



HISTORIC LANDMARK COMMISSION

October 26, 2015 - 7:00pm

CITY HALL COUNCIL CHAMBERS

301 W 2nd STREET

AUSTIN, TEXAS

CURRENT BOARD MEMBERS:

☒ *Madeline Clites*

☒ *Mary Jo Galindo*

☐ *Grace McKenzie*

☒ *Terri Myers*

☒ *Arif Panju*

☒ *Alex Papavasiliou*

☒ *Emily Reed*

☒ *Blake Tollett*

☐ *Michelle Trevino*

☒ *David Whitworth*

AGENDA

CALL TO ORDER

The meeting was called to order at 7:15 p.m. by Chair Mary Jo Galindo.

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.

2. APPROVAL OF MINUTES

A. September 28, 2015

MOTION: Approve the September 28, 2015 minutes, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Myers seconded the motion; vote 8-0.

3. OLD BUSINESS

4. NEW BUSINESS

5. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION.

A. Seaholm Intake Facility RFP: Discussion of the City's plans for the Seaholm Redevelopment Project and Possible Action/Recommendations

Lynn Estebrook spoke to present plans for possible recommendation with regards to the Seaholm Redevelopment Project.

MOTION: Recommend to City Council to encourage the applicants to consider and apply the Secretary of the Interior's Standards for Rehabilitation when evaluating possible action on the Seaholm Redevelopment Project on a motion by Commissioner Clites. Commissioner Reed seconded the motion. Vote: 7-1; Commissioner Panju voting no.

6. 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-2015-0002 – Pine Street Station / Humble Oil Depot

414 Waller Street and 1101 E. 5th Street

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

Council District 3

Applicant: Historic Landmark Commission, upon a request by Liz Purcell.

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

Staff Recommendation: Staff cannot recommend designation of the additional building as a historic landmark. The front (eastern-most) section of the building, which was part of the original Humble Oil depot, has been designated as a historic landmark and has been approved for relocation to another railroad-related site in East Austin. The second building proposed for historic designation is probably contemporary to the original depot compound, but there is no definitive proof of its date of construction, and it is built on a slab rather than pier-and-beam, making its relocation impossible and also putting into question its actual date of construction. Further, the building is in the city right-of-way, and is therefore an illegal encroachment. Staff continues to recommend archival documentation of the entire complex and the erection of an interpretive marker and display detailing the history of the site and its place in railroad history, as well as its later history as the center of the arts and music renaissance in East Austin in its incarnation as Pine Street Station.

Elizabeth Purcell and Rejina Thomas spoke in support of historic zoning. Gerardo Castillo spoke in opposition to historic zoning. Elizabeth Purcell offered rebuttal to those speakers in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote: 8-0.

MOTION: Deny historic zoning on a motion by Commissioner Myers, while endorsing the staff recommendation for documentation. Commissioner Whitworth seconded the motion; vote: 7-1, Commissioner Galindo voting no.

2. C14H-1980-0027; C14-2015-0111 – The applicant requests an indefinite postponement of this case.

Gilfillan House

603 W. 8th Street

Council District 9

Proposal: Zoning change from GO-H to DMU-H

Applicant: 2015 Austin Gilfillan LP (John Donisi, Drenner Group, agent)

City Staff: Victoria Haase, Planning and Zoning Department, 974-7691

Staff Recommendation: Staff recommends downtown mixed-use – Historic Landmark – Conditional overlay (DMU-H-CO) combining district zoning. The conditional overlay will restrict building height to 60 feet and will limit vehicular trips to less than 2,000 per day.

MOTION: Grant the applicant's request for an indefinite postponement on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 8-0.

3. **C14H-2015-0004 – Postpone to November 16, 2015 at the staff's request to resolve issues.**

Swearingen-Gray House
1606 Watchhill Road
Council District 9

Applicants: Andy and Rebekah Thomas, owners

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

Staff Recommendation: Postpone to November 16, 2015 at staff's request.

MOTION: Postpone the public hearing to November 16, 2015, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 8-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **C14H-1989-0002 – WITHDRAWN BY APPLICANT**

Willie Wells House
1705 Newton Street
Council District 9

Proposal: Demolish the house.

Applicant: Lori Bauserman Trammell

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

Committee Recommendation: Not reviewed.

Staff Recommendation:

2. **C14H-2003-0001**

George Peterson House
1012 E 8th Street
Council District 1

Proposal: Construct a two story guest house and garage at the rear of the property. Demolish existing non-contributing and historic garage.

Applicant: EM Peavler

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

Committee Reviewed and supports the proposal with changes that the applicant has incorporated into the submitted plans.

Staff Recommendation: Staff recommends approval of the Certificate of Appropriateness as all of the changes to the property are in keeping with the architecture of the property. The garage and guest house addition, while taller than the historic/principal structure, cannot be seen from the street when standing in front of the house and will be minimally visible while at the corner of the lot. The new building takes its cues from the historic building, but with a different roof line and the addition of board

and batten at the second level distinguishes itself from the principal structure.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Myers seconded the motion; vote 8-0.

3. LHD-2015-0016

Castle Hill Local Historic District

1115 W 11th Street

Council District 9

Proposal: Construct a two and three story multi-family building.

Applicant: Mark Vornberg

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

Committee Reviewed the façade with changes and while they appreciate the changes that were made, they do not feel that the overall design is in keeping with the spirit of the Castle Hill Historic District Design Guidelines and do not recommend this project for approval.

Staff Recommendation: Staff supports the Committee Recommendation and insight. Staff also does not think that the window to wall ratio meets the standards and this should be looked at again and adjusted.

MOTION: Postpone the public hearing to November 16, 2015 on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 8-0.

4. LHD-2015-0020

Hyde Park Local Historic District

4404 Speedway

Council District 9

Proposal: Construct a two story addition on the rear of the structure and a one story garage.

Applicant: William R. Vansickle

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

Committee Reviewed and supports the proposal as submitted.

Staff Recommendation: Staff recommends approval of the proposal as submitted as the design meets all of the standards of the Hyde Park Design Standard that relate to additions

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Myers seconded the motion; vote 8-0.

5. C14H-1977-0011 – Sebron Sneed House

1801 Nelms Drive

Council District 2

Proposal: Repair and stabilization of the remaining stone walls; clear vegetation and debris from the site.

Applicant: Tracy Chen

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the application for stabilization and sealing the tops of the limestone walls to prevent further deterioration, but

reserve the right to determine any further stabilization measures necessary for long-term preservation; retain any fallen rock on the site for re-use to the greatest extent possible; follow the directives (listed in the staff report) from a preservation professional regarding the materials and processes for stabilization of the walls.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Myers seconded the motion; vote 8-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2015-0049

1705 W 29th Street

Council District 9

Proposal: Construct new two-three story single family residence

Applicant: UnBox Studio

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

Staff Recommendation: Staff recommends release of the permit and encourages the applicant to incorporate staff's recommendations into their design to make the building more compatible with the neighborhood. While the new construction is very modern in style, it has created a gable type form with two slanted roofs and gable roof forms are common in the neighborhood. The original design of the house that was submitted used two different sizes of lap siding, however the applicants have decided to go with stucco siding as the primary siding material. Staff recommends going back to the wood siding as a main siding choice as stucco is not a common material found on the street or within the neighborhood however lap siding is very common.

MOTION: Postpone the public hearing to November 16, 2015, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 8-0.

2. NRD-2015-0092

2606 Harris Blvd

Council District 9

Proposal: Construct a new two story single family residence

Applicant: Michael Stouse

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

Staff Recommendation: Release the application as submitted.

COMMENTS: No additional comments to the staff recommendation.

3. NRD-2015-0093

1410 Woodlawn Boulevard

Council District 9

Proposal: Construct two new three story multi-family units

Applicant: Stuart Sampley

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

Staff Recommendation: Release the application and encourage the application to consider alternatives to the roof access shape as it provides

an awkward shape and form to the overall building. Other than the roof shape the building had a similar shape, fenestration pattern, and materials of other buildings in the district.

COMMENTS: No additional comments to the staff recommendation.

**4. NRD-2015-0096
704 Oakland Boulevard
Council District 9**

Proposal: Construct a rear addition and additional height to the existing addition.

Applicant: Ernesto Peralez

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

Staff Recommendation: Release the application as submitted.

COMMENTS: No additional comments to the staff recommendation.

**5. NRD-2015-0098
1100 Toyath Street
Council District 9**

Proposal: Construct a one story and basement rear addition.

Applicant: Nisha Ackerman,

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

Staff Recommendation: Release the application as submitted.

COMMENTS: No additional comments to the staff recommendation.

**6. NRD-2015-0105
2502 Jarratt Avenue
Council District 9**

Proposal: Construct a one story rear addition and new garage.

Applicant: James Holland

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

Staff Recommendation: Release the application as submitted.

COMMENT: No additional comments to the staff recommendation.

**7. NRD-2015-0106
1404 Northwood Road
Council District 9**

Proposal: Construct a new 2 story single family residence.

Applicant: Hector Avila

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

Staff Recommendation: Release the application with the following recommendations. The front windows that currently have a diamond pattern should be a multi-pane window to match the pattern in the French doors on the first floor and to either remove the square transoms above the windows or have a transom that matches the design over the French doors. Otherwise the design is a new traditional design that is compatible and sensitive to the architecture in the neighborhood.

COMMENTS: No additional comments to the staff recommendation.

8. **NRD-2015-0107**
2517 Hartford Road
Council District 9
Proposal: Construct a new 2 story single family residence.
Applicant: Hector Avila
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted.

COMMENTS: No additional comments to the staff recommendation.

9. **NRD-2015-0109**
617 West Lynn Street
Council District 9
Proposal: Construct a rear addition to maintain the same height as the existing building.
Applicant: Marzia Volpe
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted.

COMMENTS: No additional comments to the staff recommendation.

10. **NRD-2015-0112 – POSTPONE TO NOVEMBER 16, 2015 at the applicant's request.**
611 West Lynn Street
Council District 9
Proposal: Demolition of the building
Applicant: Kathleen Labay
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Postpone to the November 16, 2015 Historic Landmark Commission or initiate historic zoning as the Slaughter-Dildy House is significant for its architecture and its association with Roy Slaughter, a principal of Brown Brothers, one of the city's most prominent banking institutions, and with Dr. Charles Dildy, a local physician. If the Historic Landmark Commission releases the permit, a City of Austin Documentation package should be submitted before the permit is released.

MOTION: Postpone the public hearing to November 16, 2015, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 8-0.

11. **NRD-2015-0114**
111 Congress Avenue, Building II
Council District 9
Proposal: Construct a one story commercial building
Applicant: CJ MacQuarrie
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted.

COMMENTS: No additional comments to the staff recommendation.

12. **NRD-2015-0116**

3208 Beverly Road

Council District 10

Proposal: Construct a rear 2 story addition.

Applicant: Annie Laurie Grabiell

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

Staff Recommendation: Release the application as submitted

COMMENTS: No additional comments to the staff recommendation.

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

1. HDP-2014-1083

1611 Walnut Avenue

Council District 1

Proposal: Demolish a ca. 1925 house.

Applicant: Sal Martinez, MX3 Homes

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

Staff Recommendation: Initiate historic zoning on this property. The house is architecturally significant as an excellent example of 1920s vernacular architecture and has deep significance within the traditional community as the home of a neighborhood icon.

Cavan Merski and Amenity Applewhite spoke in favor of historic zoning. Hector Avila and Michael Juarez spoke in opposition to historic zoning. The public hearing was closed on a motion by Commissioner Tollett. Commissioner Myers seconded the motion; vote 8-0.

MOTION: Initiate historic zoning on a motion by Commissioner Tollett. Commissioner Reed seconded the motion; vote 6-2, Commissioners Papavasiliou and Panju voting no.

2. HDP-2015-0126 – Postpone to November 16, 2015 at the applicant's request.

1813 Brackenridge Street

Council District 9

Proposal: Demolish a ca. 1909 house.

Applicant: David West

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

Staff Recommendation: Postpone to October 26, 2015 at the applicant's request to obtain a variance to construct the proposed project which will incorporate the historic-age house.

MOTION: Postpone the public hearing to November 16, 2015, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 8-0.

3. HDP-2015-0658

3800 Balcones Drive

Council District 10

Proposal: Demolish a ca. 1957 house.

Applicant: Soledad Builders

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

Staff Recommendation: Staff must very reluctantly recommend release of the demolition permit upon completion of a City of Austin Documentation Package. Please see the full staff report for the justification for this recommendation.

MOTION: Extend the public hearing past 10 p.m. on a motion by Commissioner Panju. Commissioner Papavasiliou seconded the motion; vote: 8-0.

Matt Fajkus, Richard Martin, Carl Arcury, and Mark Rayberg spoke in support of the demolition application. Tere O'Connell, Riley Triggs, David Heyn, and Julian Reed spoke in opposition to demolition. Matt Fajkus offered a rebuttal to those speakers in opposition. The public hearing was closed on a motion by Commissioner Panju. Commissioner Myers seconded the motion; vote 8-0.

MOTION: Approve the demolition application per staff recommendation on a motion by Commissioner Panju. Commissioner Papavasiliou seconded the motion. Vote 5-2; Commissioners Myers and Galindo voting no. Commissioner Reed abstained.

4. **HDP-2015-0783 – POSTPONE TO NOVEMBER 16, 2015 at the applicant's request.**
606 and 608 E. 3rd Street
Council District 9
Proposal: Demolish two 19th century houses.
Applicant: Tim Langan
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to November 16, 2015 at the applicant's request.

MOTION: Postpone the public hearing to November 16, 2015, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 8-0.

5. **HDP-2015-0784**
1506 Bouldin Avenue
Council District 9
Proposal: Relocate a ca. 1939 house to outside the city.
Applicant: Chris Krager
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Adaptively re-use the house is possible, 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 Myers seconded the motion; vote 8-0.

6. **HDP-2015-0874 and -0875**
2819 and 2821 Manor Road
Council District 1

Proposal: Relocate four Calcasieu cottages moved to this site in 1963 to a new site on Harold Court, Austin.

Applicant: David Kanne

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

Staff Recommendation: Release the relocation permit upon completion of a City of Austin Documentation Package. The applicant has found a new site for cottages that will be part of a planned community of small, energy-efficient houses and communal gardens in far East Austin, with a goal of 25% of the residential units being affordable.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Myers seconded the motion; vote 8-0.

**7. HDP-2015-0886
1408 E. 6th Street
Council District 3**

Proposal: Relocate a ca. 1895 house to 6407 Porter Street, Austin.

Applicant: Sean Reynolds

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package, and erect a plaque at this site, commemorating the history of the neighborhood, especially in conjunction with the adjacent railroad facilities.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Myers seconded the motion; vote 8-0.

**8. HDP-2015-0903
1404 Bob Harrison Street
Council District 1**

Proposal: Demolish a ca. 1915 house.

Applicant: Jessica Braun

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

Staff Recommendation: Postpone to November 16, 2015 to fully evaluate alternatives to demolition.

MOTION: Postpone the public hearing to November 16, 2015, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 8-0.

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

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

Staff Note: Staff has met with the owner and architect regarding stabilization of the ruins, and they have submitted a plan for tuck pointing, stabilizing, and cleaning out the area around the ruins, which will be presented during the Commission's review of applications for Certificates of Appropriateness above.

MOTION: Postpone the public hearing to November 16, 2015, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote 8-0.

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

No cases.

7. COMMITTEE REPORTS

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

8. FUTURE AGENDA ITEMS

ADJOURNMENT: The meeting of the Historic Landmark Commission was adjourned at 11 p. 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.