



HISTORIC LANDMARK COMMISSION

July 23, 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*

_____ *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. June 25, 2018

3. BRIEFINGS, DISCUSSION AND POSSIBLE ACTION

A. Seaholm Waterfront Programming and Implementation Study, including phased recommendations for the improvements of the 3-acre park site, including the Seaholm Intake Building.

By: Kim McKnight, City of Austin Parks and Recreation Department

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

No cases.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2018-0002 - Postpone to August 27, 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.

2. LHD 2018-0015 – Discussion

4209 Avenue D

Council District 9

Proposal: Replace a window in a ca. 1915 garage apartment that is contributing to the historic district.

Applicant: Tim Riley

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

Staff Recommendation: Recommend that the applicant change the proposed replacement window to a 6:6 or a 1:1 clad wood window in accordance with the Hyde Park Design Standards, and return to staff for administrative approval.

3. C14H-1994-0018 – Discussion

David C. Parker Property, 2404 Rio Grande Street

Council District 9

Proposal: Move the house approximately 40 feet closer to the street to accommodate the construction of a new multi-story building to the rear of the lot.

Applicant: 2404 Rio Grande LP

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

Committee Recommendation: Deny the request as it compromises the context and integrity of the house.

Staff Recommendation: Staff agrees with the recommendation of the committee and requests that the applicant consider other means of accommodating development of this site.

4. C14H-1981-0018 – Discussion

Kenney House, 611 W. 22nd Street

Council District 9

Proposal: Remove a rear addition, restore the house to its 1920s appearance, and remove historic zoning from the back and east portions of the lot to accommodate the construction of a new building.

Applicant: Clayton and Little Architects

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

Committee Recommendation: The Committee recommended the proposal to remove the addition and to return to the committee and commission after selective demolition to determine an appropriate treatment for the exposed rear elevation, but was not comfortable recommending removal of historic zoning at this time before the plans for the adjacent new building have been reviewed and evaluated for its effects on the historic character of the house.

Staff Recommendation: Grant the Certificate of Appropriateness for the removal of the rear addition, and offer the compromise of a Commission commitment to remove the historic zoning from the affected portion of the parcel and to return to the Commission in July, 2018, when all other details of the adjacent development have been evaluated for their effects on the historic building.

5. C14H-2018-0014 – Offered for consent approval

W 6th Street Bridge over Shoal Creek

Council district 9

Proposal: Reconstruct the missing north parapet; install lighting under the bridge, on the trail, and in the parapets.

Applicant: Shoal Creek Conservancy

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

Staff Recommendation: Approve as proposed.

6. LHD-2018-0016 – Offered for consent approval

4206 Avenue B

Council District 9

Proposal: Construct a 5'-wide side addition and a two-story rear addition to a contributing house in the historic district.

Applicant: J Major Parkhurst

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

Staff Recommendation: Approve as proposed contingent on changing the roof of the rear addition to a gable roof more compatible with the architecture and form of the existing house.

7. C14H-2018-0032 – Thomas and Jessie Ellison House – Offered for consent approval

4605 Leslie Avenue

Council District 1

Proposal: Construct a two-story rear addition.

Applicant: Tom Kim and William Hodge

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

Staff Recommendation: Approve as proposed with the following conditions: all windows in the front of the house must be retained and rehabilitated (if necessary), and the full articulation of the existing front porch must be maintained. Staff further recommends retention of the existing siding to the greatest extent possible; if siding is to be replaced with cementitious fiber board, then the replacement must match the existing siding in terms of profile, reveal, and dimension.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2018-0049 – Offered for consent approval

1712 W 11th Street – Clarksville Historic District

Council District 9

Proposal: Replace all windows and doors, extend the front porch, and construct a small rear addition. The house is a contributing property in the Clarksville Historic District.

Applicant: Andrew Doss

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

Staff Recommendation: Comment on and release the permit.

2. NRD-2018-0050 – Postpone until the August 27, 2018 meeting at the applicant's request.

1010 Charlotte Street – Clarksville Historic District

Council District 9

Proposal: TBD

Applicant: Austin Express Permits

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

Staff Recommendation: TBD

3. NRD-2018-0051 – Discussion

811 Pressler Street – West Line Historic District

Council District 9

Proposal: Demolish a ca. 1939 house that is contributing to the historic district, and construct a two-story garage apartment in its place.

Applicant: Thrower Design

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 completion of a City of Austin Documentation Package. Due to the building's location in a National Register historic district, the Commission must review and comment on the proposed plans for new construction prior to the release of the demolition permit. If the Commission votes to release the demolition permit, staff recommends commenting on and releasing the proposed plans.

4. Un-numbered - Discussion

Lamar Boulevard Bridge over Shoal Creek

Council District 9

Proposal: Repairs to the bridge following a vehicular collision which damaged/destroyed the bridge railing.

Applicant: City of Austin

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

Staff Recommendation: Undetermined. This purpose of this hearing is to develop recommended options for the repair of the bridge as quickly as possible to eliminate a dangerous condition.

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

1. HDP-2018-0211 – Offered for Consent Approval

2400 Canterbury Street

Council District 3

Proposal: Demolish a ca. 1938 house.

Applicant: MOZO Builders

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

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

2. HDP-2018-0275 – Offered for Consent Approval

307 Leland Street

Council District 9

Proposal: Demolish a ca. 1910 house.

Applicant: Drenner Group

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

Staff Recommendation: Encourage rehabilitation and re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

3. HDP-2018-0285 – Offered for Consent Approval

3110 Govalle Avenue

Council District 3

Proposal: Demolish a ca. 1927 house.

Applicant: Megan Lin

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, preserving the original stone section of the house over the newer addition, but release the permit upon completion of a City of Austin Documentation Package.

4. HDP-2018-0286 – Offered for Consent Approval

1903 E. 16th Street

Council District 3

Proposal: Demolish a ca. 1939 house.

Applicant: VZ Construction CO 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.

5. HDP-2018-0288 – Offered for Consent Approval

2505 E. 9th Street

Council District 3

Proposal: Demolish a ca. 1941 house.

Applicant: Ochona

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.

6. HDP-2018-0294 – Offered for Consent Approval

1210 W. 49th Street

Council District 7

Proposal: Demolish a ca. 1946 house.

Applicant: Sierra Contracting Corp

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.

7. **HDP-2018-0295 – Offered for Consent Approval**
1306 W. 49th Street
Council District 7
Proposal: Demolish a ca. 1942 house.
Applicant: Sierra Contracting Corp
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.
8. **HDP-2018-0297 – Offered for consent approval**
2204 San Antonio Street
Council District 9
Proposal: Demolish a ca. 1968 building.
Applicant: Scott Burns
City Staff: Cara Bertron, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive reuse of the building. If the Commission votes to release the permit, then staff recommends relocation over demolition, and completion of a City of Austin Documentation Package.
9. **HDP-2018-0324 – Offered for Consent Approval**
1205 Nueces Street
Council District 9
Proposal: Demolish a ca. 1903 house converted to an office building ca. 1961.
Applicant: Texas Association of Counties Risk Management
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit.
10. **HDP-2018-0330**
1212 Taylor Street
Council district 3
Proposal: Demolish a ca. 1925 house.
Applicant: Celeste Aguirre
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to August 27, 2018 to fully evaluate alternatives to demolition. If the Commission does not postpone the case, then staff recommends relocation over demolition, and completion of a City of Austin Documentation Package.
11. **HDP-2018-0334**
1410 Garden Street
Council District 3
Proposal: Demolish a ca. 1925 house.
Applicant: Michael Colaninni
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to August 27, 2018 to fully evaluate alternatives to demolition. If the Commission does not postpone the case, then staff recommends relocation over demolition, and completion of a City of Austin Documentation Package.
12. **HDP-2018-0339**

1913 Garden Street

Council District 3

Proposal: Relocate a ca. 1915 house to outside the city.

Applicant: Albert DeLoach

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

13. HDP-2018-0343

301 W 5th Street

Council District 9

Proposal: Demolish a ca. 1928 building.

Applicant: Metcalfe Wolff Stuart & Williams

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

Staff Recommendation: Release the permit.

14. HDP-2018-0344

303 W 5th Street

Council District 9

Proposal: Demolish a ca. 1928 building.

Applicant: Metcalfe Wolff Stuart & Williams

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

Staff Recommendation: Release the permit.

15. HDP-2018-0345

305 W 5th Street

Council District 9

Proposal: Demolish a ca. 1929 building.

Applicant: Metcalfe Wolff Stuart & Williams

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

16. C14H-1974-0025 – Andre Hall, St. Eddward's University

3001 S. Congress Avenue

Council District 3

Proposal: Demolish a ca. 1958 dormitory building.

Applicant: Larry Irsik, Architexas

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

Staff Recommendation: 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 – Offered for Consent

Approval to Maintain the Case on the Agenda

Staff has referred the case to the Law Department.

F. DISCUSSION AND POSSIBLE ACTION REGARDING REQUIREMENTS FOR ANNUAL TAX EXEMPTIONS

Review of a proposed resolution to repeal Section 11-1-23 of the Austin City Code requiring the owner of a historic landmark property to file an affidavit by January 15 of each year in order to qualify for the partial ad valorem tax exemption for historic

landmarks offered by the City of Austin, Travis County, and the Austin Independent School District. The City Historic Preservation Office supports the adoption of the resolution.

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.