



HISTORIC LANDMARK COMMISSION
January 25, 2016 - 7:00pm
REGULAR MEETING
City Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

<input checked="" type="checkbox"/>	<i>Madeline Clites</i>	<input checked="" type="checkbox"/>	<i>Alex Papavasiliou</i>
<input checked="" type="checkbox"/>	<i>Mary Jo Galindo</i>	<input checked="" type="checkbox"/>	<i>Emily Reed</i>
<input checked="" type="checkbox"/>	<i>Terri Myers</i>	<input checked="" type="checkbox"/>	<i>Blake Tollett</i>
<input checked="" type="checkbox"/>	<i>Tiffany Osburn</i>	<input type="checkbox"/>	<i>Michelle Trevino</i>
<input type="checkbox"/>	<i>Arif Panju</i>	<input checked="" type="checkbox"/>	<i>David Whitworth</i>

AGENDA

CALL TO ORDER – 7:04 p.m.

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. December 14, 2015

MOTION: Approve the minutes after corrections, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 8-0.

3. OLD BUSINESS

4. NEW BUSINESS

MOTION: Hear case HDP-2015-1056 at the next public hearing on February 22, 2016 on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 8-0.

5. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION

None.

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

Angela Temple spoke to address the potential loss of historic signage at Robert E Lee Elementary.

1 C14H-2015-0004 – Postpone to February 22, 2016 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 February 22, 2016 at staff's request.

MOTION: Postpone the public hearing to February 22, 2015 on a motion by Commissioner Whitworth. Commissioner Clites seconded the motion; vote 8-0.

2 C14H-2015-0147

**Peter and Esther Allidi House
1315 Kenwood Avenue
Council District 9**

Applicants: Annie-Laurie Grabiell, Clayton + Levy, Architects, applicant; Bruce Curtis and Fred Daniel, owners
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

There were no speakers in favor or in opposition.

MOTION: The public hearing was closed on a motion by Commissioner Tollett. Commissioner Myers seconded the motion; vote 8-0.

MOTION: Recommend historic zoning on a motion by Commissioner Myers. Commissioner Clites seconded the motion. Vote 7-1, Commissioner Papavasiliou voting nay.

3 C14H-2015-0152

**Hoefgen-Wilson-Ransom House
1610 Watchhill Road
Council District 9**

Applicants: Blake and Julie Bergstrom, owners
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning, despite architectural modifications.

Blake Bergstrom spoke in favor of historic zoning. There were no speakers in opposition.

MOTION: The public hearing was closed on a motion by Commissioner Reed. Commissioner Osburn seconded the motion; vote 8-0.

MOTION: Recommend historic zoning on a motion by Commissioner Myers. The motion was seconded by Commissioner Reed. Vote: 8-0.

4 C14H-2015-0164

**T.H. Shelby House
503 W. 33rd Street
Council District 9**

Applicants: Andrew K and Lindsey L. Heddleston Smith, owners; Emily Payne, Hardy, Heck & Moore, agent and preparer
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

Lindsey Heddleston Smith spoke in favor of historic zoning. There were no speakers in opposition to historic zoning.

MOTION: The public hearing was closed on a motion by Commissioner Clites. Commissioner Reed seconded the motion; vote 7-0, Commissioner Myers off the dais.

MOTION: Recommend historic zoning on a motion by Commissioner Clites. Commissioner Reed seconded the motion. Vote 7-0, Commissioner Myers recused.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1979-0013

**Green Pastures, 811 W. Live Oak Street
Council District 9**

Proposal: Construct two new hotel buildings, a greenhouse, a laundry room/office, and a parking structure.

Applicant: Emily Little, Mark Olsen and George Wilcox, Clayton + Little Architects

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

Greg Porter and Lori Barzano spoke in support of the application. Vince Sargologos spoke in opposition. Greg Porter offered clarifying comments to those speakers in opposition.

MOTION: The public hearing was closed on a motion by Commissioner Reed. Commissioner Myers seconded the motion; vote 7-0, Commissioner Clites off the dais.

MOTION: Approve the application on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote: 7-0. Commissioner Clites recused.

2. C14H-2013-0140

**Louis C., Jr. and Virginia Nalle Page House, 2507 Kenmore Court
Council District 10**

Proposal: Construct a free-standing carport.

Applicant: Jonathan Davies, FAB Architecture

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote: 8-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2015-0112

**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: 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.

Laura Labay and Kathleen Dildy Labay spoke in support of demolition. Rosemary Merriam, Alexander Shoghi, Scott Barnes, and David Conner spoke in opposition to demolition.

MOTION: The public hearing was closed on a motion by Commissioner Reed. Commissioner Clites seconded the motion; vote 8-0 .

MOTION: Initiate historic zoning and request that staff complete further research on a motion by Commissioner Myers. Commissioner Reed seconded the motion. Vote 6-2, Commissioners Papavasiliou and Whitworth voting nay.

**2. NRD-2015-0119
1806 W 10th Street
Council District 9**

Proposal: Construct a new 2 story wood and stone house. The demolition of the property has been previously approved.

Applicant: Pecan Valley Homes

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

Staff Recommendation: Release the application as submitted. While this is a contemporary and modern design, the gable front form on the building as well as using materials, such as stone and wood, take cues from the context of the surrounding buildings.

Hector Avila spoke in support of the application. There were no speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Whitworth. Commissioner Clites seconded the motion; vote 8-0.

MOTION: Postpone the public hearing to February 22, 2016 and request that applicant attend the Certificate of Appropriateness Committee hearing on a motion by Commissioner Myers. Commissioner Reed seconded the motion. Vote 6-2, Commissioners Papavasiliou and Whitworth voting nay.

**3. NRD-2015-0129
10 ½ William Barton Drive
Council District 8**

Proposal: Build a one story open air bathroom facility.

Applicant: Chan & Partners Engineering/City of Austin

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

Staff Recommendation: Release the application as proposed. The new bath house is near the Zilker bath houses; however its context is the Hillside Theater as well as the beginning of a trailhead. The bathhouse is a small one story building that takes its cues and materials from the natural setting of the park.

COMMENT: No further comment to the staff recommendation. Commissioners Clites and Osburn recused.

**4. NRD-2015-0135
812 Theresa Ave- APPLICANT REQUESTED POSTPONEMENT TO FEBRUARY 22, 2016.
Council District 9**

Proposal: Demolish a contributing (potentially individually eligible for listing in the National Register and as a city landmark) house.

Applicant: Arthur Abernathy

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

Staff Recommendation: Postpone to February 22, 2016 at the application's request.

MOTION: Postpone the public hearing to February 22, 2015 on a motion by Commissioner Whitworth. Commissioner Clites seconded the motion; vote 8-0.

5. **NRD-2015-0137**
1612 W 11th Street
Council District 9
Proposal: Construct a rear two story addition on the rear of the house. Applicant:
Richard Hughes
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted as the applicant
is retaining the original house and is connecting the addition onto the rear with
minimal interference to the original house.

COMMENT: No further comment to the staff recommendation.

6. **NRD-2015-0139**
1622 W 10th Street
Council District 9
Proposal: Construct a rear two story addition to the rear of the house to be
connected by a small connection
Applicant: Eix & Blackwell
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted. The entire
original house is being retained and only a small portion of the historic building
will be affected. While the new building is much larger than the original house, it is
being built with materials and details that are complimentary to the house.

COMMENT: No further comment to the staff recommendation.

7. **NRD-2016-0002**
1605 Gaston Avenue
Council District 9
Proposal: Construct a rear two story addition on the rear of the house. Applicant:
Rodney Bennett
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted but encourage
the applicants to consider keeping the roof form as a side gabled form to keep the
original form of the house as well as retain the original stone veneer on the first
floor. The retention of the original form would keep the architectural integrity of
the home intact. This house does have a potential Historic Landmark Designation
due to its historic associations with both Phillip Creer as well as Mike Michalske.
Changing the roof form and removing the original siding would compromise the
architecturally integrity of the house and possibly prevent it from being designated
as a Landmark.

Rodney Bennett spoke in favor of the application. There were no speakers in
opposition. The public hearing was closed on a motion by Commissioner Tollett.
Commissioner Clites seconded the motion; vote 8-0.

COMMENT: No further comment to the staff recommendation.

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

1. **HDP-2015-0126 - POSTPONE TO FEBRUARY 22, 2016 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 February 22, 2016 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 February 22, 2016 on a motion by Commissioner Whitworth. Commissioner Clites seconded the motion; vote 8-0.

2. HDP-2015-1006 – POSTPONE TO FEBRUARY 22, 2016 at the applicant's request.

1603 Willow Street

Council District 3

Proposal: Demolish a ca. 1902 house.

Applicant: Jeff Blatt

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

Staff Recommendation: Postpone to February 22, 2016 to allow the applicant additional time to explore the possibilities of rehabilitation of the house.

MOTION: Postpone the public hearing to February 22, 2016 on a motion by Commissioner Whitworth. Commissioner Clites seconded the motion; vote 8-0.

3. HDP-2015-1037

3108 Grandview Street

Council District 9

Proposal: Demolish a ca. 1913 house.

Applicant: Kathy Wimbish

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

Staff Recommendation: While staff still believes that this house qualifies as a historic landmark for its architecture and its historical associations, staff must reluctantly recommend release of the permit upon completion of a City of Austin Documentation Package due to the condition of the house.

Eric DeYoung spoke in favor of demolition. Betsey Greenberg and Chas LeCroux spoke in opposition to demolition. Eric DeYoung offered clarifying comments.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou. Commissioner Whitworth seconded the motion; vote 8-0.

MOTION: Approve the demolition application on a motion by Commissioner Whitworth. Commissioner Papavasiliou seconded the motion; vote 2-6, Commissioners Myers, Reed, Clites, Galindo, Osburn, and Tollett voting nay. The motion failed to pass.

MOTION: Initiate historic zoning and request further research from staff on a motion by Commissioner Reed. Commissioner Myers seconded the motion. Vote 6-2; Commissioners Whitworth and Papavasiliou voting nay.

MOTION: Extend the public hearing past 10:00 p.m. on a motion by Commissioner Papavasiliou. Commissioner Myers seconded the motion; vote 8-0.

4. HDP-2015-1111

1906 David Street

Council District 9

Proposal: Demolish a ca. 1948 house.

Applicant: Hector Avila

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

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

Lynn Whitten, Ernesto Cragolino, Nirav Patel, and Nuria Zaragoza spoke in favor or the application. There were no speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 8-0.

MOTION: Release the permit in accordance with the staff recommendation on a motion by Commissioner Whitworth. Commissioner Myers seconded the motion; vote 8-0.

5. **HDP-2015-1114 – POSTPONE TO FEBRUARY 22, 2016 at the applicant’s request.**

1308 E. 12th Street

Council District 1

Proposal: Demolish a ca. 1933 house.

Applicant: AE Permits

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

Staff Recommendation: Postpone to February 22, 2016 to allow the applicant additional time to explore the possibilities of rehabilitation of the house.

MOTION: Postpone the public hearing to February 22, 2016 on a motion by Commissioner Whitworth. Commissioner Clites seconded the motion; vote 8-0.

6. **HDP-2015-1139**

1101 Music Lane

Council District 9

Proposal: Demolish a ca. 1951 former motel, now apartment and office complex.

Applicant: Big Red Dog Engineering and Consulting

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

Staff Recommendation: Consider incorporating some of the mid-century Modern architectural features of the old Terrace Motor Hotel into the plans for the site, but release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 8-0.

7. **HDP-2015-1151**

1502 Willow Street

Council District 3

Proposal: Partial demolition of a ca. 1906 house.

Applicant: Ray Ates Construction

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

Staff Recommendation: Postpone to February 22, 2016 at staff’s request to fully consider alternatives to demolition and to allow staff additional time to more research on the earliest history of the house.

MOTION: Postpone the public hearing to February 22, 2016 on a motion by Commissioner Whitworth. Commissioner Clites seconded the motion; vote 8-0.

8. **HDP-2015-1172**

2112 Holly Street

Council District 3

Proposal: Demolish a ca. 1925 house.

Applicant: Pecan Valley Homes

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, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 8-0.

**9. HDP-2015-1195
1602 S. 3rd Street
Council District 9**

Proposal: Demolish a ca. 1940 house.
Applicant: A Parallel, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.

MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou 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 is working with the owner in the stabilization process. Staff will report back when the stabilization measures previously approved are complete.

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 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.