



HISTORIC LANDMARK COMMISSION

October 22, 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*

☐ *Kevin Koch*

☒

Kelly Little

☐

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. September 24, 2018

MOTION: Approve items B3, D1, D3, D4, and D7 on the consent agenda by Tollett, second by Brown. Vote: 6-0 (Papavasiliou off-dais).

MOTION: Postpone cases B2, C2, and C3 on the consent agenda by Valenzuela, second by Hibbs. Vote: 6-0 (Papavasiliou off-dais).

3. BRIEFINGS, 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-2018-0103 – Philip D. Creer House - Discussion

1605 Gaston Avenue

Council District 9

Proposal: Rezone from SF-3-NP to SF-3-H-NP

Applicant: William and Nicole Kessler, owners

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor:

Nicole Kessler

No speakers in opposition.

MOTION: Close the hearing by Valenzuela, second by Hibbs. Vote: 7-0.

MOTION: Recommend historic zoning by Valenzuela, second by Hibbs. Vote: 7-0.

2. C14H-2018-0105 – Hillside Drug Store - Discussion

1209 E. 11th Street

Council District 1

Proposal: Rezone from CS-1-NCCD-NP to CS-1-H-NCCD-NP

Applicant: Historic Landmark Commission and City of Austin

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

Staff Recommendation: Recommend historic zoning.

No speakers in support or in opposition.

MOTION: Close the public hearing by Hibbs, second by Brown. Vote: 7-0.

MOTION: Recommend historic zoning by Brown, second by Valenzuela. Vote: 7-0.

3. HDP-2018-0401 – Anderson-Benites House - Discussion

1705 E. 6th Street

Council District 3

Proposal: Rezone from TOD-NP to TOD-H-NP

Applicant: Historic Landmark Commission

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

Staff Recommendation: Staff cannot recommend historic zoning for this case, but strongly encourages the property owners to seriously evaluate alternatives to demolition, as this house is one of the last remaining on the E. 6th Street corridor that relates the history of the neighborhood.

No speakers in favor of historic zoning.

Speakers in opposition:

Michael Whellan

Alex Bonitas
Diane Valera

MOTION: Close the public hearing by Papavasiliou, second by Hibbs. Vote: 7-0.

MOTION: Release the permit with a preference for relocation by Papavasiliou, second by Brown. Vote: 7-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1975-0014 – Schneider Store - Discussion

402 W. 2nd Street

Council District 9

Proposal: Temporary exhibit affixed to the walls of the building.

Applicant: Jolt Action

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve with assurances of the timeframe for the installation and that the removal of the installation will in no way damage the exterior of the building.

No speakers in support or in opposition.

MOTION: Deny the certificate of appropriateness by Tollett, second by Valenzuela. Vote: 7-0.

2. LHD-2018-0022 – Postponement requested by applicant

508 E. Mary Street – Mary Street Historic District

Council District 9

Proposal: Demolish a ca. 1933 house; construct a new house and detached studio.

Applicant: Austin Express Permits

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

Committee Recommendation: Retain the existing house with its historic character.

Staff Recommendation: Grant the postponement request.

MOTION: Postpone per the consent agenda by Valenzuela, second by Hibbs. Vote: 6-0 (Papavasiliou off-dais).

3. LHD-2018-0023 – Offered for consent approval

1009 Blanco Street – Castle Hill Historic District

Council District 9

Proposal: Construct a two-story rear addition.

Applicant: Lindsay Shillington

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

Approve item B3 per passage of the consent agenda by Tollett, second by Brown. Vote: 6-0 (Papavasiliou off-dais).

4. C14H-1977-0030 – Ben Pillow House – Discussion

1403 W. 9th Street

Council District 9

Proposal: Reconfigure the roofline, alter window and door openings on the rear, and change rear window openings on secondary elevations.

Applicant: Thrower Design

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

Committee Recommendation: Preserve the existing rear wall configuration and roofline.

Staff Recommendation: Return to the Committee and Commission with a new design that preserves the roofline and chimney; encourage the retention of more historic materials.

Speakers in favor:

Victoria Haase

Matt Garcia

Maureen Mettauer

No speakers in opposition.

MOTION: Close the public hearing by Papavasiliou, second by Hibbs. Vote: 7-0.

MOTION: Approve the certificate contingent on the retention of the roof line by Valenzuela, second by Hibbs. Vote: 7-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2018-0052 – Discussion

1002 Charlotte Street – Clarksville Historic District Council

District 9

Proposal: Demolish a ca. 1948 house and construct a new house in its place.

Applicant: Priscilla Glover

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. For the proposed new construction, staff recommends encouraging the applicant to revise the plans to be more in keeping with the historic character of the neighborhood. The Commission may comment on and release the plans or request that the applicant return to the Commission for further comments.

Speakers in favor:

Priscilla Glover

Sharon Miller

Speakers opposed:

Mary Reed

Aubrey Carter

William Edwards

MOTION: Close the public hearing by Hibbs, second by Papavasiliou. Vote: 7-0.

MOTION: Release the demo/relocation permit by Papavasiliou, second by Brown. Vote: 2-5, Galindo, Tollett, Hibbs, Little, and Valenzuela opposed. Motion fails to pass.

MOTION: Postpone the hearing to the November 19, 2018 meeting by Little, second by Tollett. Vote: 7-0.

2. **NRD-2018-0061 – Postponement requested by applicant**
1204 W. 10th Street – West Line Historic District
Council District 9

Proposal: Demolish a ca. 1918 house.

Applicant: Norma Yancey

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

Staff Recommendation: Grant the postponement request.

MOTION: Postpone per the consent agenda by Valenzuela, second by Hibbs. Vote: 6-0 (Papavasiliou off-dais).

3. **NRD-2018-0062 – Postponement requested by applicant**
1206 W. 10th Street – West Line Historic District
Council District 9

Proposal: Demolish a ca. 1910 house.

Applicant: Norma Yancey

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

Staff Recommendation: Grant the postponement request.

MOTION: Postpone per the consent agenda by Valenzuela, second by Hibbs. Vote: 6-0 . (Papavasiliou off-dais)

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

1. **HDP-2018-0384 – Offered for consent approval**
3308 Hampton Road
Council District 9

Proposal: Demolish a ca. 1937 house.

Applicant: Joe LaRocca

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

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

Approve item D1 per passage of the consent agenda by Tollett, second by Brown. Vote: 6-0 (Papavasiliou off-dais).

2. **HDP-2018-0483 – Discussion**
2100 Sharon Lane
Council District 10

Proposal: Demolish a ca. 1940 house.

Applicant: Capital Construction

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

Staff Recommendation: Initiate historic zoning.

Speakers in favor of demolition:

Hugh Randolph

Kelly Wunsch

Ethan Jones

No speakers in opposition.

MOTION: Close the public hearing by Brown, second by Papavasiliou. Vote: 7-0.

MOTION: Initiate historic zoning by Valenzuela, second by Tollett. Vote: 5-2, Papavasiliou and Brown opposed. The motion fails for lack of a quorum vote.

MOTION: Postpone to the November 19, 2018 meeting by Papavasiliou, second by Valenzuela. Vote: 7-0.

**3. HDP-2018-0499 – Offered for consent approval
1908 Pennsylvania Avenue
Council District 1**

Proposal: Construct a second-story addition and replace windows on a ca. 1912 house.
Applicant: Quick Residential Solutions
City Staff: Cara Bertron, Historic Preservation Office, 974-1446
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

Approve item D3 per passage of the consent agenda by Tollett, second by Brown. Vote: 6-0 (Papavasiliou off-dais).

**4. HDP-2018-0516 – Offered for consent approval
2102 Maple Avenue
Council District 1**

Proposal: Demolish a ca. 1952 house.
Applicant: Hector Avila
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.

Approve item D4 per passage of the consent agenda by Tollett, second by Brown. Vote: 6-0 (Papavasiliou off-dais).

**5. HDP-2018-0532 – Discussion
1503 Forest Trail – 2014 Enfield Road
Council District 10**

Proposal: Demolish a ca. 1935 house.
Applicant: Thomas Schatz
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to November 19, 2018 to evaluate alternatives to demolition.

Speakers in favor of demolition:
Thomas Schatz

No speakers in opposition.

MOTION: Close the public hearing by Hibbs, second by Papavasiliou. Vote: 7-0.

MOTION: Postpone to the November 19, 2018 meeting by Tollett, second by Valenzuela. Vote: 7-0.

6. HDP-2018-0543 – Discussion
1105-09 N. IH-35
Council District 1

Proposal: Demolish a ca. 1965 supermarket and a ca. 1972 drug store.

Applicant: Anthony Lohden

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

Staff Recommendation: Release the permit upon completion of an archeological investigation of the site to ensure that any artifacts or other buried materials are excavated and preserved to provide further information about the lifeways of the people associated with the original campus of Samuel Huston College.

Speakers in favor:

Leah Bojo

Speakers opposed:

Bob Kusumoto

MOTION: Close the public hearing by Papavasiliou, second by Hibbs seconds. Vote: 6-0 (Valenzuela recused).

MOTION: Approve the demolition per staff recommendation and contingent on proper asbestos abatement by Brown, second by Papavasiliou. Vote: 6-0 (Valenzuela recused).

7. HDP-2018-0549 – Offered for consent approval
3301 Bowman Avenue
Council District 10

Proposal: Alterations to a ca. 1940 house and construction of additions and a guest house.

Applicant: Robert Featherston

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

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

Documentation Package, and the further recommendation that the symmetrical window pattern on the primary façade of the side addition remain without the central picture window.

Approve item D7 per passage of the consent agenda by Tollett, second by Brown. Vote: 6-0 (Papavasiliou off-dais).

8. HDP-2018-0501 – Withdrawn by staff – no action necessary
9313 McNeil Road
Council District 7

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.

5. COMMISSION ITEMS

- A. Adoption of the 2019 meeting schedule**

MOTION: Approve the meeting schedule by Papavasiliou, second by Brown. Vote: 7-0.

B. COMMITTEE REPORTS

- 1. Certificates of Appropriateness Review Committee**
No report
- 2. Operations Committee**
No report
- 3. Grants Committee**
No report
- 4. Preservation Plan Committee**
Design Standards Working Group member list

C. FUTURE AGENDA ITEMS

ADJOURNMENT – 9:01 p.m.

MOTION: Adjourn the meeting by Papavasiliou, second by Brown. Vote: 7-0.

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.