



HISTORIC LANDMARK COMMISSION
Monday, March 23, 2015 – 7:00 P.M.
REGULAR MEETING
Boards and Commissions Room, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

____ *Laurie Limbacher, Chair*
____ *Andrea Roberts*
____ *Dan Leary*
____ *Mary Jo Galindo*

____ *John Rosato, Vice-Chair*
____ *Leslie Wolfenden Guidry*
____ *Terri Myers*

AGENDA

CALL TO ORDER

I. 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 their concerns regarding items not posted on the agenda.

II. APPROVAL OF MINUTES

1. March 9, 2015

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING

1. C14H-2015-0001

Dedrick-Hamilton House

912 E. 11th Street

Applicant: City of Austin

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

Staff Recommendation: Recommend historic zoning for the portion of the property outlined in the metes and bounds field notes.

2. C14H-2015-0002

Pine Street Station

414 Waller Street

Applicant: Historic Landmark Commission

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning for the original building only.

3. **C14H-2015-0003**
Stasswender Houses
807 E. 16th Street, 807½ E. 16th Street, 809 E. 16th Street, 811 E. 16th Street, and 1506 Waller Street
Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning for the Stasswender House (811 E. 16th Street) only.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **LHD-2015-0001**
1102 W. 9th Street (Castle Hill)
Proposal: Construct a south addition and pool house on the north side of the lot. Demolish an outbuilding, garage, and carport, and construct four new duplexes on the site.
Applicant: Linda Sullivan, Permit Partners
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Consider retaining the articulation of the side porch, lower the roofline on the connector and addition, and set the addition further back from the plane of the historic house.
Staff Recommendation: Approve as proposed; the applicant has revised his plans in accordance with the recommendations of the committee.
2. **C14H-**
Scholz Garten, 1607 San Jacinto Boulevard
Proposal: New awnings
Applicant: Melitus Callahan-Baire
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed
Staff Recommendation: Postpone to April to receive further requested information concerning the awning type and the means of attaching to the building.
3. **C14H-1986-0015, C14H-2004-0008, NRD-2004-0035, and DBN-2014-0001**
Grandberry Building and Mitchell-Robertson Building
907, 909, and 911 Congress Avenue
Proposal: Deconstruct and rebuild the front walls of three buildings.
Applicant: Donald Wallace
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed
Staff Recommendation: Postpone to April 27, 2015 at the applicant's request.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2015-0009**

422 Congress Avenue (Congress Avenue)

Proposal: Construct a rooftop deck.

Applicant: Jim Herbert

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

Staff Recommendation: Recommend that the applicant conform to the setbacks set forth in the Downtown Austin Plan and the historic district Architectural Standards and set the proposed deck back at least 15 feet from the wall of the building.

2. NRD-2014-0143

2707 Wooldridge Drive (Old West Austin)

Proposal: Construct rear additions, expand the garage, and relocate the driveway to the side of the house.

Applicant: James Holland

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed.

3. NRD-2015-0001

2605 Harris Boulevard (Old West Austin)

Proposal: Construct a second-story addition above the one-story section of the house. house.

Applicant: Amber Dudley, Moontower

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed with the recommendation that the applicant consider a less ornate treatment for the new front-facing window to better maintain the architectural integrity of the house, and complete a City of Austin Documentation Package prior to release of the permit.

4. NRD-2015-0003

1504 Rainbow Bend (Old West Austin)

Proposal: Construct a second story addition.

Applicant: Marzia Volpe

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed.

5. NRD-2015-0011

3005 Harris Boulevard (Old West Austin)

Proposal: Construct a second floor addition on the existing ca. 1939 building. Modify the front façade windows, fenestration, and cladding material.

Applicant: Jules Kniolek

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Postpone the application until the April 27th meeting to allow staff to review the architecture and work with the applicant to consider alternative solutions.

6. NRD-2015-0014

1708 W. 30th Street (Old West Austin)

Proposal: Construct a second-story addition.

Applicant: Micaelan Davis
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Scale back the height of the addition and its placement on the house; consider a more compatible fenestration pattern, and complete a City of Austin Documentation Package prior to release of the permit.

7. NRD-2014-0138

3309 Oakmont Boulevard (Old West Austin)

Proposal: Construct a 2 story addition on the front of the existing house.

Applicant: Marzia Volpe

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Postpone the application until the April 27th meeting to allow staff to review the architecture and work with the applicant to consider alternative solutions.

8. NRD-2015-0024

3203 Beverly Road (Old West Austin)

Proposal: Demolish the ca. 1941 frame building and construct a new one story single family residence and a detached guest house and deck.

Applicant: Wendi Wright Gee,

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Preservation of the building and constructing an addition rather than full scale replacement of the building; if a building is constructed use wood or aluminum clad wood windows, and complete a City of Austin Documentation Package prior to release of the permit.

9. NRD-2015-0025

2814 Glenview Avenue (Old West Austin)

Proposal: New construction of a 2 story single family residence with an attached garage.

Applicant: Hector Avila

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed.

10. NRD-2014-0083

2109 Hartford Road (Old West Austin)

Proposal: Construct a new one story residence as a guest house for the neighboring property at 2111 Hartford Road.

Applicant: DAR Construction

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed and complete a City of Austin Documentation Package prior to release of the permit.

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

1. HDP-2014-1079

705 W. 32nd Street – Withdrawn by applicant.

2. **HDP-2014-1083**
1611 Walnut Avenue
Proposal: Demolish a ca. 1925 house.
Applicant: MX3 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: The applicant proposes to withdraw the application in favor of an application for partial demolition to enable the rehabilitation of the house and the construction of an addition. Upon confirmation that the applicant has substituted the application for total demolition with one for partial demolition, release the permit upon completion of a City of Austin Documentation Package.
3. **HDP-2014-1117**
1409 Canterbury Street
Proposal: Demolish a ca. 1909 house.
Applicant: Pecan Valley Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package, and encourage the applicant to construct the new house in a style consistent with the existing structure and the historic character of the neighborhood.
4. **HDP-2014-1131**
4807 and 4809 Harmon Avenue
Proposal: Demolish two ca. 1950 houses.
Applicant: Theresa Canchola
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use over removal, then relocation over demolition, but release the permits upon completion of a City of Austin Documentation Packages.
5. **HDP-2014-1147**
1708 Vista Lane
Proposal: Demolish a ca. 1939 house.
Applicant: IDM Builders
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and additions rather than demolition, but if the Commission votes to release the demolition permit, then recommend that the applicant complete a City of Austin Documentation Package prior to release of the permit.
6. **HDP-2014-1152**
1106 Travis Heights Boulevard
WITHDRAWN BY APPLICANT
7. **HDP-2014-1157**
500 Lockhart Drive
Proposal: Partial demolition and construct an addition.
Applicant: Nick Mehl, Element 5 Architecture
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Reconsider the scale and location of the addition so that the addition does not overwhelm the existing house.

8. HDP-2015-0002

1805 Lightsey Road

Proposal: Demolish a ca. 1932 house.

Applicant: John R. Nelson, Lightsey II

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

Staff Recommendation: No recommendation, but if the Commission releases the demolition permit, then staff recommends that the applicant complete a City of Austin Documentation Package prior to the release of any permits.

9. HDP-2015-0024

2004 Pennsylvania Avenue

Proposal: Demolish a ca. 1908 house that was moved to the current site in 1963.

Applicant: Hector Avila

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

Staff Recommendation: Request that the applicant consider rehabilitation and re-use rather than demolition if the house is structurally sound. If rehabilitation is not feasible, then release the permit upon completion of a City of Austin Documentation Package.

10. HDP-2015-0047

609 Elmwood Place

Proposal: Demolish a ca. 1923 house.

Applicant: Michael Friedman

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

Staff Recommendation: Rehabilitate the house if feasible, or relocate rather than demolish, but release the permit upon completion of a City of Austin Documentation Package.

11. HDP-2015-0058

607 Elmwood Place

Proposal: Demolish a ca. 1925 house.

Applicant: Michael Friedman

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

Staff Recommendation: Rehabilitate the house if feasible, or relocate rather than demolish, but release the permit upon completion of a City of Austin Documentation Package.

12. HDP-2015-0060

5400 Shoalwood Avenue

Proposal: Demolish a ca. 1948 house.

Applicant: David Whitworth

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

Staff Recommendation: Rehabilitate the house if feasible, but release the permit upon completion of a City of Austin Documentation Package.

13. HDP-2015-0062 and -0063

1601 Singleton Avenue and 2502 E. 16th Street

Proposal: Demolish a ca. 1959 house (1601 Singleton Avenue), and a ca 1954 house (2502 E. 16th Street)
Applicant: Andrew Evans and Alicia Moore
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Rehabilitate the house at 2502 E. 16th Street if feasible, but release the permit upon completion of a City of Austin Documentation Package.

14. HDP-2015-0071

1710 E. 14th Street

Proposal: Demolish a ca. 1904 house.
Applicant: D. Waldrop
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Rehabilitate the house if feasible, but release the permit upon completion of a City of Austin Documentation Package.

15. HDP-2015-0077

2211 Canterbury Street

Proposal: Demolish a ca. 1923 house.
Applicant: William Hodge
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Rehabilitate the house if feasible, but release the permit upon completion of a City of Austin Documentation Package.

16. HDP-2015-0084

2707 Hemphill Park

Proposal: Partial demolition and construction.
Applicant: James Holland
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Assuming that the Texas Historical Commission approves the proposed work then release the permit with the recommendation that the applicant carefully consider which windows, doors, and sections of siding that must be replaced.

17. HDP-2015-0088

904 E. 2nd Street

Proposal: Demolish a ca. 1904 house.
Applicant: Benjamin Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Rehabilitate the house if feasible, but release the permit upon completion of a City of Austin Documentation Package.

18. HDP-2015-0111

4515 Avenue D

Proposal: Demolish a ca. 1904 house.
Applicant: Javad Ahmadi
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage re-use and rehabilitation of the house; recommend a postponement to April 27, 2015 if necessary, to explore alternatives to demolition. If the Commission releases the permit, then recommend completion of a City of Austin Documentation Package.

19. HDP-2015-0119

3600 Meredith Street

Proposal: Demolish a ca. 1904 house.

Applicant: Hector Avila

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

Staff Recommendation: Encourage adaptive re-use of the house if feasible, but otherwise release the permit upon completion of a City of Austin Documentation Package.

20. HDP-2015-0121

2502 Wilson Street

Proposal: Demolish a ca. 1904 house.

Applicant: Chester Wilson

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

Staff Recommendation: Rehabilitate the house if feasible, but release the permit upon completion of a City of Austin Documentation Package.

21. HDP-2015-0126

1813 Brackenridge Street and 1814 Drake Avenue

Proposal: Demolish a ca. 1904 house.

Applicant: David West

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

Staff Recommendation: 1813 Brackenridge: Either postpone to April 27, 2015 to consider alternatives to demolition, or initiate historic zoning. 1814 Drake Avenue: Release the permit upon completion of a City of Austin Documentation Package.

22. HDP-2015-0147

2410 E. 11th Street

Proposal: Demolish a ca. 1904 house.

Applicant: Joel Teranzas and Corey Burke

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

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

23. HDP-2015-0152

1000 Lund Street

Proposal: Demolish a ca. 1957 house.

Applicant: Jennifer Strapple and Hayley Killam

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Either postpone to April 27, 2015 or initiate historic zoning to preserve this A.D. Stenger house.

V. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES.

1. DBN-2014-0001 – 907, 909, and 911 Congress Avenue.

The applicant is proposing a Certificate of Appropriateness for work to the facades and will meet with the Certificate of Appropriateness Review Committee on April 13, 2015.

VII. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

- B. **Operations Committee**
- C. **Grants Committee**
- D. **Preservation Plan Committee**

VIII. NEW BUSINESS

- A. **Items from Commission**
- B. **Items from Staff**

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 4 days before the meeting date. Please call Kalan Contreras, Historic Preservation Office, Planning and Development Review Department, at 512-974-2727, 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, Beth Johnson, Deputy Historic Preservation Officer, at 512-974-7801, or Kalan Contreras, Historic Preservation Office, at 512-974-2727.