



HISTORIC LANDMARK COMMISSION

November 16, 2015 - 7:00pm
ONE TEXAS CENTER, ROOM 325
505 Barton Springs Road
Austin, Texas

CURRENT BOARD MEMBERS:

_____	<i>Madeline Clites</i>	_____	<i>Alex Papavasiliou</i>
_____	<i>Mary Jo Galindo</i>	_____	<i>Emily Reed</i>
_____	<i>Terri Myers</i>	_____	<i>Blake Tollett</i>
_____	<i>Arif Panju</i>	_____	<i>Michelle Trevino</i>
		_____	<i>David Whitworth</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. APPROVAL OF MINUTES

- A. October 26, 2015 – postpone to December 14, 2015.

3. OLD BUSINESS

4. NEW BUSINESS

5. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION.

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-2015-0004 – Postpone to December 14, 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.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1 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 Recommendation: Reviewed the façade with changes and the committee can not recommend the application for consent approval and would like the project to be discussed by the full Historic Landmark Commission.

Staff Recommendation: Staff recommends approval as the application meets all of the Standards outlined for New Construction in the Castle Hill Local Historic District Standards due to its location and immediate context. Also the neighborhood has written in support of the proposal (see backup) and has met with staff to discuss their support for the project.

2. LHD-2015-0022

Hyde Park Local Historic District
4005 Avenue C
Council District 9

Proposal: Construct a rear one-story addition, and a front porch addition

Applicant: Leana Davis

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

Committee Reviewed and supports the proposal with changes that have been incorporated into the plans.

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

3. C14H-1978-0033 and C14H-1986-0008

Littlefield Building, 108 E. 6th Street, and Scarbrough Building, 522 Congress Avenue.
Council District 9

Proposal: Install new glass sidewalks at the buildings based upon historic photographs.

Applicant: Sean O'Brien

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Staff recommends approval of the proposal as submitted with the condition that the applicant obtain a license agreement from the City for the new sections of the sidewalk.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2015-0049

1705 W 29th Street

Council District 10

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.

2. NRD-2015-0112 - POSTPONE TO DECEMBER 14, 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 Slaughter-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.

3. NRD-2015-0118

1401 Wathen Avenue

Council District 9

Proposal: Construct a second floor addition onto the sides on one story portions of the building.

Applicant: Mark Vaughn

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

Staff Recommendation: While the proposal is in keeping with the style of architecture in the neighborhood and of the original house, many of the changes to the property are not in keeping with the Secretary of the Interiors Standards for Historic Preservation. Staff recommends to release the permit with the following changes to the plans to keep the proposal more in keeping with the Secretary of the Interior's Standards for Rehabilitation.

- 1) Keep the original style of window on the house rather than replacing double hung windows with casement windows
- 2) Retain the bay window on the front of the house.
- 3) Retain the wood siding on the top of the house rather than residing the entire house in brick siding.

4. NRD-2015-0119

1806 W 10th Street

Council District 9

Proposal: Demolition of a circa 1932 house

Applicant: Pecan Valley Homes,

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

Staff Recommendation: While the building is a nice example of a vernacular style residential structure commonly found in Clarksville and it retains much of its architectural integrity, the occupational history researched on this property did not turn up any historical or cultural associations with this property. While Staff encourages the applicant to reuse the structure or consider relocation, we cannot recommend imitating historic zoning on this property as it does not meet the criteria for Historic Landmark designation. Staff does recommend a postponement to the December 14, 2015 meeting to allow the neighborhood and staff time to discuss alternatives to demolition.

5. NRD-2015-0120

3204 Kerbey Lane

Council District 10

Proposal: Construct a two story addition onto a one story house.

Applicant: Atlantis Architects

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

Staff Recommendation: Staff recommends to release the permit. While staff encourages new additions to be added to the rear of the house and to keep the historic façade as intact as possible, the design of this building is respectful of the architecture and the original first floor façade is remaining intact.

6. NRD-2015-0121

906 Robertson Street

Council District 9

Proposal: Construct a rear 3 story addition (Basement, 1st and 2nd floor)

Applicant: James Cormier

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

Staff Recommendation: Release the application as submitted. The changes that are being proposed are on the rear of the house and take advantage of the natural grade on the property to increase the size of the house without overwhelming the original house. This addition is a sympathetic addition. The design of the addition is in keeping with the Secretary of the Interior's Standards.

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

1. HDP-2014-1083

1611 Walnut Avenue

Council District 1

Proposal: Relocate a ca. 1925 on the same lot, but to face 17th Street rather than Walnut Avenue.

Applicant: Sal Martinez, MX3 Homes

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

Staff Recommendation: Release the permit as proposed.

2. **HDP-2015-0126 - Postpone to December 14, 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 December 14, 2015 at the applicant's request to obtain a variance to construct the proposed project which will incorporate the historic-age house.

3. **HDP-2015-0783 – Applicant requests an indefinite postponement.**
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: Grant the applicant's request for an indefinite postponement.

4. **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: Release the permit upon completion of a City of Austin Documentation Package.

5. **HDP-2015-0946**
1603 Singleton Avenue
Council District 1
Proposal: Demolish a ca. 1910 house.
Applicant: Alicia Moore
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.

6. **HDP-2015-0976**
2604 Woodmont Avenue
Council District 1
Proposal: Demolish a ca. 1938 house.
Applicant: Geneva Hardeman
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to December 14, 2015 to fully evaluate alternatives to demolition. If the Commission decides to release the permit, then staff recommends the completion of a City of Austin Documentation Package.

7. **HDP-2015-1000**
2204 Holly Street

Council District 1

Proposal: Demolish a ca. 1938 house.

Applicant: Amy Westlake

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-2015-1001

2205 S. 3rd Street

WITHDRAWN BY STAFF – NO ACTION REQUIRED

9. HDP-2015-1006

1603 Willow Street

Council District 1

Proposal: Demolish a ca. 1902 house.

Applicant: Jeff Blatt

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

Staff Recommendation: Postpone to December 14, 2015 to full evaluate alternatives to total demolition. If, however, the Commission decides to release the permit now, then staff recommends the completion of a City of Austin Documentation Package.

10. HDP-2015-1008

1209½ Willow Street

Council District 1

Proposal: Demolish a ca. 1910 house.

Applicant: Robert Abbott

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

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

11. HDP-2015-1016

608 W. St. Johns Avenue

Council District 1

Proposal: Demolish a ca. 1946

Applicant: Todd Bennett

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

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

12. HDP-2015-1018

1507 E. 14th Street

Council District 1

Proposal: Demolish a ca. 1949 house.

Applicant: Newcastle Homes

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

Staff Recommendation: Release the permit with a commitment from the applicant to erect an interpretive marker on the site commemorating the site as the home of Rev. S.L. Davis.

13. HDP-2015-1020

3409 Foothill Terrace

Council District 1

Proposal: Demolish a ca. 1954 house.

Applicant: Roost Custom Homes

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

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

14. HDP-2015-1021

1208 Stobaugh Street

Council District 1

Proposal: Demolish a ca. 1947 house.

Applicant: Casa Rio Builders

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

Staff Recommendation: Encourage adaptive re-use and rehabilitation, 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 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.

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.