



HISTORIC LANDMARK COMMISSION

August 22, 2016 - 7:00pm

REGULAR MEETING

Council Chambers, City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

___ *Mary Jo Galindo, Chair*

___ *Alex Papavasiliou*

___ *Terri Myers*

___ *Tiffany Osburn*

___ *Arif Panju*

___ *David Whitworth*

___ *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. July 25, 2016

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. HDP-2016-0146 – Hergotz-Aleman-Mosqueda House – Postpone to September 26, 2016 at the applicant'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 September 26, 2016 at the applicant's request.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-2009-0039

Lolla Peterson House, 2410 Jarratt Avenue

Council District 9

Proposal: Remove a non-historic rear addition and the detached garage; construct a new garage with a suite above and new rear addition.

Applicant: Avenue B Development

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

Committee Recommendation: The Committee recommended changing the width of the windows in the addition; the applicant has complied with the recommendation.

Staff Recommendation: Approve as proposed.

2. LHD-2016-0014

3913 Avenue F – Hyde Park

Council District 9

Proposal: Construct a new garage apartment.

Applicant: Lotte Vehko, Vehko Architecture

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

3 C14H-1974-0041 and C14H-1978-0035

Hannig Building and Jacoby-Pope Building, 200-06 E. 6th Street.

Council District 9

Proposal: Remove structurally unsound wall, and rebuild it with CMU with the historic brick veneer.

Applicant: Colina West, owner

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

Committee Recommendation: Not reviewed.

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 September 26, 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 September 26, 2016.

2. NRD-2015-0135 – Postpone at the applicant’s request to September 26, 2016

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: Postpone at the applicant’s request to September 26, 2016.

3. **NRD-2016-0039 – Postpone at the applicant’s request to September 26, 2016.**
1826 W. 10th Street - Clarksville
Council District 9
Proposal: Demolish a ca. 1910 house.
Applicant: Kevin Brown and Ed Stevens
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone at the applicant’s request to September 26, 2016.
4. **NRD-2016-0044 – Postponed by the Commission to September 26, 2016.**
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-2016-0055**
1712 Windsor Road – Old West Austin
Council District 9
Proposal: Rebuild and enlarge the existing garage and add a second story connecting to the primary residence; remove the existing one-story rear addition and add a two-story addition in its place; remove the existing portico and construct a new entry.
Applicant: Paul Lamb Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit as proposed with the exception of the new covered entry – either remove the existing entry and don’t replace it or replace it with something more minimal than proposed, and complete a City of Austin Documentation Package of the existing conditions at the house prior to release of the permit.
6. **NRD-2016-0058**
1508 W. 9th Street – West Line
Council District 9
Proposal: Construct a rear addition.
Applicant: Carlos Garcia, Miro Rivera Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit as proposed.
7. **NRD-2016-0060**
2301 Woodlawn Boulevard – Old West Austin
Council District 9
Proposal: Construct an attached 3-car garage with a guest house above.
Applicant: Soledad Builders, Inc.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit as proposed.
8. **NRD-2016-0061**
1618 Palma Plaza – Old West Austin

Council District 9

Proposal: Demolish a ca. 1932 apartment building.

Applicant: Taylor Steed

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

Staff Recommendation: Postpone to September 26, 2016 to fully evaluate alternatives to demolition. IF the Commission does not vote to postpone, then staff must recommend release of the permit upon completion of a City of Austin Documentation Package and upon the Commission's review of the new construction for the site.

9. NRD-2016-0062

1102 Charlotte Street - Clarksville

Council District 9

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

Applicant: Dick Clark and Associates, Architects

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

Staff Recommendation: Release the permit as proposed.

10. NRD-2016-0063 – Postpone to September 26, 2016 at the applicant's request.

2516 Harris Boulevard – Old West Austin

Council District 9

Proposal: Demolish a ca. 1935 house.

Applicant: Dalton Young

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

Staff Recommendation: Postpone to September 26, 2016 to fully evaluate alternatives to demolition and to allow additional time for staff to delve more deeply into the lives and contributions of Sam and Bess Lichenstein, prominent figures in Austin's Jewish community.

11. NRD-2016-0064

1714 Cromwell Hill – Old West Austin

Council District 9

Proposal: Partial demolition to accommodate a new addition to the north and west elevations of the house.

Applicant: Steven Radke, Vinson-Radke Homes

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

Staff Recommendation: Encourage the applicant to reconsider the choice of metal siding for the additions for a more compatible material, but otherwise release the permit as proposed upon completion of a City of Austin Documentation Package.

12. NRD-2016-0065

1713 W. 29th Street – Old West Austin

Council District 10

Proposal: Demolish a ca. 1940 house.

Applicant: Taylor Steed

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

Staff Recommendation: Release the permit upon the review of plans for the replacement structure by the Commission.

13. NRD-2016-0056 – Pulled from the agenda. No action required.

2305 Rollingwood Drive
Council District 8

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

1. **HDP-2016-0529**
500 Montopolis Drive
Council District 3
Proposal: Demolish a ca. 1935 former school for African-American children.
Applicant: KEEP Investment Group, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning, or postpone this matter to September 26, 2016 to fully evaluate alternatives to demolition.

2. **HDP-2016-0431**
1615 S. 2nd Street
Council District 9
Proposal: Demolish a ca. 1925 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.

3. **HDP-2016-0441**
2004 E. 22nd Street
Council District 1
Proposal: Demolish a ca. 1964 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-2016-0479**
1513 Oxford Avenue
Council District 5
Proposal: Demolish a ca. 1950 house.
Applicant: Nick Mehl
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.

5. **HDP-2016-0482**
1617 S. 2nd Street
Council District 9
Proposal: Demolish a ca. 1911 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to September 26, 2016 to fully evaluate alternatives to demolition and to fully understand the history of this house.

If the Commission votes to release the permit, then staff recommends relocation over demolition, and completion of a City of Austin Documentation Package prior to release of the permit.

- 6. HDP-2016-0484**
2011 Chestnut Avenue
Council District 1
Proposal: Relocate a ca. 1938 house to Taylor, Texas.
Applicant: Art Ramirez
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning, or postpone to September 26, 2016 to allow more time to evaluate information concerning the Rev. O.S. Davis' contributions to Austin's African-American community. If the Commission votes to release the permit, then staff recommends completion of a City of Austin Documentation Package.
- 7. HDP-2016-0489**
1913 Rio Grande Street
Council District 9
Proposal: Demolish a ca. 1923 house.
Applicant: Austin Permit Service
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.
- 8. HDP-2016-0491**
3009 Kuhlman Avenue
Council District 1
Proposal: Demolish a ca. 1954 house.
Applicant: Michael Clawson
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-2016-0492**
1911 Rio Grande Street
Council District 9
Proposal: Demolish a ca. 1923 house.
Applicant: Austin Permit Service
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.
- 10. HDP-2016-0493**
1108 Christie Drive
Council District 3
Proposal: Demolish a ca. 1969 house.
Applicant: Roy Jensen
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.

11. **HDP-2016-0495**
2306 E. 10th Street
Council District 1
Proposal: Demolish a ca. 1936 house.
Applicant: Marco Saucedo
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.
12. **HDP-2016-0500**
2723 Lyons Road
Council District 3
Proposal: Demolish a house that was moved onto the lot from an unknown location ca. 1972.
Applicant: William Hodge
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit.
13. **HDP-2016-0501**
2800 E. Cesar Chavez Street
Council District 3
Proposal: Demolish a ca. 1929 commercial building.
Applicant: Robert Abbott
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
14. **HDP-2016-0505**
1602 Walnut Avenue
Council District 1
Proposal: Demolish a ca. 1948 house.
Applicant: Celeste Surface
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
15. **HDP-2016-0506**
2806 E. Cesar Chavez Street
Council District 3
Proposal: Demolish a ca. 1928 house.
Applicant: Robert Abbott
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
16. **HDP-2016-0507**
4608 Speedway
Council District 9
Proposal: Demolish a ca. 1946 house.
Applicant: Rusty Bannerman
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.

17. HDP-2016-0508

1203 Cometa Street

Council District 1

Proposal: Demolish a ca. 1957 duplex.

Applicant: Marzia Volpe

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

Staff Recommendation: Release the permit.

18. HDP-2016-0509

310 Comal Street

Council District 3

Proposal: Demolish a ca. 1949 industrial building.

Applicant: Rogers-O'Brien Construction

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

Staff Recommendation: Postpone to September 26, 2016 or initiate a historic zoning case to determine feasible alternatives to demolition. The size of this building may determine a variety of uses, from music and art studios to retail, restaurants, recreation, or offices. If the Commission votes to release the demolition permit, then staff recommends completion of a City of Austin Documentation Package.

19. HDP-2016-0471

2906 S. 4th Street

Council District 3

Proposal: Demolish a ca. 1947 house.

Applicant: William Kane

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-2016-0511

1702 Kenwood Avenue

Council District 9

Proposal: Demolish a ca. 1936 house.

Applicant: Chester Wilson

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-2016-0512

906 Linden Street

Council District 3

Proposal: Demolish a ca. 1953 house.

Applicant: Eric Beacom

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

Staff Recommendation: Release the permit.

22. **HDP-2016-0513**
1806 Treadwell Street
Council District 5
Proposal: Demolish a ca. 1955 house.
Applicant: Liza Shapiro
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.
23. **HDP-2016-0522**
2205 Townes Lane
Council District 10
Proposal: Demolish a ca. 1948 house.
Applicant: Karl Haussmann
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.
24. **HDP-2016-00523**
4005 Balcones Drive
Council District 10
Proposal: Demolish a ca. 1953 house.
Applicant: Kyle Lossen
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.
25. **HDP-2016-0526**
1205 Deloney Street
Council District 1
Proposal: Demolish a ca. 1952 house.
Applicant: Absolute Demolition
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.
26. **HDP-2016-0527**
2010 Ashby Avenue
Council District 5
Proposal: Demolish a ca. 1947 house.
Applicant: William Kane
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.
27. **HDP-2016-0528**
1122 Estes Avenue
Council District 1

Proposal: Demolish a ca. 1930 house that was moved to its current site in 1966 from an unknown location.
Applicant: Henry Juarez
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.

28. HDP-2016-0530
605 S. 3rd Street
Council District 9

Proposal: Demolish a ca. 1951 house.
Applicant: Gary Shake
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.

29. HDP-2016-0531
1815 Pasadena Drive
Council District 7

Proposal: Demolish a ca. 1952 house.
Applicant: William Kane
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.

30. HDP-2016-0532
4104 Sinclair Avenue
Council District 10

Proposal: Partial demolition of a ca. 1941 house to construct an addition.
Applicant: Philip Overbaugh
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

31. HDP-2016-0535
2920 E. 12th Street
Council District 1

Proposal: Demolish a house that was moved onto its current site in 1951.
Applicant: S&K Development
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.

32. HDP-2016-0536
5403 Avenue F
Council District 4

Proposal: Demolish a ca. 1948 house.
Applicant: Peter Pevoto
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit.

33. HDP-2016-0537

804 W. Oltorf Street

Council District 9

Proposal: Demolish a ca. 1951 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.

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.

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.