



HISTORIC LANDMARK COMMISSION

May 23, 2016 - 7:00pm

REGULAR MEETING

Council Chambers, City Hall

301 W. 2nd 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. April 25, 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-2016-0157 – Griffin-Murphy-Allen House

1175 San Bernard Street

Council District 1

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning for the footprint of the house and a 20-foot buffer to allow for the preservation of the house and the development of the rest of the property as desired.

2. No number assigned – Postpone to June 27, 2016 at staff's request.

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: POSTPONE TO JUNE 27, 2016 to allow staff from the City and AISD to draft and have reviewed by each legal staff the proposed Memorandum of Agreement to ensure that no changes are made to the exterior of the school without review by the Historic Landmark Commission.

3. HDP-2016-0146 – Hergotz-Aleman-Mosqueda House – POSTPONE TO JUNE 27, 2016 at the property owner's request.

1112 E. 3rd Street

Council District 3

Applicant: Historic Landmark Commission

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

Staff Recommendation: Postpone to June 27, 2016 per the property owner's request.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1989-0002 – Postpone to June 27, 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-2009-0020

Ralph and Anna Cloud House, 1718 Summitview

Council District 9

Proposal: Rectify unauthorized window replacements with modifying the replacement windows to more closely match the original windows on the house.

Applicant: Kamil and Stephanie Tueni

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

Committee Recommendation: Approve modifications to the casement windows with a 4:4 configuration.

Staff Recommendation: Concur with the Committee's recommendation.

3. No number assigned

State Theater, 719 Congress Avenue

Council District 9

Proposal: Replace granite tile with black quartz tile in accordance with the original details of the theater façade and pursuant to an ACVB Heritage grant.

Applicant: Austin Theater Alliance

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

4. LHD-2016-0007

4405 Avenue B (Hyde Park)

Council District 9

Proposal: Construct a second-story addition; replace a small front window with a larger front window; replace non-historic siding.

Applicant: Ed Richardson, Clark Richardson Architects; Brewerton Construction

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

Committee Recommendation: Retain the 1950s façade; use the closest match to the existing siding; use 1:1 windows on the ground floor.

Staff Recommendation: Concur with the Committee's recommendation.

5. LHD-2016-0008

4115 Avenue A (Hyde Park)

Council District 9

Proposal: Construct a two-story rear addition.
Applicant: Liz Rau, Kevin Stewart Architect
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Look to other bungalows for front door designs. Re-use the windows being removed from the back wall in the addition.
Staff Recommendation: Concur with the Committee's recommendation, and return to meet with staff with a proposal for the new front doors.

6. LHD-2016-0009

4311 Avenue F (Hyde Park)

Council District 9

Proposal: Construct a two-story addition at the rear of a one-story house.
Applicant: Shiloh Travis, Truehome Design Build
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Provide perspectives of the addition to show its relationship to the existing house.
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 – Postponed to June 27, 2016 by the Commission.

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-2016-0026

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: 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.

4. NRD-2016-0030

804 Patterson Avenue – West Line

Council District 9

Proposal: Construct a one-story addition and a two-story garage apartment.

Applicant: Mark Dawson Homes, Ltd.

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

Staff Recommendation: Approve as proposed.

5. NRD-2016-0031

1305 Bradwood Road – Wilshire Woods

Council District 9

Proposal: Construct a first- and second-floor addition.

Applicant: Marzia Volpe

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

Staff Recommendation: Approve as proposed.

6. NRD-2016-0033

910 Baylor Street – West Line

Council District 9

Proposal: Demolish a ca. 1937 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 and the Commission's review of any new construction on the site.

7. NRD-2016-0034

1303 Lorrain Street – Old West Austin

Council District 9

Proposal: Demolish a ca. 1948 house and construct a two-story house in its place.

Applicant: J.C. Schmeil

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

Staff Recommendation: Release the permits.

8. NRD-2016-0035

1315 W. 9th Street – West Line

Council District 9

Proposal: Demolish a ca. 1950 house and garage apartment of undetermined age.

Applicant: Vinson Radke Homes

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

Staff Recommendation: Postpone to June 27, 2016 to fully evaluate alternatives to demolition.

9. NRD-2016-0036

1712 W. 11th Street - Clarksville

Council District 9

Proposal: Demolish a ca. 1979 house.

Applicant: Minor Wilson

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

Staff Recommendation: Release the permit upon the Commission's review of the plans for new construction on the site.

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

1. **HDP-2015-1006 – Postpone at the applicant's request to June 27, 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-2016-0086**
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.
3. **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.
4. **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: Initiate historic zoning with the applicant's consent.
5. **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.

6. **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: Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package.
7. **HDP-2016-0258**
712 W. 34th Street
Council District 9
Proposal: Relocate a ca. 1922 house.
Applicant: Warren Wellborn
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.
8. **HDP-2016-0260**
1007 W. Mary Street
Council District 9
Proposal: Demolish a ca. 1931 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.
9. **HDP-2016-0261**
903 W. Johanna Street
Council District 9
Proposal: Demolish a ca. 1948 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.
10. **HDP-2016-0262**
1922 E. 7th Street
Council District 3
Proposal: Demolish a ca. 1921 house.
Applicant: Ross Rathgeber, Southwest Destructors
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-2016-0269**
2301 Rundell Place
Council District 5

Proposal: Partial demolition of a ca. 1950 house.
Applicant: MJS Design Build
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage the applicant to retain the original materials from the front of the house, but release the permit upon completion of a City of Austin Documentation Package.

12. HDP-2016-0276
1126 Chicon Street
Council District 1

Proposal: Demolish a ca. 1939 house.
Applicant: A Vision General Contractors
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-2016-0279
109 E. 31st Street
Council District 9

Proposal: Demolish a ca. 1907 house.
Applicant: Matt Zadeh
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: **Staff strongly encourages the applicants to reconsider demolition**, and to pursue rehabilitation and adaptive re-use of this house; if the Commission votes to release the permit, then staff recommends completion of a City of Austin Documentation Package.

14. HDP-2016-0280
3213 Stevenson Avenue
Council District 10

Proposal: Demolish a ca. 1950 house.
Applicant: Robert Abbott
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-2016-0296
607 Academy Drive
Council District 9

Proposal: Demolish a ca. 1931 house.
Applicant: Little City Lending
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-2016-0305
1415 Alameda Drive
Council District 9

Proposal: Demolish a ca. 1936 house.
Applicant: Charlotte Olschner

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-2016-0306

700 Bouldin Avenue

Council District 9

Proposal: Demolish a ca. 1938 house.

Applicant: Bruce Griffing

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-2016-0307

2102 Ford Street

Council District 5

Proposal: Demolish a ca. 1950 house.

Applicant: Vance Cobb

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.

19. HDP-2016-0308

5804 Wynona Avenue

Council District 7

Proposal: Demolish a ca. 1951 house.

Applicant: Kelly Rath

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-2016-0309

1501 Inglewood Street – WITHDRAWN. NO ACTION REQUIRED.

Council District 9

21. HDP-2016-0310

1114 S. 5th Street

Council District 9

Proposal: Demolish a ca. 1947 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.

**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.

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.