



HISTORIC LANDMARK COMMISSION

March 28, 2016 - 7:00pm

REGULAR MEETING

Mathews Elementary School

906 West Lynn Street

Austin, Texas

CURRENT BOARD MEMBERS:

___ *Madeline Clites*
___ *Mary Jo Galindo*
___ *Terri Myers*
___ *Tiffany Osburn*
___ *Arif Panju*
___ *Beth Valenzuela*

___ *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. February 22, 2016

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 No number assigned
Robert E. Lee Elementary School
3308 Hampton Road

Council District 9

Applicants: Caroline Roberts and Angela Temple

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

Staff Recommendation: No recommendation at this time. The applicants have asked that the Commission consider the initiation of a historic zoning case on the school. The Commission has requested that this item be on the agenda for discussion. This will be the public hearing for the Commission's action regarding the initiation of a historic zoning case. Staff will make a recommendation only if the Commission initiates the historic zoning case.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1974-0025

St. Edward's University Main Building, 3001 S. Congress Avenue

Council District 3

Proposal: Repairs and rehabilitation of masonry elements and replacement of windows and roofing materials.

Applicant: Larry Irsik, Architexas

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

2. C14H-1979-0011

Las Ventanas, 602 Harthan Street

Council District 9

Proposal: Construct a side addition.

Applicant: Limbacher & Godfrey, Architects

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

3. C14H-2009-0020

Ralph and Anna Cloud House, 1718 Summitview

Council District 9

Proposal: Window replacements

Applicant: Camille Tueni

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

Committee Recommendation: Not presented

Staff Recommendation: Inquire about the possibility of installing windows that match the historic windows exactly.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2015-0112 – Postpone at the applicant's request to April 25, 2016.

611 West Lynn Street – West Line

Council District 9

Proposal: Demolition of the building

Applicant: Kathleen Labay

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

Staff Recommendation: Postpone at the applicant's request to April 25, 2016.

2. **NRD-2015-0135**
812 Theresa Avenue – Postpone at the applicant’s request to April 25, 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 April 25, 2016 at the application’s request.
3. **NRD-2016-0010**
1817 W. 10th Street - Clarksville
Council District 9
Proposal: Construct a new two-story accessory dwelling unit on the back of the lot.
Applicant: Clarksville Community Development Corporation; Austin Community Design and Development Center
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the application as proposed with the recommendation that the applicant use wood or aluminum-clad wood windows in the new house.
4. **NRD-2016-0013**
1416 Westover Road – Old West Austin
Council District 9
Proposal: Demolish a ca. 1936 contributing house and construct a new two-story house.
Applicant: Hector Avila
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the applications upon completion of a City of Austin Documentation Package with the following recommendations: 1. Reduce the scale and size of the new house; and 2. Use a more traditional material for the exterior cladding.
5. **NRD-2016-0016**
1702 W 31st Street – Old West Austin
Council District 10
Proposal: Demolish the detached garage and rear portion of the house and construct a new rear addition.
Applicant: Roy Jensen, Waterloo Permits; David Boren, Boren Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the application as proposed.
6. **NRD-2016-0017**
720 Congress Avenue – Congress Avenue
Council District 9
Proposal: Remove the non-historic storefront and concrete slipcover and construct a new storefront.
Applicant: Joshua Hogan, Maker Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the application as proposed.

7. **NRD-2016-0018**
1707 Wethersfield Road - Old West Austin
Council District 9
Proposal: Construct a 2-story addition to the rear of a one-and-a-half story house and a cupola on top of the back section of the existing roof.
Applicant: Carolyn Van Meter, Hugh Jefferson Randolph Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the application as proposed.

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

1. **HDP-2015-0783**
606 and 608 E. 3rd Street
Council District 9
Proposal: Relocate two houses from the north side of 3rd Street to the south side of 3rd Street in the same block.
Applicant: Tim Langan
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
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: Release the permit upon completion of a City of Austin Documentation Package.
3. **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: No recommendation. The house has obvious historical significance but has been significantly modified.
4. **HDP-2016-0011**
306 Ridgewood Road
Council District 10
Proposal: Demolish a ca. 1969 house.
Applicant: Fred Williams
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-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.

6. 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.

7. 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.

8. HDP-2016-0073
1306 Winsted Lane
Council District 10

Proposal: Demolish a ca. 1939 house.
Applicant: Michael London
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to April 25, 2016 to fully evaluate alternatives to demolition.

9. HDP-2016-0081
405 W. 39th Street
Council District 9

Proposal: Demolish a ca. 1909 house.
Applicant: Brian Copland
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.

10. HDP-2016-0082-A
407 W. 39th Street (Noticed as 407 W. 39th Street, Unit A)
Council District 9

Proposal: Demolish a ca. 1913 house.
Applicant: Brian Copland
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-2016-0082-B**
408 W. 38 ½ Street (Noticed as 407 W. 39th Street, Unit B)
Council District 9
Proposal: Demolish a ca. 1938 house.
Applicant: Brian Copland
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.
12. **HDP-2016-0086**
107 E., 31st Street
Council District 9
Proposal: Demolish a ca. 1923 house.
Applicant: Matt Zadeh
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.
13. **HDP-2016-0097**
1904 Holly Street
Council District 3
Proposal: Demolish a ca. 1950 house.
Applicant: Hatch Works
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.
14. **HDP-2016-0109**
1703 Garner Avenue
Council District 5
Proposal: Demolish a ca. 1923 house that was moved to the current site ca. 1953.
Applicant: Steve Hayer
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.
15. **HDP-2016-0143**
1703 Haskell Street
Council District 3
Proposal: Demolish a ca. 1931 house.
Applicant: Pecan Valley Homes
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.
16. **HDP-2016-0146**
1112 E. 3rd Street

Council District 3

Proposal: Demolish a ca. 1901 house.

Applicant: Levitas Modern Homes

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

Staff Recommendation: Postpone to April 25, 2016 or initiate a historic zoning case.

17 HDP-2016-0151

1906 Stamford Lane

Council District 10

Proposal: Demolish a ca. 1938 house.

Applicant: DAR Construction

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.

18. HDP-2016-0157

1175 San Bernard Street

Council District 1

Proposal: Demolish a ca. 1903 house.

Applicant: Glen Coleman

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

Staff Recommendation: Postpone to April 25, 2016 to fully evaluate alternatives to demolition, or initiate a historic zoning case.

19. HDP-2016-0158

4603 Sinclair Avenue

Council District 7

Proposal: Demolish a ca. 1937 house.

Applicant: Roy and Robert Smithers

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.

20. HDP-2016-0159

2102 Haskell Street

Council District 3

Proposal: Demolish a house that was moved onto this site from an unknown location in 1955.

Applicant: Peter Pevoto

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.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive

Staff Note: Staff has not heard from the applicant or his architect, and recommends the reinstatement of the Demolition by Neglect Case.

F. APPLICATION FOR PARTIAL AD VALOREM TAX ABATEMENT FOR APPROVED REHABILITATION WORK IN A LOCALLY-DESIGNATED HISTORIC DISTRICT

No cases.

G. APPLICATION FOR PARTIAL AD VALOREM TAX ABATEMENT FOR HISTORIC LANDMARK PROPERTIES IN NEED OF TAX RELIEF TO ENCOURAGE THEIR PRESERVATION

See attached lists.

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.