# 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 <u>NO</u> 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 Clots	NRD-2015-0129 C14H-1979-0013
Mary Jo Galindo	Macyhalut		
Terri Myers		TeniMyers	HDP-2015-1113 914 Post Oak NRD-2015-0129 C14H-1979-0013
Tiffany Osburn		1 Hay Osh	NRD-2015-0129 (14H-1979-0013
Arif Panju	A-A-?		
Alexander Papavasiliou			
Emily Reed	Grily Reed		
Blake Tollett	AB SHELLER SPAT	& Boselia	D-9 2312 Enfield
Michelle Trevino	the		
David Whitworth	1111		
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# 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.

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# APPROVAL OF MINUTES October 26, 2015 2.

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B. November 15, 2015

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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

Historic zoning		tpone to January 25, 2016 at star Address	Phone#
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#### DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF B. **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 recommends approval of the Certificate of Staff Recommendation: 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

Building	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	Name	Address	Phone#
permit			
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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** Name **Address** Phone# permit In Favor Opposed Opposed

#### 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.

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#### 3. NRD-2015-0129 1806 W 10<sup>th</sup> 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.

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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#
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2604 Woodmont Avenue

Council District 10

Proposal:

Demolish a ca. 1938 house.

Applicant:

Opposed
Opposed
Opposed
Opposed

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** Address Phone# permit BRYAN HARDEMAN 2513412 BONNIERD 5124178800 In Favor Opposed Opposed

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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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.

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2103 E. 2<sup>nd</sup> 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	Name	Address	Phone#
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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

Demolition permit	Name	Address	Phone#
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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.

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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

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#### HDP-2015-1095 9.

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

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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

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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.

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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

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#### HDP-2015-1114 13.

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.

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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

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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.

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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#
In Favor			
Opposed			