



HISTORIC LANDMARK COMMISSION
November 21, 2016 - 7:00 pm
Regular Meeting
Council Chambers, Austin City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

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| <input checked="" type="checkbox"/> <i>Mary Jo Galindo, Chair</i> | <input type="checkbox"/> <i>David Whitworth, Vice-Chair</i> |
| <input checked="" type="checkbox"/> <i>Alex Papavasiliou</i> | <input checked="" type="checkbox"/> <i>Emily Reed</i> |
| <input checked="" type="checkbox"/> <i>Terri Myers</i> | <input checked="" type="checkbox"/> <i>Blake Tollett</i> |
| <input checked="" type="checkbox"/> <i>Tiffany Osburn</i> | <input type="checkbox"/> <i>Michelle Trevino</i> |
| <input type="checkbox"/> <i>Arif Panju</i> | <input checked="" type="checkbox"/> <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**

MOTION: Approve the minutes per passage of the consent agenda on a motion by Commissioner Papavasiliou, seconded by Commissioner Reed. The Commission votes in favor of the motion 7-0

Commissioner Myers states for the record that 30 properties have been approved for demolition on the consent agenda.

Steve Sadowsky recommends a motion for consent postponements

MOTION: Postpone items A4, C1, C2, D5, and D51 on the consent agenda to December 19, 2016 on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. The Commission votes in favor 7-0.

3. BRIEFINGS WITH POSSIBLE PUBLIC INPUT AND POSSIBLE COMMISSION ACTION

A. East Austin Cultural Resources Survey

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

Kalan Contreras briefs the Commission on the East Austin Cultural Resources Survey before the Survey is presented to City Council.

MOTION: The Historic Landmark Commission recommends that City Council adopt the East Austin Cultural Resources Survey on a motion by Commissioner Myers, seconded by Commissioner Reed. The Commission votes in favor of the motion 7-0.

Steve Sadowsky mentions that the request to discuss D-10 has been withdrawn and the case should be placed on the consent agenda.

MOTION: Add item D-10 to the consent agenda on a motion by Commissioner Papavasiliou, seconded by Commissioner Tollett. The Commission votes in favor 7-0.

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.

NOTE: The public hearing is closed.

Commissioner Myers recuses herself due to conflict of interest

Discussion between Commissioner Papavasiliou and Senior Attorney David Sorola

MOTION: Recommend approval of the Aldridge Place Historic District on a motion by Commissioner Tollett, seconded by Commissioner Valenzuela. The Commission votes in favor of the motion 6-0.

2. **HDP-2016-0654 – Williams-Webb House**
1811 Cedar Avenue
Council District 1
Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Do not recommend historic zoning.

Discussion of staff recommendation

Discussion of plaque standards and enforcement

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. The Commission votes in favor of the motion 7-0.

MOTION: Accept staff recommendation on the condition that a plaque is erected on the site on a motion by Commissioner Tollett, seconded by Commissioner Papavasiliou. The Commission votes in favor of the motion 7-0.

3. **C14-2016-0117 – Neill-Cochran House**
2310 San Gabriel Street
Council District 9
Applicant: National Society of the Colonial Dames in Texas
Proposal: Change of base zoning from SF-3-H-NP to LR-H-CO-NP
City Staff: Heather Chaffin, Planning and Zoning Department, 974-2122
Staff Recommendation: Recommend the proposed zoning change.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

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.

MOTION: Postpone discussion on this item until December 19, 2016. Vote: 7-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

No cases.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2015-0112 – Postpone at the applicant’s request to December 19, 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 December 19, 2016.

MOTION: Postpone the case to the December 19, 2016 meeting on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. The Commission votes in favor of the motion 7-0.

2. **NRD-2016-0039 – Postpone to December 19, 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.

MOTION: Postpone the case to the December 19, 2016 meeting on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. The Commission votes in favor of the motion 7-0.

3. **NRD-2016-0086**
1004 Maufrais Street (West Line)
Council District 9
Proposal: Construct a ground-story front addition, a second-story addition, and a detached one-story garage.
Applicant: Mindy Briggs
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

4. **NRD-2016-0089**
2416 Hartford Road (Old West Austin)
Council District 9

Proposal: Demolish a ca. 1950 house.

Applicant: Tim Elbrecht

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 and upon the review by the Commission of the plans for the new house proposed for the site.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

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 building – Montopolis Negro School.

Applicant: KEEP Investment Group, LLC

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

Staff Recommendation: Initiate/recommend historic zoning.

NOTE: The public hearing is closed.

Applicant states his opposition to postpone the case for the record.

MOTION: Postpone the case to November 28, 2016 when the case will be heard at a specially called meeting on a motion by Commissioner Myers, seconded by Commissioner Reed. The Commission votes in favor of the motion 7-0.

2. **HDP-2016-0637 (Consent)**
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.

NOTE: The public hearing is closed.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

3. HDP-2016-0674 (Consent)

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

4. HDP-2016-0697 (Consent)

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

5. HDP-2016-0698 (Discussion) (applicants considering relocation)

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. 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.

MOTION: Postpone to December 19, 2016. Vote: 7-0.

6. HDP-2016-0718 (Consent)

2112 Thornton Road

Council District 5

Proposal: Demolish a house that is believed to have been built 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: 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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

7. HDP-2016-0733 (Discussion)

1403 E. 6th Street

Council District 3

Proposal: Demolish a ca. 1890 house.

Applicant: Glen Coleman, South Llano Strategies

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

Staff Recommendation: Initiate historic zoning.

Glen Coleman speaks in opposition to initiate historic zoning.

Franklin Hall speaks in favor of the demolition.

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. The Commission votes in favor of the motion 7-0.

MOTION: Initiate historic zoning on a motion by Commissioner Myers, seconded by Commissioner Reed. The Commission votes in favor of the motion 6-1, Papavasiliou voting nay.

8. HDP-2016-0741

805-B W. Johanna Street

Council District 9

Proposal: Demolish a ca. 1946 house.

Applicant: Will Wynn

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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

9. HDP-2016-0742

1221 Madison Avenue

Council District 7

Proposal: Demolish a ca. 1951 house.

Applicant: Todd Bennett

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

10. HDP-2016-0744

505 Havana Street

Council District 3

Proposal: Demolish a ca. 1957 house.

Applicant: Allen Chase

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: Add the case to the consent agenda on a motion by Commissioner Papavasiliou, seconded by Commissioner Tollett. The Commission votes in favor of the motion 7-0.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

11. 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.

Steve Sadowsky recommends that all cases in this neighborhood be heard simultaneously. (D11, D12, D13, D14, D15, D25, D26, D27, D28, D29, D30)

Henry Juarez spoke in favor of the approval of demolition permits.

Scott Way (owner) spoke on the current state of the structures and the likelihood of the development of the neighborhood.

Danny Fowler spoke in opposition to the proposed demolition of 1190 EM Franklin, 3601 Grant, and 3607 Grant.

Panaki Ghosh gives a presentation to the Commission in opposition to the demolitions.

Juliana Underford spoke in opposition to the demolition of 1190 EM Franklin and the lack of notification in the plans to demolish.

Ron Greenfield spoke on the lack of cohesion in the plan proposed by developer, and the home has historical significance to the live music.

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. The Commission votes in favor of the motion 7-0.

MOTION: Reopen public hearing and postpone cases to December 19th meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 6-1 Papavasiliou voting nay.

MOTION: Extend meeting past 10pm on a motion by Commissioner Osburn, seconded by Commissioner Valenzuela. The Commission votes in favor of the motion 7-0.

12. 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.

MOTION: Reopen public hearing and postpone cases to December 19th meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 6-1 Papavasiliou voting nay.

13. 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.

MOTION: Reopen public hearing and postpone cases to December 19th meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 6-1 Papavasiliou voting nay.

14. 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.

MOTION: Reopen public hearing and postpone cases to December 19th meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 6-1 Papavasiliou voting nay.

**15. 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.

MOTION: Reopen public hearing and postpone cases to December 19th meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 6-1 Papavasiliou voting nay.

**16. HDP-2016-0750
2808 Gonzales Street
Council District 3**

Proposal: Demolish a ca. 1946 house.

Applicant: Guadalupe Neighborhood Development Corporation
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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

**17. HDP-2016-0751
1909 Collier Street
Council District 5**

Proposal: Demolish a ca. 1955 house.

Applicant: AE Permits
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, 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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

18. **HDP-2016-0752**
4615 Bull Creek Road
Council District 7
Proposal: Demolish a ca. 1954 house.
Applicant: Hector Avila
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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

19. **HDP-2016-0754**
2816 Garwood Street
Council District 3
Proposal: Demolish a ca. 1947 house.
Applicant: Eufemia Kengle
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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

20. **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: Postpone to December 19, 2016 to fully evaluate alternatives to demolition.

Elizabeth Baird states her opposition to the postponement for the record.

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Reed. The Commission votes in favor of the motion 7-0.

MOTION: Postpone the case to the December 19, 2016 meeting on a motion by Commissioner Myers, seconded by Commissioner Reed. The Commission votes in favor of the motion 7-0.

21. **HDP-2016-0759**
917 W. James Street
Council District 9
Proposal: Demolish a ca. 1946 house.
Applicant: Raymond Jacobs
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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

22. HDP-2016-0760

**915 W. James Street
Council District 9**

Proposal: Demolish a ca. 1946 house.

Applicant: Raymond Jacobs

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

23. HDP-2016-0784

**1411 Travis Heights Boulevard
Council District 9**

Proposal: Demolish a ca. 1951 house.

Applicant: Celia Israel

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

24. HDP-2016-0785

**1703 Perez Street
Council District 1**

Proposal: Demolish a ca. 1966 house.

Applicant: Ben Goudy

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

25. HDP-2016-0786 (Discussion)

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

MOTION: Reopen public hearing and postpone cases to December 19th meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 6-1 Papavasiliou voting nay.

26. HDP-2016-0787 (Discussion)

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: Encourage rehabilitation and adaptive re-use, then relocation over demolition as this house represents a unit of affordable housing, but release the permit.

MOTION: Reopen public hearing and postpone cases to December 19th meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 6-1 Papavasiliou voting nay.

27. HDP-2016-0788 (Discussion)

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.

MOTION: Reopen public hearing and postpone cases to December 19th meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 6-1 Papavasiliou voting nay.

28. HDP-2016-0789 (Discussion)

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.

MOTION: Reopen public hearing and postpone cases to December 19th meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 6-1 Papavasiliou voting nay.

29. HDP-2016-0790 (Discussion)

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.

MOTION: Reopen public hearing and postpone cases to December 19th meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 6-1 Papavasiliou voting nay.

30. HDP-2016-0791(Discussion)

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: Encourage rehabilitation and adaptive re-use, as this house represents a unit of affordable housing, but release the permit up-on completion of a City of Austin Documentation Package.

31. HDP-2016-0794

7206 Bethune Avenue

Council District 4

Proposal: Demolish a ca. 1957 house.

Applicant: Dustin Dink

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, as this house represents a unit of affordable housing, but release the permit up-on 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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

32. HDP-2016-0795

1903 Vista Lane

Council District 10

Proposal: Demolish a ca. 1947 house.

Applicant: Blake Shores

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

33. HDP-2016-0797

914 E. 39th Street

Council District 9

Proposal: Demolish a ca. 1948 house.

Applicant: Joe Beaver

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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

**34. 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.

David Webber spoke on the original intention for the home being to refurbish the home, found that there is structural damages to the home, and the home will be rebuilt in the style of the existing home.

Emily Payne spoke in behalf of her sister and requests postponement in order to do additional research. The builder was built by Patton who is a significant builder of his time.

David Webber spoke on the communication with Ms. Payne on the intensions of the home.

MOTION: Close the public on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. The Commission votes in favor of the motion 7-0.

MOTION: Postpone the case until the December 19, 2016 meeting on a motion by Commissioner Myers, seconded by Commissioner Reed. Vote 6-1, Papavasiliou voting nay.

MOTION: Reopen public hearing on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. The Commission votes in favor of the motion 7-0.

**35. HDP-2016-0801
1802 Maple Avenue
Council District 1**

Proposal: Demolish a ca. 1951 house.

Applicant: Tatiana Gonzales

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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

36. HDP-2016-0802

1710 Chestnut Avenue

Council District 1

Proposal: Demolish a ca. 1936 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 of the original part of the house over demolition, but release the permit upon completion of a City of Austin Documentation Package.

Steve Sadowsky recommends to re-open citizen communication

Clifton Haggard speaks on the history of the home and the occupancy history. He speaks his concern of losing the character of the neighborhood.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

37. HDP-2016-0803

2910 E. 3rd Street

Council District 3

Proposal: Demolish a ca. 1946 house.

Applicant: Gary Grafel

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, 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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

38. HDP-2016-0804

409 W. Live Oak Street

Council District 3

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.

Julio Perez spoke on the historical significance and requests more time to research the property.

MOTION: Postpone the case to the December 19, 2016 meeting on a motion by Commissioner Tollett, seconded by Commissioner Osburn. The Commission votes in favor of the motion 6-1, Papavasiliou voting nay.

39. HDP-2016-0805

**4202 Ramsey Avenue
Council District 10**

Proposal: Demolish a ca. 1939 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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

40. HDP-2016-0806

**2910 Govalle Avenue
Council District 3**

Proposal: Demolish a ca. 1940 house.

Applicant: Jacqueline Burke & Associates

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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

41. HDP-2016-0807

**1808 Treadwell Street
Council District 5**

Proposal: Demolish a ca. 1954 A.D. Stenger house.

Applicant: Gayla Goertz

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

Staff Recommendation: Postpone to December 19, 2016 to fully explore alternatives to demolition.

Gayla Goertz stated her opposition to the postponement to December 19 but will accept postponement to November 28.

Colin Anawaty stated his opposition to postponement, and his recommendation to demolish.

Charles Rudolph stated that he is in favor of demolition.

David King stated his opposition to the demolition permit.

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. The Commission votes in favor of the motion 7-0.

MOTION: Postpone case to the November 28, 2016 special meeting on a motion by Commissioner Tollett, seconded by Commissioner Valenzuela. The Commission votes in favor of the motion 6-1, Commissioner Papavasiliou voting nay.

**42. HDP-2016-0812
2012 Rundell Place
Council District 5**

Proposal: Demolish a ca. 1953 house.

Applicant: Barron Custom Design

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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

**43. HDP-2016-0813
1211 Cometa Street
Council District 1**

Proposal: Demolish a ca. 1972 duplex.

Applicant: Paradisa Homes

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

Staff Recommendation: Release the permit but encourage the applicant to maintain affordable housing at this site, preferably through the rehabilitation and adaptive re-use of these units.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

**44. HDP-2016-0814
1213 Cometa Street
Council District 1**

Proposal: Demolish a ca. 1972 duplex.

Applicant: Paradisa Homes

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

Staff Recommendation: Release the permit but encourage the applicant to maintain affordable housing at this site, preferably through the rehabilitation and adaptive re-use of these units.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

45. **HDP-2016-0815**
1301 Cometa Street
Council District 1
Proposal: Demolish a ca. 1972 duplex.
Applicant: Paradisa Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit but encourage the applicant to maintain affordable housing at this site, preferably through the rehabilitation and adaptive re-use of these units.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

46. **HDP-2016-0818**
2911 E. 4th Street
Council District 3
Proposal: Demolish a ca. 1950 house.
Applicant: Peter Pevoto
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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

47. **HDP-2016-0819**
2009 Bowman Avenue
Council District 10
Proposal: Demolish a ca. 1951 house.
Applicant: BRF 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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

48. **HDP-2016-0820**
3321 E. Cesar Chavez Street
Council District 3
Proposal: Demolish a ca. 1952 house.
Applicant: Ross Rathgeber
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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

49. HDP-2016-0821

3407 E. Cesar Chavez Street

Council District 3

Proposal: Demolish a ca. 1941 house.

Applicant: Ross Rathgeber

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, as the house represents a unit of affordable housing, 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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

50. HDP-2016-0822

3513 E. Cesar Chavez Street

Council District 3

Proposal: Demolish a ca. 1946 house.

Applicant: Ross Rathgeber

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

Staff Recommendation: Postpone to December 19, 2016 to fully evaluate alternatives to demolition.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

51. 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: Postpone to December 19, 2016 to fully explore alternatives to demolition.

MOTION: Postpone to December 19, 2016 on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

52. HDP-2016-0824

1146½ Northwestern Avenue

Council District 1

Proposal: Demolish the remains of a ca. 1928 house.

Applicant: Elizabeth Barry
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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

**53. HDP-2016-0825
3012 E. 14½ Street
Council District 1**

Proposal: Demolish a ca. 1956 house.
Applicant: Travis Somerville
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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

**54. HDP-2016-0826
1703 Sanchez Street
Council District 1**

Proposal: Demolish a ca. 1956 house.
Applicant: Guido Canedo Macouzet
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 Myers, Commissioner Papavasiliou seconded the motion. The Commission votes in favor of the motion 7-0.

**55. 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: Postpone to December 19, 2016 to fully evaluate alternatives to demolition.

Staff recommends postponement

Opposition to postpone – Ben Gilyan speaks to the deterioration of the home.

MOTION: Close public hearing on a motion by Commissioner Reed, seconded by Commissioner Myers. Commission votes in favor of the motion 7-0.

MOTION: Postpone the case to the December 19, 2016 meeting on a motion by Commissioner Myers, seconded by Commissioner Osburn. The Commission votes in favor of the motion 6-1, Papavasiliou voting nay.

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.

Discussion of grants for historic preservation usage

Staff addressed the issue of the larger number of demolition permit applications being reviewed by the Commission, and requested that the Commission keep in mind that the Commission's objective is to evaluate the properties on their eligibility of becoming landmarks, not as a demolition commission.

MOTION: Adjourn on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. The Commission votes in favor of the motion 7-0.

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.