HISTORIC LANDMARK COMMISSION

CITY HALL | 301 WEST 2ND STREET | AUSTIN, TEXAS

Date: October 26, 2015; 7:00 pm

A board member has a conflict of interest if City Code Chapter 2-7 or Local Government Code Chapter 171 prohibits the board member from taking action on a vote or decision before the board.

By signing below, I certify that I was in attendance at this meeting and that I meet the residency requirement and certify that I have disclosed whether I have a conflict of interest related to any agenda item, and I agree not to participate in a discussion, deliberation, or vote on an agenda item for which I have a conflict of interest.

NAME OF BOARD MEMBER	If you have NO conflict of interest on any agenda item, sign here.	If you have a conflict of interest, sign here and identify the agenda item in the next column.	Agenda item number for which you have a conflict of interest.
Madeline Clites		Madeline Clites	C14H-1980-0027
Mary Jo Galindo			
Terri Myers	Terri Myers		
Arif Panju			
Alexander Papavasiliou			
Emily Reed	Emily Reed		
Blake Tollett			
Michelle Trevino			
David Whitworth			

HISTORIC LANDMARK COMMISSION
October 26, 2015 - 7:00pm
CITY HALL COUNCIL CHAMBERS
301 W 2nd STREET
AUSTIN, TEXAS

PLEASE SIGN IN ONLY IF YOU WISH TO SPEAK

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.

Topic	Name	Address	Phone

2. APPROVAL OF MINUTES

A. September 28, 2015

Approval	Name	Address	Phone#
In Favor			
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3. 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-2015-0002 – Pine Street Station / Humble Oil Depot
414 Waller Street and 1101 E. 5th Street
Consider the additional building at the Pine Street Station site for historic zoning.
Council District 3

Applicant: Historic Landmark Commission, upon a request by Liz Purcell.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Staff cannot recommend designation of the additional building as a historic landmark. The front (eastern-most) section of the building, which was part of the original Humble Oil depot, has been designated as a historic landmark and has been approved for relocation to another railroad-related site in East Austin. The second building proposed for historic designation is probably contemporary to the original depot compound, but there is no definitive proof of its date of construction, and it is built on a slab rather than pier-and-beam, making its relocation impossible and also putting into question its actual date of construction. Further, the **building is in the city right-of-way, and is therefore an illegal encroachment.** Staff continues to recommend archival documentation of the entire complex and the erection of an interpretive marker and display detailing the history of the site and its place in railroad history, as well as its later history as the center of the arts and music renaissance in East Austin in its incarnation as Pine Street Station.

Historic zoning	Name	Address	Phone#
In Favor	Elizabeth Purcell	1611 EUA	512-436-5302
In Favor	Reji Thomas	" "	512-496-3269
In Favor	Lorelei Brown		
In Favor	Pam Booton		
In Favor	JOSEPH PATTERSON	9203 PARKFIELD DR	512-716-5291
In Favor			
In Favor			
In Favor			
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In Favor			
Opposed	Gerardo Castillo	Cap Metro	
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& 879 others Provided list on change org.

2. **C14H-1980-0027; C14-2015-0111 – The applicant requests an indefinite postponement of this case.**
Gilfillan House
603 W. 8th Street
Council District 9
Proposal: **Zoning change from GO-H to DMU-H**
Applicant: 2015 Austin Gilfillan LP (John Donisi, Drenner Group, agent)
City Staff: Victoria Haase, Planning and Zoning Department, 974-7691
Staff Recommendation: Staff recommends downtown mixed-use – Historic Landmark – Conditional overlay (DMU-H-CO) combining district zoning. The conditional overlay will restrict building height to 60 feet and will limit vehicular trips to less than 2,000 per day.

Historic zoning	**Name**	**Address**	**Phone#**
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3. **C14H-2015-0004 – Postpone to November 16, 2015 at the staff's request to resolve issues.**
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: Postpone to November 16, 2015 at staff's request.

Historic zoning	**Name**	**Address**	**Phone#**
In Favor			
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B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1989-0002 – WITHDRAWN BY APPLICANT
Willie Wells House
1705 Newton Street
Council District 9
Proposal: Demolish the house.
Applicant: Lori Bauserman Trammell
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation:

Demolition	Name	Address	Phone#
In Favor			
In Favor			
In Favor			
In Favor			
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2. C14H-2003-0001
George Peterson House
1012 E 8th Street
Council District 1
Proposal: Construct a two story guest house and garage at the rear of the property. Demolish existing non-contributing and historic garage.
Applicant: EM Peavler
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Committee 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 garage and guest house addition, while taller than the historic/principal structure, cannot be seen from the street when standing in front of the house and will be minimally visible while at the corner of the lot. The new building takes its ques from the historic building, but with a different roof line and the addition of board and batten at the second level distinguishes itself from the principal structure.

Demo/Building	Name	Address	Phone#
In Favor	Mickey Pawcser		
In Favor			
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3. **LHD-2015-0016**
Castle Hill Local Historic District
1115 W 11th Street
Council District 9
Proposal: Construct a two and three story multi-family building.
Applicant: Mark Vornberg
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Committee Reviewed the façade with changed and while they appreciate the changes that were made, they do not feel that the overall design is in keeping with the spirit of the Castle Hill Historic District Design Guidelines and do not recommend this project for approval.
Staff Recommendation: Staff supports the Committee Recommendation and insight. Staff also does not think that the window to wall ratio meets the standards and this should be looked at again and adjusted.

Building permit	**Name**	**Address**	**Phone#**
In Favor			
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4. **LHD-2015-0020**
Hyde Park Local Historic District
4404 Speedway
Council District 9
Proposal: Construct a two story addition on the rear of the structure and a one story garage.
Applicant: William R. Vansickle
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Committee Reviewed and supports the proposal as submitted.
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

Building permit	Name	Address	Phone#
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5. **C14H-1977-0011 – Sebron Sneed House**
1801 Nelms Drive
Council District 2
Proposal: Repair and stabilization of the remaining stone walls; clear vegetation and debris from the site.
Applicant: Tracy Chen
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve the application for stabilization and sealing the tops of the limestone walls to prevent further deterioration, but reserve the right to determine any further stabilization measures necessary for long-term preservation; retain any fallen rock on the site for re-use to the greatest extent possible; follow the directives (listed in the staff report) from a preservation professional regarding the materials and processes for stabilization of the walls.

Approval of application	**Name**	**Address**	**Phone#**
In Favor			
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C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2015-0049**
1705 W 29th Street
Council District 9
Proposal: Construct new two-three story single family residence
Applicant: UnBox Studio
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Staff recommends release of the permit and encourages the applicant to incorporate staff's recommendations into their design to make the building more compatible with the neighborhood. While the new construction is very modern in style, it has created a gable type form with two slanted roofs and gable roof forms are common in the neighborhood. The original design of the house that was submitted used two different sizes of lap siding, however the applicants have decided to go with stucco siding as the primary siding material. Staff recommends going back to the wood siding as a main siding choice as stucco is not a common material found on the street or within the neighborhood however lap siding is very common.

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2. **NRD-2015-0092**
2606 Harris Blvd
Council District 9
Proposal: Construct a new two story single family residence
Applicant: Michael Stouse
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted.

Building permit	Name	Address	Phone#
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3. **NRD-2015-0093**
1410 Woodlawn Boulevard
Council District 9
Proposal: Construct two new three story multi-family units
Applicant: Stuart Sampley
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application and encourage the application to consider alternatives to the roof access shape as it provides an awkward shape and form to the overall building. Other than the roof shape the building had a similar shape, fenestration pattern, and materials of other buildings in the district.

Building permit	**Name**	**Address**	**Phone#**
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4. **NRD-2015-0096**
704 Oakland Boulevard
Council District 9
Proposal: Construct a rear addition and additional height to the existing addition.
Applicant: Ernesto Peralez
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted.

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5. **NRD-2015-0098**
1100 Toyath Street
Council District 9
Proposal: Construct a one story and basement rear addition.
Applicant: Nisha Ackerman,
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted.

Building permit	Name	Address	Phone#
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6. **NRD-2015-0105**
2502 Jarratt Avenue
Council District 9
Proposal: Construct a one story rear addition and new garage.
Applicant: James Holland
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted.

Building permit	**Name**	**Address**	**Phone#**
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7. **NRD-2015-0106**
1404 Northwood Road
Council District 9
Proposal: Construct a new 2 story single family residence.
Applicant: Hector Avila
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application with the following recommendations. The front windows that currently have a diamond pattern should be a multi-pane window to match the pattern in the French doors on the first floor and to either remove the square transoms above the windows or have a transom that matches the design over the French doors. Otherwise the design is a new traditional design that is compatible and sensitive to the architecture in the neighborhood.

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8. **NRD-2015-0107**
2517 Hartford Road
Council District 9
Proposal: Construct a new 2 story single family residence.
Applicant: Hector Avila
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted.

Building permit	Name	Address	Phone#
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Opposed	RICHARD ANTON	2519 Hartford	512-343-0112
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9. **NRD-2015-0109**
617 West Lynn Street
Council District 9
Proposal: Construct a rear addition to maintain the same height as the existing building.
Applicant: Marzia Volpe
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted.

Building permit	Name	Address	Phone#
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10. **NRD-2015-0112 – POSTPONE TO NOVEMBER 16, 2015 at the applicant's request.**
611 West Lynn Street
Council District 9
Proposal: Demolition of the building
Applicant: Kathleen Labay
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Postpone to the November 16, 2015 Historic Landmark Commission or initiate historic zoning as the Slaugher-Dildy House is significant for its architecture and its association with Roy Slaughter, a principal of Brown Brothers, one of the city's most prominent banking institutions, and with Dr. Charles Dildy, a local physician. If the Historic Landmark Commission releases the permit, a City of Austin Documentation package should be submitted before the permit is released.

Demolition permit	Name	Address	Phone#
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11. **NRD-2015-0114**
111 Congress Avenue, Building II
Council District 9
Proposal: Construct a one story commercial building
Applicant: CJ MacQuarrie
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted.

Building permit	Name	Address	Phone#
In Favor	Maija Kreishman	4910 Burnet Rd	512.706.4303
In Favor			
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12. **NRD-2015-0116**
3208 Beverly Road
Council District 10
Proposal: Construct a rear 2 story addition.
Applicant: Annie Laurie Grabiel
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted

Building permit	**Name**	**Address**	**Phone#**
In Favor			
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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: Initiate historic zoning on this property. The house is architecturally significant as an excellent example of 1920s vernacular architecture and has deep significance within the traditional community as the home of a neighborhood icon.

Demolition permit	Name	Address	Phone#
In Favor	~~Amenity~~		
In Favor	Hector Avila		
In Favor	Henry Juarez	MX3 Homes	
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Opposed	Amenity Applewhite	2009 E. 16th St.	
Opposed	CAVAN MERSCH	1305 SINGLETON AVE	814-397-9611
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2. **HDP-2015-0126 – Postpone to November 16, 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.

Demolition permit	Name	Address	Phone#
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3. **HDP-2015-0658**
3800 Balcones Drive
Council District 10
Proposal: Demolish a ca. 1957 house.
Applicant: Soledad Builders
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Staff must very reluctantly recommend release of the demolition permit upon completion of a City of Austin Documentation Package. Please see the full staff report for the justification for this recommendation.

Demolition permit	Name	Address	Phone#
In Favor (3)	Karl Arzvi	8724 Little Laura Dr.	512-637-9111
In Favor	Marc Molak	3000 Beverly Rd.	512-848-4788
In Favor (1)	MATT FAJKUS	1801 LAVACA ST. #5K	512.897.0195
In Favor (4)	Mark Rehberg	2931 Kassawine Pass	512 413 2538
In Favor (2)	Richard Martin	512 San Antonio	512-693-9500
In Favor			
In Favor			
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In Favor			
Opposed	CHARLES PEVETO	1122 COLORADO #2208	
Opposed (2)	RILEY TRIGGS	1005 ROBERT E LEE	512.636.3521
Opposed	Robert J. Killeen	3701 Balcones Dr.	512-380-0969
Opposed (4)	JULIAN REED	3702 B Balcones	(512) 459-0825
Opposed	[illegible]	3801 Balcones	512 452 4536
Opposed	Laurie Humphreys	3403 Westledge Cir	610-209-9470
Opposed (1)	Tere O'Connell	1405 W. 10th	5127511374
Opposed (3)	DAVID Hime	3607 Balcones	512-970-2254
Opposed			
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JULIAN REED

4. **HDP-2015-0783 – POSTPONE TO NOVEMBER 16, 2015 at the applicant's request.**
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: Postpone to November 16, 2015 at the applicant's request.

Demolition permit	**Name**	**Address**	**Phone#**
In Favor			
In Favor			
In Favor			
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5. **HDP-2015-0784**
1506 Bouldin Avenue
Council District 9
Proposal: Relocate a ca. 1939 house to outside the city.
Applicant: Chris Krager
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Adaptively re-use the house is possible, but release the permit upon completion of a City of Austin Documentation Package.

Relocation permit	Name	Address	Phone#
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
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In Favor			
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Opposed			

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

Proposal: Relocate four Calcasieu cottages moved to this site in 1963 to a new site on Harold Court, Austin.

Applicant: David Kanne

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

Staff Recommendation: Release the relocation permit upon completion of a City of Austin Documentation Package. The applicant has found a new site for cottages that will be part of a planned community of small, energy-efficient houses and communal gardens in far East Austin, with a goal of 25% of the residential units being affordable.

Relocation permit	Name	Address	Phone#
In Favor			
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In Favor			
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In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
Opposed	Robin Ramey		512-272-4802
Opposed		My houses are not for 25% affordable	
Opposed			
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7. **HDP-2015-0886**
1408 E. 6th Street
Council District 3
Proposal: Relocate a ca. 1895 house to 6407 Porter Street, Austin.
Applicant: Sean Reynolds
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package, and erect a plaque at this site, commemorating the history of the neighborhood, especially in conjunction with the adjacent railroad facilities.

Relocation permit	**Name**	**Address**	**Phone#**
In Favor			
In Favor			
In Favor			
In Favor			
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In Favor			
In Favor			
In Favor			
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8. **HDP-2015-0903**
1404 Bob Harrison Street
Council District 1
Proposal: Demolish a ca. 1915 house.
Applicant: Jessica Braun
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to November 16, 2015 to fully evaluate alternatives to demolition.

Demolition permit	Name	Address	Phone#
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
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Opposed			

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. **DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive**
Staff Note: Staff has met with the owner and architect regarding stabilization of the ruins, and they have submitted a plan for tuck pointing, stabilizing, and cleaning out the area around the ruins, which will be presented during the Commission's review of applications for Certificates of Appropriateness above.

	Name	**Address**	**Phone#**
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
In Favor			
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