



HISTORIC LANDMARK COMMISSION
JULY 27, 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.

Elizabeth Purcell spoke in support of including 1101 E 5th St. in the application for 414 Waller.

2. ELECTION OF OFFICERS

MOTION: Appoint Mary Jo Galindo as acting chair for this meeting on a motion by Commissioner Panju. Commissioner Reed seconded the motion; vote 6-0.

MOTION: Appoint David Whitworth as acting vice-chair for this meeting on a motion by Commissioner Panju. Commissioner Galindo seconded the motion; vote 6-0.

3. APPROVAL OF MINUTES

A. June 22, 2015

MOTION: Approve the minutes per passage of the consent agenda on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote 6-0.

4. OLD BUSINESS

5. NEW BUSINESS

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

MOTION: Approve the proposed changes to the bylaws on a motion by Commissioner Tollett. Commissioner Clites seconded the motion; vote 6-0.

B. APPOINTMENTS TO HISTORIC LANDMARK COMMISSION COMMITTEES

1. Operations Committee: Postponed to August 24, 2015
2. Grants Committee: Postponed to August 24, 2015
3. Preservation Plan Committee: Postponed to August 24, 2015
4. Certificate of Appropriateness Committee: Commissioners Clites and Whitworth named temporary appointees.

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.

MOTION: Postpone the public hearing, but send a letter to Mayor Adler and City Council stating the invalidity of previous recommendations. No vote taken.

MOTION: Postpone the public hearing on a motion by Commissioner Reed, and wait to notify Mayor and Council that previous motions are to be rescinded until a new recommendation is made. Commissioner Tollett seconded the motion; vote 6-0.

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.

Alyson McGee and [owner] spoke in support of historic zoning. There were no speakers in opposition. The public hearing was closed.

MOTION: Recommend historic zoning on a motion by Commissioner Whitworth. Commissioner Reed seconded the motion; vote: 5-1, Commissioner Panju voting nay. Vote invalid due to lack of quorum.

MOTION: Rescind prior action and postpone the case to August 24th on a motion by Commissioner Tollett. Commissioner Reed seconded the motion; vote: 6-0.

MOTION: Vote on recommendation as an alternate to postponement on a motion by Commissioner Tollett. Commissioner Reed seconded the motion. Vote: 5-1, Commissioner Panju voting nay. The motion failed to pass.

MOTION: Postpone the public hearing to August 10 on a motion by Commissioner Whitworth. Commissioner Clites seconded the motion. Vote 6-0.

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.

MOTION: Postpone the public hearing to August 10 on a motion by Commissioner Clites. Commissioner Whitworth seconded the motion; vote 6-0.

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.

MOTION: The public hearing was closed on a motion by Commissioner Tollett. Commissioner Clites seconded the motion; vote: 6-0.

MOTION: Postpone the public hearing to August 10 on a motion by Commissioner Clites. Commissioner Reed seconded the motion; vote 4-2, Commissioners Whitworth and Panju voting nay. The application to postpone was invalid to

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.

MOTION: Postpone the public hearing to August 24 on a motion by Commissioner Tollett. Commissioner Clites seconded the motion; vote: 6-0.

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.

Richard Suttle and Laura Helseau spoke in favor of modification. Ann Manacero spoke in opposition. Richard Suttle offered clarifying comments.

MOTION: The public hearing was closed on a motion by Commissioner Tollett. Commissioner Reed seconded the motion; vote 6-0.

MOTION: Revise the historic district in accordance with the staff recommendation on a motion by Commissioner Whitworth. Commissioner Panju seconded the motion; vote: 6-0.

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. 6th Street, Council District 9

Proposal: Rooftop Deck

Applicant: Steve Simon

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

MOTION: Postpone the public hearing to August 24, 2015 on a motion by Commissioner Reed. Commissioner Clites seconded the motion; vote 6-0.

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, with the additional recommendation of a maintenance agreement between the property owners and the city.

Gerardo Castillo spoke in support of the application. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Whitworth. Commissioner Reed seconded the motion; vote 6-0.

MOTION: Approve the application in accordance with staff and committee recommendations on a motion by Commissioner Tollett. Commissioner Clites seconded the motion; vote: 6-0.

MOTION: Extend the public hearing past 10 p.m. on a motion by Commissioner Panju. Commissioner Clites seconded the motion; vote 6-0.

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.

COMMENT: No additional comment to the staff recommendation.

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.

Carina Coel spoke in favor of the application. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Panju. Commissioner Clites seconded the motion; vote 6-0.

COMMENT: No additional comment to the staff recommendation.

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.

COMMENT: No additional comment to the staff recommendation.

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.

MOTION: Postpone the public hearing to August 24, 2015 on a motion by Commissioner Reed. Commissioner Clites seconded the motion; vote 6-0.

2. **HDP-2015-0165 – Postpone to August 24, 2015 at the applicant's request.
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: Postpone to August 24, 2015 at the applicant's request.

MOTION: Postpone the public hearing to August 24, 2015 on a motion by Commissioner Reed. Commissioner Clites seconded the motion; vote 6-0.

3. **HDP-2015-0396
2938 E. 12th 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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote: 6-0.

4. **HDP-2015-0401
1904 E. 17th 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.

Christopher Berland spoke in support of the application. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Tollett. Commissioner Panju seconded the motion; vote 6-0.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Tollett. Commissioner Reed seconded the motion; vote: 6-0.

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote: 6-0.

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote: 6-0.

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.

Mike Chibib spoke in support of the application. Gwen Barr spoke in opposition to demolition. Mike Chibib offered clarifying comments. The public hearing was closed on a motion by Commissioner Panju. Commissioner Reed seconded the motion; vote: 6-0.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Tollett. Commissioner Panju seconded the motion; vote: 6-0.

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote: 6-0.

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote: 6-0.

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.

MOTION: Postpone the public hearing to August 24, 2015 on a motion by Commissioner Reed. Commissioner Clites seconded the motion; vote 6-0.

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote: 6-0.

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.

MOTION: Postpone the public hearing to August 10 on a motion by Commissioner Clites. Commissioner Whitworth seconded the motion; vote 6-0.

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote: 6-0.

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote: 6-0.

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.

Dale Thornton spoke in support of the application. James Hill and Lathena Meeks spoke in opposition to demolition. Dale Thornton spoke in rebuttal. The public hearing was closed on a motion by Commissioner Reed. Commissioner Panju seconded the motion on a vote of 6-0.

MOTION: Approve the application in accordance with the staff recommendation on a motion by Commissioner Whitworth. Commissioner Panju seconded the motion; vote: 6-0.

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.

MOTION: Postpone the public hearing to August 10 on a motion by Commissioner Clites. Commissioner Whitworth seconded the motion; vote 6-0.

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.

MOTION: Certify the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote: 6-0.

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 meeting was adjourned on a motion by Commissioner Panju. Commissioner Tollett seconded the motion; vote 6-0.

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.

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