



HISTORIC LANDMARK COMMISSION

February 27, 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*

☒ *Beth Valenzuela*

☒ *Kevin Koch*

☒ *Emily Reed*

☒ *Blake Tollett*

☐ *Michelle Trevino*

☒ *Carol Brown*

☒ *Emily Hibbs*

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

MOTION: Approve minutes from January 23, 2017 meeting per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0-1, Commissioner Papavasiliou abstained.

MOTION: Re-appoint Mary Jo Galindo as Chair of the Commission on a motion by Commissioner Papavasiliou, seconded by Commissioner Tollett. Vote 8-0-1 Commissioner Galindo abstained.

MOTION: Appoint Emily Reed as vice chair of the Commission on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. Vote 8-0-1, Reed abstained.

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.

Speakers in favor:

Kim McKnight; Katie Hill.

No speakers in opposition.

MOTION: Close public hearing on a motion by Commissioner Koch, seconded by Myers. Vote 10-0.

MOTION: Recommend historic zoning on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. Vote 10-0.

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.

MOTION: Postpone to March 27, 2017 at the Commission's request, on a motion by Commissioner Tollett, seconded by Commissioner Reed. Vote 9-0-1. Commissioner Papavasiliou abstained.

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.

MOTION: Postpone to March 27, 2017 on a motion by Commissioner Tollett, seconded by Commissioner Reed. Vote 9-0-1. Commissioner Papavasiliou abstained.

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.

MOTION: Approve case in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

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.

Speakers in favor of the application:

Jim Stockbauer and Dean Woodley.

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. Vote 9-0 (Valenzuela off-dais).

MOTION: Approve the relocation of the stone outbuilding in accordance with the applicant's proposal but postpone the decision on the application for removal of historic zoning until the Commission has reviewed the plans for any new construction on the portion of the property proposed for the removal of historic zoning on a motion by Commissioner Myers, seconded by Commissioner Reed. Vote 9-0 (Valenzuela off-dais).

3. C14H-1974-0015

Elisabet Ney Museum, 304 E. 44th 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.

MOTION: Approve case in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

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.

MOTION: Approve case in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

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.

The Commission received a request for postponement on this case from the neighboring property owner.

Speakers in favor of postponing the case to March 27, 2017:

Rob Robbins, Janis Daemmrch.

Speakers opposed to postponement:

Buzz Hughes

MOTION: Close public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Reed. Vote 10-0.

MOTION: Postpone the public hearing on the merits of the case to March 27, 2017 on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 9-1, Papavasiliou opposed.

6. C14H-2005-0033

Fitzgerald-Short House, 502 E. 32nd 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.

Steve Sadowsky requests a postponement of this case to enable staff to work with the property owner regarding an evaluation of the windows proposed for replacement. No speakers in opposition.

MOTION: Close public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. Vote 10-0.

MOTION: Approve staff's request to work with the property owner to evaluate the windows proposed for replacement. on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 10-0.

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.

MOTION: Approve case in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

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.

MOTION: Approve case in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

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.

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

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.

Speakers in favor:

Mickey Peavler, Jeff Bullard, Brian Cronin.

No speakers in opposition.

MOTION: Close public hearing on a motion by Commissioner Koch, seconded by Commissioner Osburn. Vote 10-0.

MOTION: Approve as proposed under the condition that the applicant complete documentation package and that the window on the front of the home be maintained on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 10-0.

**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.

Speakers in favor of the demolition permit:

Daniel Soteldo

No speakers in opposition.

MOTION: Close public hearing on a motion by Commissioner Reed, seconded by Commissioner Myers. 10-0.

MOTION: Postpone the case to March 27, 2017 on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 9-1, Commissioner Papavasiliou opposed.

**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.

MOTION: Grant the applicant's request for a postponement to May 22, 2017 per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 Myers off-dais).

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

Speakers in favor of demolition:
Nathan Button

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Koch, seconded by Commissioner Papavasiliou. Vote 10-0.

MOTION: Release the permit in accordance with staff recommendation by Commissioner Papavasiliou, seconded by Commissioner Tollett. Vote 10-0.

**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.

Speakers in favor of demolition:
Lisa Mazina

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Osburn. Vote 10-0.

MOTION: Release the permit in accordance with the staff recommendation on a motion by Commissioner Papavasiliou, seconded by Commissioner Reed. Vote 10-0.

**4. 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: Initiate historic zoning.

Speakers in favor of demolition:
Glen Coleman

Speakers in opposition to demolition:
Cynthia O'Keefe, Austin Stowell, Chris Riley.

Glen Coleman offered a rebuttal.

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. Vote 10-0.

MOTION: Initiate historic zoning on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Vote 10-0.

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.

MOTION: Release the permit in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

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.

MOTION: Release the permit in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

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.

Speakers in favor of demolition:
Joseph Ranzani

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Reed, seconded by Commissioner Osburn. Vote 10-0.

MOTION: Release the demolition permit in accordance with staff recommendation on a motion by Commissioner Valenzuela, seconded by Commissioner Papavasiliou. Vote 10-0.

**8. HDP-2017-0027
2008 E. 8th 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.

Speakers in favor of demolition:
Adriana Salazar, and Davey McEathern.

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. Vote 10-0.

MOTION: Extend meeting past 10 pm by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. Vote 10-0.

MOTION: Postpone case to March 27, 2017 on a motion by Commissioner Reed, seconded by Commissioner Myers. Vote 9-1, Commissioner Papavasiliou opposed.

**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.

Speakers in favor of demolition:
Hector Avila

Speakers opposed to demolition:
Sheri Wetmar, Gay Goforth, Steve Dock, David Boston, Susan Patterson, Michael Tully, and Jules Nilik.

Hector Avila offered a rebuttal.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Reed. Vote 10-0.

MOTION: Release the permit in accordance with the staff recommendation by Commissioner Papavasiliou, seconded by Commissioner Tollett. Vote 2-8 (Tollett and Papavasiliou in favor).

MOTION: Initiate historic zoning on a motion by Commissioner Koch, seconded by Commissioner Valenzuela. Vote 8-2 (Papavasiliou and Tollett opposed).

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.

MOTION: Release the permit in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

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.

MOTION: Release the permit in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

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.

MOTION: Release the permit in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

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.

MOTION: Release the permit in accordance with staff recommendation per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

14. 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 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.

MOTION: Grant the postponement to March 27, 2017 per passage of the consent agenda on a motion by Commissioner Koch, seconded by Commissioner Reed. Vote 9-0 (Myers off-dais).

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

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

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

Commissioner Myers nominated Commissioner Koch to the Certificate of Appropriateness Review Committee to fill the vacant seat. Commissioner Koch accepts.

Roundtable will meet in March to discuss changes to Commission policies.

COMMITTEE REPORTS

Certificates of Appropriateness Review Committee

Operations Committee

Grants Committee

Preservation Plan Committee

No reports.

FUTURE AGENDA ITEMS

No requests.

ADJOURNMENT 10:45 p.m.

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.