



HISTORIC LANDMARK COMMISSION

Monday, May 18, 2015 – 7:00 P.M.

REGULAR MEETING

Room 325, One Texas Center

505 Barton Springs Road

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.

Troy Dillinger spoke to inform the Commission of production of a research document on Austin architect A.D. Stenger. Marlene Stenger spoke in support of Troy Dillinger.

II. APPROVAL OF MINUTES

1. March 23, 2015
2. April 13, 2015
3. April 27, 2015

III. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION

1. City of Austin Cemetery Master Plan

Kim McKnight, City of Austin Parks and Recreation Department

Staff Recommendation: Endorse the proposed City of Austin Cemetery Master Plan and request that consideration be given towards the designation of Evergreen Cemetery, Plummer's Cemetery, and Austin Memorial Park Cemetery as potential historic landmarks.

Kim McKnight spoke to clarify the intentions of the Master Plan. Sharon Blythe and Alyson McGee spoke in support of the Cemetery Master Plan. The

public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote: 4-0, Commissioner Wolfenden recused.

MOTION: Endorse the proposed Master Plan in accordance with the staff recommendation, and consider the map referenced in Citizen Communication, on a motion by Commissioner Galindo. Commissioner Roberts seconded the motion on a vote of 4-0, Commissioner Wolfenden recused.

IV. PUBLIC HEARINGS

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

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.

NOTE: THIS ITEM IS ON THE AGENDA SOLELY FOR THE CONSIDERATION OF COMMENTS BY THE AUSTIN ENERGY GREEN BUILDER REGARDING THE PROPOSED HISTORIC DISTRICT DESIGN STANDARDS.

Applicants: Michele Webre, Bluebonnet Hills Historic District Committee

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

Staff Recommendation: Receive and incorporate the comments of the Austin Energy Green Builder Program as part of the previously-recommended application and historic district design standards.

Angela Reed and Alyson McGee spoke in support of the Austin Energy Green Builder Program comments. Arif Panju spoke in opposition to the Austin Energy Green Builder Program. Angela Reed offered rebuttal to Arif Panju. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Leary seconded the motion; vote 5-0.

MOTION: Incorporate the comments put forth by Austin Energy, with the condition that city legal staff is consulted, on a motion by Commissioner Wolfenden. Commissioner Roberts seconded the motion; vote 5-0.

2. C14H-2015-0005

Clyde and Henrietta Littlefield House

903 Shoal Cliff Court

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning.

Staff Note: The owner has filed a petition against historic zoning.

There were no speakers in support of historic zoning. Mike McHone spoke in opposition to historic zoning. The public hearing was closed on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote 5-0.

MOTION: recommend historic zoning on a motion by Commissioner Wolfenden. Commissioner Galindo seconded the motion; vote 5-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**1. LHD-2015-0002 – Postpone to June 22, 2015 at the applicant's request.
4214 Avenue G**

Proposal: Addition and remodel

Applicant: John Hussey

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

Staff Recommendation: Postpone to June 22, 2015 at the applicant's request.

MOTION: Postpone the public hearing to June 22, 2015, per passage of the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded; vote 5-0.

**2. C14H-1978-0010
409-413 E 6th Street**

Proposal: Roof top deck

Applicant: Steve Simon; David de Silva

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

Committee Recommendation: Conceptual and conditional approval of the project but do not release any permits for construction until the applicant has returned to the Committee with details of construction.

Staff Recommendation: Conditionally approve the concept for the rooftop deck but do not approve the application until the applicant has returned to the Certificate of Appropriateness Review Committee in June to address all comments and questions from the Committee.

Staff Note: The Architectural Design Guidelines for 6th Street show that sightlines are determined from the sidewalk below with no further elaboration.

Alyson McGee, Will Meredith, and Bradley Jeanson spoke in opposition to the application. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Roberts seconded the motion; vote 5-0.

MOTION: Recommend a single-level addition, and request perspective drawings to better evaluate the setbacks with regard to the line of sight from the street on a motion by Commissioner Galindo, with the condition that the applicant returns to the Committee with the requested documentation. Commissioner Roberts seconded the motion; vote 5-0.

MOTION: Extend the public hearing past 10:00 p.m. on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote 5-0.

3. 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

Staff Recommendation: Postpone until June 22, 2015 to allow the designs to reflect changes that would make the properties in compliance with the Hyde Park Design Standards.

Sean Breedlove spoke in opposition to postponement. Rodney Gibbs, Wanda Penn, and Nancy Mims spoke in support of postponement. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Leary seconded the motion; vote 5-0.

MOTION: Postpone the public hearing to June 22, 2015 on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion on a vote of 5-0.

4. C14H-1978-0038 – Paramount Theater

713 Congress Avenue

Proposal: Restore the exterior balconies

Applicant: Austin Theater Alliance; Jonathan Humphrey

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

Committee Recommendation: Address galvanic action on the new flashing, and use thermally-treated wood.

Staff Recommendation: Approve as proposed.

Staff Note: This application is pursuant to a recently-awarded grant by the Commission pursuant to the ACVB Heritage Grant Program.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote 4-0, Commissioner Wolfenden recused.

5. C14H-1983-0024 – Postpone to June 22, 2015 at the applicant's request.

1106 W 10th Street

Proposal: Rear Addition

Applicant: Carolyn VanMeter

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

Staff Recommendation: Postpone to June 22, 2015 at the applicant's request.

MOTION: Postpone the public hearing to June 22, 2015, per passage of the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded; vote 5-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD- 2014-0138

3309 Oakmont Boulevard

Proposal: Construct a second-story addition and reconfigure the front of the contributing house.
Applicant: Marzia Volpe
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.

COMMENT: No additional comment to the staff recommendation

2. NRD- 2015-0029

3209 Funston Street

Proposal: Demolition of a non-contributing building and construction of a new one story building
Applicant: Kyle R. Cooper
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.

COMMENT: No additional comment to the staff recommendation

3. NRD- 2015-0035

3304 Funston Street

Proposal: Construct a two story single family residential unit on a vacant lot.
Applicant: Todd Bennett
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Approve as proposed.

COMMENT: No additional comment to the staff recommendation

4. NRD- 2015-0039

2500 Wooldridge Drive

Proposal: Construct a first floor addition.
Applicant: Rodney Bennett
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Approve as proposed.

COMMENT: No additional comment to the staff recommendation

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

1. HDP-2015-0126 – Postpone to June 22, 2015 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 to June 22, 2015 at the applicant's request.

MOTION: Postpone the public hearing to June 22, 2015, per passage of the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded; vote 5-0.

2. HDP-2015-0151

1710 Maple Avenue

Proposal: Demolish a ca. 1913 house.

Applicant: MX3 Homes

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.

MOTION: Approve the application, per passage of the consent agenda and in accordance with the staff recommendation, on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote 5-0.

3. HDP-2015-0152

1000 Lund Street

Proposal: Demolish a ca. 1957 A.D. Stenger house.

Applicant: Jennifer Strapple and Hayley Killam

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

Staff Recommendation: Initiate historic zoning to preserve this A.D. Stenger House.

Richard Suttle spoke in support of the demolition application. Riley Triggs, Alyson McGee, Creede Fitch, and Troy Dillinger spoke in opposition to demolition. Richard Suttle offered clarifying comments. The public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote 5-0.

MOTION: Initiate historic zoning and ask staff to conduct further research on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote 5-0.

MOTION: 5-minute recess on a motion by Commissioner Galindo at 10:17 p.m.; vote 5-0.

4. HDP-2015-0153 – Application is withdrawn. No action necessary by the Commission.

1908 Airole Way

Proposal: Deconstruct and re-build a ca. 1950 A.D. Stenger house.

Applicant: Ryan Burke, Parallel Architecture

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

Staff Recommendation: No action required. The applicant has withdrawn the application for partial demolition of the house.

5. HDP-2015-0165

2200 Rio Grande (700 W. 22nd Street), and 2204 Rio Grande Street – Postpone to June 22, 2015 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.

MOTION: Postpone the public hearing to June 22, 2015, per passage of the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded; vote 5-0.

6. HDP-2015-0213

4707 Woodview Avenue

Proposal: Demolish a ca. 1945 house.

Applicant: Austin Express Permits

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

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

MOTION: Approve the application, per passage of the consent agenda and , on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote 5-0.

7. HDP-2015-0221 – Postpone to June 22, 2015 at the applicant’s request.

1310 E. 13th Street

Proposal: Demolish a ca. 1902 house.

Applicant: Antonio Lozano

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

Staff Recommendation: Postpone to June 22, 2015 to fully evaluate alternatives to demolition.

MOTION: Postpone the public hearing to June 22, 2015, per passage of the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded; vote 5-0.

8. HDP-2015-0252

2102 E.M. Franklin Avenue

Proposal: Demolish a ca. 1940 house.

Applicant: Ross Cole, Urban Ventures

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

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

Ross Cole and Justin [no surname given] spoke in support of relocation. Kelly Ramsey provided comments. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote 5-0.

MOTION: Release the permit in accordance with the staff recommendation, with added encouragement for relocation as well as the requested Documentation Package, on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote 5-0.

9. HDP-2015-0291

2007 E. 12th Street

Proposal: Demolish a ca. 1910 house.

Applicant: John Taylor Jackson

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

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

Taylor Jackson spoke in support of the demolition application. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Roberts seconded the motion; vote: 5-0.

MOTION: Release the application, in accordance with the staff recommendation and with the amendment that the applicant seek out alternative sources of information to be included in the Documentation Package, on a motion by Commissioner Wolfenden. Commissioner Leary seconded the motion; vote 5-0.

10. HDP-2015-0301

3213 Harris Park Avenue

Proposal: Demolish a ca. 1933 house.

Applicant: SAR, LLC.

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.

Debbie Outlaw spoke in support of demolition. Kelly Ramsey spoke in opposition to demolition. Debbie Outlaw offered clarifying comments. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Galindo seconded the motion; vote 5-0.

MOTION: Approve the application, in accordance with the staff recommendation, on a motion by Commissioner Wolfenden. Commissioner Galindo seconded the motion; vote 4-0, Commissioner Leary abstaining.

11. 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: Initiate historic zoning to further explore alternatives to demolition. This house is a very good example of vernacular architecture in a traditionally African-American part of town and has significant associations with a family who represents the migration of African-American families from the rural parts of the county into Austin in the early 20th century.

MOTION: Postpone the public hearing to June 22, 2015, per passage of the consent agenda, on a motion by Commissioner Galindo. Commissioner Roberts seconded the motion; vote 5-0.

12. 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: Postpone to June 22, 2015 to evaluate alternatives to demolition.

Ed Sumner spoke in opposition to postponement. Veronica Albright and Joyce Bertoloscini spoke in support of postponement. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Leary seconded the motion; vote 5-0.

MOTION: Postpone the public hearing to June 22, 2015 on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion on a vote of 5-0.

13. HDP-2015-0347 – Postpone to June 22, 2015 at the applicant's request.

1602 Alta Vista Avenue

Proposal: Demolish a ca. 1929 house.

Applicant: Michael Stouse

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

Staff Recommendation: Postpone to June 22, 2015 to evaluate alternatives to demolition.

MOTION: Postpone the public hearing to June 22, 2015, per passage of the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote 5-0.

14. HDP-2015-0354

5311 Roosevelt Avenue

Proposal: Demolish a ca. 1950 house.

Applicant: Michael Singletary

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

Staff Recommendation: Postpone to June 22, 2015 to evaluate alternatives to demolition.

MOTION: Approve the application, per passage of the consent agenda and in accordance with the staff recommendation, on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote 5-0.

**15. 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: Postpone to June 22, 2015 to evaluate alternatives to demolition.

Justin Hubert spoke in opposition to postponement. Veronica Albright spoke in support of postponement. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion on a vote of 5-0.

MOTION: Postpone the public hearing to June 22, 2015 on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote 5-0.

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.

F. APPLICATION FOR PARTIAL AD VALOREM TAX ABATEMENT FOR APPROVED REHABILITATION WORK IN A LOCALLY-DESIGNATED HISTORIC DISTRICT.

1. LHD-2014-0015

4005 Avenue A (Hyde Park)

Project: Level the house and install new piers.

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

Staff Recommendation: Approve the application.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote 5-0.

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, Historic Preservation Office, at 512-974-2727.