



**HISTORIC LANDMARK COMMISSION**  
**Monday, June 22, 2015 – 7:00 P.M.**  
**City Council Chambers, City Hall**  
**301 W. 2<sup>nd</sup> Street**  
**REGULAR MEETING**  
**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. May 18, 2015

**III. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION.**

- 1.

**IV. PUBLIC HEARINGS**

**A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATIONS, REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE, and DISCUSSION AND POSSIBLE ACTION ON CHANGES TO HISTORIC DISTRICT PRESERVATION PLANS.**

1. C14H-2014-0014

**Bluebonnet Hills Historic District**

**Roughly bounded by Annie Street on the north, East Side Drive on the east, Leland Street on the south, and Brackenridge Street on the west.**

**Applicants:** Michele Webre, Bluebonnet Hills Historic District Committee

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

**Staff Recommendation:** Review and recommend the entire application with the comments from the Austin Green Builder program, and additional

recommended changes to the design standards proposed by the nominating committee in response to citizen input.

NOTE: There is a valid petition against the designation of the district.

2. **HDP-2015-0152**  
**1000 Lund Street**  
Applicant: Historic Landmark Commission  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Staff Recommendation: Recommend historic zoning.  
Staff Note: The owner has filed a petition against historic zoning.
3. **C14H-2015-0053**  
**Harrell-Perkins House**  
**113 W. 33<sup>rd</sup> Street**  
Applicants: Brandon and Abby Tucker, owners  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning.
4. **C14H-2015-0008 – WITHDRAWN BY STAFF. NO ACTION REQUIRED.**  
**Rosewood Courts**  
**2001 Rosewood Avenue**
5. **C14H-2010-0006**  
**Castle Hill Historic District**  
Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.  
Applicant: Richard Suttle  
City Staff: Steve Sadowsky/Jerry Rusthoven, Planning and Zoning Department.  
Staff Recommendation: Modify the District Preservation Plan as proposed.

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

1. **LHD-2015-0002**  
**4214 Avenue G**  
Proposal: Addition and remodel  
Applicant: John Hussey  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Committee Recommendation: Approve as submitted  
Staff Recommendation: Approve as submitted.
2. **LHD-2015-0003 and LHD-2015-004**  
**3814 and 3816 Duval Street**  
Proposal: Construct 4 new units on two properties  
Applicant: BDB Ventures  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Committee Recommendation: Approve as submitted  
Staff Recommendation: Approve as submitted.

3. **LHD-2015-006**  
**4004 Avenue G**  
Proposal: Construct 2 story rear addition and new front porch design  
Applicant: William Kane  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Committee Recommendation: Approve with the recommendation that the second story addition have the same roof end on both the north and south face.  
Staff Recommendation: Approve as submitted.
4. **C14H-1983-0024**  
**1106 W 10<sup>th</sup> Street**  
Proposal: Rear Addition  
Applicant: Carolyn VanMeter  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Committee Recommendation: Not reviewed  
Staff Recommendation: Approve as proposed as the rear addition and proposed dormer addition are not highly visible from the street.
5. **C14H-1992-0003**  
**Mayfield Park**  
**3503 W 35<sup>th</sup> Street**  
Proposal: Restoration of parts of the stone wall  
Applicant: Blake Tollett  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Committee Recommendation: Not reviewed  
Staff Recommendation: Approve as submitted. This applicant has been submitted in conjunction with a grant application.
6. **C14H-1992-0016**  
**Schmedes House**  
**804 Baylor Street**  
Proposal: Rear addition and the addition of a roof dormer.  
Applicant: Tere O'Connell  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Committee Recommendation: Not reviewed.  
Staff Recommendation: Approve as submitted.
7. **C14H-1978-0010 – POSTPONEMENT REQUEST BY APPLICANT.**  
**Nalle Building**  
**409-13 E. 6<sup>th</sup> Street**  
Proposal: Rooftop deck  
Applicant: Steve Simon  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Pending  
Staff Recommendation: Pending
8. **C14H-1974-0043**  
**Driskill-Day-Ford Building**  
**403 E. 6<sup>th</sup> Street**

Proposal: Remove a portion of the roof to create an outdoor area on the top floor of the building.

Applicant: Jeff Van Delden

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

Committee Recommendation: Approve as proposed

Staff Recommendation: Approve as proposed

**9. C14H-1985-0001**

**Blomquist House**

**1000 E. 14<sup>th</sup> Street**

Proposal: Construct a detached garage.

Applicant: Jeff Mills, owner

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

Committee Recommendation: Not reviewed

Staff Recommendation: Approve as proposed.

**10. C14H-2015-0002**

**Pine Street Station**

**414 Waller Street**

Proposal: Relocate the historic portion of the building to a new railroad site in East Austin.

Applicant: Capital Metropolitan Transit Authority

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

Committee Recommendation: Approve as proposed with the recommendation that the applicant install a plaque or other interpretive display at the new building site detailing its history.

Staff Recommendation: Approve as proposed with the additional Committee recommendation.

**11. C14H-2001-0005**

**Oakwood Cemetery**

**1601 Navasota Street**

Proposal: Rehabilitation and preservation of the chapel.

Applicant: City of Austin Parks and Recreation Department

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

**C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

**1. NRD-2015-0045**

**1704 W 10<sup>th</sup> Street**

Proposal: Construct a two story addition on the rear of the front one story facade

Applicant: Sharon Miller

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.

**2. NRD-2015-0049**

**1705 W 29<sup>th</sup> Street**

Proposal: Demolition of a contributing building.  
Applicant: John Jared Haas  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Staff Recommendation: Approve the demolition, but do not release the permit until new building plans have been reviewed by the Historic Landmarks Commission and complete a City of Austin Documentation Package prior to release of the demolition permit.

**3. NRD-2015-0053**

**613 Theresa Avenue**

Proposal: Construct a two story addition at the rear of the existing house.  
Applicant: Eix and Blackwell  
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 demolition permit.

**4. NRD-2015-0057**

**1009 Eason Street**

Proposal: Construct a detached rear two story garage and living unit.  
Applicant: Donna Osborn  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Staff Recommendation: Approve as proposed.

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

**1. HDP-2015-0126 – Postpone at the applicant's request.**

**1813 Brackenridge Street and 1814 Drake Avenue**

Proposal: Demolish a ca. 1909 house at 1813 Brackenridge Street and a ca. 1936 house at 1814 Drake Avenue.  
Applicant: David West  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Postpone at the applicant's request.

**2. HDP-2015-0165**

**2200 Rio Grande (700 W. 22<sup>nd</sup> Street), and 2204 Rio Grande Street – Postpone at the applicant's request.**

Proposal: Demolish a ca. 1925 duplex and a ca. 1915 commercial building.  
Applicant: Sean O'Brien  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Postpone to June 22, 2015 to consider alternatives to demolition.

**3. HDP-2015-0221**

**1310 E. 13<sup>th</sup> Street**

Proposal: Partial demolition of a ca. 1902 house.  
Applicant: David Moore  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Approve as proposed with the condition that the applicant complete a City of Austin Documentation Package prior to release of the permit. The applicant has changed his application from a full to a partial demolition, will retain the historic house, and construct an addition behind it.

**4. HDP-2015-0302**

**1300 Walnut Avenue**

Proposal: Demolish a ca. 1913 house.

Applicant: Pecan Valley Homes

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

Staff Recommendation: Approve as proposed with the condition that the applicant complete a City of Austin Documentation Package prior to release of the permit. The applicant is proposing to construct a new house in the same style and with the same scale as the existing house, which is extremely deteriorated, and using historic materials from the house in the new house.

**5. HDP-2015-0315**

**715 W. Johanna Street**

Proposal: Demolish a ca. 1938 house.

Applicant: Johnathan Traylor

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

Staff Recommendation: Very reluctantly recommend release of the permit upon completion of a City of Austin Documentation Package.

**6. HDP-2015-0347**

**1602 Alta Vista Avenue**

Proposal: Demolish a ca. 1929 house.

Applicant: Michael Stouse

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

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

**7. HDP-2015-0359**

**1107 Woodland Avenue**

Proposal: Relocate a ca. 1948 house.

Applicant: Hector Avila

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

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

**8. HDP-2015-0369**

**901 Dawson Road**

Proposal: Demolish a ca. 1937 house.

Applicant: DAR Construction

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

Staff Recommendation: Initiate historic zoning.

**9. HDP-2015-0370**

**1909 Rio Grande Street**

Proposal: Demolish a ca. 1921 house and a ca. 1949 garage apartment.

Applicant: Mike McHone

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

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

**10. HDP-2015-0380**

**2014 Goodrich Avenue**

Proposal: Demolish a ca. 1941 house and a ca. 1948 garage apartment.

Applicant: Greater Austin Builders

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

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

**11. HDP-2015-0395**

**2819 E. 22<sup>nd</sup> Street**

Proposal: Demolish a ca. 1946 house.

Applicant: Goldie Candelas/Art Ramirez

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

Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.

**12. HDP-2015-0396**

**2938 E. 12<sup>th</sup> Street**

Proposal: Demolish a ca. 1939 house.

Applicant: Goldie Candelas/Art Ramirez

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-2015-0397**

**2506 E. 13<sup>th</sup> Street**

Proposal: Demolish a ca. 1929 house.

Applicant: Paradigm Endeavors

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

Staff Recommendation: Release the permit.

**14. HDP-2015-0401**

**1904 E. 17<sup>th</sup> Street**

Proposal: Demolish a ca. 1920 house.

Applicant: Metro Studio Homes

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

Staff Recommendation: Postpone until the next scheduled meeting of the Commission to fully evaluate alternatives to demolition, or if the Commission votes to release the permit, require the completion of a City of Austin Documentation Package.

15. **HDP-2015-0403**  
**1605 Hether Street**  
Proposal: Demolish a ca. 1937 house.  
Applicant: Greater Austin Builders  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and restoration or postpone to fully evaluate alternatives to demolition; if the Commission votes to release the permit, then require the completion of a City of Austin Documentation Package.
16. **HDP-2015-0409**  
**702 Jessie Street**  
Proposal: Demolish a ca. 1951 house.  
Applicant: Rick and Cindy Black  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.
17. **HDP-2015-0412**  
**602 E. 49<sup>th</sup> Street**  
Proposal: Partial demolition of a ca. 1936 house.  
Applicant: Ambrose Taylor  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Request that the applicants reconsider their plans to modify the front of the house, and require a City of Austin Documentation Package prior to release of any permit.
18. **HDP-2015-0415**  
**1301 Cedar Avenue**  
Proposal: Relocate a ca. 1912 house.  
Applicant: William Hodge  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage the applicant to further consider retaining the house on-site, and rehabilitating the house so that this neighborhood does not lose one of its older homes that helps define the architectural and historic character of the neighborhood. If the Commission votes to release the permit, then require the completion of a City of Austin Documentation Package.
19. **HDP-2015-0467**  
**1613 Canterbury Street**  
Proposal: Demolish a ca. 1908 house.  
Applicant: Lori Chibb  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Either postpone or initiate a historic zoning case.
20. **HDP-2015-0478**  
**1900 Richcreek Road**  
Proposal: Demolish a ca. 1954 house.



Applicant: Deville Custom Homes  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

**21. HDP-2015-0492**

**2507 Bluebonnet Lane**

Proposal: Demolish a house of unknown age.

Applicant: Peter Pevoto

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

Staff Recommendation: Postpone to further investigate the pre-1955 history of this house.

**22. HDP-2015-0493**

**2505 Bluebonnet Lane**

Proposal: Demolish a ca. 1954 house.

Applicant: Peter Pevoto

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-2015-0501**

**2211 Willow Street**

Proposal: Demolish a ca. 1915 house.

Applicant: Marshall Willis

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

Staff Recommendation: Either postpone the case or initiate a historic zoning case to fully evaluate alternatives to demolition.

**E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES**

**1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive**

Staff Note: Staff has begun reaching out to the owner of the property to establish a dialogue about resolving issues of deterioration on the site and establishing a preservation plan. No Commission action is required at this point in time.

**V. COMMITTEE REPORTS**

- A. Certificates of Appropriateness Review Committee**
- B. Operations Committee**
- C. Grants Committee**
- D. Preservation Plan Committee**

**VI. 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, or Beth Johnson, Deputy Historic Preservation Officer, at 512-974-7801, or Kalan Contreras, Administrative Staff for the Historic Preservation Office, at 512-974-2727.