



## HISTORIC LANDMARK COMMISSION

May 22, 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*

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

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

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

\_\_\_\_\_ *Emily Reed, Vice-Chair*

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

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

\_\_\_\_\_ *Carol Brown*

\_\_\_\_\_ *Emily Hibbs*

### NOTES ON HISTORIC LANDMARK COMMISSION MEETINGS

1. The first speaker signed up for each side of a contested public hearing will be allowed up to 5 minutes to speak. Any further speakers will be allowed up to 3 minutes. The Commission does not allow for the donation of time. The first speaker may have a rebuttal after the conclusion of testimony of up to 3 minutes. Speakers should not repeat the testimony previously given on any case.
2. Cases passed by the Commission on the consent agenda will not have a formal public hearing. If a citizen would like to speak on a case proposed for passage on the consent agenda, that person should make it known to the Chair of the Commission at the time of the reading of the agenda. Otherwise, the case will pass on consent, and there is no later recourse.
3. In cases involving the review of demolition or relocation permit applications, the Commission may initiate a historic zoning case to further study the evidence regarding the potential of the subject property for landmark designation. If the Commission initiates a historic zoning case, the Commission will review the case again at its next regularly-scheduled meeting for a recommendation regarding historic zoning. There will be no new notification sent out by the City stating the next hearing date - it is considered tantamount to a postponement to a date certain.

### 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. April 10, 2017

B. April 24, 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. HDP-2017-0030 – Morris and Gwendolyn Stevens House - Rehearing  
3901 Brookview Road

**Council District 9**

Proposal: Demolish a ca. 1961 house

Applicant: Historic Landmark Commission

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

Staff Recommendation: The Commission did not recommend historic zoning at the last public hearing on this case; staff does not recommend historic zoning for this house, but does encourage rehabilitation and adaptive re-use, and release of the demolition permit upon completion of a City of Austin Documentation Package and the property owner's agreement to erect a plaque on the site to commemorate the history of the property.

**2. C14H-2017-0025 – Pompee-Clark-Cook House**

**2203 Nueces Street**

**Council District 9**

Proposal: Zoning change from GR-MU-H-CO-NP to GR-MU-CO-NP for the tract which consists of the parking lot and driveway for this house.

Applicant: Mike McHone

City Staff: Scott Grantham, Planning and Zoning Department, 974-3574

Staff Recommendation: Recommend the removal of H zoning from the subject tract, maintaining the base zoning and conditional overlay.

**3. HDP-2017-0100 – Postpone to June 26, 2017 at the owner's request.**

**1401 E 3<sup>rd</sup> Street**

**Council District 3**

Proposal: Demolish a ca. 1923 house.

Applicant: William Hodge

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

Staff Recommendation: Grant the owner's postponement request.

**4. HDP-2017-0101**

**2614 Delwood Place**

**Council District 10**

Proposal: Demolish a ca. 1951 house.

Applicant: DAR Construction

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

Staff Recommendation: Recommend historic zoning.

**5. C14H-2017-0038 - Pennybacker-Alexander House**

**811 E. 38<sup>th</sup> Street**

**Council District 9**

Applicants: Alex and Eileen Davern, owners; Phoebe Allen, agent

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

Staff Recommendation: Recommend historic zoning.

**6. C14H-2017-0039 - Carrington's Bluff**

**1900 David Street**

**Council District 9**

Applicants: Old West 19<sup>th</sup>, Ltd. (Tim and Karrie League); Phoebe Allen, agent

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

Staff Recommendation: Recommend historic zoning.

**7. C14H-2017-0031 - Penick Place Historic District**

**5600 and 5700 blocks of Penick Drive and 5600 and 5700 blocks of E. Riverside Drive.**

**Council District 3**

Applicants: Penick Place Nominating Team, Miranda Dodson

City Staff: Steve Sadowsky, Historic Preservation Office

Staff Recommendation: Postpone to June 26, 2017 to allow for informational meetings and workshops and to review proposed historic district design standards.

**8. C14H-2017-0065 - Spencer and Ora Lee Nobles House**

**2008 E. 8<sup>th</sup> Street**

**Council District 1**

Applicants: Austin Newcastle Homes, L.P. and City of Austin

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

Staff Recommendation: Recommend historic zoning.

**9. HDP-2014-0339 - Lillie Scott House**

**2100 E. 14<sup>th</sup> Street**

**Council District 1**

Applicants: Austin Newcastle Homes, L.P. and 2100 E. 14<sup>th</sup> Ventures, Inc.

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

Staff Recommendation: Do not recommend historic zoning.

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

**1. 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: 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-2017-0023**

**802 Pressler Street – West Line Historic District**

**Council District 9**

Proposal: Demolish a ca. 1930 house.

Applicant: David Cundy

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

Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use, through consideration of the demolition delay for contributing properties within historic districts, then relocation over demolition; if the Commission votes to grant the permit, then staff recommend completion of a City of Austin Documentation Package and that the Commission review the plans for any new construction proposed for this site prior to release of the permit.

**2. NRD-2017-0026**

**906 Robertson Street – West Line Historic District**

**Council District 9**

Proposal: Construct an addition to the front and side of the house.

Applicant: James Cormier

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

Staff Recommendation: Consider the installation of a small window in the front of the addition to break up the proposed blank wall on the front of the house. Staff recommends release of the permit upon completion of a City of Austin Documentation Package.

**3. NRD-2017-0029**

**1207 W 10<sup>th</sup> Street – West Line Historic District**

**Council District 9**

Proposal: Modify front porch, remove and replace existing siding with wood siding, replace windows on the side of the house.

Applicant: Stouse Design

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

Staff Recommendation: Retain the front porch posts as is, and use replacement windows that match or are compatible to the historic windows on the house; otherwise, approve as proposed.

**4. NRD-2017-0032**

**2305 Hartford Road – Old West Austin Historic District**

**Council District 9**

Proposal: Remove existing ornamental metal porch from the front of the house; modify the porch, front door, and front windows; construct a solarium on the south side of the house; various demolition and new construction on the back of the house.

Applicant: Justin Oscilowski, Clayton + Little, Architects

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

Staff Recommendation: Retain the front of the house as is; otherwise, approve as proposed.

**5. NRD-2017-0033**

**4208 Wilshire Pkwy – Wilshire Woods Historic District**

**Council District 9**

Proposal: Demolish a ca. 1947 home.

Applicant: Patricia Borowicz

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

Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use through consideration of the demolition delay for contributing houses in historic districts.

**6. NRD-2017-0034**

**1618 Palma Plaza – Old West Austin Historic District**

**Council District 9**

Proposal: Construct a 3-story multifamily structure.

Applicant: Kyle Wyatt

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

Staff Recommendation: Release the permit as proposed.

**7. NRD-2017-0035**

**1713 Mohle Drive – Old West Austin Historic District**

**Council District 10**

Proposal: Construct a one-story addition to the rear of a one-story house.

Applicant: Peter Pevoto, Gossett-Jones Homes

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

Staff Recommendation: Approve as proposed.

**8. NRD-2017-0036**

**812 Theresa Avenue – West Line Historic District**

**Council District 9**

Proposal: Construct two 2-story houses, each with 2-story auxiliary dwelling units to the rear.

Applicant: Ryan Rodenberg

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

Staff Recommendation: Strongly encourage the applicant to design the new structures in a style more compatible with the contributing buildings in the district.

**9. NRD-2017-0028 – NO ACTION REQUIRED**

**1501 Gaston Avenue – Old West Austin Historic District**

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

**1. HDP-2016-0698 – Postpone to June 26, 2017 at the applicant's request.**

**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: Staff is working with the applicant to develop a historic zoning case on this house. Staff recommends granting the postponement request.

**2. HDP-2017-0185**

**912 W James Street**

**Council District 9**

Proposal: Demolish a ca. 1932 house.

Applicant: Celia Israel

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

Staff Recommendation: Postpone to June 26, 2017 at staff's request to fully evaluate alternatives to demolition.

**3. HDP-2017-0186**

**2003 Tower Drive**

**Council District 10**

Proposal: Demolish a ca. 1945 house.

Applicant: Butterfield Custom Homes

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

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

**4. HDP-2017-0190**

**2606 Diaz Street**

**Council District 3**

Proposal: Demolish a ca. 1943 house.

Applicant: Liana Davis

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.

**5. HDP-2017-0201**

**1101 Belmont Parkway**

**Council District 10**

Proposal: Demolish a ca. 1962 house.

Applicant: Tim Cuppett Architects

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, and especially consideration of a restoration of the original appearance of the house, but if the Commission votes to release the permit, then staff recommends the completion of a City of Austin Documentation Package prior to release.

**6. HDP-2017-0204**

**1907 Holly Street**

**Council District 3**

Proposal: Demolish a ca. 191 house.

Applicant: DAR Construction

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

Staff Recommendation: Initiate historic zoning.

**7. HDP-2017-0222**

**5004 Rowena Street**

**Council District 9**

Proposal: Demolish a ca. 1946 house.

Applicant: Mirela Glass

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-2017-0223**

**608 E 49<sup>th</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1948 house.

Applicant: Kurt Thiemer

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 Demolition Permit.

**9. HDP-2017-0914 - The applicant is requesting a postponement to September 25, 2017.**

**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 postponement.

**10. HDP-2017-0218 – NO ACTION REQUIRED – WITHDRAWN BY STAFF.**

**2604 Great Oaks Parkway**

**11. HDP-2017-0220 – NO ACTION REQUIRED – WITHDRAWN BY STAFF.  
4101 Edgemont Drive**

**12. HDP-2017-0221 – NO ACTION REQUIRED – WITHDRAWN BY STAFF.  
2504 Westlake Drive**

**13. HDP-2017-0224 – NO ACTION REQUIRED - WITHDRAWN BY STAFF.  
6902 Carver Avenue**

**E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES**

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

Note: Staff is initiating the demolition by neglect case.

**F. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HERITAGE  
TOURISM GRANTS**

**1. Paramount Theater, Austin Theater Alliance, 713 Congress Avenue**

Proposal: Replace/repair the entry and exit doors; replace deteriorating vox office, install key card system, repair clay roof tiles, repair parapet coping tiles.

Requested amount: \$58,000

Committee Recommendation: Fund the grant request in its entirety.

**2. Stateside Theater, Austin Theater Alliance, 719 Congress Avenue**

Proposal: Entry-exit door and surrounding window replacement

Requested amount: \$58,000

Committee Recommendation: Fund the grant request in its entirety.

**3. Austin Woman's Club, 708 San Antonio Street**

Proposal: Repair and replace sidewalk and ground cover, install professional lighting, restore and mount original gates.

Requested amount: \$25,000

Committee Recommendation: Fund the grant request in its entirety.

**4. Mayfield Park Cottage and Gardens, 3505 W. 35<sup>th</sup> Street**

Proposal: Repair historic rock wall and install safety fencing, rehabilitate historic hourglass pond and foundation.

Requested amount: \$41,630

Committee Recommendation: Fund the grant request in its entirety.

**5. Millett Opera House, 110 E. 9<sup>th</sup> Street**

Proposal: Repaint all painted surfaces and replace decaying wood.

Requested amount: \$22,000

Committee Recommendation: Fund the grant request in its entirety.

**6. Driscoll Villa at Laguna Gloria, 3809 W. 35<sup>th</sup> Street**

Proposal: Repair exterior terrace doors, San Jose rose window, roof, and window awnings; install handrail to exterior steps.

Requested amount: \$58,000

Committee Recommendation: Fund the grant request in its entirety.

**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 512-974-1686, 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.