HISTORIC LANDMARK COMMISSION

ONE TEXAS CENTER | 505 BARTON SPRINGS RD. | AUSTIN, TEXAS

Date: December 14, 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	NRD-2015-0129 C14H-1979-0013
Mary Jo Galindo			
Terri Myers		Terri Myers	HDP-2015-1113 914 Post Oak
Tiffany Osburn		Tiffany Osburn	NRD-2015-0129 C14H-1979-0013
Arif Panju			
Alexander Papavasiliou			
Emily Reed	Emily Reed		
Blake Tollett	~~B Tollett~~	B Tollett	D-9 2312 Enfield
Michelle Trevino			
David Whitworth			

HISTORIC LANDMARK COMMISSION
December 14, 2015 - 7:00pm
ONE TEXAS CENTER, ROOM 325
505 Barton Springs Road
Austin, Texas

PLEASE SIGN IN 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. October 26, 2015

B. November 15, 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-2015-0004 – Postpone to January 25, 2016 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 January 25, 2016 at staff's request.

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

1. LHD-2015-0026

Hyde Park Local Historic District
4011 Avenue A
Council District 9

Proposal: Construct a new two story single family home
Applicant: Christopher Carty
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Committee Reviewed the proposal and requested two changes: One to the window configuration and one to the door.
Staff Recommendation: Staff recommends approval of the Certificate of Appropriateness as submitted. The applicant has made necessary changes to the windows to accommodate a more contextual configuration and has provided ample examples within the neighborhood of houses that have an entrance off of the front porch but not directly facing the street.

Building permit	**Name**	**Address**	**Phone#**
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2. **C14H-1979-0013**
Green Pastures, 811 W. Live Oak Street
Council District 9
Proposal: Modifications to the side entrance to the house, modifications to the non-historic "garden room" addition; construction of a free-standing pavilion.
Applicant: Mark Olsen, Clayton + Little, Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed, but had concerns about the proposed cresting on the free-standing pavilion.
Staff Recommendation: Approve as proposed.

Building permit	**Name**	**Address**	**Phone#**
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C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2015-0112 - POSTPONE TO JANUARY 25, 2016 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: 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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2. **NRD-2015-0125**
1609 Gaston Avenue
Council District 9
Proposal: Demolish a non-contributing building and build a new 2 story single family home.
Applicant: Maker Architects
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as proposed as the architecture has a neo-traditional form with the I plan and front facing gables. Stucco, stone and slate are materials found in the National Register Historic district and the massing and scale of the building are in keeping with the architecture of the neighborhood. While metal windows are not a common window material, the use of the multi-pane configuration makes the windows compatible with the neighborhood.

Demo/Building permits	**Name**	**Address**	**Phone#**
In Favor			
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3. **NRD-2015-0129**
1806 W 10th Street
Council District 8
Proposal: Build a one story open are bathroom facility.
Applicant: Chan & Partners Engineering/City of Austin
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as proposed. The new bath house is near the Zilker bath houses; however its context is the Hillside Theater as well as the beginning of a trailhead. The bathhouse is a small one story building that takes its cues and materials from the natural setting of the park.

Building permit	**Name**	**Address**	**Phone#**
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D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

1. **HDP-2015-0126 - POSTPONE TO JANUARY 25, 2016 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 January 25, 2016 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#**
In Favor			
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2. **HDP-2015-0976**
2604 Woodmont Avenue
Council District 10
Proposal: Demolish a ca. 1938 house.
Applicant: Geneva Hardeman
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Staff cannot recommend the demolition of this house, and requests that the applicant continue to consider alternatives; if the Commission votes to release the demolition permit, then staff recommends the completion of a City of Austin Documentation Package.

Demolition permit	**Name**	**Address**	**Phone#**
In Favor	BRYAN HARDEMAN	~~2811~~ 3412 BONNIE RD	5124178800
In Favor			
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3. **HDP-2015-1006 – POSTPONE TO JANUARY 25, 2016 at the applicant's request.**
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 January 25, 2016 at the application's request.

Demolition permit	**Name**	**Address**	**Phone#**
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4. **HDP-2015-1037**
3108 Grandview Street
Council District 9
Proposal: Demolish a ca. 1913 house.
Applicant: Kathy Wimbish
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to January 25, 2016 to fully evaluate alternatives to demolition.

Demolition permit	**Name**	**Address**	**Phone#**
In Favor			
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In Favor			
Opposed	Betsy Greenberg	3009 Washington Sq	512-689-7538
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5. **HDP-2015-1045**
2103 E. 2nd Street
Council District 3
Proposal: Demolish a ca. 1923 house.
Applicant: Element 5 Development
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

Demolition permit	**Name**	**Address**	**Phone#**
In Favor			
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6. **HDP-2015-1046**
1803 Haskell Street
Council District 3
Proposal: Demolish a ca. 1931 house.
Applicant: Craig Nasso
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.

Demolition permit	**Name**	**Address**	**Phone#**
In Favor	Alvaro Picos	1803 Haskell St	512-299-0766
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7. **HDP-2015-1056**
610 W. 31½ Street
Council District 9
Proposal: Partial demolition of a ca. 1910 house.
Applicant: Jim Bennett Consulting
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

Demolition permit	**Name**	**Address**	**Phone#**
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In Favor			
Opposed	Betsy Greenberg	3009 Washington Sq	512-689-7538
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8. **HDP-2015-1079**
2202 Rosewood Avenue
Council District 1
Proposal: Demolish a ca. 1934 house.
Applicant: Paradisa 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.

Demolition permit	**Name**	**Address**	**Phone#**
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9. **HDP-2015-1095**
2312 Enfield Road
Council District 10
Proposal: Demolish a ca. 1940 house.
Applicant: Chris Krager
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.

Demolition permit	**Name**	**Address**	**Phone#**
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10. **HDP-2015-1111**
1906 David Street
Council District 9
Proposal: Demolish a ca. 1948 house.
Applicant: Hector Avila
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.

Demolition permit	**Name**	**Address**	**Phone#**
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11. **HDP-2015-1112**
2205 Greenlee Drive
Council District 10
Proposal: Demolish a ca. 1941 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

Demolition permit	**Name**	**Address**	**Phone#**
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12. **HDP-2015-1113**
914 Post Oak Street
Council District 9
Proposal: Demolish a ca. 1946 house.
Applicant: DAR Construction
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.

Demolition permit	**Name**	**Address**	**Phone#**
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13. **HDP-2015-1114**
1308 E. 12th Street
Council District 1
Proposal: Demolish a ca. 1933 house.
Applicant: AE Permits
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to January 25, 2016 to fully evaluate alternatives to demolition. This was the home of Alice T. King, who was the head of the King-Tears Funeral Home, and the mother of John Q.T. King, the president of Huston-Tillotson University.

Demolition permit	**Name**	**Address**	**Phone#**
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14. **HDP-2015-1124**
4609 Avenue G
Council District 9
Proposal: Demolish a ca. 1926 house.
Applicant: River Rock Construction
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.

Demolition permit	**Name**	**Address**	**Phone#**
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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 is working with the owner in the stabilization process. Staff will report back when the stabilization measures previously approved are complete.

Approval	Name	Address	Phone#
In Favor			
In Favor			
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F. APPLICATION FOR PARTIAL AD VALOREM TAX ABATEMENT FOR APPROVED REHABILITATION WORK IN A LOCALLY-DESIGNATED HISTORIC DISTRICT

1. LHD-2015-0028
505 W 43rd Street(Hyde Park)
Project: Replace rotted siding with wood siding and repaint. Replace rotted and broken wooden windows with wood windows to match the historic windows. Interior work to include drywall, hardwood floors, plumbing, electric and HVAC work. City Staff: Beth Johnson, Historic Preservation Office, 974-7801.
Staff Recommendation: Staff recommends that the project and the property are eligible for abatement. The application has met all of the required criteria for eligibility. They received a Certificate of Appropriateness through administrative approval for the proposed changes to the exterior on December 7, 2015.

Approval	Name	Address	Phone#
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