



HISTORIC LANDMARK COMMISSION

August 24, 2015 7:00pm
CITY HALL COUNCIL CHAMBERS
301 W 2nd STREET
AUSTIN, TEXAS

CURRENT BOARD MEMBERS:

 x *Madeline Clites*
 x *Mary Jo Galindo*
 AB *Chantelle McKenzie*
 x *Terri Myers*
 x *Arif Panju*

 x *Emily Reed*
 AB *Blake Tollett*
 x *Michelle Trevino*
 x *David Whitworth*

AGENDA

CALL TO ORDER

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 their concerns regarding items not posted on the agenda.

Sharon Blythe spoke to address the Oakwood Cemetery Chapel rehabilitation and event usage.

2. ELECTION OF OFFICERS

MOTION: Elect Mary Jo Galindo as chair on a motion by Commissioner Myers.
Commissioner Clites seconded the motion; vote: 7-0.

MOTION: Elect David Whitworth as vice-chair on a motion by Commissioner Panju.
Commissioner Myers seconded the motion; vote: 7-0.

3. APPROVAL OF MINUTES

- A. May 18, 2015
- B. June 22, 2015- Corrected
- C. July 27, 2015

Sharon Blythe spoke to address minutes from June 22, 2015.

MOTION: The public hearing was closed on a motion by Commissioner Reed.
Commissioner Trevino seconded the motion; vote 7-0.

MOTION: Postpone the approval of June 22, 2015 minutes on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 7-0.

MOTION: Approve the May 18, 2015 and July 27, 2015 minutes on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 7-0.

4. OLD BUSINESS

5. NEW BUSINESS

A. DISCUSSION AND POSSIBLE ACTION ON PROPOSED ADDITIONAL CHANGES TO THE HISTORIC LANDMARK COMMISSION BY-LAWS

MOTION: Approve the proposed changes to the bylaws on a motion by Commissioner Reed. Commissioner Clites seconded the motion; vote 7-0.

B. APPOINTMENTS TO HISTORIC LANDMARK COMMISSION COMMITTEES

1. Operations Committee: Postponed to September 28, 2015
2. Grants Committee: Postponed to September 28, 2015
3. Preservation Plan Committee: Postponed to September 28, 2015
4. Certificate of Appropriateness Committee: Commissioners Myers, Trevino, and Clites were appointed to the Certificate of Appropriateness Committee. The meeting time was changed to 5:30 on the second Monday of every month.

C. APPOINTMENTS TO OTHER BOARDS AND COMMITTEES

1. Downtown Commission Representative: Commissioner Galindo was appointed as the Downtown Commission Representative.
2. Joint Cultural Committee Representative : Commissioner Trevino was appointed as the Joint Cultural Committee Representative.

6. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION.

None

7. 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

Council District 9

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.

MOTION: Extend the public hearing past 10:00 PM on a motion by Commissioner Whitworth; seconded by Commissioner Clites. Vote: 7-0.

Angela Reed, Melanie Martinez, Michele Webre, Alyson McGee, Gretchen Otto, and Tom Fitzpatrick spoke in support of the application. Janice Jefferson, Michelle White, Michael Francis, Rana Pierucci, and Barbara Holthaus, Kelly Lipscomb, and Glen Ford spoke in opposition. Angela Reed spoke in rebuttal.

MOTION: Close the public hearing on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 7-0.

MOTION: Approve the historic district on a motion by Commissioner Myers. Commissioner Clites seconded the motion. Vote: 3-2, Commissioners Whitworth and Trevino voting nay. Commissioner Reed recused. Commissioner Panju abstained.

2. C14H-2015-0082

Rainey House 3941 Balcones Drive

Council District 10

Applicant: Phoebe Allen

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

Staff Recommendation: Recommend historic zoning

Phoebe Allen, Kate Singleton, and Peter Filardi spoke in support of historic zoning. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 7-0.

MOTION: Recommend historic zoning on a motion by Commissioner Myers. Commissioner Clites seconded the motion. No vote.

MOTION: Postpone the public hearing to September 28, 2015, at request of the applicant, on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 7-0.

3. C14H-2010-0006

Castle Hill Historic District

Roughly bounded by W. 6th Street on the south, Baylor Street on the west, W. 12th Street on the north, and Blanco Street on the east.

Council District 9

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

Applicant: City of Austin

City Staff: Steve Sadowsky/Jerry Rusthoven, Planning and Zoning Department.

Staff Recommendation: Modify the District Preservation Plan as proposed.

Maureen Mettauer, Rosemary Merriam, and Richard Suttle spoke in support of modification. Anne Manassero and Dan Manassero spoke in opposition to modification. The public hearing was closed on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 7-0.

MOTION: Approve the application in accordance with the staff recommendation on a motion by Commissioner Whitworth. Commissioner Myers seconded the motion; vote 7-0.

4. C14H-2015-0002

414 Waller Street and 1101 E. 5th Street

Consider the additional buildings at the Pine Street Station site for historic zoning.

Council District 3

Applicant: Liz Purcell

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

Staff Recommendation: Staff cannot recommend designation of the additional buildings as historic landmarks. The original building has been designated as a historic landmark and has been approved for relocation to another railroad-related site in East Austin. The additional buildings proposed by the applicant for historic designation are 1950s additions to the original building, and since the original building is moving to a new site, there does not seem sufficient justification for the additional buildings to have landmark designation as well. Staff recommends archival documentation of the entire complex prior to the removal of any building from the site.

Leah Bojo spoke in support of postponement to September 28, 2015. Elizabeth Purcell spoke in opposition to postponement. Leah Bojo spoke in rebuttal. The public hearing was closed on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 7-0.

MOTION: Postpone the public hearing to September 28, 2015 on a motion by Commissioner Whitworth. Commissioner Clites seconded the motion; vote 7-0.

5. C14H-2015-0008

Rosewood Courts

2001 Rosewood Avenue

Council District 1

Applicant: Fred McGhee; Historic Landmark Commission

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

Staff Recommendation: Do not initiate historic zoning. The Housing Authority of the City of Austin (owner) recognizes the historical significance of this site, and has developed a plan in conjunction with neighborhood input, to rehabilitate six of the original units, and to re-open Emancipation Park as part of their master plan. Staff instead recommends that the Commission endorse the Rosewood Courts Master Plan, which includes the preservation of original units of this public housing complex.

Lisa Byrd, Freddie Dixon, and Fred McGhee spoke in support of historic zoning. Eileen Schroudt, Shannon Jones, Ruby Roa, Dana Hill, Jim Eubank, and Sylvia Blanco spoke in opposition. Fred McGhee offered rebuttal.

MOTION: Close the public hearing on a motion by Commissioner Reed. Commissioner Myers seconded the motion; vote 7-0.

MOTION: Initiate historic zoning on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 3-3-1, Commissioners Whitworth, Panju and Trevino voting nay. Commissioner Clites recused. The motion failed.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1978-0010

Nalle Building

409-13 E. 6th Street, Council District 9

Proposal: Rooftop Deck

Applicant: Steve Simon

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

Committee Recommendation: Design the proposed deck so that it is not visible from the street in conformance with the Architectural Design Standards for Sixth Street.

Staff Recommendation: The applicant has modified the design of the deck to meet the standards; approve as proposed.

Steve Simon spoke in support of the application. There were no speakers in opposition.

MOTION: The public hearing was closed on a motion by Commissioner Myers. Commissioner Panju seconded the motion on a vote of 7-0.

MOTION: Approve the Certificate of Appropriateness in accordance with the committee and staff recommendations on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote 7-0.

2. C14H-1993-0019

Cook - Sifuentes House

1009 E 9th Street

Council District 1

Proposal: Expand existing dormers on side and rear. Demolish and rebuild rear addition.

Applicant: Joel Aldridge

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as submitted. All changes are in compliance with the Secretary of the Interiors Standards for Rehabilitation.

MOTION: Approve the Certificate of Appropriateness, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote 7-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2015-0069

1300 Northwood Road

Council District 9

Proposal: Demolish a one story frame garage and build a two story accessory building/addition to the rear of the historic building.

Applicant: H+UO Architects

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

Staff Recommendation: Release the permit as submitted. All changes are in compliance with the Secretary of the Interiors Standards for Rehabilitation

COMMENT: No additional comments to the staff recommendation.

2. NRD-2015-0070

1311 Westover Road

Council District 9

Proposal: Demolish existing single family structure

Applicant: Cater Joseph

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.

COMMENT: No additional comment to the staff recommendation.

3. NRD-2015-0078

1404 Northwood Road

Council District 9

Proposal: Demolish existing single family structure

Applicant: Hector Avila

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.

COMMENT: No additional comment to the staff recommendation.

4. NRD-2015-0079

2517 Hartford Road

Council District 9

Proposal: Demolish existing single family structure

Applicant: Hector Avila

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

Staff Recommendation: Release the permit upon the Commission's review of the plans for new construction. Complete a City of Austin Documentation Package prior to release of the demolition permit and consider installing a plaque at the property acknowledging the history of Cora Martin and Margaret Eppright. While the house has an important

history with have two pioneering women at the University of Texas, the building does not possess the architectural or community significance required of Historic Landmark Status.

Hector Avila and Jason Hunt spoke in support of the application. Richard Anton spoke in opposition to demolition and in support of postponement. Jason Hunt spoke in rebuttal.

MOTION: The public hearing was closed on a motion by Commissioner Whitworth. Commissioner Panju seconded the motion on a vote of 7-0.

COMMENT: No additional comment to the staff recommendation.

**5. NRD-2015-0080
3204 Oakmont Boulevard
Council District 10**

Proposal: Build a side one story and rear two story addition onto the contributing building

Applicant: Mari Alwais,

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

Staff Recommendation: Release the permit as submitted. All changes are in compliance with the Secretary of the Interiors Standards for Rehabilitation

COMMENT: No additional comments to the staff recommendation.

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

**1. HDP-2015-0126 – Postpone to September 28, 2015 at the applicant's
request.
1813 Brackenridge Street and 1814 Drake Avenue
Council District 9**

Proposal: Demolish a ca., 1909 house at 1813 Brackenridge Stgreet 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 September 28, 2015 at the

MOTION: Postpone the public hearing, per applicant request, on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 7-0.

**2. HDP-2015-0165
2200 (700 W. 22nd Street) and 2204 Rio Grande Street
Council District 9**

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

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote 7-0.

3. HDP-2015-0508

1205 E. Cesar Chavez Street

Council District 3

Proposal: Demolish a ca 1902 house.

Applicant: Jim Bennett

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

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

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote 7-0.

4. HDP-2015-0532

510 Lockhart Drive

Council District 9

Proposal: Demolish a ca. 1953 house.

Applicant: Preston Graham

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

Staff Recommendation: Encourage the owner to reconsider demolition in favor of constructing an addition and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote 7-0.

5. HDP-2015-0564

516 Lockhart Drive

Council District 9

Proposal: Demolish a ca. 1938 house.

Applicant: Kelly Lipscomb

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

Staff Recommendation: Reconsider the demolition of the house in favor of rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote 7-0.

6. HDP-2015-0582

1205 Short Hackberry Street

Council District 1

Proposal: Demolish a ca. 1912 house.

Applicant: Sal Martinez

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

Staff Recommendation: Either postpone the case to September 28, 2015, or initiate a historic district application for Short Hackberry Street (formerly Hackberry Alley), the last “alley row” of houses in Austin.

MOTION: Postpone the public hearing, per applicant request, on a motion by Commissioner Trevino. Commissioner Myers seconded the motion; vote 7-0.

7. HDP-2015-0625

809 Bouldin Avenue

Council District 9

Proposal: Demolish a ca. 1947 house.

Applicant: Nathan Stephens

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

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

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote 7-0.

8. HDP-2015-0686

1194 Comal Street

Council District 1

Proposal: Relocate a ca. 1915 house.

Applicant: Chris Krager, KRDB

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

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

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote 7-0.

9. HDP-2015-0722

1307 E. 13th Street

Council District 1

Proposal: Demolish a ca. 1900 house.

Applicant: Hector Avila

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

Staff Recommendation: Initiate historic zoning to fully evaluate alternatives to demolition.

MOTION: Postpone the public hearing to September 28, 2015 per applicant request, on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 7-0.

10. HDP-2015-0723

709 Norwalk Lane

Council District 10

Proposal: Demolish a ca. 1938 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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote 7-0.

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.

No cases.

8. COMMITTEE REPORTS

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

9. FUTURE AGENDA ITEMS

ADJOURNMENT: Chair Galindo adjourned the meeting at 12:55 a.m.

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 512-974-2727, 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 Planner, at 512-974-2727.