



HISTORIC LANDMARK COMMISSION

August 24, 2015 7:00pm
CITY HALL COUNCIL CHAMBERS
301 W 2nd STREET
AUSTIN, TEXAS

CURRENT BOARD MEMBERS:

____ *Madeline Clites*
____ *Mary Jo Galindo*
____ *Grace McKenzie*
____ *Terri Myers*
____ *Arif Panju*

____ *Emily Reed*
____ *Blake Tollett*
____ *Michelle Trevino*
____ *David Whitworth*

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. May 18, 2015
- B. June 22, 2015- Corrected
- C. July 27, 2015

4. OLD BUSINESS

5. NEW BUSINESS

- A. DISCUSSION AND POSSIBLE ACTION ON PROPOSED ADDITIONAL 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
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-2015-0082
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.
 3. C14H-2010-0006
Castle Hill Historic District
Roughly bounded by W. 6th Street on the south, Baylor Street on the west, W. 12th Street on the north, and Blanco Street on the east.
Council District 9
Proposal: Modify the District Preservation Plan with regard to the applicability of Article 10 Compatibility Standards to certain properties.
Applicant: City of Austin
City Staff: Steve Sadowsky/Jerry Rusthoven, Planning and Zoning Department.
Staff Recommendation: Modify the District Preservation Plan as proposed.
 4. C14H-2015-0002
414 Waller Street and 1101 E. 5th Street
Consider the additional buildings at the Pine Street Station site for historic zoning.
Council District 3

Applicant: Liz Purcell
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Staff cannot recommend designation of the additional buildings as historic landmarks. The original building has been designated as a historic landmark and has been approved for relocation to another railroad-related site in East Austin. The additional buildings proposed by the applicant for historic designation are 1950s additions to the original building, and since the original building is moving to a new site, there does not seem sufficient justification for the additional buildings to have landmark designation as well. Staff recommends archival documentation of the entire complex prior to the removal of any building from the site.

5. **C14H-2015-0008**
Rosewood Courts
2001 Rosewood Avenue
Council District 1

Applicant: Fred McGhee; Historic Landmark Commission
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Do not initiate historic zoning. The Housing Authority of the City of Austin (owner) recognizes the historical significance of this site, and has developed a plan in conjunction with neighborhood input, to rehabilitate six of the original units, and to re-open Emancipation Park as part of their master plan. Staff instead recommends that the Commission endorse the Rosewood Courts Master Plan, which includes the preservation of original units of this public housing complex.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. **C14H-1978-0010**
Nalle Building
409-13 E. 6th Street, Council District 9

Proposal: Rooftop Deck

Applicant: Steve Simon

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

Committee Recommendation: Design the proposed deck so that it is not visible from the street in conformance with the Architectural Design Standards for Sixth Street.

Staff Recommendation: The applicant has modified the design of the deck to meet the standards; approve as proposed.

2. **C14H-1993-0019**
Cook - Sifuentes House
1009 E 9th Street
Council District 1

Proposal: Expand existing dormers on side and rear. Demolish and rebuild rear addition.

Applicant: Joel Aldridge

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as submitted. All changes are in compliance with the Secretary of the Interiors Standards for Rehabilitation.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

- 1. NRD-2015-0069**
1300 Northwood Road
Council District 9
Proposal: Demolish a one story frame garage and build a two story accessory building/addition to the rear of the historic building.
Applicant: H+UO Architects
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit as submitted. All changes are in compliance with the Secretary of the Interiors Standards for Rehabilitation
- 2. NRD-2015-0070**
1311 Westover Road
Council District 9
Proposal: Demolish existing single family structure
Applicant: Cater Joseph
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Approve the demolition, but do not release the permit until new building plans have been reviewed by the Historic Landmarks Commission and complete a City of Austin Documentation Package prior to release of the demolition permit.
- 3. NRD-2015-0078**
1404 Northwood Road
Council District 9
Proposal: Demolish existing single family structure
Applicant: Hector Avila
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Approve the demolition, but do not release the permit until new building plans have been reviewed by the Historic Landmarks Commission and complete a City of Austin Documentation Package prior to release of the demolition permit.
- 4. NRD-2015-0079**
2517 Hartford Road
Council District 9
Proposal: Demolish existing single family structure
Applicant: Hector Avila
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit upon the Commission's review of the plans for new construction. Complete a City of Austin Documentation Package prior to release of the demolition permit and consider installing a plaque at the property acknowledging the history of Cora Martin and Margaret Eppright. While the house has an important history with have two pioneering women at the University of Texas, the building does not possess the architectural or community significance required of Historic Landmark Status.

5. **NRD-2015-0080**
3204 Oakmont Boulevard
Council District 10
Proposal: Build a side one story and rear two story addition onto the contributing building
Applicant: Mari Alwais,
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit as submitted. All changes are in compliance with the Secretary of the Interiors Standards for Rehabilitation

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

1. **HDP-2015-0126 – Postpone to September 28, 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 Stgreet 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 September 28, 2015 at the applicant's request.
2. **HDP-2015-0165**
2200 (700 W. 22nd 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: Release the permit upon completion of a City of Austin Documentation Package.
3. **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: Release the permit upon completion of a City of Austin Documentation Package.
4. **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.

5. **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.

6. **HDP-2015-0582**

1205 Short Hackberry Street

Council District 1

Proposal: Demolish a ca. 1912 house.

Applicant: Sal Martinez

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

Staff Recommendation: Either postpone the case to September 28, 2015, or initiate a historic district application for Short Hackberry Street (formerly Hackberry Alley), the last “alley row” of houses in Austin.

7. **HDP-2015-0625**

809 Bouldin Avenue

Council District 9

Proposal: Demolish a ca. 1947 house.

Applicant: Nathan Stephens

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

Staff Recommendation: Consider relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

8. **HDP-2015-0686**

1194 Comal Street

Council District 1

Proposal: Relocate a ca. 1915 house.

Applicant: Chris Krager, KRDB

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-2015-0722**

1307 E. 13th Street

Council District 1

Proposal: Demolish a ca. 1900 house.

Applicant: Hector Avila

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

Staff Recommendation: Initiate historic zoning to fully evaluate alternatives to demolition.

10. **HDP-2015-0723**

709 Norwalk Lane

Council District 10

Proposal: Demolish a ca. 1938 house.

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.

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.

No cases.

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.