



HISTORIC LANDMARK COMMISSION
September 26, 2016 - 7:00 pm
Regular Meeting
Council Chambers, Austin City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

_____	<i>Mary Jo Galindo, Chair</i>	_____	<i>David Whitworth, Vice-Chair</i>
_____	<i>Alex Papavasiliou</i>	_____	<i>Emily Reed</i>
_____	<i>Terri Myers</i>	_____	<i>Blake Tollett</i>
_____	<i>Tiffany Osburn</i>	_____	<i>Michelle Trevino</i>
_____	<i>Arif Panju</i>	_____	<i>Beth Valenzuela</i>

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. September 12, 2016

3. BRIEFINGS WITH POSSIBLE PUBLIC INPUT AND POSSIBLE COMMISSION ACTION

A. East Austin Cultural Resources Survey

By: Kalan Contreras, Historic Preservation Office, 974-2727

4. 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-2016-0073 – Bremond Carriage House
504 W. 7th Street
Council District 9

Applicant: Jody Wingrove for Rockafellow Properties, owners

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

Staff Recommendation: Recommend historic zoning for the carriage house.

2. HDP-2016-0146 – Hergotz-Aleman-Mosqueda House
1112 E. 3rd Street

Council District 3

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

3. **C14H-2016-0053 – Aldridge Place Historic District**
WITHDRAWN DUE TO NOTICE ERROR. This case will be on the Commission's October 24, 2016 agenda with a corrected notice of the public hearing.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **C14H-1976-0013**
Paggi Carriage Shop, 421 E. 6th Street
Council District 9
Proposal: Install cell antennas on the roof of the building.
Applicant: Vince Huebinger, for Verizon
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed
2. **C14H-2009-0039**
Lolla Peterson House, 2410 Jarratt Avenue
Council District 9
Proposal: Remove a non-historic one-story rear addition and existing garage; construct a new addition and new garage with a second-story suite in the place of the old garage.
Applicant: Jeff Bullard, Avenue B Development
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.
3. **LHD-2016-0010**
4318 Avenue C (Hyde Park)
Council District 9
Proposal: Remove a rear addition and rebuild an addition to match the original architectural style.
Applicant: Jim Pounds
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed.
4. **C14H-2016-0014**
3913 Avenue F (Hyde Park)
Council District 9
Proposal: Construct a garage apartment.
Applicant: Lotte Vehko
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 October 24, 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 October 24, 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 October 24, 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 – Old West Austin
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-2016-0061**
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: Initiate historic zoning, or in the alternative, if the Commission votes to release the permit, then staff recommends completion of a City of Austin Documentation Package and only upon the Commission’s review of the plans for new construction on this site.
6. **NRD-2016-0063**
2516 Harris Boulevard – Old West Austin
Council District 9

Proposal: Demolish a ca. 1935 house and construct a new house.
Applicant: Dalton Young
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

7. NRD-2016-0070

**1505 Northwood Road – Old West Austin
Council District 9**

Proposal: Construct a two-story rear addition, install new windows, roofing, and siding.

Applicant: Michael Kane

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

Staff Recommendation: Release the permit as proposed with the recommendation that the applicant consider rehabilitation rather than replacement of the existing siding and consideration of maintaining the existing reveal of the current siding.

8. NRD-2016-0071

**1605 Mohle Drive – Old West Austin
Council District 9**

Proposal: Construct a new two-story house with a detached garage.

Applicant: Hector Avila

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

Staff Recommendation: Recommend that the size and scale of the house be reduced to better comport with the character of the block within the historic district.

9. NRD-2016-0072

**1808 Niles Road – Old West Austin
Council District 9**

Proposal: Demolish a ca. 1936 house and construct a new house.

Applicant: Marzia Volpe

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

Staff Recommendation: Recommend that the applicant reconsider the placement of the two-car garage from projecting from the front of the house and the frosted glass in the only front-facing window in favor of a more compatible or traditional fenestration treatment.

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

1. HDP-2016-0441

2004 E. 22nd Street

Council District 1

Proposal: Demolish a ca. 1964 house.

Applicant: VB Group, Hector Avila, agent

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.

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

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

4. HDP-2016-0509 – Postpone to October 24, 2016 at the applicant’s request.

310 Comal Street

Council District 3

Proposal: Demolish a ca. 1949 industrial building.

Applicant: KEEP Investment Group, LLC

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

Staff Recommendation: Postpone to October 24, 2016 as the applicant has requested.

5. HDP-2016-0559

1709 E. 6th Street

Council District 3

Proposal: Demolish a ca. 1883 house.

Applicant: Michael Moreno; Glen Coleman, South Llano Strategies

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, and **strongly** encourage the applicant to continue to fully evaluate alternatives to demolition, including sale of the property for a commercial venture on the site, but release the permit upon completion of a City of Austin Documentation Package.

6. HDP-2016-0566

2021 Ford Street

Council District 5

Proposal: Demolish a ca. 1950 house.

Applicant: Tim McCabe

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-2016-0567

2005 Pequeno Street

Council District 7

Proposal: Demolish a ca. 1948 house.

Applicant: NWS Custom Homes

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-2016-0568

4301 Shoalwood Avenue

Council District 10

Proposal: Demolish a ca. 1948 house.

Applicant: Risher-Martin, 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.

9. HDP-2016-0569

801 Jewell Street

Council District 9

Proposal: Demolish a ca. 1936 house.

Applicant: Tomas Solis

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

Staff Recommendation: Release the permit.

10. HDP-2016-0570

2630 Oak Crest Avenue

Council District 3

Proposal: Demolish a ca. 1948 house.

Applicant: Jerry Johnson

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. Staff requests that the applicant seriously evaluate whether demolition of this house is truly necessary, or whether it could be re-used on site.

11. HDP-2016-0573

1131 Mason Avenue

Council District 1

Proposal: Demolish a ca. 1953 house.

Applicant: Thomas Kim

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

Staff Recommendation: Release the permit.

12. HDP-2016-0580

306 E. 32nd Street

Council District 9

Proposal: Demolish a ca. 1936 house.

Applicant: DAR Construction

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

Staff Recommendation: Postpone to October 24, 2016 to fully evaluate alternatives to demolition.

13. HDP-2016-0591

3012 Webberville Road

Council District 1

Proposal: Demolish a ca. 1955 house.

Applicant: Ross Rathgeber, Southwest Destructors

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-2016-0602

2707 E. 3rd Street

Council District 3

Proposal: Demolish two ca. 1950 houses.

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.

15. HDP-2016-0603

3406 Bonnie Road

Council District 10

Proposal: Demolish a ca. 1952 house.

Applicant: DAR Construction

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

Staff Recommendation: Release the permit.

16. HDP-2016-0604

1225 Hillside Avenue

Council District 9

Proposal: Demolish four houses on the same lot, the earliest of which is ca. 1949.

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.

17. HDP-2016-0607

2201 E. 22nd Street

Council District 1

Proposal: Demolish a ca. 1935 former school for African-American children.

Applicant: Scott Turner

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

Staff Recommendation: Postpone to October 26, 2016 to fully evaluate alternatives to demolition.

18. HDP-2016-0608

1506 Kinney Avenue

Council District 5

Proposal: Demolish a house that was either moved to this site or built ca. 1951.

Applicant: Paradisa Homes

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.

19. HDP-2016-0616

1300 Navasota Street

Council District 1

Proposal: Demolish a ca. 1915 house.

Applicant: Francisco Arredondo

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-2016-0617

1813 McKinley Avenue

Council District 1

Proposal: Demolish a ca. 1935 former school for African-American children.

Applicant: Green Tech Properties

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-2016-0618

2504 E. 13th Street

Council District 1

Proposal: Demolish a ca. 1928 house.

Applicant: MX3 Homes

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-2016-0619

2308 Oak Crest Avenue

Council District 9

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

Applicant: Clayton and Little, Architects

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-2016-0625

1000 N. Lamar Boulevard

Council District 9

Proposal: Demolish a ca. 1946 gas station.

Applicant: Rodney Bennett

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-2016-0626**
1140 Northwestern Avenue
Council District 1
Proposal: Demolish a ca. 1972 duplex.
Applicant: Henry Juarez
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
25. **HDP-2016-0633**
1701 E. Martin Luther King, Jr. Boulevard
Council District 1
Proposal: Demolish a ca. 1939 house and a ca. 1956 secondary dwelling.
Applicant: KRDB, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use of the front house, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package for both structures.
26. **HDP-2016-0634**
1703 E. Martin Luther King, Jr. Boulevard
Council District 1
Proposal: Demolish a ca. 1940 house.
Applicant: KRDB, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
27. **HDP-2016-0635**
1707 E. Martin Luther King, Jr. Boulevard
Council District 1
Proposal: Demolish a ca. 1925 house that may have been moved onto this site around 1935.
Applicant: KRDB, 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.
28. **HDP-2016-0637**
1142 Gunter Street
Council District 3
Proposal: Demolish a ca. 1940 house.
Applicant: Glen Coleman
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.
29. **HDP-2016-0638**
3106 Govalle Avenue
Council District 3

Proposal: Demolish a house that was apparently moved to this site from an unknown location in 1951.

Applicant: MX3 Homes

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.

F. DISCUSSION AND POSSIBLE ACTION ON HERITAGE GRANTS

1. Austin Woman’s Club, 708-10 San Antonio Street

Proposal: Roof restoration

Amount requested: \$30,000

Amount recommended: \$30,000

2. Pease Park Conservancy

Proposal: Repair and restoration of picnic tables and CCC perimeter limestone seating walls

Amount requested: \$43,334

Amount recommended: \$43,334

COMMISSION ITEMS

COMMITTEE REPORTS

Certificates of Appropriateness Review Committee

Operations Committee

Grants Committee

Preservation Plan Committee

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.