



HISTORIC LANDMARK COMMISSION
December 19, 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. November 21, 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-2016-0733**
Cherico-Franzetti-Arriaga House, 1403 E. 6th Street
Council District 3
Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.
- 2. C14H-2016-0120 – Darnall House**
2805 Wooldridge Drive
Council District
Applicant: Tadd and Holly Lanham, owners
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.
- 3. C14H-2016-0122 – Brundrett-Winkler House**

104 W. 32nd Street

Council District

Applicant: Rowena and Kevin Dasch, owners

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

Staff Recommendation: Recommend historic zoning.

4. Un-numbered

St. Annie's African Methodist-Episcopal Church, 1711 Newton Street

Council District 9

Applicant: Historic Landmark Commission

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

Staff Recommendation: Initiate historic zoning for staff to compile a staff report and recommendation.

5. Un-numbered

Proposed Ebony Acres Historic District, 1100 block of E.M. Franklin Avenue and 3600 block of Grant Street

Council District 1

Requestor: Pinaki Ghosh

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

Staff Recommendation: No recommendation at this stage. The item comes before the Commission upon a citizen's request for the Commission to consider placing this item on the January 23, 2017 agenda for consideration as a potential historic district.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1987-0013 – Smith House

502 W. 13th Street

Council District

Proposal: Construct a new free-standing carport between the main house and the carriage house; reconstruct the original dimensions of the balcony railing and columns on the front of the house in accordance with historic photographs.

Applicant: Jeff Krolicki, Maker Architects

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

Committee Recommendation: Recommend approval as proposed.

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 January 23, 2017.

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 January 23, 2017.

2. NRD-2016-0039 – Postpone to January 23, 2017 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-2016-0094

1519 Westover Road (Old West Austin)

Council District 9

Proposal: Modify the existing front dormers; replace windows.

Applicant: Dino Longi

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

Staff Recommendation: Release the permit for the dormer replacement, but request that the applicant reconsider the window replacements, and complete a City of Austin Documentation Package prior to release of the permit.

4. NRD-2016-0093

2803 Wooldridge Drive (Old West Austin)

Council District 9

Proposal: Demolish a non-contributing house and construct a new house.

Applicant: Isabelle Bogran

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

Staff Recommendation: Reconsider the design to increase compatibility with the contributing houses within the historic district.

5. NRD-2016-0099

1004 Gaston Avenue (Old West Austin)

Council District 9

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

Applicant: Clayton and Little, architects

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

Staff Recommendation: Reconsider the design to increase compatibility with the contributing houses within the historic district.

6. NRD-2016-0100

901 Spence Street (Willow-Spence)

Council District 3

Proposal: Construct a rear addition and an auxiliary dwelling unit.

Applicant: Ryan Gullahorn

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

Staff Recommendation: Release as proposed with the recommendation to minimize the visual impact of the addition to the greatest extent possible and to reconsider the use of stucco as the primary material on the auxiliary dwelling unit in favor of a material more compatible with the historic character of the house and district.

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

1. 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: Postpone to January 23, 2017 to initiate historic zoning. The applicant will withdraw his application for total demolition and has agreed to rehabilitate the house, so staff recommends initiating the historic zoning case so that the applicant works with the Commission to develop appropriate plans for the house.

2. **HDP-2016-0745**
1191 Greenwood Avenue
Council District 1
Proposal: Demolish a ca. 1963 house.
Applicant: Henry Juarez, MX-3 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive –re-use, as this house currently serves as affordable housing, but release the permit.
3. **HDP-2016-0746**
3409 Pennsylvania Avenue
Council District 1
Proposal: Demolish a ca. 1958 house.
Applicant: Henry Juarez, MX-3 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.
4. **HDP-2016-0747**
3412 Pennsylvania Avenue
Council District 1
Proposal: Demolish a ca. 1925 house that was moved to its current site in 1961.
Applicant: Henry Juarez, MX-3 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.
5. **HDP-2016-0748**
3413 Pennsylvania Avenue
Council District 1
Proposal: Demolish a ca. 1961 house.
Applicant: Henry Juarez, 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.
6. **HDP-2016-0749**
3501 Pennsylvania Avenue
Council District 1
Proposal: Demolish a house of unknown age that was moved onto this site in 1956.
Applicant: Henry Juarez, MX3 Homes

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, as this house currently serves as affordable housing, but release the permit.

7. **HDP-2016-0757**
2006 New York Avenue
Council District 1
Proposal: Demolish a ca. 1938 house.
Applicant: Elizabeth Baird
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-2016-0786**
3601 Grant Street
Council District 1
Proposal: Demolish a ca. 1961 house.
Applicant: Henry Juarez, MX-3 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to January 23, 2017 to consider with the proposed Ebony Acres Historic District nomination.
9. **HDP-2016-0787**
1190 E.M. Franklin Avenue
Council District 1
Proposal: Demolish a ca. 1962 house.
Applicant: Henry Juarez, MX-3 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to January 23, 2017 to consider the the proposed Ebony Acres Historic District nomination.
10. **HDP-2016-0788**
3502 Pennsylvania Avenue
Council District 1
Proposal: Demolish a ca. 1960 house.
Applicant: Henry Juarez, MX-3 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 represents a unit of affordable housing, but release the permit.
11. **HDP-2016-0789**
3602 Pennsylvania Avenue
Council District 1
Proposal: Demolish a ca. 1960 house.
Applicant: Henry Juarez, MX-3 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
12. **HDP-2016-0790**
3616 Pennsylvania Avenue
Council District 1

Proposal: Demolish a house that was moved onto this site in 1966.
Applicant: Henry Juarez, MX-3 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 represents a unit of affordable housing, but release the permit.

13. HDP-2016-0791

**3607 Grant Street
Council District 1**

Proposal: Demolish a ca. 1961 house.
Applicant: Henry Juarez, MX-3 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to January 23, 2017 to consider in conjunction with the proposed Ebony Acres Historic District.

14. HDP-2016-0799

**2506 Great Oaks Parkway
Council District 7**

Proposal: Demolish a ca. 1958 house.
Applicant: Marek Hnizda
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.

15. HDP-2016-0823

**1705 Leona Street
Council District 1**

Proposal: Demolish a ca. 1938 house.
Applicant: William Blackwell
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.

16. HDP-2016-0827

**2004 E. 8th Street
Council District 1**

Proposal: Demolish a ca. 1939 house.
Applicant: Ben Gilyan
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, and the erection of a marker on the site commemorating the contributions of the residents, particularly Thomas Mayes, to the cultural history of the city.

17. HDP-2016-0831

**1604 Kerr Street
Council District 5**

Proposal: Demolish a ca. 1936 house.
Applicant: Roost 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.

18. HDP-2016-0833
1823 W. 36th Street
Council District 10

Proposal: Demolish a ca. 1915 house that was moved to the current site ca. 1954.

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.

19. HDP-2016-0834
3313 Hemlock Avenue
Council District 9

Proposal: Demolish a ca. 1951 house.

Applicant: Jamie Chioco

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-2016-0856
4000 E. 12th Street
Council District 1

Proposal: Demolish a ca. 1953 house.

Applicant: Nisha Ackerman

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-2016-0860
1107 Estes Avenue
Council District 3

Proposal: Demolish a ca. 19 house.

Applicant: William Hodge

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.

22. HDP-2016-0865
4303 Bellvue Avenue
Council District 10

Proposal: Demolish a ca. 1948 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.

23. **HDP-2016-0870**
1708 Bouldin Avenue
Council District 9
Proposal: Demolish a ca. 1936 house.
Applicant: Jenna Cundy Crisler
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-2016-0873**
608 Kinney Avenue
Council District 5
Proposal: Demolish a ca. 1930 house.
Applicant: Jim Wittliff
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.
25. **HDP-2016-0881**
901 E. 6th Street
Council District 3
Proposal: Demolish a ca. 1928 auto repair garage and a ca. 1926 house.
Applicant: Sergio Lozano
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use for the house, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package; release the permit for the commercial building.
26. **HDP-2016-0899**
2205 Chestnut Avenue
Council District 1
Proposal: Demolish a ca. 1940 house.
Applicant: Francisco Arredondo
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to January 23, 2017 to enable further research on Alexander T. and Jewelene Salone, and to fully explore alternatives to demolition.
27. **HDP-2016-0905**
810 W. Live Oak Street
Council District 9
Proposal: Partial demolition of a ca. 1899 house.
Applicant: Anandahl Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning, or encourage the applicant to reconsider the design of the proposed second-story addition, which will significantly compromise the historic appearance and integrity of this house, which has the potential for designation as a historic landmark. If the Commission does not initiate a historic zoning case or postpone, then staff

recommends the completion of a City of Austin Documentation Package prior to release of the permit.

**28. HDP-2016-0906
1807 Haskell Street
Council District 3**

Proposal: Partial demolition of a ca. 1949 house.

Applicant: Miller Construction

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

Staff Recommendation: Encourage the applicant to reconsider the design of the proposed addition so that more of the historic appearance and integrity of the house is maintained, but release the permit upon completion of a City of Austin Documentation Package.

**29. HDP-2016-0804
409 W. Live Oak Street
Council District 9**

Proposal: Demolish a ca. 1950 house.

Applicant: Annie Kim

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.

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

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.