



## HISTORIC LANDMARK COMMISSION

June 26, 2017 - 7:00 pm

Regular Meeting

Council Chambers, Austin City Hall

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

Austin, Texas

### CURRENT BOARD MEMBERS:

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

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

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

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

\_\_\_\_\_ *Kevin Koch*

\_\_\_\_\_ *Emily Reed, Vice-Chair*

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

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

\_\_\_\_\_ *Andrew Brown*

\_\_\_\_\_ *Emily Hibbs*

### NOTES ON HISTORIC LANDMARK COMMISSION MEETINGS

1. The first speaker signed up for each side of a contested public hearing will be allowed up to 5 minutes to speak. Any further speakers will be allowed up to 3 minutes. The Commission does not allow for the donation of time. The first speaker may have a rebuttal after the conclusion of testimony of up to 3 minutes. Speakers should not repeat the testimony previously given on any case.
2. Cases passed by the Commission on the consent agenda will not have a formal public hearing. If a citizen would like to speak on a case proposed for passage on the consent agenda, that person should make it known to the Chair of the Commission at the time of the reading of the agenda. Otherwise, the case will pass on consent, and there is no later recourse.
3. In cases involving the review of demolition or relocation permit applications, the Commission may initiate a historic zoning case to further study the evidence regarding the potential of the subject property for landmark designation. If the Commission initiates a historic zoning case, the Commission will review the case again at its next regularly-scheduled meeting for a recommendation regarding historic zoning. There will be no new notification sent out by the City stating the next hearing date - it is considered tantamount to a postponement to a date certain.

#### 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. May 22, 2017

#### 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-2017-0030 – Morris and Gwendolyn Stevens House – Rehearing  
3901 Brookview Road  
Council District 9

Proposal: Demolish a ca. 1961 house

Applicant: Historic Landmark Commission

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

Staff Recommendation: The Commission did not recommend historic zoning at the last public hearing on this case; staff does not recommend historic zoning for this house, but does encourage rehabilitation and adaptive re-use, and release of the demolition permit upon completion of a City of Austin Documentation Package and the property owner's agreement to erect a plaque on the site to commemorate the history of the property.

**2. HDP-2017-0100 – Postponement request by applicant to July 24, 2017.**

**1401 E. 3<sup>rd</sup> Street**

**Council District 3**

Proposal: Demolish a ca. 1923 house.

Applicant: William Hodge

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

Staff Recommendation: Grant the owner's postponement request.

**3. HDP-2017-0101 – Discussion**

**2614 Delwood Place**

**Council District 10**

Proposal: Demolish a ca. 1951 house.

Applicant: DAR Construction

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

Staff Recommendation: Neutral. Staff believes that the house has great architectural merit but the owner has submitted documentation of structural issues that support his request for demolition.

**4. C14H-2017-0031 - Penick Place Historic District – Postpone to July 24, 2017 at staff's request.**

**5600 and 5700 blocks of Penick Drive and 5600 and 5700 blocks of E. Riverside Drive.**

**Council District 3**

Applicants: Penick Place Nominating Team, Miranda Dodson

City Staff: Steve Sadowsky, Historic Preservation Office

Staff Recommendation: Postpone to July 24, 2017 to allow for informational meetings and workshops and to review proposed historic district design standards.

**5. HDP-2017-0204 - Postponement request by applicant to July 24, 2017.**

**1907 Holly Street**

**Council District 3**

Proposal: Demolish a ca. 1913 house.

Applicant: DAR Construction

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

Staff Recommendation: Grant the applicant's postponement request.

**6. C14H-2017-0055 – Montopolis Negro School – Postponement request by staff to July 24, 2017.**

**500 Montopolis Dr**

**Council District 3**

Proposal: Establish an area of historic zoning for the Montopolis Negro School.

Applicant: Austin Stowell

City Staff: Steve Sadowsky and Heather Chaffin, Planning and Zoning Department

Staff Recommendation: Grant the postponement request.

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

1. **LHD-2017-0012 – Offered for Consent**  
**4203 Avenue A – Hyde Park Historic District**  
**Council District 9**  
Proposal: Construct a second-story addition.  
Applicant: Merzbau Design Collective (J.C. Schmeil)  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approve as proposed.
2. **LHD-2017-0013 – Offered for Consent**  
**4115 Speedway – Hyde Park Historic District**  
**Council District 9**  
Proposal: Renovate the existing garage and construct a two-story addition.  
Applicant: Tom Hatch, h+uo architects  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approve as proposed.
3. **LHD-2017-0014 – Offered for Consent**  
**4008 Avenue C – Hyde Park Historic District**  
**Council District 9**  
Proposal: Renovate a 1916 house, demolish a rear addition, and construct a one-story rear addition.  
Applicant: Thought Barn LLC (Margaret Saunders)  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approve as proposed.
4. **LHD-2017-0015 – Offered for Consent**  
**4006 Avenue C – Hyde Park Historic District**  
**Council District 9**  
Proposal: Renovate the house, demolish a one-story rear addition, and construct a two-story rear addition.  
Applicant: Thought Barn LLC (Margaret Saunders)  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approve as proposed.
5. **LHD-2017-0016 – Offered for Consent**  
**4004 Avenue C – Hyde Park Historic District**  
**Council District 9**  
Proposal: Renovate a ca. 1924 house, demolish a one-story rear addition, and construct a two-story rear addition.  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Applicant: Thought Barn LLC (Margaret Saunders)  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approved as proposed.

6. **LHD-2017-0017 – Offered for Consent**  
**808 Baylor St – Castle Hill Historic District**  
**Council District 9**  
Proposal: Add new door and window openings to secondary elevations.  
Applicant: Mell Lawrence Architects (Dan Gruber)  
City Staff: Cara Bertron, Historic Preservation Office, 974-1446  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approve as proposed.

7. **C14H-1980-0009 – James Smith Place – Offered for Consent**  
**3414 Lyons Road**  
**Council District 3**  
Proposal: Construct a new farm manager's cottage on the property.  
Applicants: Carolann Sayle and Larry Butler, owners  
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-2017-0023 - Discussion**  
**802 Pressler Street – West Line Historic District**  
**Council District 9**  
Proposal: Demolish a ca. 1930 house.  
Applicant: David Cundy  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use, through consideration of the demolition delay for contributing properties within historic districts, then relocation over demolition; if the Commission votes to grant the permit, then staff recommend completion of a City of Austin Documentation Package and that the Commission review the plans for any new construction proposed for this site prior to release of the permit.
2. **NRD-2017-0033 - Discussion**  
**4208 Wilshire Parkway – Wilshire Woods Historic District**  
**Council District 9**  
Proposal: Demolish a ca. 1947 home.  
Applicant: Patricia Borowicz  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Strongly encourage rehabilitation and adaptive re-use through consideration of the demolition delay for contributing houses in historic districts. The applicant has also submitted plans for new construction; staff recommends approval of these plans if the Commission releases the permit for demolition of the existing house.
3. **NRD-2017-0036 - Discussion**  
**812 Theresa Avenue – West Line Historic District**  
**Council District 9**  
Proposal: Construct two 2-story houses, each with 2-story auxiliary dwelling units to the rear.  
Applicant: Ryan Rodenberg  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Strongly encourage the applicant to design the new structures in a style more compatible with the contributing buildings in the district.

**4. NRD-2017-0040 – Offered for Consent**

**1403 Marshall Lane - Old West Austin Historic District**

**Council District 9**

Proposal: Construct a new carport and two-story garage apartment at the rear of the lot.

Applicant: Kyle McCollum

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

Committee Recommendation: Revise the plans for the carport to remove the metal hipped roof and the metal post construction and slab; reconsider the contemporary design for the garage apartment in favor of something more compatible with the character of the historic district.

Staff Recommendation: Concurs with the committee recommendation above.

**5. NRD-2017-0041 – Offered for Consent**

**1826 W 10<sup>th</sup> Street – Clarksville Historic District**

**Council District 9**

Proposal: Construct a two-story addition to a ca. 1918 house; construct a two-story ADU in the rear of the property.

Applicant: Kevin Brown

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

**6. NRD-2017-0046 - Discussion**

**613 Congress Avenue – Congress Avenue Historic District**

**Council District 9**

Proposal: Erect a new sign for 7-11.

Applicant: Robert C. Burroughs

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

Staff Recommendation: Deny the application and encourage re-design in conformance with the Congress Avenue Sign Design Guidelines.

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

**1. HDP-2016-0698 – Postpone to July 24, 2017 at the applicant's request.**

**1408 E. 2<sup>nd</sup> Street**

**Council District 3**

Proposal: Demolish a ca. 1897 house.

Applicant: Henry Juarez

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

Staff Recommendation: Staff is working with the applicant to develop a historic zoning case on this house. Staff recommends granting the postponement request.

**2. HDP-2017-0185 – Offered for Consent**

**912 W. James Street**

**Council District 9**

Proposal: Demolish a ca. 1932 house.

Applicant: Celia Israel

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.

**3. HDP-2017-0243 – Offered for Consent**

**1604 Haskell Street**

**Council District 3**

Proposal: Demolish a ca. 1946 house.

Applicant: William Hodge

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-2017-0244 – Offered for Consent**

**1012 S. 5<sup>th</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1933 house and a ca. 1937 garage apartment.

Applicant: Michael Hsu Office of Architecture

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-2017-0251 – Withdrawn by applicant. No action required.**

**1215 Bickler Road**

**Council District 9**

Proposal: Demolish a ca. 1930 house.

Applicant: Maker Architects

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.

**6. HDP-2017-0252 – Offered for Consent**

**4004 Burnet Road**

**Council District 10**

Proposal: Demolish a ca. 1940 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.

**7. HDP-2017-0264 – Offered for Consent**

**708 W. Johanna Street**

**Council District 9**

Proposal: Demolish a ca. 1928 house.

Applicant: Robert Abbott

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-2017-0269 – Offered for Consent**

**1400 Lavaca Street**

**Council District 9**

Proposal: Demolish a ca. 1971 commercial building.

Applicant: Darren Huckert

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

**9. HDP-2017-0272 – Offered for Consent**

**2211 Garden Street**

**Council District 3**

Proposal: Demolish a ca. 1927 house.

Applicant: Marshall Willis

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.

**10. HDP-2017-0277 – Offered for Consent**

**900 Jessie Street**

**Council District 5**

Proposal: Demolish a ca. 1939 house.

Applicant: Vance Cobb

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition. If the Commission votes to grant the permit, then staff recommends completion of a City of Austin Documentation Package.

**11. HDP-2017-0286 - Discussion**

**1210 Rosewood Avenue**

**Council District 1**

Proposal: Relocate the house to Lockhart, Texas.

Applicant: Peter Staats

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

Staff Recommendation: Initiate historic zoning.

**12. HDP-2017-0290 – Offered for Consent**

**2300 E. 10<sup>th</sup> Street**

**Council District 1**

Proposal: Demolish a ca. 1939 house.

Applicant: Keel Homes, LLC

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition. If the Commission votes to grant the permit, then staff recommends completion of a City of Austin Documentation Package.

**13. HDP-2017-0292 – Offered for Consent**

**909 E. 44<sup>th</sup> Street**

**Council District 9**

Proposal: Demolish a ca. 1926 house.

Applicant: Robert Jones

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.

**14. HDP-2017-0037 – Offered for Consent**

**1903 W. 30<sup>th</sup> Street**

**Council District 10**

Proposal: Demolish a 1951 house.

Applicant: George Rodenbusch

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition. If the Commission votes to grant the permit, then staff recommends release of the permit upon completion of a City of Austin Documentation Package and the Commission's review of plans for new construction.

**E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES**

**1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive (Postponement)**

Note: Staff is initiating the demolition by neglect case.

**COMMISSION ITEMS**

**COMMITTEE REPORTS**

**Certificates of Appropriateness Review Committee**

**Operations Committee**

**Grants Committee**

**Preservation Plan Committee**

**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 512-974-1686, 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, Cara Bertron, Deputy Historic Preservation Officer, at 512-974-1446, or Andrew Rice, Historic Preservation Planner, at 512-974-1686.