



HISTORIC LANDMARK COMMISSION
Monday, June 22, 2015 – 7:00 P.M.
City Council Chambers, City Hall
301 W. 2nd 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. 33rd Street**

Applicants: Brandon and Abby Tucker, owners

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

Staff Recommendation: Recommend historic zoning.

**4. 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 10th 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 35th 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. 6th 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. 6th 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. 14th 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 10th 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 29th 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. 22nd 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. 13th 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. 22nd 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. 12th 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. 13th 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. 17th 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. 49th 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.

24. HDP-2015-0173

1315 Kenwood Avenue

Proposal: Partial demolition and two story rear addition to a ca. 1928 house.

Applicant: Annie-Laurie Grabiell, Clayton + Little Architects

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

Staff Recommendation: Release the permit. The owners are considering historic zoning for this property and the demolition and two story addition will have minimal impact on the historic fabric of the house and its potential Historic Landmark status.

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.