



HISTORIC LANDMARK COMMISSION
May 22, 2017 - 7:00 pm
Regular Meeting
Council Chambers, Austin City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

<input checked="" type="checkbox"/> <i>Mary Jo Galindo, Chair</i>	<input type="checkbox"/> <i>Emily Reed, Vice-Chair</i>
<input type="checkbox"/> <i>Alex Papavasiliou</i>	<input checked="" type="checkbox"/> <i>Terri Myers</i>
<input checked="" type="checkbox"/> <i>Blake Tollett</i>	<input checked="" type="checkbox"/> <i>Tiffany Osburn</i>
<input type="checkbox"/> <i>Beth Valenzuela</i>	<input type="checkbox"/> <i>Carol Brown</i>
<input checked="" type="checkbox"/> <i>Kevin Koch</i>	<input checked="" type="checkbox"/> <i>Emily Hibbs</i>

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. April 10, 2017
- B. April 24, 2017

MOTION: Approve minutes from the April 10, 2017 and April 24, 2017 Historic Landmark Commission Meetings on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0. Commissioner Tollett recuses on item F4.

3. PUBLIC HEARINGS

MOTION: Postpone cases on the Consent Postponement Agenda on Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

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.

MOTION: Postpone case to the June 26, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

**2. C14H-2017-0025 – Pompee-Clark-Cook House
2203 Nueces Street
Council District 9**

Proposal: Zoning change from GR-MU-H-CO-NP to GR-MU-CO-NP for the tract which consists of the parking lot and driveway for this house.

Applicant: Mike McHone

City Staff: Scott Grantham, Planning and Zoning Department, 974-3574

Staff Recommendation: Recommend the removal of H zoning from the subject tract, maintaining the base zoning and conditional overlay.

Speakers in favor of the removal of historic zoning:

Mike McHone

MOTION: Close the public hearing on a motion by Commissioner Osburn, seconded by Commissioner Koch. Vote 6-0.

MOTION: Remove the "H" zoning from the proposed portions of the property on a motion by Commissioner Tollett, seconded by Commissioner Myers. Vote 6-0.

**3. HDP-2017-0100 – Postpone to June 26, 2017 at the owner's request.
1401 E 3rd 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.

MOTION: Postpone case to the June 26, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

**4. HDP-2017-0101
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: Recommend historic zoning.

MOTION: Postpone case to the June 26, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

**5. C14H-2017-0038 - Pennybacker-Alexander House
811 E. 38th Street
Council District 9**

Applicants: Alex and Eileen Davern, owners; Phoebe Allen, agent

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor of the designation

Phoebe Allen

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Hibbs, seconded by Commissioner Koch. Vote 6-0.

MOTION: Recommend historic zoning per staff recommendation for the Pennybacker--Alexander House located at 811 E. 38th Street on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

**6. C14H-2017-0039 - Carrington's Bluff
1900 David Street
Council District 9**

Applicants: Old West 19th, Ltd. (Tim and Karrie League); Phoebe Allen, agent

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

Staff Recommendation: Recommend historic zoning.

Speakers in favor of the designation

Phoebe Allen

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

MOTION: Recommend historic zoning per staff recommendation for Carrington's Bluff, located at 1900 David Street on a motion by Commissioner Koch, seconded by Commissioner Hibbs. Vote 6-0.

7. **C14H-2017-0031 - Penick Place Historic District**
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 June 26, 2017 to allow for informational meetings and workshops and to review proposed historic district design standards.

MOTION: Postpone case to the June 26, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

8. **C14H-2017-0065 - Spencer and Ora Lee Nobles House**
2008 E. 8th Street

Council District 1

Applicants: Austin Newcastle Homes, L.P. and City of Austin

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

Staff Recommendation: Recommend historic zoning.

No speakers in support or in opposition.

MOTION: Close the public hearing on a motion by Commissioner Koch, seconded by Commissioner Myers. Vote 6-0.

MOTION: Recommend historic zoning per staff recommendation for the Spencer and Ora Lee Nobles House located at 2008 E. 8th Street on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

9. **HDP-2014-0339 - Lillie Scott House**
2100 E. 14th Street

Council District 1

Applicants: Austin Newcastle Homes, L.P. and 2100 E. 14th Ventures, Inc.

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

Staff Recommendation: Do not recommend historic zoning.

No speakers in support or in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Osburn. Vote 6-0.

MOTION: Do not recommend historic zoning based on the inability of the existing structure to meet landmark standards as well as the absence of the original historic structure on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1982-0001-F

**Larmour Block, Building F, 916 Congress Avenue
Council District 9**

Proposal: Plan for the protection of the historic façade and adjacent historic landmark buildings during the construction of the previously-approved addition.

Applicant: Buzz Hughes

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

Lee Simmons providing legal assistance

MOTION: Reopen public hearing on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0

Speakers in favor of the Certificate of Appropriateness
Richard Suttle

Speakers in opposition to the Certificate of Appropriateness:
Larry Irsik

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Osburn. Vote 6-0.

MOTION: Direct City Staff to review changes from the original Certificate of Appropriateness and present the changes at the June 12, 2017 Certificate of Appropriateness Review Committee meeting on a motion by Commissioner Tollett, seconded by Commissioner Myers. Vote 6-0.

NOTE: At the June 12, 2017 Certificate of Appropriateness Review Committee meeting, the Committee members reviewed the changes from the original Certificate of Appropriateness, and decided that the changes could be approved by staff administratively as they were not so significant as to warrant another review by the full Commission.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2017-0023

**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.

MOTION: Postpone case to the June 26, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

2. NRD-2017-0026

**906 Robertson Street – West Line Historic District
Council District 9**

Proposal: Construct an addition to the front and side of the house.

Applicant: James Cormier

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

Staff Recommendation: Consider the installation of a small window in the front of the addition to break up the proposed blank wall on the front of the house. Staff recommends release of the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve item C2 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

3. NRD-2017-0029

**1207 W 10th Street – West Line Historic District
Council District 9**

Proposal: Modify front porch, remove and replace existing siding with wood siding, replace windows on the side of the house.

Applicant: Stouse Design

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

Staff Recommendation: Retain the front porch posts as is, and use replacement windows that match or are compatible to the historic windows on the house; otherwise, approve as proposed.

MOTION: Approve item C3 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

4. NRD-2017-0032

**2305 Hartford Road – Old West Austin Historic District
Council District 9**

Proposal: Remove existing ornamental metal porch from the front of the house; modify the porch, front door, and front windows; construct a solarium on the south side of the house; various demolition and new construction on the back of the house.

Applicant: Justin Oscilowski, Clayton + Little, Architects

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

Staff Recommendation: Retain the front of the house as is; otherwise, approve as proposed.

MOTION: Approve item C4 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

5. NRD-2017-0033

**4208 Wilshire Pkwy – 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.

MOTION: Postpone the case to the June 26, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

6. NRD-2017-0034

**1618 Palma Plaza – Old West Austin Historic District
Council District 9**

Proposal: Construct a 3-story multifamily structure.

Applicant: Kyle Wyatt

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

Staff Recommendation: Release the permit as proposed.

MOTION: Approve item C6 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

7. NRD-2017-0035

**1713 Mohle Drive – Old West Austin Historic District
Council District 10**

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

Applicant: Peter Pevoto, Gossett-Jones Homes

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

Staff Recommendation: Approve as proposed.

MOTION: Approve item C7 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

8. NRD-2017-0036

**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.

Speakers in favor of the building permit

Gabriel Joseph

Speakers in opposition to the building permit

Rosemary Merriam

MOTION: Close public hearing on a motion by Commissioner Myers, seconded by Commissioner Osburn. Vote 6-0.

MOTION: Postpone the case to the June 26, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

9. **NRD-2017-0028 – NO ACTION REQUIRED**
1501 Gaston Avenue – Old West Austin Historic District

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

1. **HDP-2016-0698 – Postpone to June 26, 2017 at the applicant’s request.**
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: Staff is working with the applicant to develop a historic zoning case on this house. Staff recommends granting the postponement request.

MOTION: Postpone the case to the June 26, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

2. **HDP-2017-0185**
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: Postpone to June 26, 2017 at staff’s request to fully evaluate alternatives to demolition.

MOTION: Postpone the case to the June 26, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

3. **HDP-2017-0186**
2003 Tower Drive
Council District 10
Proposal: Demolish a ca. 1945 house.
Applicant: Butterfield Custom 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 item D3 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

4. **HDP-2017-0190**
2606 Diaz Street
Council District 3
Proposal: Demolish a ca. 1943 house.
Applicant: Liana Davis
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 item D4 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

5. HDP-2017-0201

**1101 Belmont Parkway
Council District 10**

Proposal: Demolish a ca. 1962 house.

Applicant: Tim Cuppett Architects

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

Staff Recommendation: Encourage rehabilitation and adaptive re-use, and especially consideration of a restoration of the original appearance of the house, but if the Commission votes to release the permit, then staff recommends the completion of a City of Austin Documentation Package prior to release.

MOTION: Approve item D5 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

6. HDP-2017-0204

**1907 Holly Street
Council District 3**

Proposal: Demolish a ca. 191 house.

Applicant: DAR Construction

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

Staff Recommendation: Initiate historic zoning.

Speakers in favor of the historic zoning
John Schultze

No speakers in opposition.

MOTION: Close public hearing on a motion by Commissioner Hibbs, seconded by Commissioner Koch. Vote 6-0.

MOTION: Initiate historic zoning per staff recommendation on a motion by Commissioner Koch, seconded by Commissioner Osburn. Vote 6-0.

7. HDP-2017-0222

**5004 Rowena Street
Council District 9**

Proposal: Demolish a ca. 1946 house.

Applicant: Mirela Glass

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 item D7 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

**8. HDP-2017-0223
608 E 49th Street
Council District 9**

Proposal: Demolish a ca. 1948 house.

Applicant: Kurt Thiemer

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 item D8 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

9. HDP-2017-0914 - The applicant is requesting a postponement to September 25, 2017. (Consent Postponement)

**1505 Forest Trail
Council District 10**

Proposal: Demolish a ca. 1937 house.

Applicant: Ihsan Raad

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

Staff Recommendation: Grant the applicant's request for postponement.

MOTION: Postpone case to the September 25, 2017 Historic Landmark Commission Meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

**10. HDP-2017-0218 – NO ACTION REQUIRED – WITHDRAWN BY STAFF.
2604 Great Oaks Parkway**

**11. HDP-2017-0220 – NO ACTION REQUIRED – WITHDRAWN BY STAFF.
4101 Edgemont Drive**

**12. HDP-2017-0221 – NO ACTION REQUIRED – WITHDRAWN BY STAFF.
2504 Westlake Drive**

**13. HDP-2017-0224 – NO ACTION REQUIRED - WITHDRAWN BY STAFF.
6902 Carver Avenue**

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

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

Note: Staff is initiating the demolition by neglect case.

MOTION: Continue a rolling postponement on this item to track progress on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

F. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HERITAGE TOURISM GRANTS

1. Paramount Theater, Austin Theater Alliance, 713 Congress Avenue

Proposal: Replace/repair the entry and exit doors; replace deteriorating vox office, install key card system, repair clay roof tiles, repair parapet coping tiles.

Requested amount: \$58,000

Committee Recommendation: Fund the grant request in its entirety.

MOTION: Approve item F1 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

2. **Stateside Theater, Austin Theater Alliance, 719 Congress Avenue**
Proposal: Entry-exit door and surrounding window replacement
Requested amount: \$58,000
Committee Recommendation: Fund the grant request in its entirety.

MOTION: Approve item F2 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

3. **Austin Woman's Club, 708 San Antonio Street**
Proposal: Repair and replace sidewalk and ground cover, install professional lighting, restore and mount original gates.
Requested amount: \$25,000
Committee Recommendation: Fund the grant request in its entirety.

MOTION: Approve item F3 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

4. **Mayfield Park Cottage and Gardens, 3505 W. 35th Street**
Proposal: Repair historic rock wall and install safety fencing, rehabilitate historic hourglass pond and foundation.
Requested amount: \$41,630
Committee Recommendation: Fund the grant request in its entirety.

MOTION: Approve item F4 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 5-0-1. Commissioner Tollett recused.

5. **Millett Opera House, 110 E. 9th Street**
Proposal: Repaint all painted surfaces and replace decaying wood.
Requested amount: \$22,000
Committee Recommendation: Fund the grant request in its entirety.

MOTION: Approve item F5 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

6. **Driscoll Villa at Laguna Gloria, 3809 W. 35th Street**
Proposal: Repair exterior terrace doors, San Jose rose window, roof, and window awnings; install handrail to exterior steps.
Requested amount: \$58,000
Committee Recommendation: Fund the grant request in its entirety.

MOTION: Approve item F6 on the consent agenda on a motion by Commissioner Myers, seconded by Commissioner Hibbs. Vote 6-0.

COMMISSION ITEMS

COMMITTEE REPORTS

Certificates of Appropriateness Review Committee

Operations Committee
Grants Committee
Preservation Plan Committee

FUTURE AGENDA ITEMS

ADJOURNMENT

MOTION: Adjourn meeting on a motion by Commissioner Myers, seconded by Commissioner Koch. Vote 6-0.

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