



HISTORIC LANDMARK COMMISSION

February 22, 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. January 25, 2016

3. OLD BUSINESS

4. NEW BUSINESS

5. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION

A: Briefing on a proposal for the relocation, rehabilitation, and preservation of houses in the 600 block of E. 3rd Street.

By: Doug Manchester, Manchester Financial Group

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**
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: No recommendation.

- 2 **C14H-2016-0005**
William F. and Eleanor Warren House
1502 Hardouin Avenue
Council District 9
Applicants: Garrett and Laura Key, owners
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

- 3 **HDP-2015-1037**
Ben and Maude Leifeste House
3108 Grandview Street
Council District 9
Applicant: Historic Landmark Commission
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-1990-0014**
Eliza Spring, Barton Springs, Zilker Park
Council District 8
Proposal: Remove masonry constraints to stream flow; install a headwall gate and construct a new channel; construct a new support wall and fencing.
Applicant: Donelle Robinson, City of Austin Watershed Protection Department
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed, with the recommendation to make the support wall as visually inconspicuous as possible..
Staff Recommendation: Approve as proposed with the Committee's further recommendation.

2. **C14H-2009-0015**
Gardner House, 2418 Jarratt Avenue
Council District 9
Proposal: Construct a side addition.
Applicant: Mark Vaughn; David Cancialosi
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed with stucco siding and false half-timbering.
Staff Recommendation: Approve as proposed with the Committee's further recommendation.

3. LHD-2016-0003

806 Baylor Street, Castle Hill Historic District

Council District 9

Proposal: Restore the original appearance of the house; construct new rear addition.

Applicant: Tere O'Connell

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 – Postpone at the applicant's request to March 28, 2016.

611 West Lynn Street – West Line

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 - Clarksville

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: Steve Sadowsky, Historic Preservation Office, 974-6454

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-2015-0135

812 Theresa Avenue – Postpone at the applicant's request to March 28, 2016.

Council District 9

Proposal: Demolish a contributing (potentially individually contributing) house.

Applicant: Arthur Abernathy

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

Staff Recommendation: Postpone to March 28, 2016 at the application's request.

4. NRD-2016-0007

1805 W. 29th Street – Old West Austin

Council District 9

Proposal: Construct a rear second-story addition.

Applicant: David Bratton

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

Staff Recommendation: Release the application as proposed with the recommendation that the applicant retain and rehabilitate (if necessary) all original windows on the house, and modify the design of new windows in the addition to conform to the 1:1 configuration on the existing house for greater compatibility. Staff further recommends the use of wood or aluminum-clad windows in the addition.

5. NRD-2016-0009

716 Patterson Avenue – West Line

Council District 9

Proposal: Construct a rear second-story addition.

Applicant: Jenna Cundy Crisler

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

Staff Recommendation: Release the application as submitted with the recommendation that the applicant consider enlarging the front-facing windows in the addition to be more in scale with the original windows on the house.

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

1. HDP-2015-0126 - Withdrawn by applicant – no action required.

1813 Brackenridge Street

Council District 9

2. HDP-2015-1006 – Postpone at the applicant's request to March 28, 2016.

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 March 28, 2016 at the applicant's request.

3. 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.

4. HDP-2015-1114 – Postpone at the applicant's request to March 28, 2016.

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 March 28, 2016 at the applicant's request.

5. HDP-2015-1151

1502 Willow Street

Council District 3

Proposal: Demolish a ca. 1906 house.

Applicant: Ray Ates Construction

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

Staff Recommendation: Release the permit.

6. HDP-2016-0014

3209 Bonnie Road

Council District 10

Proposal: Demolish a ca. 1942 house.

Applicant: Nicholas Stacey

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use of the house, but if that is not feasible, then release the permit upon completion of a City of Austin Documentation Package.

7. HDP-2016-0021

1903 S.L. Davis Avenue

Council District 1

Proposal: Demolish a ca. 1931 house.

Applicant: Walton Homes, LLC

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-2016-0022

6014 City Park Road

Council District 10

Proposal: Demolish a house and outbuildings of undetermined age.

Applicant: Dave Eastman

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

Staff Recommendation: Postpone to March 28, 2016 to determine the history of the buildings, which were built in the County.

9. HDP-2016-0024

710 W. Johanna Street

Council District 9

Proposal: Demolish a ca. 1928 house.

Applicant: Peter Pevoto

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

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

10. HDP-2016-0025

2110 Holly Street

Council District 3

Proposal: Demolish a ca. 1925 house.

Applicant: Peter Pevoto
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, especially as an auxiliary dwelling unit; if that is not feasible, then release the permit upon completion of a City of Austin Documentation Package.

11. HDP-2016-0033

**702 W. 21st Street
Council District 9**

Proposal: Demolish a ca. 1911 house.
Applicant: Mike McHone
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

12. HDP-2016-0034

**2102 Rio Grande Street
Council District 9**

Proposal: Demolish a ca. 1917 house.
Applicant: Mike McHone
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

13. HDP-2016-0036 – Withdrawn by staff – No action required.

**1406 Ulit Avenue
Council District 3**

14. HDP-2016-0041

**3214 Stevenson Avenue
Council District 10**

Proposal: Demolish a ca. 1947 house.
Applicant: Brian Bishop
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

15. HDP-2016-0061

**2100 Rio Grande Street
Council District 9**

Proposal: Demolish a ca. 1906 apartment house.
Applicant: Mike McHone
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

16. HDP-2016-0073 – Postpone to March 28, 2016 at the applicant's request.

**1306 Winsted Lane
Council District 10**

Proposal: Demolish a ca. 1940 house.
Applicant: Michael London
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Postpone to March 28, 2016 at the applicant's request.

17 HDP-2016-0074

1806 Riverview Street

Council District 3

Proposal: Demolish a ca. 1935 house.

Applicant: Peter Pevoto

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

Staff Recommendation: 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 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, or Kalan Contreras, Historic Preservation Planner, at 512-974-2727.