



HISTORIC LANDMARK COMMISSION
October 24, 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 26, 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-2016-0053 – Aldridge Place Historic District

Roughly bounded by Guadalupe Street on the west, Speedway on the east, 30th Street on the south, and 34th Street on the north.

Council District 9

Applicant: Roger Binkley, Rick Iverson, and Janet Beinke, Aldridge Place Historic District Nomination Team

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

Staff Recommendation: Recommend approval of the Aldridge Place Historic District.

2. **C14H-2016-0099 – Dawson-Tinnin House**
905 Dawson Road
Council District 9
Applicant: Veronica L. Allbright, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

3. **C14H-2016-0112 – Owings-Allen-Miller House**
1405 E. Cesar Chavez Stret
Council District 3
Applicant: Haahtaab Partners Limited, owners

4. **NRD-2015-0135 – Anderson-Wattinger-Sucke-Naishtat House**
812 Theresa Avenue
Council District 9
Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Staff cannot recommend historic zoning, but recommends release of the permit upon completion of a City of Austin Documentation Package and upon the Commission’s review of new construction proposed for the site.

5. **NRD-2016-0061 – Palma Plaza Apartment House**
1618 Palma Plaza
Council District 9
Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Staff cannot recommend historic zoning, but recommends release of the permit upon completion of a City of Austin Documentation Package and upon the Commission’s review of new construction proposed for the site.

6. **C14-2016-0052 – 507 W. 23rd Street**
Council District 9
Applicant: 23 Nueces LLC
Proposal: Removal of historic overlay and conditional overlay from former site of the Dabney-Horne House and a change in zoning from GO-CO-H-NP to GO-NP.
City Staff: Heather Chaffin, Planning and Zoning Department, 974-2122
Staff Recommendation: Approve GO (general office)-NP (neighborhood plan) combining district zoning as requested.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **C14H-1982-0003**
Lewis-Thomas House, 1508 Newning Avenue
Council District 9
Proposal: Construct a two-story secondary dwelling unit to the side and rear of the landmark house.
Applicant: Robin Sanders, owner

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed

2. **C14H-1979-0013**

**Green Pastures, 811 W. Live Oak Street
Council District 9**

Proposal: Two signs.
Applicant: Greg Porter
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Require that the applicant change the lighting on the signs from internal to halo-lit.

3. **C14H-1983-0007**

**Townsend-Thompson Building, 718 Congress Avenue
Council District 9**

Proposal: Signage
Applicant: Steven Weisburd
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Staff does not feel comfortable recommending approval of this sign, despite the photographic evidence of a previous large, neon-lit blade sign for a women's clothing store on the site in the 1940s, and recommends that the applicant consider reducing the size of the sign and switch the exposed neon for halo lighting as contemplated by the Commission's sign standards.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2015-0112 – Postpone at the applicant's request to November 21, 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 November 21, 2016.

2. **NRD-2016-0039 – Postpone to November 21, 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.

3. **NRD-2016-0075**

1809 W. 10th Street - Clarksville

Council District 9

Proposal: Construct a new garage apartment on the alley.

Applicant: James Allman
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed.

4. NRD-2016-0077

**1613 Mohle Drive – Old West Austin
Council District 9**

Proposal: Construct a second-story addition to a one-story house.

Applicant: Bennett Consulting

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

Staff Recommendation: Staff must recommend release of the permit upon completion of a City of Austin Documentation Package with the following provisions: 1. Reduce the size and scale of the proposed addition, and set it back at least 15 feet from the front of the house; 2. Retain the original façade of the house to the highest degree possible.

5. NRD-2016-0078

**70 Rainey Street – Rainey Street
Council District 9**

Proposal: Construct a high-rise multi-family and mixed use building on vacant land.

Applicant: Fremont Holdings, LLC

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

Staff Recommendation: Recommend that the applicant consider more traditional materials for the street-level section of the building to be more compatible with the surrounding one-story wood houses that characterize the historic district.

6. NRD-2016-0080

**3204 Glenview Avenue – Old West Austin
Council District 10**

Proposal: Construct a two-story rear addition to a one-story house.

Applicant: Doug Keating

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

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

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

1. 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: Release the permit upon completion of a City of Austin Documentation Package and upon execution of the agreement to salvage architectural details for re-use on the new building and for the erection of an interpretive marker in a publicly-accessible location on the site.

- 2. HDP-2016-0529**
500 Montopolis Drive
Council District 3
Proposal: Demolish a ca. 1935 former school building – Montopolis Negro School.
Applicant: KEEP Investment Group, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning.
- 3. 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.
- 4. 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. The applicant is considering options for preservation.
- 5. 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: Strongly encourage the applicant to seriously consider alternatives to demolition, but release the permit upon completion of a City of Austin Documentation Package.
- 6. HDP-2016-0607**
2201 E. 22nd Street
Council District 1
Proposal: Demolish a house that was moved to this site ca. 1946 from Waco, Texas.
Applicant: Scott Turner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package and the erection of an interpretive marker on the site commemorating the contributions of Dr. James Murphy Holloway and his wife, Mrs. Mildred Coleman Holloway, to the history and culture of the city.

7. **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.

8. **HDP-2016-0627**
2402 S. 2nd Street
Council District 3
Proposal: Relocate a ca. 1956 house to outside the city.
Applicant: Bradley Bechtol
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use on-site, but release the permit upon completion of a City of Austin Documentation Package.

9. **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.

10. **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.

11. **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.

12. **HDP-2016-0640**
1010 E. 13th Street

Council District 1

Proposal: Demolish a house that was moved onto this site in 1971 from an unknown location.

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.

13. HDP-2016-0643

1606 Newton Street

Council District 9

Proposal: Demolish a ca. 1925 house.

Applicant: AE Permits

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-2016-0644

2712 E. 3rd Street

Council District 3

Proposal: Demolish a ca. 1957 house leaving only structural walls.

Applicant: William Hodge

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

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

15. HDP-2016-0653

1803 W. 37th Street

Council District 10

Proposal: Demolish a ca. 1950 duplex.

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.

16. HDP-2016-0654

1811 Cedar Avenue

Council District 1

Proposal: Demolish a ca. 1925 house.

Applicant: DAR Construction

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

Staff Recommendation: Initiate historic zoning.

17. HDP-2016-0655

1404 Walnut Avenue

Council District 1

Proposal: Demolish a ca. 1948 house.

Applicant: Tao Huang

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.

18. HDP-2016-0657

1106 Tillery Street

Council District 3

Proposal: Demolish a ca. 1951 house.

Applicant: Patriot Builders, LP

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

Staff Recommendation: Release the permit.

19. HDP-2016-0637

1142 Gunter Street

Council District 3

Proposal: Demolish a ca. 1940 house.

Applicant: 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, but release the permit upon completion of a City of Austin Documentation Package.

20. HDP-2016-0660

1311 Fort Branch Boulevard

Council District 1

Proposal: Demolish a house that was moved onto this site from an unknown location in 1965.

Applicant: MX3 Homes

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, as this house currently serves as affordable housing, but release the permit.

21. HDP-2016-0661

1307 Fort Branch Boulevard

Council District 1

Proposal: Demolish a house that was moved onto this site from an unknown location in 1964.

Applicant: MX3 Homes

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

Staff Recommendation: Encourage relocation over demolition, as this house represents an affordable housing unit, but release the permit.

22. HDP-2016-0662

3410 Pennsylvania Avenue

Council District 1

Proposal: Demolish a ca. 1953 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.

23. **HDP-2016-0674**
2809 Bridle Path
Council District 10
Proposal: Demolish a ca. 1936 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.
24. **HDP-2016-0692 – WITHDRAWN BY STAFF. No action necessary.**
2412 E. 11th Street
Council District 1
Proposal: Demolish a ca. 1937 house.
25. **HDP-2016-0693**
2100 and 2102 Rosewood Avenue
Council District 1
Proposal: Demolish a ca. 1962 commercial building and the foundation of a previously-demolished commercial building.
Applicant: S&L Land Design Consultants
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
26. **HDP-2016-0694**
4406 Bellvue Avenue
Council District 10
Proposal: Demolish a ca. 1947 house.
Applicant: Matt Garcia
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-2016-0696**
911 W. 22nd Street
Council District 9
Proposal: Demolish a ca. 1897 house.
Applicant: Mike McHone
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-2016-0697**
1504 Richcreek Road
Council District 7
Proposal: Demolish a ca. 1951 house.
Applicant: Benjamin Formby
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-2016-0698

1408 E. 2nd Street

Council District 3

Proposal: Demolish a ca. 1897 house.

Applicant: Henry Juarez

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

Staff Recommendation: Initiate historic zoning.

30. HDP-2016-0714

1909 E. 9th Street

Council District 1

Proposal: Demolish a ca. 1941 house.

Applicant: Rhonda Pineda

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.

31. HDP-2016-0715

1302 E.M. Franklin Avenue

Council District 1

Proposal: Demolish a ca. 1952 house.

Applicant: NaVitas Property Group, 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.

32. HDP-2016-0716

4006 Pete's Path

Council District 10

Proposal: Demolish a ca. 1948 house.

Applicant: Roy Jensen

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.

33. HDP-2016-0717

903 W. Gibson Street

Council District 9

Proposal: Demolish a ca. 1946 house.

Applicant: Llc 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.

34. HDP-2016-0718

2112 Thornton Road

Council District 5

Proposal: Demolish a house that is believed to have been bilt in 1936, or could have been moved onto the site in 1983.

Applicant: Llor Homes

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

Staff Recommendation: Postpone to November 21, 2016 to allow addition time to research the history of the house.

35. HDP-2016-0719

1808 Ford Street

Council District 5

Proposal: Demolish a ca. 1953 house.

Applicant: Annie Kim

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.

36. HDP-2016-0720

615 E. 49th Street

Council District 9

Proposal: Relocate a ca. 1938 house to Lockhart, Texas.

Applicant: Adolfo Eddie Maldonado

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

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

37. HDP-2016-0732

1003 Fiesta Street

Council District 3

Proposal: Demolish a ca. 1972 house.

Applicant: Henry Juarez

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

Staff Recommendation: Release the permit.

38. HDP-2016-0733

1401 and 1403 E. 6th Street

Council District 3

Proposal: Demolish a ca. 1890 house and a ca. 1890 neighborhood grocery store.

Applicant: Glen Coleman, South Llano Strategies

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

Staff Recommendation: Initiate historic zoning on the house, and encourage rehabilitation and adaptive re-use of the store, but release the permit for the store upon completion of a City of Austin Documentation Package.

39. HDP-2016-0734

1803 Riverview Street

Council District 3

Proposal: Demolish a ca. 1941 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.

40. HDP-2016-0735
2509 Hidalgo Street
Council District 3

Proposal: Demolish a ca. 1935 house.

Applicant: David Mosrie

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.

41. HDP-2016-0736
2108 E. 2nd Street
Council District 3

Proposal: Relocate a ca. 1925 house to Webberville Road.

Applicant: Hector Avila

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use on-site, 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.

COMMISSION ITEMS

1. Appointment of a Commissioner to Visitor Impact Task Force.

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 Andrew Rice, Historic Preservation Planner, at 512-974-1686.