



HISTORIC LANDMARK COMMISSION  
JULY 27, 2015 7:00pm  
CITY HALL COUNCIL CHAMBERS  
301 W 2<sup>nd</sup> STREET  
AUSTIN, TEXAS

**CURRENT BOARD MEMBERS:**

_____	<i>Madeline Clites</i>	_____	<i>Emily Reed</i>
_____	<i>Mary Jo Galindo</i>	_____	<i>Blake Tollett</i>
_____	<i>Grace McKenzie</i>	_____	<i>Michelle Trevino</i>
_____	<i>Terri Myers</i>	_____	<i>David Whitworth</i>
_____	<i>Arif Panju</i>		

**AGENDA**

**CALL TO ORDER**

**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. ELECTION OF OFFICERS**

**3. APPROVAL OF MINUTES**

A. June 22, 2015

**4. OLD BUSINESS**

**5. NEW BUSINESS**

A. **DISCUSSION AND POSSIBLE ACTION ON PROPOSED CHANGES TO THE HISTORIC LANDMARK COMMISSION BY-LAWS**

B. **APPOINTMENTS TO HISTORIC LANDMARK COMMISSION COMMITTEES**

1. Operations Committee
2. Grants Committee
3. Preservation Plan Committee
4. Certificate of Appropriateness Committee

C. **APPOINTMENTS TO OTHER BOARDS AND COMMITTEES**

1. Downtown Commission Representative
2. Joint Cultural Committee Representative

**6. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION.**

None

**7. 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-2014-0014 – Staff requests a postponement to August 24, 2015 to allow for a quorum vote on this case.**  
**Bluebonnet Hills Historic District**  
**Roughly bounded by Annie Street on the north, East Side Drive on the east, Leland Street on the south, and Brackenridge Street on the west., Council District 9**  
Applicants: Michele Webre, Bluebonnet Hills Historic District Committee  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Review and recommend the entire application with the comments from the Austin Green Builder program, and additional recommended changes to the design standards proposed by the nominating committee in response to citizen input.  
NOTE: There is a valid petition against the designation of the district.
- 2. C14H-2015-0010**  
**Yerwood-Simond House**  
**2005 Hamilton Avenue, Council District 1**  
Applicant: Alyson McGee  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning.
- 3. C14H-2015-0011**  
**Pinson-Owens House**  
**901 Dawson Road, Council District 9**  
Applicant: Historic Landmark Commission  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Staff cannot recommend historic zoning for this property but strongly encourages the neighborhood to consider the designation as a historic district.
- 4. C14H-2015-0012**  
**1000 Lund Street, Council District 5**  
Applicant: Historic Landmark Commission  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Staff Recommendation: Recommend historic zoning.  
Staff Note: The owner has filed a petition against historic zoning.
- 5. C14H-2015-0082**  
**Rainey House**  
**3941 Balcones Drive, Council District 10**  
Applicant: Phoebe Allen  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning.

**6. C14H-2010-0006**

**Castle Hill Historic District**

Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.

Applicant: Richard Suttle

City Staff: Steve Sadowsky/Jerry Rusthoven, Planning and Zoning Department.

Staff Recommendation: Modify the District Preservation Plan as proposed.

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

**1. C14H-1978-0010 – The applicant requests a postponement to August 24, 2015.**

**Nalle Building**

**409-13 E. 6<sup>th</sup> Street, Council District 9**

Proposal: Rooftop Deck

Applicant: Steve Simon

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

**2. C14H-2015-0002**

**Pine Street Station**

**414 Waller Street, Council District 3**

Proposal: Relocate the historic portion of the building to a new railroad site in East Austin and remove the historic zoning from the current site.

Applicant: Capital Metropolitan Transit Authority

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

Committee Recommendation: Approve the relocation with the recommendation that the building be sited appropriately along the railroad tracks and that the applicant erect an interpretive plaque at the new site detailing the history of the building.

Staff Recommendation: Concurs with the Committee recommendation.

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

**1. NRD-2015-0063**

**1512 Ethridge Avenue, Council District 9**

Proposal: Rebuild of an attached garage and a rear two-story addition.

Applicant: Maria Volpe

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

Staff Recommendation: Release the permit as submitted.

**2. NRD-2015-0064**

**1513 Woodlawn Boulevard, Council District 9**

Proposal: New single family two-story building

Applicant: Restructure Studio, PLLC

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

Staff Recommendation: Staff has discussed ways to make changes to the project to make it more in keeping with the architectural character of the

neighborhood and at this time the applicant is unwilling to make changes. Staff encourages the applicant to consider making simple changes to make the property compatible with the Old West Austin National Register Historic District.

3. **NRD-2015-0064**  
**1700 Pease Avenue, Council District 9**  
Proposal: New single family two-story building  
Applicant: Risinger Development LLC  
City Staff: Beth Johnson, Historic Preservation Office, 974-7801  
Staff Recommendation: Release the permit as submitted.

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

1. **HDP-2015-0126 – Postpone to August 24, 2015 at the applicant’s request.**  
**1813 Brackenridge Street and 1814 Drake Avenue, Council District 9**  
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: Postpone to August 24, 2015 at the applicant’s request.
2. **HDP-2015-0165 – Postpone to August 24, 2015 at the applicant’s request.**  
**2200 (700 W. 22<sup>nd</sup> Street) and 2204 Rio Grande Street, Council District 9**  
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 August 24, 2015 at the applicant’s request.
3. **HDP-2015-0396**  
**2938 E. 12<sup>th</sup> Street, Council District 1**  
Proposal: Demolish a ca. 1939 house.  
Applicant: Goldie Candelas/Art Ramirez  
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-2015-0401**  
**1904 E. 17<sup>th</sup> Street, Council District 1**  
Proposal: Demolish a ca. 1920 house.  
Applicant: Metro Studio Homes  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
5. **HDP-2015-0415**  
**1301 Cedar Avenue, Council District 1**  
Proposal: Relocate a ca. 1912 house.  
Applicant: William Hodge  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

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

6. **HDP-2015-0424**  
**6203 Berkman Drive, Council District 1**  
Proposal: Demolish a ca. 1952 house.  
Applicant: Hector Avila  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
7. **HDP-2015-0467**  
**1613 Canterbury Street, Council District 3**  
Proposal: Demolish a ca. 1908 house.  
Applicant: Lori Chibib  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
8. **HDP-2015-0492**  
**2507 Bluebonnet Lane, Council District 5**  
Proposal: Demolish a house of unknown age.  
Applicant: Peter Pevoto  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
9. **HDP-2015-0501**  
**2211 Willow Street, Council District 3**  
Proposal: Demolish a ca. 1915 house.  
Applicant: Marshall Willis  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
10. **HDP-2015-0508**  
**1205 E. Cesar Chavez Street, Council District 3**  
Proposal: Demolish a ca 1902 house.  
Applicant: Jim Bennett  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Postpone the case to August 24, 2015 to explore the feasibility of restoration – rehabilitation – reconstruction of the missing historic features of the house and the possibility of adaptive re-use.
11. **HDP-2015-0530**  
**1113 Robert E. Lee Road, Council District 5**  
Proposal: Demolish a ca. 1941 house.  
Applicant: DAR Construction  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Consider rehabilitation of the house, and relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

12. **HDP-2015-0532**  
**510 Lockhart Drive, Council District 9**  
Proposal: Demolish a ca. 1953 house.  
Applicant: Preston Graham  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage the owner to reconsider demolition in favor of constructing an addition and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.
13. **HDP-2015-0534**  
**4510 Avenue C, Council District 9**  
Proposal: Demolish a ca. 1947 house.  
Applicant: Katherine Dowdy  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and adaptive re-use if feasible, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
14. **HDP-2015-0548**  
**1703 Walnut Avenue, Council District 1**  
Proposal: Demolish a ca. 1938 house.  
Applicant: Pecan Valley Homes  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage relocation over demolition, but release the permit.
15. **HDP-2015-0549**  
**1602 Chestnut Avenue, Council District 1**  
Proposal: Demolish a house that was moved onto this site in 1963 from an unknown location.  
Applicant: Pecan Valley Homes  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and adaptive re-use if feasible, then relocation over demolition, but release the permit.
16. **HDP-2015-0564**  
**516 Lockhart Drive, Council District 9**  
Proposal: Demolish a ca. 1938 house.  
Applicant: Kelly Lipscomb  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Reconsider the demolition of the house in favor of rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

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

1. **DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive**  
Staff Note: Staff has begun reaching out to the owner of the property to establish a dialogue about resolving issues of deterioration on the site and

establishing a preservation plan. No Commission action is required at this point in time.

**F. APPLICATION FOR PARTIAL AD VALOREM TAX ABATEMENT FOR APPROVED REHABILITATION WORK IN A LOCALLY-DESIGNATED HISTORIC DISTRICT.**

**1. LHD-2015-0013**

**4004 Avenue G (Hyde Park)**

Project: Front porch redesign and restoration and reconstruction of historic features on both interior and exterior of the house.

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

Staff Recommendation: Applicant received a Certificate of Appropriates for the proposed work at the June 22, 2015 Historic Landmark Commission meeting. Certify the application as eligible.

**8. COMMITTEE REPORTS**

- A. Certificates of Appropriateness Review Committee**
- B. Operations Committee**
- C. Grants Committee**
- D. Preservation Plan Committee**

**9. 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; Beth Johnson, Deputy Historic Preservation Officer, at 512-974-7801; or Kalan Contreras, Historic Preservation Planner, at 512-974-2727.