



HISTORIC LANDMARK COMMISSION

September 12, 2016 - 7:00pm

Special-Called Meeting

One Texas Center, Room 325

505 Barton Springs Road

Austin, Texas

CURRENT BOARD MEMBERS:

Mary Jo Galindo, Chair

Alex Papavasiliou

Terri Myers

Tiffany Osburn

Arif Panju

David Whitworth, Vice-Chair

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

MOTION: Approve the minutes of July 25, 2016 with corrections proposed by Commissioner Tollett. Vote: 9-0.

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

No cases

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. 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

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

2. C14H-1974-0037

**Phillips-Knudsen House, 706 Guadalupe Street
Council District 9**

Proposal: Construct a new 8-foot tall wrought iron security fence around the property.

Applicant: Wingrove Properties

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. 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.

COMMENT: No additional comment to the staff recommendation.

2. 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, and to retain the existing façade of the house with its balconet, but otherwise release the permit as proposed upon completion of a City of Austin Documentation Package.

COMMENT: No additional comment to the staff recommendation.
Commissioner Whitworth off the dais.

3. **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.

COMMENT: No additional comment to the staff recommendation.

4. **NRD-2016-0017 - WITHDRAWN. NO ACTION REQUIRED.**
720 Congress Avenue – Congress Avenue
Council District 9
Proposal: Work behind the previously-approved storefront and modifications to the storefront.
Applicant: Joshua Hogan
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage the applicant to modify the design of the building so that it does not obscure the windows on the landmark Montgomery-Oppenheimer Building on W. 8th Street.

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.

Austin Stowell, Andrea Hamilton and Stephanie Stowell spoke in support of the application. Fred McGhee, Georgia Steen, Susana Almanza, Stefan Rey, Pam Thompson, Peter Samonite, Monica Allen, Anita Villalobos, and Pedro Hernandez spoke in opposition to demolition. Austin Stowell provided rebuttal to those speakers in opposition. The public hearing was closed on a motion by Commissioner Panju. Commissioner Myers seconded the motion; vote 9-0.

MOTION: Postpone the public hearing to October 24, 2016 on a motion by Commissioner Myers. Commissioner Trevino seconded the motion; vote: 9-0.

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: 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.

MOTION: Postpone the public hearing to September 26, 2016 as an amendment to the consent agenda on a motion by Commissioner Panju. Commissioner Papavasiliou seconded the motion; vote 9-0.

**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: 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.

Art Ramirez spoke in support of the application. Brenda Malik spoke in opposition. Art Ramirez spoke in rebuttal to those speakers in opposition. The public hearing was closed on a motion by Commissioner Panju. Commissioner Reed seconded the motion; vote 9-0.

MOTION: Postpone the public hearing to September 26, 2016 on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 9-0.

**4. 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.

MOTION: Postpone the application to October 26, 2016 per passage of the consent agenda, on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

**5. HDP-2016-0550
808 Maude Street
Council District 3**

Proposal: Demolish a ca. 1949 house.

Applicant: Hidden Creek Custom Homes, 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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

**6. HDP-2016-0552
609 Tillery Street
Council District 3**

Proposal: Demolish a ca. 1956 house.
Applicant: Pecan Valley Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

**7. HDP-2016-0553
707 E. Live Oak Street
Council District 3**

Proposal: Demolish a ca. 1955 house.
Applicant: Celia Israel
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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

**8. HDP-2016-0554
1520 W. St. Johns Avenue
Council District 3**

Proposal: Demolish a ca. 1951 house.
Applicant: Pecan Valley 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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

9. **HDP-2016-0555**
1122½ Gunter Street
Council District 3
Proposal: Demolish a ca. 1931 house that was moved to the site in 1953.
Applicant: Pecan Valley 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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

10. **HDP-2016-0556**
2908 E. 2nd Street
Council District 3
Proposal: Demolish a ca. 1947 house.
Applicant: Phil Moncada
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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

11. **HDP-2016-0559**
1709 E. 6th Street
Council District 3
Proposal: Demolish a ca. 1883 house.
Applicant: Michael Moreno
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. While this house has been architecturally modified, it retains its basic form and a relatively high level of integrity, and every consideration should be given to preservation on-site to maintain the vanishing context of E. 6th Street. If the Commission decides to release the permit, then staff recommends completion of a City of Austin Documentation Package.

MOTION: Postpone the public hearing to September 26, 2016 per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Trevino seconded the motion; vote 9-0.

12. **HDP-2016-0560**
2012 Arpdale Street
Council District 3
Proposal: Demolish a ca. 1950 house.
Applicant: The Muskin Company

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

**13. HDP-2016-0576
2505 E. 11th Street
Council District 3**

Proposal: Demolish a ca. 1938 house.
Applicant: Houndstooth Capital Real Estate, 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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Papavasiliou. Commissioner Treviño seconded the motion; vote 9-0.

**14. HDP-2016-0580
306 E. 32nd Street
Council District 3**

Proposal: Demolish a ca. 1949 industrial building.
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. If the Commission votes to release the demolition permit, then staff recommends completion of a City of Austin Documentation Package.

There were no speakers in support of demolition. Linda Rourke spoke in opposition to demolition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 9-0.

MOTION: Postpone the public hearing to September 26, 2016 on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 9-0.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

- 1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive**
Staff Note: Staff has 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.