



HISTORIC LANDMARK COMMISSION

January 25, 2016 - 7:00pm

REGULAR MEETING

City Council Chambers, City Hall

301 W. 2nd Street

Austin, Texas

CURRENT BOARD MEMBERS:

___ *Madeline Clites*
___ *Mary Jo Galindo*
___ *Terri Myers*
___ *Tiffany Osburn*
___ *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. December 14, 2015

3. OLD BUSINESS

4. NEW BUSINESS

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-2015-0004 – Postpone to February 22, 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 February 22, 2016 at staff's request.

2 C14H-2015-0147

**Peter and Esther Allidi House
1315 Kenwood Avenue
Council District 9**

Applicants: Annie-Laurie Grabiell, Clayton + Levy, Architects, applicant;
Bruce Curtis and Fred Daniel, owners

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

Staff Recommendation: Recommend historic zoning.

3 C14H-2015-0152

**Hoefgen-Wilson-Ransom House
1610 Watchhill Road
Council District 9**

Applicants: Blake and Julie Bergstrom, owners

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

Staff Recommendation: Recommend historic zoning, despite architectural modifications.

4 C14H-2015-0164

**T.H. Shelby House
503 W. 33rd Street
Council District 9**

Applicants: Andrew K and Lindsey L. Heddleston Smith, owners; Emily Payne, Hardy, Heck & Moore, agent and preparer

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-1979-0013

**Green Pastures, 811 W. Live Oak Street
Council District 9**

Proposal: Construct two new hotel buildings, a greenhouse, a laundry room/office, and a parking structure.

Applicant: Emily Little, Mark Olsen and George Wilcox, Clayton + Little, Architects

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

2. C14H-2013-0140

**Louis C., Jr. and Virginia Nalle Page House, 2507 Kenmore Court
Council District 10**

Proposal: Construct a free-standing carport.

Applicant: Jonathan Davies, FAB Architecture

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2015-0112**
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 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.
2. **NRD-2015-0119**
1806 W 10th Street
Council District 9
Proposal: Construct a new 2 story wood and stone house. The demolition of the property has been previously approved.
Applicant: Pecan Valley Homes
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as submitted. While this is a contemporary and modern design, the gable front form on the building as well as using materials, such as stone and wood, take cues from the context of the surrounding buildings.
3. **NRD-2015-0129**
10 ½ William Barton Drive
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.
4. **NRD-2015-0135**
812 Theresa Ave- APPLICANT REQUESTED POSTPONEMENT TO FEBRUARY 22, 2016.
Council District 9
Proposal: Demolish a contributing (potentially individually contributing) house.
Applicant: Arthur Abernathy
City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Postpone to February 22, 2016 at the application's request.

5. NRD-2015-0137

1612 W 11th Street

Council District 9

Proposal: Construct a rear two story addition on the rear of the house. Applicant: Richard Hughes

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

Staff Recommendation: Release the application as submitted as the applicant is retaining the original house and is connecting the addition onto the rear with minimal interference to the original house.

6. NRD-2015-0139

1622 W 10th Street

Council District 9

Proposal: Construct a rear two story addition to the rear of the house to be connected by a small connection

Applicant: Eix & Blackwell

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

Staff Recommendation: Release the application as submitted. The entire original house is being retained and only a small portion of the historic building will be affected. While the new building is much larger than the original house, it is being built with materials and details that are complimentary to the house.

7. NRD-2016-0002

1605 Gaston Avenue

Council District 9

Proposal: Construct a rear two story addition on the rear of the house. Applicant: Rodney Bennett

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

Staff Recommendation: Release the application as submitted but encourage the applicants to consider keeping the roof form as a side gabled form to keep the original form of the house as well as retain the original stone veneer on the first floor. The retention of the original form would keep the architectural integrity of the home intact. This house does have a potential Historic Landmark Designation due to its historic associations with both Phillip Creer as well as Mike Michalske. Changing the roof form and removing the original siding would compromise the architectural integrity of the house and possibly prevent it from being designated as a Landmark.

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

- 1. HDP-2015-0126 - POSTPONE TO FEBRUARY 22, 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 February 22, 2016 at the applicant's request to obtain a variance to construct the proposed project which will incorporate the historic-age house.

2. **HDP-2015-1006 – POSTPONE TO FEBRUARY 22, 2016 at the applicant's request.**

1603 Willow Street

Council District 3

Proposal: Demolish a ca. 1902 house.

Applicant: Jeff Blatt

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

Staff Recommendation: Postpone to February 22, 2016 to allow the applicant additional time to explore the possibilities of rehabilitation of the house.

3. **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: While staff still believes that this house qualifies as a historic landmark for its architecture and its historical associations, staff must reluctantly recommend release of the permit upon completion of a City of Austin Documentation Package due to the condition of the house.

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

5. **HDP-2015-1114 – POSTPONE TO FEBRUARY 22, 2016 at the applicant's request.**

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 February 22, 2016 to allow the applicant additional time to explore the possibilities of rehabilitation of the house.

6. **HDP-2015-1139**
1101 Music Lane

Council District 9

Proposal: Demolish a ca. 1951 former motel, now apartment and office complex.

Applicant: Big Red Dog Engineering and Consulting

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

Staff Recommendation: Consider incorporating some of the mid-century Modern architectural features of the old Terrace Motor Hotel into the plans for the site, but release the permit upon completion of a City of Austin Documentation Package.

7. HDP-2015-1151

1502 Willow Street

Council District 3

Proposal: Partial demolition of a ca. 1906 house.

Applicant: Ray Ates Construction

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

Staff Recommendation: Postpone to February 22, 2016 at staff's request to fully consider alternatives to demolition and to allow staff additional time to more research on the earliest history of the house.

8. HDP-2015-1172

2112 Holly Street

Council District 3

Proposal: Demolish a ca. 1925 house.

Applicant: Pecan Valley Homes

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

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

9. HDP-2015-1195

1602 S. 3rd Street

Council District 9

Proposal: Demolish a ca. 1940 house.

Applicant: A Parallel, LLC

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

Staff Recommendation: Release the permit.

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.

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.