



HISTORIC LANDMARK COMMISSION
Monday, April 27, 2015 – 7:00 P.M.
REGULAR MEETING
City Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

____ *Laurie Limbacher, Chair*
____ *Andrea Roberts*
____ *Dan Leary*
____ *Mary Jo Galindo*

____ *John Rosato, Vice-Chair*
____ *Leslie Wolfenden Guidry*
____ *Terri Myers*

AGENDA

CALL TO ORDER

I. 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.

II. APPROVAL OF MINUTES

None

III. BRIEFINGS

1. Congress Avenue Streetscape Improvements
Jim Robertson, City of Austin Planning and Zoning Department
2. City of Austin Cemetery Master Plan
Kim McKnight, City of Austin Parks and Recreation Department

IV. 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-2015-0004**
Lightsey-Russell House, 1805 Lightsey Road
Applicant: Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: None.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2015-0002

4214 Avenue G

Proposal: Addition and remodel

Applicant: John Hussey

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Staff recommends to deny the permit or to postpone until the May 18th, 2015 Historic Landmarks Commission to allow the applicant to continue to work with staff and the Certificate of Appropriateness Committee.

2. C14H-1978-0010

409-413 E 6th Street

Proposal: Roof top deck

Applicant: Moncada Consulting; Girard Kinney

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

Staff Recommendation: Deny as proposed; staff suggests moving the proposed upper deck further back from the parapet so that it is not visible from the street below in accordance with the Architectural Design Guidelines for Sixth Street.

3. C14H-2000-2128

1400 West Avenue

Proposal: Demolish an accessory/pagoda structure. Document the structure utilizing digitally rectified and dimensioned photography, salvage and store character-defining features as possible.

Applicant: Doug Danforth

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed.

3. C14H-1981-0001

4401 Avenue D

Proposal: Install two new windows on the north elevation where there were not windows before.

Applicant: David Bratton

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Staff recommends one of the following changes to the windows in order to differentiate the new windows from the historic per Standard 9. With one of these changes Staff can recommend approval.

- 1) The windows need to be leaded glass with no color rather than stained glass.
- 2) Trim around the new stained glass needs to be differentiated from the historic trim by a different profile or size.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD- 2014-0063

1013 Gaston Avenue

Proposal: Construct a two-story addition and reconfigure the front of the contributing house.

Applicant: Hector Avila

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed with the recommendation that the applicant retain the quoins and dental molding on the historic building. A City of Austin Documentation Package should be completed before the permit is released.

2. NRD- 2014-0070

3302 Funston Street

Proposal: Construct a two-story house.

Applicant: Visio R-2 I LP

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed.

3. NRD- 2014-0086

2224 Parkway Drive

Proposal: Construct a second-story addition and reconfigure the front of the contributing house.

Applicant: David Cancialosi

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed and complete a City of Austin Documentation Package prior to release of the permit.

4. NRD- 2014-0138

3309 Oakmont Boulevard

Proposal: Construct a second-story addition and reconfigure the front of the contributing house.

Applicant: Marzia Volpe

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed and complete a City of Austin Documentation Package prior to release of the permit.

5. NRD- 2015-0026

808 Spence Street

Proposal: Construct a two story guest house/second residence at the rear of the lot.

Applicant: Luis Garcia

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Approve as proposed with the recommendation that the roofing color of the addition match the roofing color of the main house.

6. NRD- 2015-0029

3209 Funston Street

Proposal: Demolition of a non-contributing building and construction of a new one story building
Applicant: Kyle R. Cooper
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Approve as proposed and complete a City of Austin Documentation Package prior to release of the permit.

7. NRD- 2015-0030

1009 Gaston Avenue

Proposal: Construct a two story single family residential unit on a vacant lot.
Applicant: Hector Avila
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Approve as proposed and with the recommendation that stucco be used instead of the metal panels on the second floor façade.

8. NRD- 2015-0033

1512 W 29th Street

Proposal: Construct a two story single family residential unit on a vacant lot.
Applicant: Marley Porter
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Approve as proposed.

9. NRD- 2015-0035

3304 Funston Street

Proposal: Construct a two story single family residential unit on a vacant lot.
Applicant: Todd Bennett
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Postpone the application until the applicant has completed the Technical Building and Zoning reviews and have met the applicable code standards.

10. NRD- 2015-0036

3400 Oakmont Boulevard

Proposal: Construct a second floor addition and front façade changes to a contributing building.
Applicant: Hector Avila
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Approve as proposed and complete a City of Austin Documentation Package prior to release of the permit.

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

1. HDP-2014-1147

1708 Vista Lane

Proposal: Demolish a ca. 1939 house.
Applicant: IDM Builders
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and re-use if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

2. HDP-2015-0102

3312 Clearview Drive

Proposal: Demolish a ca. 1954 house.

Applicant: Jesse Nalle, Nalle Custom Homes

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

3. HDP-2015-0111

4515 Avenue D

Proposal: Demolish a ca. 1935 house.

Applicant: J. Ahmadi

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

4. HDP-2015-0126

1813 Brackenridge Street and 1814 Drake Avenue

Proposal: Demolish a ca., 1909 house at 1813 Brackenridge Street and a ca. 1936 house at 1814 Drake Avenue.

Applicant: David West

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

Staff Recommendation: Release both permits upon completion of a City of Austin Documentation Package.

5. HDP-2015-0151

1710 Maple Avenue

Proposal: Demolish a ca. 1913 house.

Applicant: MX3 Homes

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

Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.

6. HDP-2015-0152

1000 Lund Street

Proposal: Construct a second floor addition and front façade changes to a contributing building.

Applicant: Jennifer Strapple and Hayley Killam

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Initiate historic zoning to preserve this A.D. Stenger House.

7. HDP-2015-0153

1908 Airole Way

Proposal: Deconstruct and re-build a ca. 1950 A.D. Stenger house.
Applicant: Ryan Burke, Parallel Architecture
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Either postpone to May 18, 2015 or initiate a historic zoning case to preserve this A.D. Stenger house.

8. HDP-2015-0154
902 S. 1st Street

Proposal: Demolish a ca. 1910 house.
Applicant: John R. Nelson
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.

9. HDP-2015-0165
2200 Rio Grande (700 W. 22nd Street), and 2204 Rio Grande Street

Proposal: Demolish a ca. 1925 duplex and a ca. 1915 commercial building.
Applicant: Sean O'Brien
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to May 18, 2015 to consider alternatives to demolition.

10. HDP-2015-0173
1315 Kenwood Avenue

Proposal: Partial demolition and a second-story addition to a ca. 1928 house.
Applicant: Annie-Laurie Grabiell, Clayton + Little Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: None. The owners are considering historic zoning for this property, but staff has major reservations about the construction of the addition in light of a historic zoning application.

11. HDP-2015-0182
815 W. Mary Street

Proposal: Demolish a ca. 1928 house.
Applicant: Brockett Davidson
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.

12. HDP-2015-0200
2208 E. 13th Street – the applicant has withdrawn his application and seeks to rehabilitate the house. No action is required.

Proposal: Demolish a ca. 1911 house.
Applicant: Kevin Woodworth
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: See above.

13. HDP-2015-0213

4707 Woodview Avenue

Proposal: Demolish a ca. 1945 house.

Applicant: Austin Express Permits

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

Staff Recommendation: Either postpone to May 18, 2015 or initiate a historic zoning case to better evaluate alternatives to demolition.

14. HDP-2015-0219

1208 Kinney Avenue

Proposal: Demolish a ca. 1946 house.

Applicant: Todd Bennett

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

Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.

15. HDP-2015-0221

1310 E. 13th Street

Proposal: Demolish a ca. 1902 house.

Applicant: Antonio Lozano

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

Staff Recommendation: Postpone to May 18, 2015 to fully evaluate alternatives to demolition.

16. HDP-2015-0232

2101 E. 14th Street

Proposal: Demolish a ca. 1937 house.

Applicant: William Hodge

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

Staff Recommendation: Encourage rehabilitation and restoration or postpone to May 18, 2015 to better evaluate alternatives to demolition; otherwise, release the permit upon completion of a City of Austin Documentation Package.

17. HDP-2015-0250

4100 Banister Lane

Proposal: Demolish a ca. 1949 house.

Applicant: Peter Pevoto

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

Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.

18. HDP-2015-0251

4006 Banister Lane

Proposal: Demolish a ca. 1950 house.

Applicant: Peter Pevoto
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.

19. HDP-2015-0252

2102 E.M. Franklin Avenue

Proposal: Demolish a ca. 1940 house.

Applicant: Ross Cole, Urban Ventures

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

Staff Recommendation: Postpone to May 18, 2015 to fully consider alternatives to demolition.

20. HDP-2015-0254

903 S. 2nd Street

Proposal: Demolish a ca. 1936 duplex.

Applicant: John R. Nelson

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

Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.

21. HDP-2015-0291

2007 E. 12th Street

Proposal: Demolish a ca. 1910 house.

Applicant: John Taylor Jackson

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

Staff Recommendation: Postpone to May 18, 2015 to fully consider alternatives to demolition.

22. HDP-2015-0301

3213 Harris Park Avenue

Proposal: Demolish a ca. 1933 house.

Applicant: SAR, LLC.

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

Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.

23. HDP-2015-0302

1300 Walnut Avenue

Proposal: Demolish a ca. 1913 house.

Applicant: Pecan Valley Homes

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

Staff Recommendation: Postpone to May 18, 2015 to fully consider alternatives to demolition.

24. HDP-2015-0304

2111 Garden Street

Proposal: Demolish a ca. 1940 house.

Applicant: Cody Meeks

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

Staff Recommendation: Encourage rehabilitation and restoration; otherwise, release the permit upon completion of a City of Austin Documentation Package.

25. HDP-2015-0305

4811 Burnet Road

Proposal: Demolish a ca. 1958 commercial building.

Applicant: Bryan Cumby

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

V. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR AD VALOREM PROPERTY TAX EXEMPTIONS – BUILDINGS WHICH HAVE BEEN DETERMINED TO BE IN NEED OF TAX RELIEF TO ENCOURAGE THEIR PRESERVATION

1. Applications for ad valorem property tax exemptions recommended for approval,
See attached list.
2. Applications for ad valorem property tax exemptions recommended for denial.
See attached list.

VI. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR ACVB HERITGE GRANTS

1. **Austin Woman's Club – North-Evans Chateau, 708 San Antonio Street.**
Proposal: Restore historic stone wall on the west side of the property.
Requested amount: \$47,000.
2. **State Theater/Austin Theater Alliance, 719 Congress Avenue.**
Proposal: Restore front façade stucco.
Requested amount: \$47,000.
3. **Paramount Theater/Austin Theater Alliance, 713 Congress Avenue.**
Proposal: Restore front façade balconies.
Requested amount: \$47,000.
4. **Elisabet Ney Museum, 304 E. 44th Street.**
Proposal: Restore the ca. 1939 Violet Crown Garden Club wall.
Requested amount: \$47,000.
5. **Mayfield Park Cottage and Gardens, 3505 W. 35th Street.**
Proposal: Restore historic stone walls.
Requested amount: \$37,454.

VII. COMMITTEE REPORTS

- A. Certificates of Appropriateness Review Committee
- B. Operations Committee
- C. Grants Committee

D. Preservation Plan Committee

VIII. NEW BUSINESS

- A. Items from Commission**
- B. Items from Staff**

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 4 days before the meeting date. Please call Kalan Contreras, Historic Preservation Office, Planning and Development Review 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 Beth Johnson, Deputy Historic Preservation Officer, at 512-974-7801.