



HISTORIC LANDMARK COMMISSION

January 23, 2017 - 7:00 pm

Regular Meeting

Council Chambers, Austin City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

☒ *Mary Jo Galindo, Chair*

☒ *Alex Papavasiliou*

☐ *Terri Myers*

☒ *Tiffany Osburn*

☒ *Arif Panju*

☒ *Kevin Koch*

☒ *David Whitworth, Vice-Chair*

☒ *Emily Reed*

☒ *Blake Tollett*

☐ *Michelle Trevino*

☒ *Beth Valenzuela*

1. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Emily Payne states that there is an advocacy group that is dedicated to development of software to identify historic structures.

2. APPROVAL OF MINUTES

A. December 19, 2017 (Consent)

MOTION: Approve the minutes of the December 19, 2016 Historic Landmark Commission Meeting on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote 9-0.

MOTION:

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. 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 case to the February 27th Meeting on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0

2. 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.

Danny Fowler – Spoke in opposition to the demolitions in Ebony Acres and supports the historic district consideration.

Tim Pribble – Spoke in opposition of the demolitions in Ebony Acres and in support of the historic district consideration.

Jamie Olsen – Spoke in opposition to the demolitions in Ebony Acres and in support of the historic district consideration.

Rebeca Rodriguez – Spoke in opposition to the demolitions in Ebony Acres and in support of the historic district consideration.

Pinaki Ghosh – Spoke in opposition to the demolitions in Ebony Acres and in support of the historic district consideration.

Scott Way – Spoke in support of the demolition permits.
Koch questions if properties are occupied.

MOTION: Close the public hearing on a motion by Commissioner Tollett, seconded by Commissioner Valenzuela. Vote 9-0

MOTION: Postpone until application is filed on a motion by Commissioner Reed, seconded by Commissioner Tollett. Vote 6-3; Papavasiliou, Panju, and Whitworth opposed.

Discussion regarding process and procedure of creating historic districts.

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: Not reviewed.

Staff Recommendation: Re-use any removed windows in the new plans for the side elevations of the house, and provide a full specification sheet for any new windows proposed for installation; but release the permit upon completion of a City of Austin Documentation Package.

Amy Dempsey spoke in favor of the application and answered questions from the Commission. Discussion regarding the Certificate of Appropriateness Review Committee and the cost of attending the meeting

MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Panju. Vote 9-0

MOTION: Postpone decision until applicant meets with review committee Valenzuela, seconded by Commissioner Reed. Vote 6-3; Panju, Papavasiliou, and Whitworth opposed.

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: Not reviewed.

Staff Recommendation: Provide a conceptual approval, conditioned on the applicant's submission of a detailed plan for moving the stone outbuilding.

Speakers in favor of the application:

Jim Stockbauer

Dean Whitley

No speakers in opposition.

MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Panju. Vote 9-0

MOTION: Postpone the case on a motion by Commissioner Reed, seconded by Commissioner Koch. Vote 6-1-2; Panju opposed; Valenzuela and Osburn recused.

Commissioner Reed mentions that there may be potential archeological significance, and that the Commission should maintain oversight of the property.

3. C14H-1980-0005

Newton House, 1013 E. 9th Street

Council District 1

Proposal: Construct a two-story secondary dwelling on the rear alley.

Applicant: Annie-Laurie Grabiell, Clayton + Little, Architects

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

Committee Recommendation: Consider a more balanced proportion of stone to siding on the proposed structure.

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 Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2016-0106

**408 Congress Avenue – Congress Avenue
Council District 9**

Proposal: Remove the non-historic façade and replace with brick; construct a rooftop structure.

Applicant: Denise Reid, Mercury Permits

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

Staff Recommendation: Evaluate the existing brick façade of the building after removing the stone tile and use existing brick if feasible; set the rooftop structure back at least 15 feet from the front wall.

MOTION: Approve the application in accordance with the staff recommendation per passage of the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

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

1. 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: Either require the applicant to affirmatively state that the application for a demolition permit for this property is withdrawn or initiate a historic zoning case in light of the proposed application for a historic district in Ebony Acres.

Speakers in favor of demolition:

Scott Way

Speakers in opposition:

Danny Fowler

Pinaki Ghosh

MOTION: Close public hearing on a motion by Commissioner Valenzuela, seconded by Commissioner Papavasiliou. Vote 9-0.

MOTION: Release the permit on a motion by Commissioner Papavasiliou, seconded by Whitworth. Vote 5-3-1; Panju, Papavasiliou, and Whitworth opposed; Koch abstained; motion failed for lack of a quorum.

MOTION: Recommend historic zoning. Vote: 4-5; Panju, Papavasiliou, Whitworth, Reed, and Koch opposed. Motion failed for lack of a quorum vote.

2. 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: Either require the applicant to affirmatively state that the application for a demolition permit for this property is withdrawn or initiate a historic zoning case in light of the proposed application for a historic district in Ebony Acres.

Speakers in favor of demolition:

Scott Way

Speakers in opposition:

Danny Fowler

Pinaki Ghosh

MOTION: Close public hearing on a motion by Commissioner Reed, seconded by Commissioner Papavasiliou. Vote 9-0.

MOTION: Release permit by Commissioner Panju, seconded by Commissioner Papavasiliou. Vote 5-4; . Tollett, Osburn, Valenzuela, Galindo, Reed opposed. Motion failed for lack of a quorum vote.

MOTION: Recommend historic zoning. Vote: 4-5; Panju, Papavasiliou, Whitworth, Reed, and Koch opposed. Motion failed for lack of a quorum vote.

3. 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: Either require the applicant to affirmatively state that the application for a demolition permit for this property is withdrawn or initiate a historic zoning case in light of the proposed application for a historic district in Ebony Acres.

Speakers in favor of demolition:

Scott Way

Speakers opposed to demolition:

Danny Fowler

Pinaki Ghosh

MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Osburn. Vote 9-0.

MOTION: Extend meeting past 10:00pm by Commissioner Reed, seconded by Commissioner Panju. Vote 9-0.

MOTION: Release the demo permit by Commissioner Papavasiliou, seconded by Commissioner Panju. Vote 5-4; Galindo, Valenzuela, Osburn, and Tollett opposed. Motion failed for lack of a quorum vote.

MOTION: Recommend historic zoning. Vote: 4-5; Panju, Papavasiliou, Whitworth, Reed, and Koch opposed. Motion failed for lack of a quorum vote.

4. 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.

Commissioner Galindo questions Steve Sadowsky on the number of Mid-Century Modern landmarks.

Speakers in favor of demolition:

David Webber

Jim Brown

Damion Brown

Speakers in opposition to demolition:

Emily Payne

MOTION: Close public hearing on a motion by Commissioner Reed, seconded by Commissioner Valenzuela. Vote 9-0.

MOTION: Release the permit under the condition that the applicant provides a City of Austin documentation package on a motion by Commissioner Koch, seconded by Papavasiliou. Vote 7-2; Reed and Galindo opposed.

5. HDP-2016-0887

**2413 W. 9th Street
Council District 10**

Proposal: Demolish a ca. 1929 house.

Applicant: Carol Hickey

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 Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

6. 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: 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 Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

7. 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: 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 Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

8. HDP-2016-0914

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: Postpone to February 27, 2017 to fully evaluate alternatives to demolition.

MOTION: Postpone case to the February 27th Meeting on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0.

9. HDP-2016-0917

1409 E. 3rd Street

Council District 3

Proposal: Demolish a ca. 1936 house.

Applicant: Nathaniel Button

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

Staff Recommendation: Postpone to February 27, 2017 to fully evaluate alternatives to demolition.

MOTION: Postpone case to the February 27th Meeting on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0.

10. HDP-2016-0918

1128 Mason Avenue

Council District 1

Proposal: Demolish a house of unknown age that was moved to the current site in 1965.

Applicant: Bigo George Vonan

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.

Gorge Vonan speaks in favor of the demolition permit.

MOTION: Close public hearing on a motion by Commissioner Osburn, seconded by Commissioner Papavasiliou. Vote 9-0.

MOTION: Release permit per staff recommendation on a motion by Commissioner Papavasiliou, seconded by Commissioner Osburn. Vote 9-0.

11. 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: Postpone to February 27, 2017 to fully evaluate alternatives to demolition.

Douglas Manzina speaks in opposition to postponement.

Joan Brook speaks in favor of postponement.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Panju. Vote 9-0.

MOTION: Postpone case to the February 27th Meeting by Commissioner Reed, seconded by Commissioner Koch. Vote 6-2-1; Panju and Whitworth opposed; Papavasiliou abstained.

12 HDP-2016-0927

905 E. 12th Street

Council District 1

Proposal: Demolish a ca. 1954 house.

Applicant: Timothy and Yesenia Herrington

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 Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

13. HDP-2016-0928

405 W. 14th 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: Postpone to February 27, 2017 to fully evaluate alternatives to demolition.

Speakers in favor of postponement:

Chris Riley

Charles Peveto

Speakers opposed to postponement:

Glen Colman

MOTION: Close the public hearing on a motion by Commissioner Reed, seconded by Commissioner Papavasiliou. Vote 9-0.

Motion: Postpone case to the February 27th Meeting on a motion by Commissioner Koch, seconded by Commissioner Valenzuela. Vote: 8-1; Panju opposed.

14. HDP-2016-0933

1409 Singleton Avenue

Council District 1

Proposal: Demolish a ca. 1950 duplex.

Applicant: Benjamin Construction, Inc.

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 Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

15. HDP-2016-0941

113 W. Johanna Street

Council District 9

Proposal: Relocate a ca. 1925 house to Lockhart, Texas.

Applicant: Anne Elizabeth Wynn

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.

MOTION: Approve the application in accordance with the staff recommendation per passage of the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

16. HDP-2016-0942

4113 Sinclair Avenue

Council District 10

Proposal: Relocate a ca., 1940 house to outside the city.

Applicant: Kelsey Jo Jacobsen

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.

MOTION: Approve the application in accordance with the staff recommendation per passage of the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

17. HDP-2016-0944

907 W., Johanna Street

Council District 9

Proposal: Demolish a ca. 1944 house.

Applicant: Kelly Wunsch

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 Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

18. HDP-2016-0945

3503 Mount Barker Drive

Council District 10

Proposal: Demolish a ca. 1961 house.

Applicant: Jennifer Falk

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 Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

19. HDP-2016-0948

2113 Alta Vista Avenue

Council District 9

Proposal: Demolish a ca. 1945 garage apartment.

Applicant: Jeff Krolicki, Maker Architects

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 Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

20. HDP-2017-0006

2203 Willow Street

Council District 3

Proposal: Demolish a ca. 1911 house.

Applicant: Pecan Valley Homes

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use or postponement to February 27, 2017 to fully evaluate alternatives to demolition. (Modify: RELEASE PERMIT W/ DOCUMENTATION PACKAGE)

Speakers in favor of demolition:

Dale Thornton

Jay Otto

No speakers in opposition.

MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. Vote 9-0.

MOTION: Release per staff recommendation by Commissioner Valenzuela, seconded by Commissioner Koch. Vote 9-0.

21. 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 February 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.

MOTION: Postpone case to the February 27th Meeting on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive

Staff Note: Staff has been in contact with the architect working on the site.

MOTION: Direct staff to move forward with the demolition by neglect case, on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

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

1. LHD-2015-0006 – 4004 Avenue G, Hyde Park

Staff Recommendation: The applicant has complied with the terms of the Certificate of Appropriateness and the provisions allowing the tax abatement. Staff recommends approval of the application.

MOTION: Approve the application in accordance with the staff recommendation per passage of the consent agenda on a motion by Commissioner Valenzuela, seconded by Commissioner Reed. Vote: 9-0.

COMMISSION ITEMS

Commissioner Galindo states that she went to the Downtown Commission meeting.

COMMITTEE REPORTS

Certificates of Appropriateness Review Committee

Operations Committee

Grants Committee

Preservation Plan Committee

Staff reported that he will schedule a workshop and another round table.

MOTION to adjourn by Commissioner Papavasiliou.

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.