; construct additions and create a circular drive in the front.

Applicant: Claudia Sanchez

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

Staff Recommendation: Initiate historic zoning and evaluate alternatives to the current proposal to better maintain the historic character of the house.

Speakers in favor:

Jay Riskin

Cherise Bell

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers and second by Commissioner Papavasiliou. Vote: 8-0.

MOTION: Initiate historic zoning on a motion by Commissioner Myers and second by Commissioner Tollett. Vote: 7-0-1. Commissioner Papavasiliou abstains.

7. NRD-2018-0039 – Discussion

**606 Augusta Avenue – West Line Historic District
Council District 9**

Proposal: Demolish a ca. 1938 garage apartment.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district. If the Commission votes to release the permit, then staff recommends relocation over demolition and completion of a City of Austin Documentation Package.

Speakers in favor:

Scott Turner

Speakers opposed:

Paul Seals

Rebuttal:

Scott Turner

MOTION: Close the public hearing on a motion by Commissioner Myers and second by Commissioner Koch. Vote: 8-0.

MOTION: Release the demolition permit subject to review of future plans per staff recommendation on a motion by Commissioner Papavasiliou and second by Commissioner Hibbs. Vote: 8-0.

8. NRD-2018-0033 – Offered for Consent Approval

**Perry Estate, 710 E. 41st Street – Perry Estate Historic District
Council District 9**

Proposal: Construct a new hotel and restaurant; renovations to the existing chapel and carriage house.

Applicant: Clayton and Little, Architects

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

Staff Recommendation: Release the permits with the recommendation that the applicant complete a City of Austin Documentation Package for the chapel.

MOTION: Approve item C8 per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 8-0.

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

1. HDP-2016-0698 – Offered for Consent Approval

1408 E. 2nd Street

Council District 3

Proposal: Demolish a ca. 1897 house

Applicant: Victor Daniello, Loved Homes; ATLAS

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

Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package, and salvage usable materials from the inside and exterior of the house.

MOTION: Approve item D1 per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 8-0.

2. HDP-2018-0134 – Staff Request for a Postponement to June 25, 2018.

2918 Salado Street

Council District 9

Proposal: Demolish a ca. 1908 house.

Applicant: Irene French

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

Staff Recommendation: Grant the postponement request.

MOTION: Postpone item D2 per passage of the staff postponement agenda on a motion by Commissioner Koch and second by Commissioner Hibbs. Vote: 8-0.

3. HDP-2018-0173 – Offered for Consent Approval

5112 Avenue G

Council District 9

Proposal: Demolish a ca. 1940 house.

Applicant: David Gerold

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 D3 per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 8-0.

4. HDP-2018-0183 – Offered for Consent Approval

1007 W. 22nd Street

Council District 9

Proposal: Demolish a ca. 1936 duplex.

Applicant: Thrower Design

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.

MOTION: Approve item D4 per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 8-0.

5. HDP-2018-0188 – Discussion

1803 Cedar Avenue

Council district 1

Proposal: Demolish a ca. 1933 house.

Applicant: Scott Lindgren

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

Staff Recommendation: Grant the postponement request to allow for further research on the significance of the owner in the larger context of African-American community and culture in East Austin.

Speakers in favor:

Alicia Smith Stuart

MOTION: Close the public hearing on a motion by Commissioner Tollett and second by Commissioner Papavasiliou. Vote: 8-0.

MOTION: Release the permit upon the completion of a documentation package upon the change in staff recommendation to do so given the circumstances, on a motion by Commissioner Tollett and second by Commissioner Myers. Vote: 8-0.

6. HDP-2018-0192 – Offered for Consent Approval

3201 Holton Street

Council District 3

Proposal: Demolish a house believed to date from the mid-1920s.

Applicant: Austin Express Permits

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 D6 per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 8-0.

7. HDP-2018-0200 – Postpone to June 25, 2018 at staff's request.

911 E 3rd Street

Council District 3

Proposal: Demolish a ca. 1900 house.

Applicant: Karen Liddy
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Grant the postponement request.

MOTION: Postpone item D7 per passage of the staff postponement agenda on a motion by Commissioner Koch and second by Commissioner Hibbs. Vote: 8-0.

8. HDP-2018-0201 – Offered for Consent Approval

**2701 E Cesar Chavez Street
Council District 3**

Proposal: Demolish a ca. 1930 house.

Applicant: Rio Tomlin

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 D8 per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 8-0.

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.

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.

MOTION: Approve item F per passage of the consent agenda on a motion by Commissioner Valenzuela and second by Commissioner Myers. Vote: 7-0-1. Commissioner Tollett recused.

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 May 21, 2018 meeting of the Historic Landmark Commission on a motion by Commissioner Papavasiliou and second by Commissioner Tollett. 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.