



## HISTORIC LANDMARK COMMISSION

February 27, 2017 - 7:00 pm

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2<sup>nd</sup> Street

Austin, Texas

### CURRENT BOARD MEMBERS:

\_\_\_\_ *Mary Jo Galindo, Chair*

\_\_\_\_ *Alex Papavasiliou*

\_\_\_\_ *Terri Myers*

\_\_\_\_ *Tiffany Osburn*

\_\_\_\_ *Beth Valenzuela*

\_\_\_\_ *Kevin Koch*

\_\_\_\_ *Emily Reed*

\_\_\_\_ *Blake Tollett*

\_\_\_\_ *Michelle Trevino*

### 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. January 23, 2017

### 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. C14H-2017-0011

**Zilker Park Caretaker's Cottage, 2015 Andrew Zilker Road  
Council District 9**

Applicant: City of Austin

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454 and  
Kim McKnight, Parks and Recreation Department, 974-9478.

Staff Recommendation: Recommend historic zoning.

##### 2. 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.

3. **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. In December, 2016, the Commission directed that this case be placed on the January, 2017 agenda. The applicant must inform staff and the Commission of his plans to move forward with this nomination.

## **B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

1. **LHD-2016-0017 – 806 Blanco Street**  
**Castle Hill Historic District**  
**Council District 9**  
Proposal: Modify the window locations and sizes on the sides of the house; replace the entire back wall of the house with a wall of glass.  
Applicant: Amy Dempsey, Studio Robins Dempsey  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Revised plans to retain more historic fabric.  
Staff Recommendation: Approve revisions as proposed, and release the permit upon completion of a City of Austin Documentation Package.
2. **C14H-1993-0024 and C14H-2000-0012**  
**Stanley Homestead and Outbuilding, 1809 and 1811 Newton Street.**  
**Council District 9**  
Proposal: Move the stone outbuilding 20 feet to the west (towards Newton Street) and remove historic zoning from the rear portions of both lots.  
Applicant: Jim Stockbauer  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Provide a detailed foundation plan and plans for the new house on the rear of the lot before a recommendation regarding the removal of historic zoning.  
Staff Recommendation: Approve as proposed.
3. **C14H-1974-0015**  
**Elisabet Ney Museum, 304 E. 44<sup>th</sup> Street.**  
**Council District 9**  
Proposal: Clean, repoint, and selective reconstruction of historic stone wall; restoration of historic gate.  
Applicant: City of Austin  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454, and Kim McKnight, Parks and Recreation Department, 974-9478  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approve as proposed.
4. **C14H-1980-0011**  
**Haynes-Delashwah House, 1209 Rosewood Avenue.**  
**Council District 1**  
Proposal: Construct a one-story kitchen addition to the back of the house.

Applicant: Mark Odom, Mark Odom Studio

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

Committee Recommendation: Revise plans to retain historic windows; use a different exterior cladding material.

Staff Recommendation: The applicant has revised the plans for the addition in accordance with the Committee's directives; approve as proposed.

**5. C14H-1982-0001 - F**

**Larmour Block, Building F, 916 Congress Avenue.**

**Council District 9**

Proposal: Plan for the protection of the historic façade and adjacent historic landmark buildings during the construction of the previously-approved addition.

Applicant: Buzz Hughes

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

**6. C14H-2005-0033**

**Fitzgerald-Short House, 502 E. 32<sup>nd</sup> Street**

**Council District 9**

Proposal: Replace 7 windows on the second story of the house.

Applicant: Cassandra Kitchen, Renewal by Anderson

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Conduct a window replacement necessity survey to determine whether the windows proposed for replacement can be repaired and retained in place.

**7. C14H-2016-0008**

**Freeman-Whiteside-Tuke-Gamboa House, 2205 E. Cesar Chavez Street**

**Council District 3**

Proposal: Construct a two-story rear addition.

Applicant: James Shieh

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

**8. LHD-2017-0001**

**4209 Avenue F (Hyde Park)**

**Council District 9**

Proposal: Construct a two-story rear addition.

Applicant: Mickey Peavler

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

**C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

**1. NRD-2016-0044**

**1715 Summit View Place – Old West Austin**

**Council District 9**

Proposal: Construct a new house and auxiliary dwelling unit.

Applicant: Jennifer Marsh

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

**2. NRD-2017-0002**

**1009 Willow Street – Willow-Spence**

**Council District 3**

Proposal: Construct a two-story addition to the rear of the house; construct a two-story garage apartment at the rear of the lot.

Applicant: Mickey Peavler

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

Staff Recommendation: Approve as proposed with the following conditions: 1.) Retain and preserve the existing window in the front gable; and 2.) Complete a City of Austin Documentation Package.

**3. NRD-2017-0003**

**1409 Westover Road – Old West Austin**

**Council District 9**

Proposal: Demolish a ca. 1939 house.

Applicant: Daniel Soteldo

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

Staff Recommendation: Initiate historic zoning or postpone to March 27, 2017 to fully evaluate alternatives to demolition.

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

**1. HDP-2016-0914 – Postpone to May 22, 2017 at the applicant's request.**

**1505 Forest Trail**

**Council District 10**

Proposal: Demolish a ca. 1937 house.

Applicant: Ihsan Raad

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

Staff Recommendation: Grant the applicant's request for a postponement.

**2. HDP-2016-0917**

**1409 E. 3<sup>rd</sup> Street**

**Council District 3**

Proposal: Demolish a ca. 1936 house.

Applicant: Nathaniel Button

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use; if the Commission votes to release the permit, then complete a City of Austin Documentation Package.

**3. HDP-2016-0919**

**1300 Taylor Street**

**Council District 3**

Proposal: Demolish a ca. 1928 house.

Applicant: Douglas Mazina

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, but if the Commission votes to release the permit, then staff recommends relocation over demolition, and the completion of a City of Austin Documentation Package.

4. **HDP-2016-0928**  
**405 W. 14<sup>th</sup> Street**  
**Council District 9**  
Proposal: Demolish a ca. 1910 house.  
Applicant: Glen Coleman, South Llano Strategies  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Initiate historic zoning.
5. **HDP-2017-0019**  
**2305 Bluebonnet Lane**  
**Council District 5**  
Proposal: Demolish a ca. 1941 house.  
Applicant: South Austin Builder  
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.
6. **HDP-2017-0020**  
**2507 Walter Street**  
**Council District 1**  
Proposal: Demolish a house that was moved onto the site from an unknown location ca. 1950.  
Applicant: Christopher Burgelin  
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.
7. **HDP-2017-0026**  
**1401 Walnut Avenue**  
**Council District 1**  
Proposal: Demolish a ca. 1925 house.  
Applicant: Joseph Ranzani  
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-2017-0027**  
**2008 E. 8<sup>th</sup> Street**  
**Council District 1**  
Proposal: Demolish a ca. 1932 house.  
Applicant: A New Hope Investments, Inc.  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Initiate historic zoning.
9. **HDP-2017-0030**  
**3901 Brookview Road**  
**Council District 9**  
Proposal: Demolish a ca. 1961 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.

**10. HDP-2017-0033**

**2014 DeVerne Street**

**Council District 5**

Proposal: Demolish a ca. 1948 house.

Applicant: Paradisa Homes

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

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

**11. HDP-2017-0038**

**2202 Nueces Street**

**Council District 9**

Proposal: Demolish a ca. 1925 apartment house.

Applicant: Mike McHone

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.

**12. HDP-2017-0049**

**1103 Summit Street**

**Council District 9**

Proposal: Demolish a ca. 1948 house.

Applicant: Heidi Goebel

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-2017-0050**

**709 Jessie Street**

**Council District 5**

Proposal: Demolish a ca. 1949 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-2016-0698**

**1408 E. 2<sup>nd</sup> 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 March 27, 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.

**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 owner of the property.

**F. DISCUSSION AND POSSIBLE ACTION ON REHABILITATION TAX ABATEMENTS IN LOCALLY-DESIGNATED HISTORIC DISTRICTS**

No cases.

**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.