



## HISTORIC LANDMARK COMMISSION

April 25, 2016 - 7:00pm

### REGULAR MEETING

Council Chambers, City Hall

301 W. 2<sup>nd</sup> Street

Austin, Texas

#### 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. March 28, 2016

#### 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. HDP-2015-1114 – Thomson-Hansborough-King House

1308 E. 12<sup>th</sup> Street

Council District 1

Applicant: Historic Landmark Commission

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

Staff Recommendation: No recommendation. The house has obvious historical significance but has been significantly modified. Staff encourages the applicant to seriously consider historic zoning for a portion of the property, allowing the remainder to be developed, and to investigate the possibility of state and federal tax credits for rehabilitation and restoration of this house, which along with the annual property tax abatement for historic landmarks, could make this restoration and preservation project economically worthwhile.

###### 2. 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-1989-0002 – Postpone to May 23, 2016 at the applicant’s request.  
Willie Wells House, 1705 Newton Street.  
Council District 9**  
Proposal: Repairs and rehabilitation.  
Applicant: Richard Kooris, owner  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Not reviewed.  
Staff Recommendation: Postpone per the applicant’s request.
  
2. **C14H-2009-0012  
Baker-Allen House, 2402 Harris Boulevard  
Council District 9**  
Proposal: Construct a rear addition, and demolish existing paving.  
Applicant: Lindsay Hunter  
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 May 23, 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 May 23, 2016.
  
2. **NRD-2015-0135  
812 Theresa Avenue – West Line  
Council District 9**  
Proposal: Demolish a ca. 1915 house that is contributing to the character of the historic district.  
Applicant: Arthur Abernathy  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Either invoke the 180-day demolition delay for contributing properties within historic districts, or release the permit upon completion of a City of Austin Documentation Package.
  
3. **NRD-2016-0021  
1608 W. 10<sup>th</sup> Street - Clarksville  
Council District 9**  
Proposal: Demolish the existing garage and construct a 2-story addition to the house.  
Applicant: Kris Hooker  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Approve as proposed.

4. **NRD-2016-0025**  
**1715 Enfield Road – West Line**  
**Council District 9**  
Proposal: Partial demolition at the rear of the house and construct a multi-family rear addition.  
Applicant: Carl McClendon  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Approve as proposed with the additional recommendation to lower the roofline of the addition and deck so that it does not rise over the existing roofline of the house. Staff further recommends the completion of a City of Austin Documentation Package prior to the release of any permits.
  
5. **NRD-2016-0026**  
**1605 Mohle Drive – Old West Austin**  
**Council District 9**  
Proposal: Demolish a ca. 1940 house.  
Applicant: Hector Avila  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Either invoke the 180-day demolition delay for contributing houses in National Register Historic Districts to fully evaluate alternatives to demolition, or release the permit upon the Commission's review of the plans for the new construction proposed for this site, and upon completion of a City of Austin Documentation Package.
  
6. **NRD-2016-0028**  
**East end of the 700 block of E. 6<sup>th</sup> Street – Sixth Street**  
**Council District 9**  
Proposal: Construct a gateway arch over 6<sup>th</sup> Street for the entrance to the historic district from the east.  
Applicant: Kelan Robinson, Land Use Solutions  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Approve as proposed that the recommendation that the letters on the sign be indirectly, or halo-lit rather than internally lit, in conformance with the Sixth Street Sign Guidelines.

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

1. **HDP-2015-1006 – Postpone at the applicant's request to May 23, 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 per the applicant's request.
  
2. **HDP-2016-0081**  
**405 W. 39<sup>th</sup> 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.

**3. HDP-2016-0082-A**

**407 W. 39<sup>th</sup> Street (Noticed as 407 W. 39<sup>th</sup> 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.

**4. HDP-2016-0082-B**

**408 W. 38 ½ Street (Noticed as 407 W. 39<sup>th</sup> 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.

**5. HDP-2016-0086**

**107 E., 31<sup>st</sup> 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.

**6. 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.

**7. HDP-2016-0146**

**1112 E. 3<sup>rd</sup> 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: Initiate historic zoning. If the Commission does not initiate historic zoning on this 1901 house, then staff recommends that

the applicants seriously consider relocation over demolition, but completion of a City of Austin Documentation Package in any event.

8. **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: Initiate historic zoning with the recommendation that the applicant investigate the availability of state and federal tax credits for the rehabilitation and restoration of this 1903 house, as well as the eligibility for the annual property tax exemptions for historic landmarks offered by the City, Travis County, and AISD. If the Commission does not initiate the historic zoning case, then staff recommends the completion of a City of Austin Documentation Package prior to the release of a permit to remove this structure.
9. **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.
10. **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.
11. **HDP-2016-0174**  
**2205 E. Cesar Chavez Street**  
**Council District 3**  
Proposal: Demolish a ca. 1911 house.  
Applicant: James Shieh  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Either postpone to May 23, 2016 to fully evaluate alternatives to demolition, or initiate a historic zoning case. If the Commission decides to release the permit, then staff recommends the completion of a City of Austin Documentation Package.
12. **HDP-2016-0175**  
**1802 Bremen Street**  
**Council District 10**

Proposal: Demolish a ca. 1940 house.  
Applicant: BRF Investments, Inc.  
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-2016-0181**

**3004 Bonnie Road  
Council District 10**

Proposal: Demolish a ca. 1950 house.  
Applicant: Parijat Ghandi  
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-2016-0198**

**1006 Woodland Avenue  
Council District 9**

Proposal: Demolish a ca. 1939 house.  
Applicant: South Austin Builders, LLC  
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-2016-0200**

**2115 Brackenridge Street  
Council District 9**

Proposal: Demolish a ca. 1949 duplex.  
Applicant: Wendy Fedor  
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-2016-0219**

**4405 Ramsey Avenue  
Council District 7**

Proposal: Demolish a ca. 1939 house.  
Applicant: Marzia Volpe  
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.

**17. HDP-2016-0222**

**1602 Garden Street  
Council District 3**

Proposal: Demolish a ca. 1925 house.  
Applicant: Dan Reeves  
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-2016-0226**

**4515 Avenue C**

**Council District 9**

Proposal: Demolish a ca. 1910 house.

Applicant: DAR Demolition

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

Staff Recommendation: Either postpone to May 23, 2016 to fully evaluate alternatives to demolition, or initiate the historic zoning case. If the Commission votes to release the permit, then staff recommends the completion of a City of Austin Documentation Package.

**19. HDP-2016-0230**

**1105 S. Lamar Boulevard**

**Council District 5**

Proposal: Construct a rear addition; relocate a window; construct outdoor decks.

Applicant: Jay Colombo, Michael Hsu Architects

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

Staff Recommendation: Approve as proposed.

**20. HDP-2016-0231**

**804 Garner Avenue**

**Council District 5**

Proposal: Demolish a ca. 1940 house.

Applicant: VH Development

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.

**21. HDP-2016-0232**

**1902 Eva Street**

**Council District 9**

Proposal: Demolish a ca. 1923 house.

Applicant: Charles Koonse

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 been in contact with the architect working on the site.

**F. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR ACVB HERITAGE GRANTS**

**1. Paramount Theater, Austin Theater Alliance, 713 Congress Avenue**

**Restore the marquee, awning, and ground-level façade.**

**Requested amount: \$47,000.**

- 2. Stateside Theater, Austin Theater Alliance, 719 Congress Avenue  
Reconstruct black quartz tile on façade.**

**Requested amount: \$47,000**

- 3. St. Edward's University, 3001 S. Congress Avenue  
Repair, replace, and restore wood-sash windows on the Main  
Building.**

**Requested amount: \$30,000**

**4. COMMITTEE REPORTS**

- A. Certificates of Appropriateness Review Committee**
- B. Operations Committee**
- C. Grants Committee**
- D. Preservation Plan Committee**

**5. 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.