



HISTORIC LANDMARK COMMISSION

September 28, 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*

_____ *Alex Papavasiliou*

_____ *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. APPROVAL OF MINUTES

A. June 22, 2015

B. August 24, 2015

3. OLD BUSINESS

4. NEW BUSINESS

A. APPOINTMENTS TO HISTORIC LANDMARK COMMISSION COMMITTEES

1. Operations Committee

2. Grants Committee

3. Preservation Plan Committee

5. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION.

None

6. 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-2015-0082**
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.

2. **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.

3. **C14H-2015-0004**
Swearingen-Gray House
1606 Watchhill Road
Council District 9
Applicants: Andy and Rebekah Thomas, owners
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

4. **C14H-2015-0013**
Sparks House
1510 West Avenue
Council District 9
Applicants: Terry and Suzanne Burgess, owners
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

- B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF
APPROPRIATENESS**
 1. **C14H-2000-2098**
Oak Hill School
6240 W US 290

Council District 8

Proposal: Addition, exterior changes

Applicant: Madhu Phillips

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

Committee Recommendation: Reviewed and supports the proposal with changes that the applicant has incorporated into the submitted plans.

Staff Recommendation: Staff recommends approval of the Certificate of Appropriateness as all of the changes to the property are in keeping with the architecture of the property. The additions and changes to the fenestration are on the sides and rear and are inconspicuous.

2. LHD-2015-0016**Castle Hill Local Historic District**

1115 W 11th Street

Council District 9

Proposal: New construction of a 2 and 3 story multi-family building.

Applicant: Mark Vornberg

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

Committee Recommendation: Reviewed and recommend the following changes to the design

- 1) Reduce the visual impact of the roof top railing through increasing the height of the parapet.
- 2) Adjust the front fenestration pattern to reflect a design that is more compatible with what is found on contributing buildings within the district.
- 3) Remove some of the wrap around windows from the front façade.
- 4) Remove the metal siding material on the roof access.

Staff Recommendation: The design currently does not meet several of the Castle Hill Local Historic District Design Standards for new construction, therefore staff recommends that the applicant incorporate the recommendations of the Certificate of Appropriateness review committee as well as addition staff recommendations below and resubmit new drawings for review by the committee and the Historic Landmark Commission.

Staff further recommends

- 1) The inclusion of additional screening at the front of the property to hide the exposed parking on the building.
- 2) Removal of the protruding square window on the front and replace it with a vertical oriented window of the same size as other windows on the front façade.

3. LHD-2015-0016**Hyde Park Local Historic District**

4214 Avenue A

Council District 9

Proposal: Two story rear addition and enclosing a carport

Applicant: Melynn Mayfield

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Staff recommends approval of the proposal as submitted as the design meets all of the standards of the Hyde Park Design Standard that relate to additions

4. C14H-1989-0010

Dabney Horne House
507 W. 23rd Street
Council District 9

Proposal: Relocate the original part of the house to 901 Shoal Cliff Court, next to the proposed landmark Clyde and Henrietta Littlefield House.

Applicant: David Kanne

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed. The Dabney-Horne house will be dwarfed by a proposed adjacent parking garage at its current site. Moving the house to the Shoal Cliff Court site retains the context of the house in the University neighborhood, and places it in a more residential setting.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2015-0049

1705 W 29th Street
Council District 9

Proposal: Construction of a new 2 story single family residence

Applicant: UnBox Studio

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

Staff Recommendation: Staff requests a postponement of this case to October 26th, 2015. The applicants have failed to apply for the proper zoning permits and therefore it is not known if the proposed project will have proper zoning compliance. Also because of the lack of an application into Residential Review, the referenced PR# on the notifications does not reference the new construction, but rather the previously approved demolition therefore the property owners notified did not have the chance to review the new proposed plans in order to make informed comments on the project.

2. NRD-2015-0085

3408 Happy Hallow
Council District 9

Proposal: Construction of a new 2 story single family residence

Applicant: Barron Custom Design, llc.

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

Staff Recommendation: Release the application with the recommendation that the entire building be wrapped in brick rather than a mixture of brick and siding. The architecture is neo-traditional architecture and other than the dual use of major materials, the scale and massing of the building are in keeping with the architecture of the neighborhood.

3. NRD-2015-0092

2606 Harris Blvd
Council District 9

Proposal: Construction of a new 2 story single family residence

Applicant: Michael Stouse

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

Staff Recommendation: Postpone till October 26, 2015 due to a notification error.

4. NRD-2015-0093

1410 Woodlawn Boulevard

Council District 9

Proposal: Construction of 2 new 3 story multi-family units

Applicant: Stuart Sampley

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

Staff Recommendation: Postpone till October 26, 2015 due to a notification error.

5. NRD-2015-0094

1424 Preston Avenue

Council District 10

Proposal: One-story addition on a one story building.

Applicant: Marzia Volpe

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

Staff Recommendation: Withdrawn by Staff

6. NRD-2015-0097

3305 Beverly Road

Council District 10

Proposal: Two-story addition onto a one story building

Applicant: Katherine Hastings

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

Staff Recommendation: Withdrawn by Staff

7. NRD-2015-0098

1100 Toyath Street

Council District 9

Proposal: 2 story addition onto a one story building.

Applicant: Nisha Ackerman,

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

Staff Recommendation: Postpone till October 26, 2015 due to a notification error.

8. NRD-2015-0099

700 Congress Avenue (Congress Avenue)

Council District 9

Proposal: Installation of an art piece on the rooftop of the Contemporary.

Applicant: Mike Henry

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

Staff Recommendation: Approve as proposed. The proposed art installation does not constitute a sign, and will be taken down as the exhibit closes.

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

1. HDP-2014-1083

1611 Walnut Avenue

Council District 1

Proposal: Demolish a ca. 1925 house.
Applicant: Sal Martinez, MX3 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Either initiate historic zoning or postpone to October 26, 2015 to fully evaluate alternatives to demolition, including relocation on the same lot that would allow for its rehabilitation and preservation.

**2. HDP-2015-0126 – Postpone to October 26, 2015 at the applicant's request.
1813 Brackenridge Street
Council District 9**

Proposal: Demolish a ca. 1909 house.
Applicant: David West
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to October 26, 2015 at the applicant's request to obtain a variance to construct the proposed project which will incorporate the historic-age house.

**3. 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: Initiate a historic district zoning case for the remaining houses on Short Hackberry Street, the last example of alley houses in Austin, but release the permit for this house upon completion of a City of Austin Documentation Package, and encourage the applicant to respect the prevailing scale and materials of the alley houses in designing a new structure.

**4. HDP-2015-0658
3800 Balcones Drive
Council District 10**

Proposal: Demolish a ca. 1957 house.
Applicant: Soledad Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to October 26, 2015 to fully evaluate alternatives to demolition, including the retention of the character-defining features of this mid-century Modern house designed by Roland Roessner.

**5. 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.

**6. HDP-2015-0738
1211 Taylor Street
Council District 3**

Proposal: Demolish a ca. 1936 house.

Applicant: DAR Construction
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.

7. HDP-2015-0780

110 Academy Drive

Council District 9

Proposal: Demolish a ca. 1921 house.

Applicant: Big Red Dog

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

Staff Recommendation: Encourage adaptive re-use of the house if feasible, but release the permit upon completion of a City of Austin Documentation Package.

8. HDP-2015-0783

606 and 608 E. 3rd Street

Council District 9

Proposal: Demolish two 19th century houses.

Applicant: Tim Langan

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

Staff Recommendation: Either initiate historic zoning on both houses, or postpone to October 26, 2015 to consider alternatives to demolition that will preserve the houses on-site.

9. HDP-2015-0784

1506 Bouldin Avenue

Council District 9

Proposal: Relocate a ca. 1939 house.

Applicant: Chris Krager

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

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

10. HDP-2015-0841

2007 Oxford Avenue

Council District 5

Proposal: Demolish a ca. 1937 house.

Applicant: Aaron Nann

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

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

11. HDP-2015-0856

705 W. 32nd Street

Council District 9

Proposal: Demolish a ca. 1912 house.

Applicant: DAR Construction

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

Staff Recommendation: Postpone to October 26, 2015 to evaluate alternatives to demolition.

**12. HDP-2015-0874 and -0875
2819 and 2821 Manor Road
Council District 1**

Proposal: Demolish four Calcasieu cottages moved to this site in 1963.

Applicant: David Kanne

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

Staff Recommendation: Encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package. The applicant is actively seeking to relocate the cottages to an appropriate location.

**13. HDP-2015-0876
2823 Manor Road
Council District 1**

Proposal: Demolish a ca. 1947 house.

Applicant: David Kanne

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

Staff Recommendation: Encourage adaptive re-use of the house on-site if feasible, 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 update on efforts to reach out to the owner of the property to establish a dialogue about resolving issues of deterioration on the site and establishing a preservation plan. Staff will also give an overview of the Demolition by Neglect Process. Possible Commission Action to authorize staff to continue the Demolition by Neglect Process.

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

No cases.

7. COMMITTEE REPORTS

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

8. 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.