



HISTORIC LANDMARK COMMISSION

July 25, 2016 - 7:00pm

REGULAR MEETING

Council Chambers, City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

____ *Madeline Clites*
____ *Mary Jo Galindo*
____ *Terri Myers*
____ *Tiffany Osburn*
____ *Arif Panju*
____ *David Whitworth*

____ *Alex Papavasiliou*
____ *Emily Reed*
____ *Blake Tollett*
____ *Michelle Trevino*
____ *Beth Valenzuela*

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. June 27, 2016

3. PUBLIC HEARINGS

AA. DISCUSSION AND POSSIBLE ACTION ON PROPOSALS FOR AMENDMENTS TO THE CITY CODE

1. Consider an amendment to Section 25-11-213 to require Historic Landmark Commission review of demolition permits for certain civic uses.
2. Consider an amendment to Section 25-2-1052(A)(2) to remove the exemption of historic landmarks and local historic districts from Article 10 (Compatibility Standards) of Chapter 25 of the City Code.

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
Russell Lee Elementary School (formerly Robert E. Lee Elementary School)
3308 Hampton Road
Council District 9

Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

2. HDP-2016-0146 – Hergotz-Aleman-Mosqueda House – POSTPONE TO AUGUST 22, 2016 at the property owner’s request.

1112 E. 3rd Street

Council District 3

Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to August 22, 2016 per the property owner’s request.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. No number assigned yet.

Russell Lee Elementary School (formerly Robert E. Lee Elementary School), 3308 Hampton Road

Council District 9

Proposal: Restore existing letters on the building and install new letters in the same style as the original to read “Russell Lee Elementary School.”

Applicant: Austin Independent School District

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

2. C14H-2002-0020

Governors Ma and Pa Ferguson House, 1200 Enfield Road

Council District 9

Proposal: Construct a new balcony with railings on the south side of the house.

Applicant: Jack Lieberman, owner

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

Committee Recommendation: Simplify the railing design.

Staff Recommendation: Approve as proposed.

3 C14H-1982-0014

Laguna Gloria, 3809 W. 35th Street

Council District 10

Proposal: Remove non-historic walls and a gate.

Applicant: The Contemporary Austin

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

4 LHD-2016-0013

207 E. 44th Street – Hyde Park

Council District 9

Proposal: Enclose a covered patio with glass.

Applicant: Ben May

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

Committee Recommendation: Split recommendations.

Staff Recommendation: Approve as proposed.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2015-0112 – Postpone at the applicant's request to August 22, 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 August 22, 2016.
2. **NRD-2015-0135
812 Theresa Avenue – West Line
Council District 9**
Proposal: Demolish a ca. 1915 contributing house.
Applicant: Arthur Abernathy
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package and review of the plans for the new construction on the site.
3. **NRD-2016-0039 – Postpone to August 22, 2016 at the applicant's request.
1826 W. 10th Street - Clarksville
Council District 9**
Proposal: Demolish a ca. 1910 house.
Applicant: Kevin Brown
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Grant the applicant's request for a postponement to enable further conversations about the possibilities for rehabilitation and adaptive re-use of this house.
4. **NRD-2016-0044
1715 Summit View Place – West Line
Council District 9**
Proposal: Demolish a ca. 1928 house.
Applicant: Jennifer Marsh
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package and review of the plans for the new construction on the site.
5. **NRD-2016-0048
1605 Palma Plaza – Old West Austin
Council District 9**
Proposal: Construct a two-story addition to a ca. 1928 one-story frame bungalow that is contributing to the historic district.
Applicant: Carl McClendon
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Re-design this proposal to preserve the integrity of the articulation of the existing one-story frame bungalow, but release the permit upon completion of a City of Austin Documentation Package.

6. NRD-2016-0049

1205-B Enfield Road – Old West Austin

Council District 9

Proposal: Construct a two-story addition to a one-story ca. 1938 house that is non-contributing to the historic district.

Applicant: Maximillian Keene

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

Staff Recommendation: Release the permit as proposed.

7. NRD-2016-0051

Northwest corner of 6th Street and Congress Avenue – Sixth Street and Congress Avenue Historic Districts

Council District 9

Proposal: Install a life-size statue of Leslie Cochran on an existing street bench.

Applicant: Frank Wick, Art in Public Places

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

Staff Recommendation: Release the permit as proposed.

8. NRD-2016-0052

3002 Glenview Avenue – Old West Austin

Council District 10

Proposal: Construct a rear addition; replace the front awning with a covered porch; convert the carport to a garage; replace windows and doors.

Applicant: Doug Nissen

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

Staff Recommendation: Release the permit with the following recommendations:

1. Reconsider the front-gabled entry hood on the front of the house.
2. Consider rehabilitation of the existing windows before replacements.

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

1. HDP-2015-1006

1603 Willow Street

Council District 3

Proposal: Restoration of a ca. 1902 house and construction of a 2-story addition.

Applicant: Jeff Blatt

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

Staff Recommendation: Approve a Certificate of Appropriateness for the partial demolition to construct the addition, and release the historic zoning case on this property upon completion of a City of Austin Documentation Package.

2. HDP-2016-0316

1710 Garden Street

Council District 3

Proposal: Demolish a ca. 1946 house.

Applicant: Harsh Doshy
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning, or encourage rehabilitation and adaptive re-use. If the Commission does not initiate historic zoning, then staff recommends relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

3. HDP-2016-0419
2205 Bonita Street
Council District 10

Proposal: Demolish a ca. 1948 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

4. HDP-2016-0389
3400 Cedar Street
Council District 9

Proposal: Demolish a ca. 1910 house.
Applicant: Joel Levine
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning.

5. HDP-2016-0434
2105 Griswold Lane
Council District 10

Proposal: Demolish a ca. 1949 house.
Applicant: Bennett Consulting
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

6. HDP-2016-0436
2500 S. 5th Street
Council District 3

Proposal: Demolish a ca. 1947 house.
Applicant: A.J. Smith
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

7. HDP-2016-0440
311 W. 55th Street
Council District 4

Proposal: Demolish a ca. 1948 house.
Applicant: Newcastle Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package..

8. **HDP-2016-0441**
2004 E. 22nd Street
Council District 1
Proposal: Demolish a ca. 1964 house.
Applicant: VB Group, Inc.
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.
9. **HDP-2016-0447**
202 Montopolis Drive
Council District 3
Proposal: Demolish a ca. 1951 house.
Applicant: Cynthia Harp
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
10. **HDP-2016-0450**
1603 Fairplay Court
Council District 1
Proposal: Demolish a ca. 1957 house.
Applicant: Austin Houses 2 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
11. **HDP-2016-0451**
2201 Stamford Lane
Council District 10
Proposal: Demolish a ca. 1940 house.
Applicant: Dwight Jones
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
12. **HDP-2016-0452**
3904 Pete's Path
Council District 10
Proposal: Demolish a ca. 1950 house.
Applicant: John Robert
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.
13. **HDP-2016-0453**
107 W. Monroe Street
Council District 9
Proposal: Demolish a ca. 1937 house.
Applicant: Black Pearl Soco, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

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

14. HDP-2016-0454

86 Chalmers Avenue

Council District 3

Proposal: Demolish a ca. 1948 house.

Applicant: Lauren Pasternack

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

Staff Recommendation: Release the permit.

15. HDP-2016-0456

402 W. Mary Street

Council District 9

Proposal: Demolish a ca. 1953 house.

Applicant: Robert Buchanan

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

Staff Recommendation: Release the permit.

16. HDP-2016-0458

901 West Avenue

Council District 9

Proposal: Almost total demolition of a ca. 1902 house.

Applicant: Clay Woody, owner

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

Staff Recommendation: Request that the owner seriously reconsider his current proposal that will obliterate this house in favor of a design that will incorporate and articulate the historic architecture of the house, but release the permit upon completion of a City of Austin Documentation Package.

17. HDP-2016-0467

2408 Winsted Lane

Council District 10

Proposal: Demolish a ca. 1948 house.

Applicant: Barron Custom Design, LLC

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

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

18. HDP-2016-0468 and HDP-2016-0469

1207 and 1209 W. 22½ Street

Council District 9

Proposal: Demolish twin ca. 1929-1930 houses now used as fourplexes.

Applicant: Bennett Consulting

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.

19. HDP-2016-0471

4008 Ridgelea Drive

Council District 10

Proposal: Demolish a ca. 1947 house.
Applicant: Merrily and Terry Porter
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use,
then relocation over demolition, but release the permit upon completion of a
City of Austin Documentation Package.

20. HDP-2016-0473
1901 Robinhood Trail
Council District 10

Proposal: Demolish a ca. 1940 house.
Applicant: Tim Cuppett
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use,
then relocation over demolition, but release the permit upon completion of a
City of Austin Documentation Package.

21. HDP-2016-0474
1612 Forest Trail
Council District 10

Proposal: Demolish a ca. 1933 house.
Applicant: Tim Cuppett
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use,
then relocation over demolition, but release the permit upon completion of a
City of Austin Documentation Package.

22. HDP-2016-0475
3703 Grayson Lane
Council District 9

Proposal: Demolish a ca. 1949 house.
Applicant: Peter Pevoto
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use,
then relocation over demolition, but release the permit upon completion of a
City of Austin Documentation Package.

23. HDP-2016-0476
2706 Zaragosa Street
Council District 3

Proposal: Demolish a ca. 1956 house.
Applicant: Michael Stouse
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of
Austin Documentation Package.

24. HDP-2016-0480
1153 Perry Road
Council District 3

Proposal: Demolish a ca. 1950 house.
Applicant: ESS
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.

25. HDP-2016-0455
1911 Richcreek Road
WITHDRAWN BY STAFF – No action required.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive
Staff Note: Staff has been in contact with the architect working on the site.

F. DISCUSSION AND POSSIBLE ACTION ON THE COMMISSION'S ANNUAL REPORT

4. COMMISSION ITEMS

5. COMMITTEE REPORTS

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

6. 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.