



## HISTORIC LANDMARK COMMISSION

August 22, 2016 - 7:00pm

### REGULAR MEETING

Council Chambers, City Hall

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

Austin, Texas

#### CURRENT BOARD MEMBERS:

\_\_\_\_\_ *Mary Jo Galindo, Chair*

\_\_\_\_\_ *Alex Papavasiliou*

\_\_\_\_\_ *Terri Myers*

\_\_\_\_\_ *Tiffany Osburn*

\_\_\_\_\_ *Arif Panju*

\_\_\_\_\_ *David Whitworth*

\_\_\_\_\_ *Emily Reed*

\_\_\_\_\_ *Blake Tollett*

\_\_\_\_\_ *Michelle Trevino*

\_\_\_\_\_ *Beth Valenzuela*

#### 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. July 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-2016-0146 – Hergotz-Aleman-Mosqueda House – Postpone to September 26, 2016 at the applicant's request.  
1112 E. 3<sup>rd</sup> Street  
Council District 3  
Applicant: Historic Landmark Commission  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Postpone to September 26, 2016 at the applicant's request.

##### B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-2009-0039  
Lolla Peterson House, 2410 Jarratt Avenue

**Council District 9**

Proposal: Remove a non-historic rear addition and the detached garage; construct a new garage with a suite above and new rear addition.

Applicant: Avenue B Development

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

Committee Recommendation: The Committee recommended changing the width of the windows in the addition; the applicant has complied with the recommendation.

Staff Recommendation: Approve as proposed.

**2. LHD-2016-0014**

**3913 Avenue F – Hyde Park**

**Council District 9**

Proposal: Construct a new garage apartment.

Applicant: Lotte Vehko, Vehko Architecture

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

**3 C14H-1974-0041 and C14H-1978-0035**

**Hannig Building and Jacoby-Pope Building, 200-06 E. 6<sup>th</sup> Street.**

**Council District 9**

Proposal: Remove structurally unsound wall, and rebuild it with CMU with the historic brick veneer.

Applicant: Colina West, owner

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

Committee Recommendation: Not reviewed.

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 September 26, 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 September 26, 2016.

**2. NRD-2015-0135 – Postpone at the applicant's request to September 26, 2016**

**812 Theresa Avenue – West Line**

**Council District 9**

Proposal: Demolish a ca. 1915 contributing house.

Applicant: Arthur Abernathy

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

Staff Recommendation: Postpone at the applicant's request to September 26, 2016.

3. **NRD-2016-0039 – Postpone at the applicant's request to September 26, 2016.**  
**1826 W. 10<sup>th</sup> Street - Clarksville**  
**Council District 9**  
Proposal: Demolish a ca. 1910 house.  
Applicant: Kevin Brown and Ed Stevens  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Postpone at the applicant's request to September 26, 2016.
4. **NRD-2016-0044 – Postponed by the Commission to September 26, 2016.**  
**1715 Summit View Place – West Line**  
**Council District 9**  
Proposal: Demolish a ca. 1928 house.  
Applicant: Jennifer Marsh  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package and review of the plans for the new construction on the site.
5. **NRD-2016-0055**  
**1712 Windsor Road – Old West Austin**  
**Council District 9**  
Proposal: Rebuild and enlarge the existing garage and add a second story connecting to the primary residence; remove the existing one-story rear addition and add a two-story addition in its place; remove the existing portico and construct a new entry.  
Applicant: Paul Lamb Architects  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit as proposed with the exception of the new covered entry – either remove the existing entry and don't replace it or replace it with something more minimal than proposed, and complete a City of Austin Documentation Package of the existing conditions at the house prior to release of the permit.
6. **NRD-2016-0058**  
**1508 W. 9<sup>th</sup> Street – West Line**  
**Council District 9**  
Proposal: Construct a rear addition.  
Applicant: Carlos Garcia, Miro Rivera Architects  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit as proposed.
7. **NRD-2016-0060**  
**2301 Woodlawn Boulevard – Old West Austin**  
**Council District 9**  
Proposal: Construct an attached 3-car garage with a guest house above.  
Applicant: Soledad Builders, Inc.  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit as proposed.
8. **NRD-2016-0061**  
**1618 Palma Plaza – Old West Austin**

**Council District 9**

Proposal: Demolish a ca. 1932 apartment building.

Applicant: Taylor Steed

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

Staff Recommendation: Postpone to September 26, 2016 to fully evaluate alternatives to demolition. IF the Commission does not vote to postpone, then staff must recommend release of the permit upon completion of a City of Austin Documentation Package and upon the Commission's review of the new construction for the site.

**9. NRD-2016-0062**

**1102 Charlotte Street - Clarksville**

**Council District 9**

Proposal: Install a life-size statue of Leslie Cochran on an existing street bench.

Applicant: Dick Clark and Associates, Architects

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

Staff Recommendation: Release the permit as proposed.

**10. NRD-2016-0063 – Postpone to September 26, 2016 at the applicant's request.**

**2516 Harris Boulevard – Old West Austin**

**Council District 9**

Proposal: Demolish a ca. 1935 house.

Applicant: Dalton Young

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

Staff Recommendation: Postpone to September 26, 2016 to fully evaluate alternatives to demolition and to allow additional time for staff to delve more deeply into the lives and contributions of Sam and Bess Lichenstein, prominent figures in Austin's Jewish community.

**11. NRD-2016-0064**

**1714 Cromwell Hill – Old West Austin**

**Council District 9**

Proposal: Partial demolition to accommodate a new addition to the north and west elevations of the house.

Applicant: Steven Radke, Vinson-Radke Homes

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

Staff Recommendation: Encourage the applicant to reconsider the choice of metal siding for the additions for a more compatible material, but otherwise release the permit as proposed upon completion of a City of Austin Documentation Package.

**12. NRD-2016-0065**

**1713 W. 29<sup>th</sup> Street – Old West Austin**

**Council District 10**

Proposal: Demolish a ca. 1940 house.

Applicant: Taylor Steed

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

Staff Recommendation: Release the permit upon the review of plans for the replacement structure by the Commission.

**13. NRD-2016-0056 – Pulled from the agenda. No action required.**

2305 Rollingwood Drive  
Council District 8

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

**1. HDP-2016-0529**

**500 Montopolis Drive**

**Council District 3**

Proposal: Demolish a ca. 1935 former school for African-American children.

Applicant: KEEP Investment Group, LLC

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

Staff Recommendation: Initiate historic zoning, or postpone this matter to September 26, 2016 to fully evaluate alternatives to demolition.

**2. HDP-2016-0431**

**1615 S. 2<sup>nd</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1925 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.

**3. HDP-2016-0441**

**2004 E. 22<sup>nd</sup> Street**

**Council District 1**

Proposal: Demolish a ca. 1964 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**4. HDP-2016-0479**

**1513 Oxford Avenue**

**Council District 5**

Proposal: Demolish a ca. 1950 house.

Applicant: Nick Mehl

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**5. HDP-2016-0482**

**1617 S. 2<sup>nd</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1911 house.

Applicant: DAR Construction

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

Staff Recommendation: Postpone to September 26, 2016 to fully evaluate alternatives to demolition and to fully understand the history of this house.

If the Commission votes to release the permit, then staff recommends relocation over demolition, and completion of a City of Austin Documentation Package prior to release of the permit.

6. **HDP-2016-0484**  
**2011 Chestnut Avenue**  
**Council District 1**  
Proposal: Relocate a ca. 1938 house to Taylor, Texas.  
Applicant: Art Ramirez  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Initiate historic zoning, or postpone to September 26, 2016 to allow more time to evaluate information concerning the Rev. O.S. Davis' contributions to Austin's African-American community. If the Commission votes to release the permit, then staff recommends completion of a City of Austin Documentation Package.
7. **HDP-2016-0489**  
**1913 Rio Grande Street**  
**Council District 9**  
Proposal: Demolish a ca. 1923 house.  
Applicant: Austin Permit Service  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
8. **HDP-2016-0491**  
**3009 Kuhlman Avenue**  
**Council District 1**  
Proposal: Demolish a ca. 1954 house.  
Applicant: Michael Clawson  
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-2016-0492**  
**1911 Rio Grande Street**  
**Council District 9**  
Proposal: Demolish a ca. 1923 house.  
Applicant: Austin Permit Service  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
10. **HDP-2016-0493**  
**1108 Christie Drive**  
**Council District 3**  
Proposal: Demolish a ca. 1969 house.  
Applicant: Roy Jensen  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit.

11. **HDP-2016-0495**  
**2306 E. 10<sup>th</sup> Street**  
**Council District 1**  
Proposal: Demolish a ca. 1936 house.  
Applicant: Marco Saucedo  
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.
12. **HDP-2016-0500**  
**2723 Lyons Road**  
**Council District 3**  
Proposal: Demolish a house that was moved onto the lot from an unknown location ca. 1972.  
Applicant: William Hodge  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permit.
13. **HDP-2016-0501**  
**2800 E. Cesar Chavez Street**  
**Council District 3**  
Proposal: Demolish a ca. 1929 commercial building.  
Applicant: Robert Abbott  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit.
14. **HDP-2016-0505**  
**1602 Walnut Avenue**  
**Council District 1**  
Proposal: Demolish a ca. 1948 house.  
Applicant: Celeste Surface  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit.
15. **HDP-2016-0506**  
**2806 E. Cesar Chavez Street**  
**Council District 3**  
Proposal: Demolish a ca. 1928 house.  
Applicant: Robert Abbott  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit.
16. **HDP-2016-0507**  
**4608 Speedway**  
**Council District 9**  
Proposal: Demolish a ca. 1946 house.  
Applicant: Rusty Bannerman  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**17. HDP-2016-0508**

**1203 Cometa Street**

**Council District 1**

Proposal: Demolish a ca. 1957 duplex.

Applicant: Marzia Volpe

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

Staff Recommendation: Release the permit.

**18. HDP-2016-0509**

**310 Comal Street**

**Council District 3**

Proposal: Demolish a ca. 1949 industrial building.

Applicant: Rogers-O'Brien Construction

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

Staff Recommendation: Postpone to September 26, 2016 or initiate a historic zoning case to determine feasible alternatives to demolition. The size of this building may determine a variety of uses, from music and art studios to retail, restaurants, recreation, or offices. If the Commission votes to release the demolition permit, then staff recommends completion of a City of Austin Documentation Package.

**19. HDP-2016-0471**

**2906 S. 4<sup>th</sup> Street**

**Council District 3**

Proposal: Demolish a ca. 1947 house.

Applicant: William Kane

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**20. HDP-2016-0511**

**1702 Kenwood Avenue**

**Council District 9**

Proposal: Demolish a ca. 1936 house.

Applicant: Chester Wilson

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**21. HDP-2016-0512**

**906 Linden Street**

**Council District 3**

Proposal: Demolish a ca. 1953 house.

Applicant: Eric Beacom

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

Staff Recommendation: Release the permit.



22. **HDP-2016-0513**  
**1806 Treadwell Street**  
**Council District 5**  
Proposal: Demolish a ca. 1955 house.  
Applicant: Liza Shapiro  
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.
23. **HDP-2016-0522**  
**2205 Townes Lane**  
**Council District 10**  
Proposal: Demolish a ca. 1948 house.  
Applicant: Karl Haussmann  
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.
24. **HDP-2016-00523**  
**4005 Balcones Drive**  
**Council District 10**  
Proposal: Demolish a ca. 1953 house.  
Applicant: Kyle Lossen  
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.
25. **HDP-2016-0526**  
**1205 Deloney Street**  
**Council District 1**  
Proposal: Demolish a ca. 1952 house.  
Applicant: Absolute 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.
26. **HDP-2016-0527**  
**2010 Ashby Avenue**  
**Council District 5**  
Proposal: Demolish a ca. 1947 house.  
Applicant: William Kane  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
27. **HDP-2016-0528**  
**1122 Estes Avenue**  
**Council District 1**

Proposal: Demolish a ca. 1930 house that was moved to its current site in 1966 from an unknown location.  
Applicant: Henry Juarez  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**28. HDP-2016-0530**  
**605 S. 3<sup>rd</sup> Street**  
**Council District 9**

Proposal: Demolish a ca. 1951 house.  
Applicant: Gary Shake  
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.

**29. HDP-2016-0531**  
**1815 Pasadena Drive**  
**Council District 7**

Proposal: Demolish a ca. 1952 house.  
Applicant: William Kane  
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.

**30. HDP-2016-0532**  
**4104 Sinclair Avenue**  
**Council District 10**

Proposal: Partial demolition of a ca. 1941 house to construct an addition.  
Applicant: Philip Overbaugh  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

**31. HDP-2016-0535**  
**2920 E. 12<sup>th</sup> Street**  
**Council District 1**

Proposal: Demolish a house that was moved onto its current site in 1951.  
Applicant: S&K Development  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**32. HDP-2016-0536**  
**5403 Avenue F**  
**Council District 4**

Proposal: Demolish a ca. 1948 house.  
Applicant: Peter Pevoto  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit.

**33. HDP-2016-0537**

**804 W. Oltorf Street**

**Council District 9**

Proposal: Demolish a ca. 1951 house.

Applicant: Peter Pevoto

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, 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. COMMISSION ITEMS**

**5. COMMITTEE REPORTS**

**A. Certificates of Appropriateness Review Committee**

**B. Operations Committee**

**C. Grants Committee**

**D. Preservation Plan Committee**

**6. 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.