



HISTORIC LANDMARK COMMISSION

March 28, 2016 - 7:00pm

REGULAR MEETING

Mathews Elementary School

906 West Lynn Street

Austin, Texas

CURRENT BOARD MEMBERS:

 x *Madeline Clites*

 x *Mary Jo Galindo*

 x *Terri Myers*

 x *Tiffany Osburn*

 x *Arif Panju*

 x *Alex Papavasiliou*

 ab *Emily Reed*

 x *Blake Tollett*

 x *Michelle Trevino*

 x *Beth Valenzuela*

 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.

Kathy Robinson spoke to encourage the reuse of building materials and to address opportunities for deconstruction and relocation in Austin with regards to nonprofit group The Reuse People.

2. APPROVAL OF MINUTES

A. February 22, 2016

MOTION: Approve the minutes with corrections on a motion by Commissioner Clites. Commissioner Osburn seconded the motion; vote 10-0.

3. 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 No number assigned

Robert E. Lee Elementary School

3308 Hampton Road

Council District 9

Applicants: Caroline Roberts and Angela Temple

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: No recommendation at this time. The applicants have asked that the Commission consider the initiation of a historic zoning case on the school. The Commission has requested that this item be on the agenda for discussion. This will be the public hearing for the Commission's action regarding the initiation of a historic zoning case. Staff will make a recommendation only if the Commission initiates the historic zoning case.

Angela Temple and Caroline Roberts spoke in opposition to postponement. John Lassiter, Susie Bates, and Charles D'Harcourt spoke in support of postponement. Caroline Roberts offered clarifying comments. The public hearing was closed on a motion by Commissioner Tollett. Commissioner Papavasiliou seconded the motion; vote 9-0. Commissioner Myers recused.

MOTION: Postpone the public hearing to April 25, 2016 on a motion by Commissioner Tollett. Commissioner Trevino seconded the motion; vote: 9-0. Commissioner Myers recused.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1974-0025

**St. Edward's University Main Building, 3001 S. Congress Avenue
Council District 3**

Proposal: Repairs and rehabilitation of masonry elements and replacement of windows and roofing materials.

Applicant: Larry Irsik, Architexas

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

Larry Irsik spoke in support of the application. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Panju. Commissioner Papavasiliou seconded the motion; vote 8-0. Commissioners Osburn and Clites off the dais.

MOTION: Approve the application on a motion by Commissioner Panju. Commissioner Myers seconded the motion; vote 8-0. Commissioners Osburn and Clites recused.

2. C14H-1979-0011

**Las Ventanas, 602 Harthan Street
Council District 9**

Proposal: Construct a side addition.

Applicant: Limbacher & Godfrey, Architects

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 Clites. Commissioner Osburn seconded the motion. Vote: 8-0; Commissioners Osburn and Clites recused.

3. C14H-2009-0020

**Ralph and Anna Cloud House, 1718 Summitview
Council District 9**

Proposal: Window replacements

Applicant: Camille Tueni

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

Committee Recommendation: Not presented

Staff Recommendation: Inquire about the possibility of installing windows that match the historic windows exactly.

There were no speakers. The public hearing was closed on a motion by Commissioner Tollett. Commissioner Trevino seconded the motion; vote 10-0.

MOTION: Deny the retroactive Certificate of Appropriateness on a motion by Commissioner Myers. Commissioner Clites seconded the motion; vote: 10-0.

MOTION: Deny the 2016 tax exemption a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion. Vote: 10-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

- 1. NRD-2015-0112 – Postpone at the applicant's request to April 25, 2016.
611 West Lynn Street – West Line
Council District 9**

Proposal: Demolition of the building

Applicant: Kathleen Labay

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

Staff Recommendation: Postpone at the applicant's request to April 25, 2016.

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

- 2. NRD-2015-0135
812 Theresa Avenue – Postpone at the applicant's request to April 25, 2016.
Council District 9**

Proposal: Demolish a contributing (potentially individually contributing) house.

Applicant: Arthur Abernathy

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

Staff Recommendation: Postpone to April 25, 2016 at the application's request.

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

- 3. NRD-2016-0010**

1817 W. 10th Street - Clarksville

Council District 9

Proposal: Construct a new two-story accessory dwelling unit on the back of the lot.

Applicant: Clarksville Community Development Corporation; Austin Community Design and Development Center

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

Staff Recommendation: Release the application as proposed with the recommendation that the applicant use wood or aluminum-clad wood windows in the new house.

COMMENT: No additional comment to the staff recommendation.

4. NRD-2016-0013

1416 Westover Road – Old West Austin

Council District 9

Proposal: Demolish a ca. 1936 contributing house and construct a new two-story house.

Applicant: Hector Avila

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

Staff Recommendation: Release the applications upon completion of a City of Austin Documentation Package with the following recommendations: 1. Reduce the scale and size of the new house; and 2. Use a more traditional material for the exterior cladding.

COMMENT: No additional comment to the staff recommendation.

5. NRD-2016-0016

1702 W 31st Street – Old West Austin

Council District 10

Proposal: Demolish the detached garage and rear portion of the house and construct a new rear addition.

Applicant: Roy Jensen, Waterloo Permits; David Boren, Boren Architects

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

Staff Recommendation: Release the application as proposed.

COMMENT: No additional comment to the staff recommendation.

6. NRD-2016-0017

720 Congress Avenue – Congress Avenue

Council District 9

Proposal: Remove the non-historic storefront and concrete slipcover and construct a new storefront.

Applicant: Joshua Hogan, Maker Architects

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

Staff Recommendation: Release the application as proposed.

COMMENT: No additional comment to the staff recommendation.

7. NRD-2016-0018

1707 Wethersfield Road - Old West Austin

Council District 9

Proposal: Construct a 2-story addition to the rear of a one-and-a-half story house and a cupola on top of the back section of the existing roof.

Applicant: Carolyn Van Meter, Hugh Jefferson Randolph Architects

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

Staff Recommendation: Release the application as proposed.

COMMENT: No additional comment to the staff recommendation.

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

1. HDP-2015-0783

606 and 608 E. 3rd Street

Council District 9

Proposal: Relocate two houses from the north side of 3rd Street to the south side of 3rd Street in the same block.

Applicant: Tim Langan

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

Staff Recommendation: Release the permit.

Doug Manchester, Steve Drenner, and Alyson McGee spoke in support of the application. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Panju. Commissioner Osburn seconded the motion; vote: 10-0.

MOTION: Release the permit for relocation of the two houses upon the conditions that:

- 1) The applicant and owner complete an archaeological investigation that meets state standards, and**
- 2) That they are committed to restoring the two relocated homes, and**
- 3) That the relocated houses are oriented toward third street, and**
- 4) That the two relocated structures are protected with a covenant or zoned historic, and**
- 5) That the HLC approve a Certificate of Appropriateness for the relocation of the Wedding House prior to permit release.**

Commissioner Myers seconded the motion. Vote: 10-0.

2. HDP-2015-1006

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

Jeff Blatt and Jim Recek spoke in support of the application. Edie Kosell, Gwen Obar, Janine Bergen, and Linda Team spoke in opposition to demolition. Jeff Blatt offered a rebuttal. The public hearing was closed on a

motion by Commissioner Myers. Commissioner Osburn seconded the motion; vote: 10-0.

MOTION: Initiate historic zoning based on architectural style and community value on a motion by Commissioner Myers. Commissioner Clites seconded the motion. Vote: 7-3, Commissioners Panju, Whitworth, and Papavasiliou voting nay.

MOTION: Continue past 10:00 p.m. on the condition that the meeting adjourn after 10:45 on a motion by Commissioner Papavasiliou. Commissioner Tollett seconded the motion. No vote.

MOTION: Continue the meeting past 10:00 p.m. on a motion by Commissioner Osburn. Commissioner Panju seconded the motion. Myers nay.

MOTION: Postpone cases D.9, D.10, D.11, D.12, D.15, D.16, D.18, D.19, and D.20 on a motion by Commissioner Trevino. Commissioner Papavasiliou seconded the motion; vote: 10-0.

**3. HDP-2015-1114
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: No recommendation. The house has obvious historical significance but has been significantly modified.

Gene Tankersley spoke in support of the application. Stuart King spoke in opposition to demolition. The public hearing was closed on a motion by Commissioner Panju. Commissioner Trevino seconded the motion; vote: 10-0.

MOTION: Initiate historic zoning on a motion by Commissioner Valenzuela. Commissioner Clites seconded the motion. Vote: 6-4; Commissioners Panju, Osburn, Papavasiliou, and Whitworth opposed. The motion passes.

**4. HDP-2016-0011
306 Ridgewood Road
Council District 10**

Proposal: Demolish a ca. 1969 house.

Applicant: Fred Williams

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

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

Adrian Lord and Chris Keeland spoke in support of the application. Marlene Stenger spoke in opposition to demolition. The public hearing was closed on a motion by Commissioner Papavasiliou. Commissioner Panju seconded the motion; vote: 10-0.

MOTION: Approve the application in accordance with the staff recommendation on a motion by Commissioner Panju. Commissioner Whitworth seconded the motion; vote: 10-0.

**5. HDP-2016-0033
702 W. 21st Street
Council District 9**

Proposal: Demolish a ca. 1911 house.
Applicant: Mike McHone
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

Ryan McElroy and Mike McHone spoke in support of the application. Megan Meisenbach spoke in support of a 150-day compromise. The public hearing was closed on a motion by Commissioner Papavasiliou. Commissioner Panju seconded the motion. Vote: 10-0.

MOTION: Release the 3 permits subject to the proposed 150-day waiting period and in accordance with staff recommendation on a motion by Commissioner Papavasiliou. Commissioner Panju seconded the motion. Vote: 9-1; Commissioner Myers opposed.

**6. HDP-2016-0034
2102 Rio Grande Street
Council District 9**

Proposal: Demolish a ca. 1917 house.
Applicant: Mike McHone
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

**7. HDP-2016-0061
2100 Rio Grande Street
Council District 9**

Proposal: Demolish a ca. 1906 apartment house.
Applicant: Mike McHone
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

**8. HDP-2016-0073 – APPLICATION WITHDRAWN. NO ACTION REQUIRED.
1306 Winsted Lane
Council District 10**

Proposal: Demolish a ca. 1939 house.
Applicant: Michael London
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to April 25, 2016 to fully evaluate alternatives to demolition.

**9. HDP-2016-0081
405 W. 39th Street
Council District 9**

Proposal: Demolish a ca. 1909 house.
Applicant: Brian Copland
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use,
but release the permit upon completion of a City of Austin Documentation
Package.

MOTION: Postpone cases D.9, D.10, D.11, D.12, D.15, D.16, D.18, D.19, and D.20 on a motion by Commissioner Trevino. Commissioner Papavasiliou seconded the motion; vote: 10-0.

**10. HDP-2016-0082-A
407 W. 39th Street (Noticed as 407 W. 39th Street, Unit A)
Council District 9**

Proposal: Demolish a ca. 1913 house.
Applicant: Brian Copland
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use,
but release the permit upon completion of a City of Austin Documentation
Package.

MOTION: Postpone cases D.9, D.10, D.11, D.12, D.15, D.16, D.18, D.19, and D.20 on a motion by Commissioner Trevino. Commissioner Papavasiliou seconded the motion; vote: 10-0.

**11. HDP-2016-0082-B
408 W. 38 ½ Street (Noticed as 407 W. 39th Street, Unit B)
Council District 9**

Proposal: Demolish a ca. 1938 house.
Applicant: Brian Copland
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Strongly encourage rehabilitation and adaptive
re-use, but release the permit upon completion of a City of Austin
Documentation Package.

MOTION: Postpone cases D.9, D.10, D.11, D.12, D.15, D.16, D.18, D.19, and D.20 on a motion by Commissioner Trevino. Commissioner Papavasiliou seconded the motion; vote: 10-0.

**12. HDP-2016-0086
107 E., 31st Street
Council District 9**

Proposal: Demolish a ca. 1923 house.
Applicant: Matt Zadeh
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use,
but release the permit upon completion of a City of Austin Documentation
Package.

MOTION: Postpone cases D.9, D.10, D.11, D.12, D.15, D.16, D.18, D.19, and D.20 on a motion by Commissioner Trevino. Commissioner Papavasiliou seconded the motion; vote: 10-0.

13. **HDP-2016-0097**
1904 Holly Street
Council District 3
Proposal: Demolish a ca. 1950 house.
Applicant: Hatch Works
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, 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 Osburn seconded the motion; vote: 10-0.

14. **HDP-2016-0109**
1703 Garner Avenue
Council District 5
Proposal: Demolish a ca. 1923 house that was moved to the current site ca. 1953.
Applicant: Steve Hayer
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, 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 Osburn seconded the motion; vote: 10-0.

15. **HDP-2016-0143**
1703 Haskell Street
Council District 3
Proposal: Demolish a ca. 1931 house.
Applicant: Pecan Valley Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.

MOTION: Postpone cases D.9, D.10, D.11, D.12, D.15, D.16, D.18, D.19, and D.20 on a motion by Commissioner Trevino. Commissioner Papavasiliou seconded the motion; vote: 10-0.

16. **HDP-2016-0146**
1112 E. 3rd Street
Council District 3
Proposal: Demolish a ca. 1901 house.
Applicant: Levitas Modern Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to April 25, 2016 or initiate a historic zoning case.

Jeremy Vincek and Paul Kim spoke in opposition to postponement. There were no speakers in support. The public hearing was closed on a motion by Commissioner Myers. Commissioner Whitworth seconded the motion; vote 10-0.

MOTION: Proceed with the public hearing on the case on a motion by Commissioner Whitworth. Commissioner Papavasiliou seconded the motion. Vote: 9-1; Commissioner Galindo opposed.

MOTION: Postpone cases D.9, D.10, D.11, D.12, D.15, D.16, D.18, D.19, and D.20 on a motion by Commissioner Trevino. Commissioner Papavasiliou seconded the motion; vote: 10-0.

17 HDP-2016-0151

1906 Stamford Lane

Council District 10

Proposal: Demolish a ca. 1938 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, 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 Osburn seconded the motion; vote: 10-0.

18. HDP-2016-0157

1175 San Bernard Street

Council District 1

Proposal: Demolish a ca. 1903 house.

Applicant: Glen Coleman

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

Staff Recommendation: Postpone to April 25, 2016 to fully evaluate alternatives to demolition, or initiate a historic zoning case.

Glen Coleman spoke in opposition to postponement. There were no speakers in support. The public hearing was closed on a motion by Commissioner Myers. Commissioner Whitworth seconded the motion; vote: 10-0.

MOTION: Postpone the public hearing on a motion by Commissioner Myers. Commissioner Tollett seconded the motion. Vote: 4-6; Commissioners Valenzuela, Clites, Panju, Osburn, Whitworth, and Papavasiliou voting nay. Motion fails to pass.

MOTION: Postpone cases D.9, D.10, D.11, D.12, D.15, D.16, D.18, D.19, and D.20 on a motion by Commissioner Trevino. Commissioner Papavasiliou seconded the motion. Vote: 10-0.

19. HDP-2016-0158

4603 Sinclair Avenue

Council District 7

Proposal: Demolish a ca. 1937 house.

Applicant: Roy and Robert Smithers

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

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

MOTION: Postpone cases D.9, D.10, D.11, D.12, D.15, D.16, D.18, D.19, and D.20 on a motion by Commissioner Trevino. Commissioner Papavasiliou seconded the motion; vote: 10-0.

20. HDP-2016-0159

2102 Haskell Street

Council District 3

Proposal: Demolish a house that was moved onto this site from an unknown location in 1955.

Applicant: Peter Pevoto

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

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

MOTION: Postpone cases D.9, D.10, D.11, D.12, D.15, D.16, D.18, D.19, and D.20 on a motion by Commissioner Trevino. Commissioner Papavasiliou 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 not heard from the applicant or his architect, and recommends the reinstatement of the Demolition by Neglect Case.

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

No cases.

G. APPLICATION FOR PARTIAL AD VALOREM TAX ABATEMENT FOR HISTORIC LANDMARK PROPERTIES IN NEED OF TAX RELIEF TO ENCOURAGE PRESERVATION

See attached list.

MOTION: Approve the applications for those items passing inspection, per passage of the consent agenda, on a motion by Commissioner Clites. Commissioner Osburn seconded the motion. Vote: 8-0-0. Commissioner Tollett recused. Commissioner Panju abstained.

Realtor Alyson McGee and project architect Tere O'Connell spoke in opposition to denial of the 2016 tax exemption for 1705 Newton St. There were no speakers in support of denial. The public hearing was closed on a motion by Commissioner Whitworth. Commissioner Panju seconded the motion; vote: 9-0. Commissioner Myers recused.

MOTION: Deny the application for tax exemption for 1705 Newton Street on a motion by Commissioner Whitworth. Commissioner Panju seconded the motion. Vote: 7-2, Commissioners Galindo and Osburn voting nay. Commissioner Myers recused.

MOTION: Deny the tax exemption for those properties failing inspection (C14H- 1977-0011 - Sebron Sneed House, 1801 Nelms Drive; C14H- 1980-0027 - Gilfillan House, 603 West 08th Street; C14H- 1986-0015 - Grandberry Building, 907 Congress Avenue; C14H- 1989-0001 - McCaleb House, 609 West 32nd Street; C14H- 1999-0013 - Maverick - Miller House, 910 Poplar Street; C14H- 2000-2095 - Oak Hill School, 6240 West U.S. Highway 290, C14H- 2009-0020 - Dr. Ralph and Anna Cloud House, 1718 Summitview; and C14H - 2004-0008- Mitchell - Robertson Building, 909 Congress Avenue) on a motion by Commissioner Trevino. Commissioner Papavasiliou seconded the motion; vote 10-0.

4. COMMITTEE REPORTS

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

5. 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, or Kalan Contreras, Historic Preservation Planner, at 512-974-2727.