



HISTORIC LANDMARK COMMISSION
February 22, 2016 - 7:00pm
REGULAR MEETING
City Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

<u> </u> <i>x</i>	<i>Madeline Clites</i>	<u> </u> <i>x</i>	<i>Emily Reed</i>
<u> </u> <i>x</i>	<i>Mary Jo Galindo</i>	<u> </u> <i>x</i>	<i>Blake Tollett</i>
<u> </u> <i>x</i>	<i>Terri Myers</i>	<u> </u> <i>x</i>	<i>Michelle Trevino</i>
<u> </u> <i>x</i>	<i>Tiffany Osburn</i>	<u> </u> <i>x</i>	<i>Beth Valenzuela</i>
<u> </u> <i>x</i>	<i>Arif Panju</i>	<u> </u> <i>x</i>	<i>David Whitworth</i>
<u> </u> <i>x</i>	<i>Alex Papavasiliou</i>		

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.

Angela Temple and Caroline Roberts spoke to encourage historic designation of the Robert E. Lee school building.

MOTION: Discuss the designation at the March 28, 2016 meeting of the Historic Landmark Commission on a motion by Commissioner Myers. Commissioner Treviño seconded the motion; vote 11-0.

2. APPROVAL OF MINUTES

A. January 25, 2016

MOTION: Approve the minutes on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote: 9-0-0. Commissioners Panju and Treviño abstained.

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.

There were no speakers in favor of designation. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Tollett. Commissioner Myers seconded the motion; vote: 11-0.

MOTION: Deny historic zoning on a motion by Commissioner Tollett. Commissioner Myers seconded the motion; vote: 11-0.

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.

Garrett and Laura Key spoke in support of historic zoning. Jane Hayman spoke in opposition to historic zoning. Laura Key spoke in rebuttal.

MOTION: The public hearing was closed on a motion by Commissioner Papavasiliou. Commissioner Reed seconded the motion; vote 11-0.

MOTION: Deny historic zoning on a motion by Commissioner Papavasiliou. Commissioner Panju seconded the motion. Vote: 2-9; motion fails to pass.

MOTION: recommend historic zoning on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote: 9-2.

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.

Eric DeYoung and Bart Sherman spoke in opposition to historic zoning. Chesney Floyd, Betsey Greenberg, and Jolene Kobasen spoke in support of historic zoning.

MOTION: Close the public hearing on a motion by Commissioner Reed. Commissioner Whitworth seconded the motion; vote: 11-0.

MOTION: Deny historic zoning on a motion by Commissioner Whitworth. Commissioner Panju seconded the motion; vote 4-6, Commissioners Myers, Galindo, Clites, Valenzuela, Reed, and Osburn voting nay. Commissioner Tollett off the dais. Motion fails to pass.

MOTION: Recommend historic zoning on a motion by Commissioner Reed. Commissioner Clites seconded the motion. Vote: 6-4-0; Commissioners Papavasiliou,

Whitworth, Panju, and Trevino voting nay. Commissioner Tollett off the dais. Motion fails to pass.

MOTION: Release the demolition permit with submittal of documentation package on a motion by Commissioner Myers. Commissioner Trevino seconded the motion. Vote: 10-0-0; Commissioner Tollett off dais.

MOTION: Continue the hearing past 10:00 p.m. on a motion by Commissioner Panju. Commissioner Myers seconded the motion. Vote: 10-0-0; Commissioner Tollett off dais.

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.

MOTION: Approve the application in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion, vote: 9-0. Commissioners Clites and Osburn recused.

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.

MOTION: Approve the application in accordance with staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion, vote: 11-0.

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.

MOTION: Approve the application in accordance with staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion, vote: 11-0.

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.

MOTION: Postpone the public hearing to March 28, 2016 per passage of the consent agenda on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 11-0.

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.

COMMENT: Commissioners Clites and Myers recommend that the applicants return to the Certificate of Appropriateness Committee.

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.

MOTION: Postpone the public hearing to March 28, 2016 per passage of the consent agenda on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 11-0.

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.

David Bratten spoke in favor of the application. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 11:0.

COMMENT: Commissioners Clites and Myers spoke to address the dormers of the addition with regards to the Secretary of the Interior's Standards of Rehabilitation, and to encourage the property owner to attend the Certificate of Appropriateness Review Committee.

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.

COMMENT: No additional comment to the staff recommendation.

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.

MOTION: Postpone the public hearing to March 28, 2016 per passage of the consent agenda on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 11-0.

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.

Rodney Bennett and Jake Weisfeld spoke in support of the application. There were no speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Panju. Commissioner Reed seconded the motion; vote: 10-0. Commissioner Tollett off the dais.

MOTION: Release the permit upon completion of a City of Austin Documentation Package on a motion by Commissioner Whitworth. Commissioner Panju seconded the motion. Vote: 9-1-0; Commissioner Myers voting nay. Commissioner Tollett off the dais.

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.

MOTION: Postpone the public hearing to March 28, 2016 per passage of the consent agenda on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 11-0.

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.

MOTION: Approve the application in accordance with staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion, vote: 11-0.

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.

MOTION: Approve the application in accordance with staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion, vote: 11-0.

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.

MOTION: Approve the application in accordance with staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion, vote: 11-0.

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.

Dave Eastman spoke in opposition to postponement. There were no speakers in favor of postponement.

MOTION: Postpone the public hearing to March 28, 2016 on a motion by Commissioner Myers. There was no second. Motion fails to pass.

MOTION: Release the application for demolition upon completion of a City of Austin Documentation Package on a motion by Commissioner Papavasiliou. Commissioner Panju seconded the motion. Vote: 10-1, Commissioner Whitworth voting nay.

**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.

MOTION: Approve the application in accordance with staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion, vote: 10-0. Commissioner Myers recused.

**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.

MOTION: Approve the application in accordance with staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion, vote: 11-0.

**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.

Jason Austin and Don John Bonovich spoke in favor of postponement of 702 W 21st. Brett Davis spoke against demolition. Mike McHone spoke in opposition to postponement. The public hearing was closed on a motion by Commissioner Myers, Commissioner Papavasiliou seconded the motion; vote 10-0; Commissioner Tollett off dais

MOTION: Postpone the public hearings for 702 W. 21st Street, 2100 Rio Grande Street, and 2102 Rio Grande Street to March 28, 2016 on a motion by Commissioner Myers. Commissioner Osburn seconded the motion. Vote: 8-2-0; Commissioners Papavasiliou and Panju voting nay. Commissioner Tollett off the dais.

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.

MOTION: Postpone the public hearings for 702 W. 21st Street, 2100 Rio Grande Street, and 2102 Rio Grande Street to March 28, 2016 on a motion by Commissioner Myers. Commissioner Osburn seconded the motion. Vote: 8-2-0; Commissioners Papavasiliou and Panju voting nay. Commissioner Tollett off the dais.

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.

MOTION: Approve the application in accordance with staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion, vote :11-0.

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.

MOTION: Postpone the public hearings for 702 W. 21st Street, 2100 Rio Grande Street, and 2102 Rio Grande Street to March 28, 2016 on a motion by Commissioner Myers. Commissioner Osburn seconded the motion. Vote: 8-2-0; Commissioners Papavasiliou and Panju voting nay. Commissioner Tollett off the dais.

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.

MOTION: Postpone the public hearing to March 28, 2016 per passage of the consent agenda on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 11-0.

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.

MOTION: Approve the application in accordance with staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion, vote: 11-0.

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.

MOTION: Postpone the public hearing to March 28, 2016 per passage of the consent agenda on a motion by Commissioner Myers. Commissioner Reed seconded the motion; vote 11-0.

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

Commissioner Whitworth suggested a request for Council review of bylaws and/or a letter to Council asking to revisit the exemption program.

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.