



**HISTORIC LANDMARK COMMISSION  
MONDAY, MAY 24, 2010 – 7:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
301 W. 2<sup>ND</sup> STREET  
AUSTIN, TEXAS**

**Annotated Agenda**

**Call To Order: 7:15 P. M.**

Laurie Limbacher, Chair,  
John Rosato, Vice-Chair  
Joe Arriaga  
Patti Hansen  
Meghan Kleon  
Daniel Leary  
Terri Myers

In Attendance  
In Attendance  
In Attendance  
In Attendance  
In Attendance  
Ill  
In Attendance

**1. Citizen's Communications**

The first four (4) speakers signed up to speak will each be allowed four (4) minutes to address their concerns.

Ms. Jane Hayman spoke regarding the historic designation process revisions.

Ms. Natalie Hernandez spoke regarding her house at 1910 E. 16<sup>th</sup> Street, which was on the September 28, 2009 Historic Landmark Commission meeting; she has been directed by the City of Austin to repair or demolish her house; she had someone who was supposed to do the remodel on the residence, however that person is not able to do the work and asked the Commission for guidance.

Mr. Steve Sadowsky responded that the Commission initiated a historic zoning case on Ms. Hernandez' property on September 28, 2009, but never made a recommendation. Staff reported that they are currently working on a survey for a potential local historic district in the area bounded by 12<sup>th</sup> Street, Martin Luther King, Junior Boulevard, Chestnut Street and Chicon Street, which will include Ms. Hernandez' property. Once the Local Historic District is established, Ms. Hernandez will be eligible for a property tax freeze for the rehabilitation of the house at 1910 E. 16<sup>th</sup> Street. Mr. Sadowsky reported that he had arranged for a waiver of fees and penalties on the property for Ms. Hernandez and would continue to work with her to develop options to demolition of the house.

Commissioner Arriaga suggested that if Ms. Hernandez desires to proceed with the demolition that the case returns to the Historic Landmark Commission.

## **2. Briefing To The Commission on The Planning and Development Review Department Proposed FY 2011 Budget**

By: Greg Guernsey, Director, Planning and Development Review Department

Mr. Greg Guernsey, Director, Planning and Development Review Department read the department's mission statement and reviewed the year 2010 budget. Mr. Guernsey stated that the budget includes the Comprehensive Plan Update (the last one was in 1989), anticipated completion date the end of next year. The Planning and Development Review Department is currently working on four northeast neighborhood plans: North Lamar, Georgian Acres, Heritage Hills and Windsor Hills. Mr. Guernsey also gave progress reports on other activities of the Department, including the Downtown Plan, residential demolition permit reviews, the East Riverside Corridor Plan, , the Waller Creek Plan, and the annexation plan. The One Stop Shop will hold a Land Development Academy for staff and the public. The Department is also working on Commercial Design Standards. The Department budget is \$19.6 million, which covers 311 staff members, including 16 CAMPO staff, and 250 employees in the One Stop Shop. Anticipated increases to the FY11 Budget are \$778,000 for insurance, and \$41,000 for miscellaneous expenses. Input is requested from the Historic Landmark Commission by the City Manager, Marc Ott. City Council will hear the Budget on July 28, 2010, Public Hearings will be held on August 4, 2010 and August 25, 2010; budget readings will be held on September 13-14, 2010.

## **3. Public Hearings**

### **A. Discussion and Recommendations On Historic Zoning Cases**

#### **1. C14H-2010-0006**

##### **Castle Hill Local Historic District**

Eastern portion of the Westline National Register Historic District generally between West 6th and West 12th Streets along and between Blanco and Baylor Streets

Applicant: Castle Hill Neighbors

Nomination submitted by: Laura Kelso and Richard Queen

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

Staff Recommendation: Recommend the zoning overlay for the district.

Motion: Postpone to June 28, 2010 at staff's request. (Hansen/Rosato). **The motion passed on a vote of 6-0. Ayes: Limbacher, Rosato, Myers, Hansen, Kleon, and Arriaga (Leary absent).**

#### **2. C14H-2010-0008 - Driskill Hotel**

604 Brazos Street and 115 E. 7<sup>th</sup> Street

Applicant: Destination Hotels and Resorts, Inc., lessee

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

Staff Recommendation: Postpone to June 28, 2010 at the property owner's request.

Motion: Postpone to June 28, 2010 at the property owner's request (Arriaga/Kleon).  
**The motion passed on a vote of 5-0-1. Ayes: Arriaga, Hansen, Kleon, Myers and Rosato; Abstained: Limbacher; Absent: Leary.**

**3. C14H-2010- 0011 - Perry-Robinson House**

3810 Kennelwood Road

Applicant: David and Rona Baizer, owners

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

Staff Recommendation: Recommend historic zoning.

David Baizer, Rona Baizer, and Arthur Anderson spoke in support; Betty Brooks, Spencer Nutting, Randolph Mueller, and Ila Falvey spoke in opposition. The public hearing was closed. (Myers/Hansen; 6-0, Leary absent).

Motion: Deny historic zoning due to modifications to the house. (Myers/Arriaga). The motion passed on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary

**4. C14H-2010-0014 - Adams House**

4300 Avenue G

Applicant: Sidney Lock, owner

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

Staff Recommendation: Recommend historic zoning.

Sidney Lock and Suzanne Deaderick spoke in support; no speakers in opposition. The public hearing was closed. (Myers/Kleon; 6-0, Leary absent).

Motion: Recommend the proposed zoning change from single family residence, neighborhood conservation (SF-3-NCCD) combining district to single family residence – Historic Landmark, neighborhood conservation (SF-3-H-NCCD) combining district zoning. (Hansen/Myers). **The motion passed on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary**

**5. C14H-2010-0015 - Warner Stewart House**

1015 Gaston Avenue

Applicants: Bill Pewitt and Shannon McCann, owners

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

Staff Recommendation: Recommend historic zoning.

Bill Pewitt spoke in support; no speakers in opposition. The public hearing was closed. (Arriaga/Myers; 6-0, Leary absent).

Motion: Recommend the proposed zoning change from single family residence, standard lot (SF-2) district to single family residence, standard lot – Historic Landmark (SF-2-H) combining district zoning. (Hansen/Myers) **The motion carried on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary.**

**6. C14H-2010-0016 - Callan-Boswell House**

408 E. 33<sup>rd</sup> Street

Applicant: Historic Landmark Commission

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

Staff Recommendation: Staff cannot recommend historic zoning for this property but encourages the property owner to rehabilitate or relocate the house within the neighborhood.

Bob Kaler and Mary Ingle spoke in support; Ross Rathgeber spoke in opposition. The public hearing was closed. (Kleon/Rosato; 6-0, Leary absent).

Motion: Recommend to proposed zoning change from single-family residence district zoning-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) zoning district to single family residence, neighborhood conservation, neighborhood plan-historic landmark district zoning (SF-3-H-NCCD-NP) zoning district. **The motion passed on a vote of 5-1. Ayes: Arriaga, Kleon, Limbacher, Myers and Rosato; Nays: Hansen; Absent: Leary.**

**COMMISSION ACTION:**

Motion: **Continue the meeting past 10:00 p.m. (Hansen/Kleon). The motion passed on a vote of 6-0 (Leary absent).**

**7. C14H-2010-0017 - Victor R. and Ella Schmidt House**

1600 E. 11<sup>th</sup> Street

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning.

Motion: Postpone to June 28, 2010 at the property owner's request. (Arriaga/Kleon). **The motion passed on a vote of 5-0-1 . Ayes: Arriaga, Hansen, Kleon, Myers and Rosato; Abstained: Limbacher; Absent: Leary.**

**8. C14H-2010-0018 - Rachel Wilkins Smith Kuykendall House**

2106 Pennsylvania Avenue

Applicant: Historic Landmark Commission

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

Staff Recommendation: Do not recommend historic zoning but encourage the property owner to rehabilitate the house rather than face an order of demolition from the Building and Standards Commission.

Motion: Postpone indefinitely and direct staff to continue working with the Building and Standards Commission to determine alternatives to demolition. (Arriaga/Hansen). **The motion passed on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary**

**9. C14H-2010-0020 - Paul J. Thompson House**

1507 Wooldridge Drive

Applicants: Michael and Valerie Weynand, owners

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

Staff Recommendation: Recommend historic zoning.

Mike Weynand spoke in support. No speakers in opposition. The public hearing was closed. (Myers/Kleon; 6-0, Leary absent).

Motion: Recommend the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning. (Myers/Rosato). **The motion passed on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary**

**B. Discussion And Action On Applications For Certificates Of Appropriateness**

**1. C14H-1986-0041 - McCallum House**

613 West 32nd Street

Applicants: Robert J. Hankinson and Jennifer Greene, owners

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

Staff Recommendation: Postpone to June 28, 2010 so that the applicants can meet with the Certificate of Appropriateness Review Committee.

Motion: Postpone to June 28, 2010 to allow the applicants to meet with the Certificate of Appropriateness Review Committee. (Arriaga/Kleon). **The motion passed on a vote of 5-0-1. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Abstained: Limbacher; Absent: Leary.**

**2. C14H-1995-0006 - Pemberton Castle**

1415 Wooldridge Drive

Proposal: Construct an addition.

Applicant: Kari Blachly, Austin Permit Service

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

Staff Recommendation: Approve as proposed.

Jane Hayman, Robert Steinbomer, Kari Blachly and Jed Dutton spoke in support; no speakers in opposition. The public hearing was closed. (Kleon/Hansen; 6-0, Leary absent).

Motion: Approve a Certificate of Appropriateness to construct a rear addition and to enclose two walkways in accordance with the recommendations of the Certificate of Appropriateness Review Committee. (Kleon/Arriaga). **The motion passed on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary**

**3. C14H-2009-0017 - Dr. R.V. and Jessie Murray House**

408 W. 32nd Street

Proposal: Remove the brick from the outside of the house to repair foundation problems, reconstruct the missing porte-cochere, and modify the sun-porches on the west side of the house; remove the existing non-historic front porch and construct a new porch.

Applicant: Stephen Wilkinson, Silopanna, LLC

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

Staff Recommendation: Approve as proposed.

Jay Farrell and Stephen Wilkinson spoke in support; no speakers in opposition. The public hearing was closed. (Myers/Arriaga; 4-0-2, Limbacher and Myers abstained; Leary absent).

Motion: Approve a Certificate Of Appropriateness to remove the brick from the outside of the house to repair foundation problems, reconstruct the missing porte-cochere, modify the sun-porches on the west side of the house; remove the existing non-historic front porch and construct a new porch in accordance with the recommendations of the Certificate of Appropriateness Review Committee. (Kleon/Hansen). **The motion carried on a vote of 4-0-2. Ayes: Arriaga, Hansen, Kleon, and Rosato; Abstained: Limbacher and Myers; Absent: Leary.**

**C. Review Of and Recommendations On Permits In National Register Historic Districts**  
**1. NRD-2010-0022 (Old West Austin)**

1404 and 1406 West 30th Street

Proposal: Demolish a single family house and add an addition to another.

Applicant: Sara Hadden

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

Staff Recommendation: Postpone to June 28 at applicant's request

Motion: Postpone to June 28, 2010 at the applicant's request. (Arriaga/Kleon). **The motion passed on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary.**

**2. NRD-2010-0045 (Old West Austin)**  
**1610 Gaston Avenue**

Proposal: Construct a second story addition over the garage.

Applicants: Robert and Heather Chesney, owners

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

Staff Recommendation: Approve as submitted

Commission Action:

**No additional comments or recommendations; passed on consent.**

**3. NRD-2010-0046**  
**1111 West 9th Street**

Proposal: Construct a detached garage and garage apartment in the rear yard of an L-plan Classical Revival 1905 house.

Applicant: Jeff Barajas

Owner: Steven Weisburd

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

Staff Recommendation: Postpone to June 28 at applicant's request

Motion: Postpone to June 28, 2010 at the applicant's request. (Arriaga/Kleon). **The motion passed on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary.**

**4. NRD-2010-0047**

**2522 Jarratt Avenue**

Proposal: Construct a new two-story single-family residence with a semi-attached attached garage.

Applicant: Kari Blachly Austin Permit Service

Owners: Mark and Jennifer Greenberg

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

Staff Recommendation: Approve as submitted.

Commission Action:

**No additional comments or recommendations; passed on consent.**

**D. Discussion And Action On Applications For Demolition Or Relocation**

**1. HDP-2010-0156**

**2201 Townes Lane**

Proposal: Relocate a ca. 1948 house outside the city limit.

Applicant: Karen Rodewald, DAR Construction

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

Staff Recommendation: Release the permit.

Motion: Approve the relocation permit. (Hansen/Arriaga). **The motion passed on consent on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary**

**2. HDP-2010-0124.5**

**814 West Gibson Street**

Proposal: Demolish a ca. 1935 house.

Applicant: Robert (Matt) Worrall, Patriot Builders, L.P.

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

Staff Recommendation: Release the permit.

Kevin Bowne and Robert Clayton spoke in support of demolition; no speakers in opposition. The public hearing was closed. (Hansen/Myers; 6-0, Leary absent).

Motion: Approve the demolition permit. (Rosato/Hansen). **The motion passed on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary.**

**3. HDP-2010-0137**

**2704 Greenlee Drive**

Proposal: Demolish a ca. 1951 house.

Applicant: Ross Rathgeber, Southwest Constructors, Inc.

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

Staff Recommendation: Release the permit.

Motion: Approve the demolition permit on consent. (Hansen/Arriaga). **The motion passed on a vote of 6-0. Ayes: Arriaga, Hansen, Kleon, Limbacher, Myers and Rosato; Absent: Leary.**

**4. HDP-2010-0170**

**1608 Travis Heights Boulevard**

Proposal: Partial demolition of a ca. 1930 house.  
Applicant: Tom Hallberg, Hallberg Custom Homes, Inc.  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit but encourage the applicant to consider incorporating the front gables into the new design.

Tom Hallberg spoke in support of demolition; no speakers in opposition. The public hearing was closed (Hansen/Myers; 6-0, Leary absent).

Motion: Postpone to June 28, 2010 and request that the applicant meet with the Certificate of Appropriateness Review Committee on June 14, 2010. (Arriaga/Hansen).  
**The motion passed on a vote of 5-1-1. Ayes: Arriaga, Hansen, Kleon, Limbacher, and Myers; Nays: Rosato; Absent: Leary**

- E. Consideration And Possible Action On Initiating A Case Of Demolition By Neglect**  
**1. C14H-1997-0008**  
Norwood House  
1012 Edgecliff Terrace

Tony Arnold, City of Austin spoke the Commission.

**Commission Action:**

Refer the case to a new committee to coordinate the disposition of City-owned historic properties.

**F. Applications For Tax Exemptions**

- 1. C14H-1974-0002 – Walter Tips House, 2336 S. Congress Avenue**
- 2. C14H-1978-0025 – Burlage-Fischer House, 1008 West Avenue**
- 3. C14H-1987-0004 – Howson Community Center, 1192 Angelina Street**

Motion: Approve a Certification for Tax Exemption for the above properties, by consent. **The motion passed on a vote of 5-0-1. Ayes: Arriaga, Hansen, Kleon, Myers and Rosato; Abstained: Limbacher**

**4. Committee Reports**

**A. Preservation Plan Committee:**

John Rosato has been assigned to work as an alternate on the Comprehensive Plan, which has entered Phase 2. The committee requested that staff determine how the Commission can get more involved in the Comprehensive Plan process.

**B. Grants Committee**

The Grants Committee is going to be asked to work on Certified Local Government reporting requirements and assist with setting priorities for Certified Local Government Grants. Staff is directed to inform the Grants Committee of the status of Certified Local Government; also contact the Texas Historical Commission to get



details on Certified Local Government and decide if a meeting with The Texas Historical Commission will be needed.

**C. Special Certificates of Appropriateness Review Committee**

The Committee meets monthly to review applications for certificates of appropriateness.

**D. Operations Committee**

All committees should meet prior to June 28, 2010.

**5. Items from Commission**

Commissioner Laurie Limbacher attended the ribbon cutting of the Tejano Walking Trail.

**6. Items from Staff** - No Report

**Adjourn: 12:15 a.m.**

## CITY OF AUSTIN - HISTORIC LANDMARK COMMISSION

REGULAR MEETING AGENDA

MAY 24, 2010- 7:00 PM

COUNCIL CHAMBERS - CITY HALL

301 WEST 2ND STREET

AUSTIN, TEXAS

## ATTENDANCE SHEET

BOARD NAME: Historic Landmark Commission

DATE OF THE MEETING: May 24, 2010

By signing below, I certify that I was in attendance at this meeting and that I have disclosed whether I have a conflict of interest related to any agenda item, and I agree not to participate in a discussion, deliberation, or vote on an agenda item for which I have a conflict of interest.

A board member has a conflict of interest if City Code Chapter 2-7 or Local Government Code Chapter 171 prohibits the board member from taking action on a vote or decision before the board. NAME OF BOARD MEMBER	IF YOU HAVE NO CONFLICT OF INTEREST ON ANY AGENDA ITEM, SIGN HERE.	IF YOU HAVE A CONFLICT OF INTEREST, SIGN HERE AND IDENTIFY THE AGENDA ITEM IN THE NEXT COLUMN.	AGENDA ITEM NUMBER FOR WHICH YOU HAVE A CONFLICT OF INTEREST.
Laurie Limbacher, Chair		<i>Laurie Limbacher</i>	<i>39-5 C14H-2010-0017 all of them</i>
John Rosato, Vice-Chair	<i>Rosato</i>		<i>(1)</i>
Joe Arriaga	<i>Joe Arriaga</i>		
Meghan Kleon	<i>Meghan Kleon</i>		
Patti Hansen	<i>Patti Hansen</i>		
Daniel Leary			
Terri Myers		<i>Terri Myers</i>	<i>C14H-2010-0006</i>

*\*Not actually a conflict, as defined by code. But will recuse*