



HISTORIC LANDMARK COMMISSION
October 24, 2016 - 7:00 pm
Regular Meeting
Council Chambers, Austin City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

<u> X </u> <i>Mary Jo Galindo, Chair</i>	<u> X </u> <i>David Whitworth, Vice-Chair</i>
<u> X </u> <i>Alex Papavasiliou</i>	<u> ab </u> <i>Emily Reed</i>
<u> X </u> <i>Terri Myers</i>	<u> X </u> <i>Blake Tollett</i>
<u> X </u> <i>Tiffany Osburn</i>	<u> ab </u> <i>Michelle Trevino</i>
<u> X </u> <i>Arif Panju</i>	<u> X </u> <i>Beth Valenzuela</i>

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. September 26, 2016

MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 8-0.

3. BRIEFINGS WITH POSSIBLE PUBLIC INPUT AND POSSIBLE COMMISSION ACTION

A. East Austin Cultural Resources Survey

By: Kalan Contreras, Historic Preservation Office, 974-2727

Postponed until November 21

- Panju speaks about having a description of the EACRS and the intended goal of the survey. Sadowsky has a joint discussion planed for the 21
- Myers proposes to approve the consent agenda seconded by commissioner Papavasiliou. Motion passes 8-0

4. 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-2016-0053 – Aldridge Place Historic District**
Roughly bounded by Guadalupe Street on the west, Speedway on the east, 30th Street on the south, and 34th Street on the north.
Council District 9
Applicant: Roger Binkley, Rick Iverson, and Janet Beinke, Aldridge Place Historic District Nomination Team
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend approval of the Aldridge Place Historic District.

Commissioner Myers will recuse herself from the hearing of this case.

Discussion:

Rick Iverson spoke of Lewis Hancock a former Austin Mayor who planned a community to escape the busy city life. He discussed extensive detail in regard to the development of the Aldridge Place. He discussed the community involvement is alive and vibrant.

Brandon Tucker spoke on the freedom of architecture practiced in the Aldridge Place. He describes in detail the diverse architectural styles located in the Aldridge Place.

Rodger Binkley spoke on educating and informing the community the importance of maintaining character of historic neighborhoods is essential. He spoke on extensive methodology on the development of his neighborhood organized by the community.

Commissioner Panju questions why a large percent of the neighborhood is not counted on public record. The city has mailed the design standards in October

Clayton Maxwell (resident since 2009), spoke about a strong sense of community, small community, and walkable environment. She also spoke on the neighborhood's strong middleclass presence.

Jerry Bucktree spoke of the limestone gate, classic homes, variable homes and incomes, Beverly Sheffield's Legacy, creation of NONA

Bill Bednar homeowner spoke of a cumulative effort of the community to attempt to create a neighborhood district

Caroline Wright speaks for preservation Austin, addresses that the criteria for approval has been met and conforms to other districts that have been designated in the past.

Panju questions the option to opt out of the request to designate AP as a historical district. Wright responds with public participation is important

Rick Iverson requests for all those in favor to stand, roughly one quarter of the room stands

Foyle Randel, realtor, speaks of the unique nature of the neighborhood.

Panju questions why she thinks the neighborhood has survived in its condition for so long.

Rodger Binkley speaks in response to Panju that the neighborhood survived because of the quality of houses built and the architects used.

David Whitworth questions whether the design standards would allow for dense development.

Panju questions what the process for the implementation of design standards would be like and if HLC would have veto power.

David Whitworth discusses the tedious process of individual demos, 2/3 of the neighborhood requests to update deed restrictions Texas law states there must be conformance, spoke of postponing the decision due to the opt out questions, design standard questions, and compatibility questions

Steve Sadowsky stated that the design standards are only held to contributing structures and new construction.

Panju questions that council could provide an opt out option in order to approve the district.

Bill Bednar speaks on the lack of opposition in the neighborhood.

Papavasiliou questions what jurisdiction that takes precedent

Blake Tollett goes on record stating that he reinforces his stance to approve as is.

Panju goes on record regarding the effects of proposed Local Historical District

- ¼ of the neighborhood is not represented
- 10 out of 24 homes not represented
- Demolition is discouraged, but must be approved by HLC
- Sadowsky states that there is an opt out option
- Any changes require certificate of appropriateness if passed

Panju goes on record stating that he will be voting against the application, he has personally been through the process of applying for historic zoning.

Beth Valenzuela goes on record commending the hard work of those involved in the proposed neighborhood

Steve Sadowsky discussed non-contributing structures and the historic district design standards

- Historic design standards do not apply to existing non-contributing structures
- Historic design standards apply to all contributing structures and new construction

- Ordinance in question is in the NCCD

MOTION: Approve application in accordance with staff recommendation on a motion by commissioner Galindo, seconded by commissioner Tollett. Vote 5-2 with commissioner Panju and Whitworth voting nay. Motion is denied.

MOTION: Approve application in accordance with staff recommendation on a motion by commissioner Tollett, seconded by commissioner Osburn. Vote 5-2 with commissioners Panju and Whitworth voting nay.

MOTION: Postpone application to the November 21st Historic Landmark Commission Meeting on a motion by commissioner Osburn, seconded by commissioner Tollett. Vote 7-0 in favor of the motion. Application is postponed until the November 21st Meeting.

Steve Sadowsky announces that there is an agreement to postpone item D-2, 500 Montopolis Dr.

MOTION: Postpone item D-2 until the November 21st Meeting on a motion by Commissioner Papavasiliou, seconded by Commissioner Osburn. The Commission votes 7-0 to postpone item D-2 to the November 21st Meeting. Motion passes.

**2. C14H-2016-0099 – Dawson-Tinnin House
905 Dawson Road
Council District 9**

Applicant: Veronica L. Albright, owner

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

Staff Recommendation: Recommend historic zoning.

Commissioner Myers will recuse herself from the hearing of this case.

Discussion regarding the approval of this case:

Steve Sadowsky speaks on the occupancy history, architectural value, community value, and historical significance of the home.

Veronica Albright: Discussed historical significance of the property and development of the property by the Dawson Family. The home has unique family value and has been passed down for many years giving it a vibrant personality. The oldest records could possibly date back to 1915-1918.

Jenae stating her support for the historical designation. This is the kind of buildings that should be preserved.

Jay Tracktenburg commended Ms. Albright on her research efforts. Discussed historical significance of the property and unique layout of the home historically (containing 2 bathrooms). He states that it is the only one of its kind in the immediate area, and requests to preserve the structure.

Mary Helton, former resident, tudor revival home is unique and must be preserved. Thought and care for the home of the current owner, Ms. Albright, should be commended. The personality of the home is unique and the current owner aids in the development of that personality.

Olivia Albright, raised in home, and grew up in a community that contributed Panju questions the historical landmarks in the area.

Steve responds with Dawson built properties in the area.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. Commission votes in favor of closing the public hearing 7-0.

MOTION: Approve application in accordance to staff recommendation on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. Commission votes in favor of the motion 6-1, with Commissioner Panju voting nay.

3. **C14H-2016-0112 – Owings-Allen-Miller House
1405 E. Cesar Chavez Street
Council District 3**

Applicant: Haahtaab Partners Limited, owners

Discussion of historical significance of the property, Panju says that the designation is too vague to support. Myers states that the example is righteous and maintains historical character. Papa and Panju do not support

Myers states that is a good example of architectural standard of 20th century middleclass.

Commissioners Papavasiliou and Panju speak in opposition to the application.

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou seconded by Commissioner Myers. Commission votes in favor of closing the public hearing 8-0.

MOTION: Approve application in accordance to staff recommendation on a motion by Commissioner Myers, seconded by Commissioner Osburn. Commission votes to approve the application 6-2, Commissioners Panju and Papavasiliou voting nay. Motion passes.

MOTION: Extend the public meeting past 10:00pm and 10 min break on a motion by Commissioner Panju, seconded by Commissioner Papavasiliou. The motion passes 8-0.

Meeting returns to session

4 **NRD-2015-0135 – Anderson-Wattinger-Sucke-Naishtat House
812 Theresa Avenue
Council District 9**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Staff cannot recommend historic zoning, but recommends release of the permit upon completion of a City of Austin

Documentation Package and upon the Commission's review of new construction proposed for the site.

Discussion regarding approval of staff recommendation:

Moray Meteorior representing for neighborhood commission states that the building can be rehabbed. The property can be saved through many different routes. The house is the story of Teresa, the house that would replace the home does not have to follow design standards. Please consider designating zoning change.

Myers – architecture of the house is similar to houses in Aldridge Place and the house has community value. There may others in the community that would like to preserve the house.

Discussion in opposition to staff recommendation:

Michelle Lynch – 3 lots zoned sf-3, professionals have identified property as unrepairable, property has received code violation, remodel would not be financially feasible, 2 of 5 criteria are not met for designation.

MOTION: Close the public hearing on a motion my Commissioner Panju, seconded by Commissioner Myers. Commission votes to pass the motion 8-0. The motion passes.

MOTION: Initiate historic zoning on a motion by Commissioner Myers, there is no second.

MOTION: Release permit per staff recommendation on a motion by Commissioner Panju, seconded by Commissioner Whitworth seconds, motion passes 6-2 commissioners Myers and Valenzuela voting nay. The motion passes.

5 NRD-2016-0061 – Palma Plaza Apartment House

1618 Palma Plaza

Council District 9

Applicant: Historic Landmark Commission

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

Staff Recommendation: Staff cannot recommend historic zoning, but recommends release of the permit upon completion of a City of Austin Documentation Package and upon the Commission's review of new construction proposed for the site.

Discussion for approval of historic zoning:

Debra Holbrook lives across the street from property. She has received documents regarding the property in question. Letter from Ralph Newland stating his approval for the 1932 Spanish Colonial Revival. All portions of the home have been brought up to code (MEPs and Roof). Great example of affordable housing

Mory Metoya, everything for this property can be reversed. The building is part of a collection of Spanish revival on the street. It is a unique example of affordable housing. Express heritage trees, deed restrictions have not been discussed. Vulture worked with architect on the home, and spoke to the high-density nature of the home and should take this into consideration when

determining historic status. The home represents the “blue-collar” workers of the past and maintains the character of the neighborhood.

Commissioner Myers speaks on the possible historic significance of the multi-family housing type. The building was built in the 1930s and represents a departure of the single family housing. It is also a good representation of housing for, single, working men and women.

Discussion of opposition to historic zoning:

Derk Terkle discussed that the building is listed as non-contributing. In order to develop the property they must expand the property and meet parking requirements. Four different surveys two say contributing two say non-contributing. Historical registry states that it is non-contributing. Must meet 2 of the 5 requirements are not met. There are no architectural signifiers that tie the building to a four-plex. Discussions of community value with Commissioner Myers, there are no significant features that contribute to the building/community.

John Leath spoke on the architectural configuration of the property. There have been significant alterations to the building, for examples the use of stucco, replacement of windows, pitched roof replaced by flat roof, front porch remodel. There are elements of multiple different architectural styles of the home Art Deco, Spanish Colonial. Discussion with commissioner Myers examples in presentation are not from Austin.

Rebuttal

Mory Matoya in response to the opposition states that the structure is in a significant location and will permanently alter the character of the neighborhood. Historical significance warrants more in-depth research. All changes can be reversed, the windows are original. Development is feasible without demolition.

Steve Sadowsky proposes to reconsider the postponement of the application due to the supermajority that is needed to release the permit.

Papavasiliou states that it is unfair to applicant to postpone the case.

Commissioner Myers argues that building is very much in character with other buildings on the street. Valenzuela states that postponement would be unfair.

MOTION: Close public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. Motion passes 7-0

MOTION: Postpone application until the November 21st Meeting on a motion by Commissioner Myers, there is no second.

MOTION: Release the permit in accordance with staff recommendation on a motion by Commissioner Papavasiliou, seconded by Commissioner Whitworth. Commission votes 2-4-1; Commissioners Tollett, Valenzuela, Myers, and Galindo voting nay, Commissioner Osburn abstains. The motion does not pass.

MOTION: Postpone application until the November 21st Meeting on a motion by Commissioner Myers, seconded by Commissioner Tollett. Commission votes

4-2-1; Commissioners Papavasiliou and Whitworth voting nay, Commissioner Osburn abstains. The motion does not pass.

MOTION: Approve historic zoning on a motion to by Commissioner Valenzuela, there is no second.

MOTION: Release permit on a motion by Commissioner Papavasiliou, there is no second.

MOTION: Postpone the application until the November 21st Meeting on a motion by Commissioner Myers, seconded by Commissioner Valenzuela. Commission votes 5-1-1; Commissioner Papavasiliou voting nay, Commissioner Osburn abstains. Motion does not pass; permit will be released upon approved plans by the Historic Landmark Commission.

**6 C14-2016-0052 – 507 W. 23rd Street
Council District 9**

Applicant: 23 Nueces LLC

Proposal: Removal of historic overlay and conditional overlay from former site of the Dabney-Horne House and a change in zoning from GO-CO-H-NP to GO-NP.

City Staff: Heather Chaffin, Planning and Zoning Department, 974-2122

Staff Recommendation: Approve GO (general office)-NP (neighborhood plan) combining district zoning as requested.

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 8-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1982-0003

Lewis-Thomas House, 1508 Newning Avenue

Council District 9

Proposal: Construct a two-story secondary dwelling unit to the side and rear of the landmark house.

Applicant: Robin Sanders, owner

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed

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 8-0.

2. **C14H-1979-0013**

Green Pastures, 811 W. Live Oak Street

Council District 9

Proposal: Two signs.

Applicant: Greg Porter

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Require that the applicant change the lighting on the signs from internal to halo-lit.

Greg Porter: speaking in favor of sign as is. Small sign faces east and can't be seen from the street. Neon is significant do the time the property was originally developed; it provides a small example of history. Myers states that it is a stretch to state the link to the past is upheld through the neon sign. He discussed that the sign is not being located on the house and is not visible from the ROW.

Commissioner Myers states that neon is not in keeping with the historic character of the property. Valenzuela questions the location of the signs.

MOTION: Close the public hearing on a motion by Motion to close case by Commissioner Myers, seconded by Commissioner Papavasiliou.

Motion is approved 7-0

MOTION: Approve application in accordance with staff recommendation on a motion by Commissioner Tollett, seconded by Commissioner Myers. Commission votes in favor of the motion 7-0. The motion passes.

3. **C14H-1983-0007**

Townsend-Thompson Building, 718 Congress Avenue

Council District 9

Proposal: Signage

Applicant: Steven Weisburd

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Staff does not feel comfortable recommending approval of this sign, despite the photographic evidence of a previous large, neon-lit blade sign for a women's clothing store on the site in the 1940s, and recommends that the applicant consider reducing the size of the sign and switch the exposed neon for halo lighting as contemplated by the Commission's sign standards.

Discussion for Approval:

Steven Weisburg – size is exactly the same size as the previous sign from the historic sign. The business is an up and coming new bar/event space in the City of Austin wishing to celebrate history of the building. Consulted surrounding buildings and many have agreed that proposed sign would complement character of the street. Sign will enhance the significance of the streetscape and building.

Myers speaks about the time period in which the building was built. There is an inauthenticity of the proposed sign. Valenzuela agrees with commissioner Myers, false sense of history.

MOTION: Reject the application in accordance with staff recommendation to reduce the size of the sign and add halo lighting on a motion by Commissioner Myers, motions to reduce size and add halo lighting in accordance with staff recommendation, there is no second.

MOTION: Deny the sign application on a motion by Commissioner Valenzuela, seconded by Commissioner Myers. Commission votes to deny the application 7-0. The motion passes.

Steve Sadowsky makes recommendation to only review the cases in which citizens are still in the room and the cases that must be heard during this meeting.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2015-0112 – Postpone at the applicant’s request to November 21, 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 November 21, 2016.

MOTION:

2. NRD-2016-0039 – Postpone to November 21, 2016 at the applicant’s request.

1826 W. 10th Street - Clarksville

Council District 9

Proposal: Demolish a ca. 1910 house.

Applicant: Kevin Brown

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

Staff Recommendation: Grant the applicant’s request for a postponement to enable further conversations about the possibilities for rehabilitation and adaptive re-use of this house.

MOTION:

3. NRD-2016-0075

1809 W. 10th Street - Clarksville

Council District 9

Proposal: Construct a new garage apartment on the alley.

Applicant: James Allman

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

Staff Recommendation: Approve as proposed.

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 8-0.

4. NRD-2016-0077

1613 Mohle Drive – Old West Austin

Council District 9

Proposal: Construct a second-story addition to a one-story house.

Applicant: Bennett Consulting

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

Staff Recommendation: Staff must recommend release of the permit upon completion of a City of Austin Documentation Package with the following provisions: 1. Reduce the size and scale of the proposed addition, and set it back at least 15 feet from the front of the house; 2. Retain the original façade of the house to the highest degree possible.

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 8-0.

5. **NRD-2016-0078**

70 Rainey Street – Rainey Street

Council District 9

Proposal: Construct a high-rise multi-family and mixed use building on vacant land.

Applicant: Fremont Holdings, LLC

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

Staff Recommendation: Recommend that the applicant consider more traditional materials for the street-level section of the building to be more compatible with the surrounding one-story wood houses that characterize the historic district.

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 8-0.

6. **NRD-2016-0080**

3204 Glenview Avenue – Old West Austin

Council District 10

Proposal: Construct a two-story rear addition to a one-story house.

Applicant: Doug Keating

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 the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 8-0.

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

1. **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: Release the permit upon completion of a City of Austin Documentation Package and upon execution of the agreement to salvage architectural details for re-use on the new building and for the erection of an interpretive marker in a publicly-accessible location on the site.

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 8-0.

2. **HDP-2016-0529**
500 Montopolis Drive
Council District 3
Proposal: Demolish a ca. 1935 former school building – Montopolis Negro School.
Applicant: KEEP Investment Group, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning.
MOTION: postpone proposed by Tollett and seconded by Osbourn motion passes 7-0

3. **HDP-2016-0559**
1709 E. 6th Street
Council District 3
Proposal: Demolish a ca. 1883 house.
Applicant: Michael Moreno; Glen Coleman, South Llano Strategies
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, and **strongly** encourage the applicant to continue to fully evaluate alternatives to demolition, including sale of the property for a commercial venture on the site, but release the permit upon completion of a City of Austin Documentation Package.
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 8-0.

4. **HDP-2016-0570**
2630 Oak Crest Avenue
Council District 3
Proposal: Demolish a ca. 1948 house.
Applicant: Jerry Johnson
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. Staff requests that the applicant seriously evaluate whether demolition of this house is truly necessary, or whether it could be re-used on site. The applicant is considering options for preservation.
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 8-0.

5. **HDP-2016-0580**
306 E. 32nd Street
Council District 9
Proposal: Demolish a ca. 1936 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Strongly encourage the applicant to seriously consider alternatives to demolition, but release the permit upon completion of a City of Austin Documentation Package.

Discussion

Myers speaks of the significance of the home.

MOTION: Release the permit in accordance with staff recommendation on a motion by Commissioner Papavasiliou, seconded by Commissioner Valenzuela. The Commission votes in favor of the motion 6-1, Commissioner Myers voting nay. The motion passes.

6. **HDP-2016-0607**
2201 E. 22nd Street
Council District 1

Proposal: Demolish a house that was moved to this site ca. 1946 from Waco, Texas.

Applicant: Scott Turner

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package and the erection of an interpretive marker on the site commemorating the contributions of Dr. James Murphy Holloway and his wife, Mrs. Mildred Coleman Holloway, to the history and culture of the city.

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 8-0.

7. **HDP-2016-0616**
1300 Navasota Street
Council District 1

Proposal: Demolish a ca. 1915 house.

Applicant: Francisco Arredondo

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.

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 8-0.

8. **HDP-2016-0627**
2402 S. 2nd Street
Council District 3

Proposal: Relocate a ca. 1956 house to outside the city.

Applicant: Bradley Bechtol

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

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

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 8-0.

9. **HDP-2016-0633**
1701 E. Martin Luther King, Jr. Boulevard
Council District 1

Proposal: Demolish a ca. 1939 house and a ca. 1956 secondary dwelling.

Applicant: KRDB, LLC

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

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

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 8-0.

10. **HDP-2016-0634**

1703 E. Martin Luther King, Jr. Boulevard

Council District 1

Proposal: Demolish a ca. 1940 house.

Applicant: KRDB, 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 the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 8-0.

11. **HDP-2016-0635**

1707 E. Martin Luther King, Jr. Boulevard

Council District 1

Proposal: Demolish a ca. 1925 house that may have been moved onto this site around 1935.

Applicant: KRDB, LLC

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.

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 8-0.

12. **HDP-2016-0640**

1010 E. 13th Street

Council District 1

Proposal: Demolish a house that was moved onto this site in 1971 from an unknown location.

Applicant: Francisco Arredondo

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.

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 8-0.

13. **HDP-2016-0643**

1606 Newton Street

Council District 9

Proposal: Demolish a ca. 1925 house.

Applicant: AE Permits

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.

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 8-0.

14. **HDP-2016-0644**

2712 E. 3rd Street

Council District 3

Proposal: Demolish a ca. 1957 house leaving only structural walls.

Applicant: William Hodge

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 the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 8-0.

15. **HDP-2016-0653**

1803 W. 37th Street

Council District 10

Proposal: Demolish a ca. 1950 duplex.

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.

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 8-0.

16. **HDP-2016-0654**

1811 Cedar Avenue

Council District 1

Proposal: Demolish a ca. 1925 house.

Applicant: DAR Construction

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

Staff Recommendation: Initiate historic zoning.

Discussion in favor of demolition permit:

Matt Neil stated that he strongly disagrees with staff recommendation. 80s house was significantly remodeled (windows, doors, interior, ect.) There is nothing of historical value left for this house.

Discussion in opposition to the demolition permit:

Steve Alamon – One of the first plans to be approved by City Council in 1999. African American historical significance is prevalent and can be traced by to

many locations throughout the neighborhood. Oppose the demo and initiate historic zoning

Marian Barber – Chestnut is a rapidly changing African American neighborhoods in Austin and is suffering in terms of affordability by experiencing gentrification. Reverend Webb was a significant player in the development of the neighborhood. Tree located on the property should be preserved.

Rebuttal

Matt Neil spoke on the state of the interior of the home is in disrepair. The home has been added onto, load bearing walls have been removed, kitchen addition, new plumbing has been installed. The tree is unhealthy.

MOTION: Approve staff recommendation to initiate historic zoning on a motion by Commissioner Osburn, seconded by Commissioner Valenzuela. The Commission voted 6-1 in favor of the motion; Commissioner Whitworth voting nay.

17. **HDP-2016-0655**

1404 Walnut Avenue

Council District 1

Proposal: Demolish a ca. 1948 house.

Applicant: Tao Huang

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.

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 8-0.

18. **HDP-2016-0657**

1106 Tillery Street

Council District 3

Proposal: Demolish a ca. 1951 house.

Applicant: Patriot Builders, LP

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

Staff Recommendation: Release the permit.

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 8-0.

19. **HDP-2016-0637**

1142 Gunter Street

Council District 3

Proposal: Demolish a ca. 1940 house.

Applicant: Glen Coleman, South Llano Strategies

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.

Discussion for Approval

Glen Coleman stated that the building doesn't fit architectural style, developer will develop affordable housing, and the American Elm will be preserved.

Discussion for Denial

Anna Villareal stated that staff recommends for reuse, elderly citizens may not be present for the meeting. History shows that the home was built in the 1940s and has historical significance in the residents that have lived in the home. Further research is needed for landscape and trees. They have the support of the neighborhood commission. 5 oral histories conducted. Underwater springs located in the area.

Marcy Zappata, who lives on the street, would like to see the house rehabbed or reused. There is a lot of space on the side of the home for possible accessory dwelling unit. Historical significance of the building discussed. Referenced to the springs mentioned by previous speaker.

Glen Coleman – environmental feature is very distant from the property and the trees will be preserved. There will be adequate parking that will not affect the street con

MOTION: Close the public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Osburn. The motion passes 7-0.

MOTION: Approve application in accordance with staff recommendation on a motion by Commissioner Osburn, seconded by Commissioner Papavasiliou. The Commission votes 4-3 in favor to approve with staff recommendation; Commissioners Myers, Valenzuela, and Galindo voting nay. The motion does not pass.

MOTION: Postpone application to the November 21st Meeting on a motion by Commissioner Myers, seconded by Commissioner Tollett. The Commission votes 5-2, Commissioners Papavasiliou and Whitworth voting nay. The motion does not pass.

MOTION: Postpone the application to the November 21st Meeting on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. The Commission votes in favor 6-1, with Commissioner Whitworth voting nay. The motion passes.

**20. HDP-2016-0660
1311 Fort Branch Boulevard
Council District 1**

Proposal: Demolish a house that was moved onto this site from an unknown location in 1965.

Applicant: MX3 Homes

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

Staff Recommendation: Encourage rehabilitation and adaptive –re-use, then relocation over demolition, as this house currently serves as affordable housing, but release the permit.

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 8-0.

21. **HDP-2016-0661**

**1307 Fort Branch Boulevard
Council District 1**

Proposal: Demolish a house that was moved onto this site from an unknown location in 1964.

Applicant: MX3 Homes

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

Staff Recommendation: Encourage relocation over demolition, as this house represents an affordable housing unit, but release the permit.

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 8-0.

22. **HDP-2016-0662**

**3410 Pennsylvania Avenue
Council District 1**

Proposal: Demolish a ca. 1953 house.

Applicant: MX3 Homes

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.

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 8-0.

23. **HDP-2016-0674**

**2809 Bridle Path
Council District 10**

Proposal: Demolish a ca. 1936 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.

MOTION: Postpone the public hearing to the November 21st meeting on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. The Commission votes in favor of the motion 7-0.

24. **HDP-2016-0692 – WITHDRAWN BY STAFF. No action necessary.**

**2412 E. 11th Street
Council District 1**

Proposal: Demolish a ca. 1937 house.

25. **HDP-2016-0693**
2100 and 2102 Rosewood Avenue
Council District 1
Proposal: Demolish a ca. 1962 commercial building and the foundation of a previously-demolished commercial building.
Applicant: S&L Land Design Consultants
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 the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Myers. Commissioner Papavasiliou seconded the motion; vote 8-0.
26. **HDP-2016-0694**
4406 Bellvue Avenue
Council District 10
Proposal: Demolish a ca. 1947 house.
Applicant: Matt Garcia
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.
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 8-0.
27. **HDP-2016-0696**
911 W. 22nd Street
Council District 9
Proposal: Demolish a ca. 1897 house.
Applicant: Mike McHone
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.
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 8-0.
28. **HDP-2016-0697**
1504 Richcreek Road
Council District 7
Proposal: Demolish a ca. 1951 house.
Applicant: Benjamin Formby
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.
MOTION: Postpone the public hearing to November 21, 2016, per passage of the consent agenda, on a motion by Commissioner

29. **HDP-2016-0698**
1408 E. 2nd Street
Council District 3
Proposal: Demolish a ca. 1897 house.
Applicant: Henry Juarez
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning.
MOTION: Postpone the public hearing to November 21, 2016, per passage of the consent agenda, on a motion by Commissioner
30. **HDP-2016-0714**
1909 E. 9th Street
Council District 1
Proposal: Demolish a ca. 1941 house.
Applicant: Rhonda Pineda
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.
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 8-0.
31. **HDP-2016-0715**
1302 E.M. Franklin Avenue
Council District 1
Proposal: Demolish a ca. 1952 house.
Applicant: NaVitas Property Group, LLC
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.
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 8-0.
32. **HDP-2016-0716**
4006 Pete's Path
Council District 10
Proposal: Demolish a ca. 1948 house.
Applicant: Roy Jensen
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.
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 8-0.

33. **HDP-2016-0717**
903 W. Gibson Street
Council District 9
Proposal: Demolish a ca. 1946 house.
Applicant: Llor Homes
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.
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 8-0.
34. **HDP-2016-0718**
2112 Thornton Road
Council District 5
Proposal: Demolish a house that is believed to have been built in 1936, or could have been moved onto the site in 1983.
Applicant: Llor Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to November 21, 2016 to allow additional time to research the history of the house.
MOTION:
35. **HDP-2016-0719**
1808 Ford Street
Council District 5
Proposal: Demolish a ca. 1953 house.
Applicant: Annie Kim
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.
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 8-0.
36. **HDP-2016-0720**
615 E. 49th Street
Council District 9
Proposal: Relocate a ca. 1938 house to Lockhart, Texas.
Applicant: Adolfo Eddie Maldonado
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and adaptive re-use on-site, but release the permit upon completion of a City of Austin Documentation Package.
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 8-0.

37. **HDP-2016-0732**
1003 Fiesta Street
Council District 3
Proposal: Demolish a ca. 1972 house.
Applicant: Henry Juarez
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
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 8-0.
38. **HDP-2016-0733**
1401 and 1403 E. 6th Street
Council District 3
Proposal: Demolish a ca. 1890 house and a ca. 1890 neighborhood grocery store.
Applicant: Glen Coleman, South Llano Strategies
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning on the house, and encourage rehabilitation and adaptive re-use of the store, but release the permit for the store upon completion of a City of Austin Documentation Package.
- Discussion for Approval
Glen Coleman states that expanding business requires them to demolish structures, future of the property is business not residential, small business expansion, protest the description of “Queen Ann”, let the area move forward with the tradition of business. Family has been in East Austin since 1954.
- Myers states that the home meets and exceeds the requirements for historic zoning.
- MOTION: Close the public hearing on a motion by Commissioner Papavasiliou, seconded by Commissioner Myers. The Commission votes to close the public hearing 7-0.**
- MOTION: Initiate historic zoning on the house and release the demolition permit on the store on a motion by Commissioner Myers, seconded by Commissioner Osburn. The Commission votes 5-2 on the motion, Commissioners Papavasiliou and Whitworth voting nay. The motion does not pass.**
- MOTION: Postpone application until the November 21st Meeting on a motion by Commissioner Myers, seconded by Commissioner Tollett. Commissioner Papavasiliou inserts to release the building and postpone the house, seconded by Commissioners Myers and Tollett. The Commission votes in favor of the motion 7-0. The motion passes.**
39. **HDP-2016-0734**
1803 Riverview Street
Council District 3
Proposal: Demolish a ca. 1941 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.

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 8-0.

40. HDP-2016-0735

2509 Hidalgo Street

Council District 3

Proposal: Demolish a ca. 1935 house.

Applicant: David Mosrie

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.

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 8-0.

41. HDP-2016-0736

2108 E. 2nd Street

Council District 3

Proposal: Relocate a ca. 1925 house to Webberville Road.

Applicant: Hector Avila

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

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

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 8-0.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

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

Staff Note: Staff has been in contact with the architect working on the site.

COMMISSION ITEMS

Commissioner Whitworth speaks on the appointee to the Visitor Impact Task Force and nominates the appointment of Christopher Wastowitz. His experience in AURA would make him an ideal candidate.

Commissioner Tollett states that he will not be able to support Commissioner Whitworth's nomination.

Commissioner Myers states that she would like more time to consider an appointee.

Commissioner Galindo mentions that Allison McGee, the former assistant to Steve Sadowsky. Commissioners Tollett and Myers speak in support of Allison McGee.

MOTION: Appoint Allison McGee to the Visitor Impact Task Force on a motion by Commissioner Myers, seconded by Commissioner Osburn. Commission votes in favor of the motion 6-0-1, Commissioner Papavasiliou abstains. The motion passes.

COMMITTEE REPORTS

**Certificates of Appropriateness Review Committee
Operations Committee
Grants Committee
Preservation Plan Committee**

FUTURE AGENDA ITEMS

Commissioner Myers states that the St. Annie A&E, located in the Bouldin Creek Neighborhood, should be considered to initiate historic zoning at the November 21st meeting.

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 Andrew Rice, Historic Preservation Planner, at 512-974-1686.