



**HISTORIC LANDMARK COMMISSION**

**December 14, 2015 - 7:00pm**

**ONE TEXAS CENTER, ROOM 325**

**505 Barton Springs Road**

**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 checked="" type="checkbox"/> <i>Michelle Trevino</i>
<input checked="" type="checkbox"/> <i>Arif Panju</i>	<input checked="" type="checkbox"/> <i>David Whitworth</i>

**AGENDA**

**CORRECTION – FOR ITEM C.3 TO SHOW THE CORRECT ADDRESS**

**CALL TO ORDER : 7:09 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. October 26, 2015**
- B. November 15, 2015**

**MOTION:** Approve the October 26, 2015 and November 15, 2015 minutes, per passage of the consent agenda, on a motion by Commissioner Clites. Commissioner Trevino seconded the motion; vote 10-0.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

**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**

- 1 C14H-2015-0004 – Postpone to January 25, 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 January 25, 2016 at staff's request.

**MOTION: Postpone the public hearing, per passage of the consent agenda, on a motion by Commissioner Reed. Commissioner Treviño seconded the motion; vote 10-0.**

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

**1. LHD-2015-0026**

**Hyde Park Local Historic District  
4011 Avenue A  
Council District 9**

Proposal: Construct a new two story single family home

Applicant: Christopher Carty

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

Committee Reviewed the proposal and requested two changes: One to the window configuration and one to the door.

Staff Recommendation: Staff recommends approval of the Certificate of Appropriateness as submitted. The applicant has made necessary changes to the windows to accommodate a more contextual configuration and has provided ample examples within the neighborhood of houses that have an entrance off of the front porch but not directly facing the street.

Wanda Penn spoke to address the application. Chris Carty spoke in support of the application.

**MOTION: The public hearing was closed on a motion by Commissioner Reed. Commissioner Clites seconded the motion; vote 10-0.**

**MOTION: Approve the application on a motion by Commissioner Papavasiliou. Commissioner Whitworth seconded the motion; vote 10-0.**

**2. C14H-1979-0013**

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

Proposal: Modifications to the side entrance to the house, modifications to the non-historic "garden room" addition; construction of a free-standing pavilion.

Applicant: Mark Olsen, Clayton + Little, Architects

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

Committee Recommendation: Approve as proposed, but had concerns about the proposed cresting on the free-standing pavilion.

Staff Recommendation: Approve as proposed.

Greg Porter and Emily Little spoke in support of the application. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Reed. Commissioner Panju closed the public hearing; vote: 10-0.

**MOTION: Approve the application as proposed with the exclusion of the cresting. There was no second.**

**MOTION: Approve application as proposed, excluding consideration of the railing by the staff recommendation, on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote: 8-0. Commissioners Clites and Osburn recused.**

## **C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

### **1. NRD-2015-0112 - POSTPONE TO JANUARY 25, 2016 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: 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, per passage of the consent agenda, on a motion by Commissioner Reed. Commissioner Treviño seconded the motion; vote 10-0.**

### **2. NRD-2015-0125**

**1609 Gaston Avenue**

**Council District 9**

Proposal: Demolish a non-contributing building and build a new 2 story single family home.

Applicant: Maker Architects

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

Staff Recommendation: Release the application as proposed as the architecture has a neo-traditional form with the I plan and front facing gables. Stucco, stone and slate are materials found in the National Register Historic district and the massing and scale of the building are in keeping with the architecture of the neighborhood. While metal windows are not a common window material, the use of the multi-pane configuration makes the windows compatible with the neighborhood.

**COMMENT: No additional comment to the staff recommendation.**

### **3. NRD-2015-0129**

**Council District 8**

Proposal: Build a one story open are 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.

**MOTION: Postpone the public hearing, per passage of the consent agenda, on a motion by Commissioner Reed. Commissioner Treviño seconded the motion; vote 8-0. Commissioners Clites and Osburn recused.**

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

1. **HDP-2015-0126 - POSTPONE TO JANUARY 25, 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 January 25, 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, per passage of the consent agenda, on a motion by Commissioner Reed. Commissioner Treviño seconded the motion; vote 10-0.**

2. **HDP-2015-0976**  
**2604 Woodmont Avenue**  
**Council District 10**  
Proposal: Demolish a ca. 1938 house.  
Applicant: Geneva Hardeman  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Staff cannot recommend the demolition of this house, and requests that the applicant continue to consider alternatives; if the Commission votes to release the demolition permit, then staff recommends the completion of a City of Austin Documentation Package.

Brian Hardeman spoke in support of demolition. There were no speakers in opposition.

MOTION: The public hearing was closed on a motion by Commissioner Tollett. Commissioner Papavasiliou seconded the motion; vote 10-0.

**MOTION: Approve the application in accordance with the staff recommendation on a motion by Commissioner Tollett. Commissioner Papavasiliou seconded the motion; vote 8-2, Commissioners Myers and Reed voting nay.**

3. **HDP-2015-1006 – POSTPONE TO JANUARY 25, 2016 at the applicant's request.**  
**1603 Willow Street**  
**Council District 1**  
Proposal: Demolish a ca. 1902 house.  
Applicant: Jeff Blatt  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Postpone to January 25, 2016 at the application's request.

**MOTION: Postpone the public hearing, per passage of the consent agenda, on a motion by Commissioner Reed. Commissioner Treviño seconded the motion; vote 10-0.**

4. **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: Postpone to January 25, 2016 to fully evaluate alternatives to demolition.

Eric Dion spoke to contest the postponement of the public hearing. Betsey Greenberg spoke in favor of postponement.

MOTION: The public hearing was closed on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 10-0.

**MOTION: Postpone the public hearing on a motion by Commissioner Myers. Commissioner Reed seconded the motion. Vote 8-2; Commissioners Whitworth and Panju voting nay.**

**5. HDP-2015-1045  
2103 E. 2<sup>nd</sup> Street  
Council District 3**

Proposal: Demolish a ca. 1923 house.

Applicant: Element 5 Development

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 Clites. Commissioner Treviño seconded the motion; vote 10-0.**

**6. HDP-2015-1046  
1803 Haskell Street  
Council District 3**

Proposal: Demolish a ca. 1931 house.

Applicant: Craig Nasso

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

Staff Recommendation: Encourage adaptive re-use and rehabilitation, but release the permit upon completion of a City of Austin Documentation Package.

Alvaro Picos spoke in favor of demolition. There were no speakers in opposition to demolition.

MOTION: The public hearing was closed on a motion by Commissioner Tollett. Commissioner Clites seconded the motion; vote 10-0.

**MOTION: Approve the application according to the staff recommendation on a motion by Commissioner Tollett. Commissioner Myers seconded the motion; vote 10-0.**

**7. HDP-2015-1056  
610 W. 31½ Street  
Council District 9**

Proposal: Partial demolition of a ca. 1910 house.

Applicant: Jim Bennett Consulting

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

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

Rodney Bennett and Jacob Weisfeld spoke in favor of application approval and in opposition to postponement. Michelle Cantrera, Betsey Greenberg, and Richard Woodington spoke in opposition to demolition and in support of postponement.

MOTION: The public hearing was closed on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 10-0.

**MOTION: Postpone the public hearing to January 25, 2015 on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 7-3, Commissioners Papavasiliou, Whitworth, and Panju voting nay.**

**8. HDP-2015-1079  
2202 Rosewood Avenue  
Council District 1**

Proposal: Demolish a ca. 1934 house.  
Applicant: Paradisa Homes  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage adaptive re-use and rehabilitation, but release the permit upon completion of a City of Austin Documentation Package.

There were no speakers in support of demolition. Dan Henderson spoke in opposition to demolition.

**MOTION: Close the public hearing on a motion by Commissioner Tollett. Commissioner Trevino seconded the motion; vote 10-0.**

**MOTION: Postpone the public hearing on a motion by Commissioner Tollett. There was no second. The motion was withdrawn.**

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Panju. Commissioner Clites seconded the motion; vote 10-0.**

**9. HDP-2015-1095  
2312 Enfield Road  
Council District 10**

Proposal: Relocate a ca. 1940 house.  
Applicant: Chris Krager  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage adaptive re-use and rehabilitation, 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 Clites. Commissioner Treviño seconded the motion. Vote 9-0, Commissioner Tollett recused.**

**10. 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: Encourage adaptive re-use and rehabilitation, but release the permit upon completion of a City of Austin Documentation Package.

Hector Avila and Ernesto Cragolino spoke in support of the application. There were no speakers in opposition to demolition.

**MOTION: Close the public hearing on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 10-0.**

**MOTION: Initiate historic zoning on a motion by Commissioner Reed. Commissioner Myers seconded the motion. No vote.**

**MOTION: Postpone the public hearing to January 25<sup>th</sup>, 2016 on a motion by Commissioner Tollett. Commissioner Reed seconded the motion; vote: 7-3, Commissioners Whitworth, Panju, and Papavasiliou voting nay.**



**11. HDP-2015-1112  
2205 Greenlee Drive  
Council District 10**

Proposal: Demolish a ca. 1941 house.  
Applicant: DAR Construction  
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 Clites. Commissioner Treviño seconded the motion; vote 10-0.**

**12. HDP-2015-1113  
914 Post Oak Street  
Council District 9**

Proposal: Demolish a ca. 1946 house.  
Applicant: DAR Construction  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage adaptive re-use and rehabilitation, 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 Clites. Commissioner Treviño seconded the motion; vote 9-0. Commissioner Myers recused.**

**13. HDP-2015-1114  
1308 E. 12<sup>th</sup> 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 January 25, 2016 to fully evaluate alternatives to demolition. This was the home of Alice T. King, who was the head of the King-Tears Funeral Home, and the mother of John Q.T. King, the president of Huston-Tillotson University.

**MOTION: Postpone the public hearing to January 25, 2016, per passage of the consent agenda, on a motion by Commissioner Reed. Commissioner Treviño seconded the motion; vote 10-0.**

**14. HDP-2015-1124  
4609 Avenue G  
Council District 9**

Proposal: Demolish a ca. 1926 house.  
Applicant: River Rock Construction  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage adaptive re-use and rehabilitation, 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 Whitworth. Commissioner Panju seconded the motion; vote 10-0.**

**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.

**MOTION: Postpone the public hearing, per passage of the consent agenda, on a motion by Commissioner Reed. Commissioner Treviño seconded the motion; vote 10-0.**

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

**1. LHD-2015-0028**

**505 W 43<sup>rd</sup> Street(Hyde Park)**

Project: Replace rotted siding with wood siding and repaint. Replace rotted and broken wooden windows with wood windows to match the historic windows. Interior work to include drywall, hardwood floors, plumbing, electric and HVAC work. City Staff: Beth Johnson, Historic Preservation Office, 974-7801.

Staff Recommendation: Staff recommends that the project and the property are eligible for abatement. The application has met all of the required criteria for eligibility. They received a Certificate of Appropriateness through administrative approval for the proposed changes to the exterior on December 7, 2015.

**MOTION: Approve the application, per passage of the consent agenda, on a motion by Commissioner Clites. Commissioner Treviño seconded the motion; vote 10-0.**

**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.