



HISTORIC LANDMARK COMMISSION
Monday, February 27, 2012 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

___ *Laurie Limbacher, Chair*
___ *Joe Arriaga*
___ *Meghan Kleon*
___ *Terri Myers*

___ *John Rosato, Vice-Chair*
___ *Leslie Wolfenden Guidry*
___ *Dan Leary*

AGENDA

CALL TO ORDER

I. 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.

II. APPROVAL OF MINUTES

1. January 23, 2012

III. PUBLIC HEARINGS

A. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC ZONING

1. **C14H-2012-0003 – Moore House**
1713 Wethersfield Road

Applicant: Historic Landmark Commission

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Deny the zoning change as the property does not meet two criteria for historic zoning and original applicant has withdrawn his proposal for an addition.

2. **C14-2011-0065; C14H-1979-0019 – Bosche-Hogg Building**
800 and 804 Congress Avenue

Applicant: Gone to Texas Capital One, L.P., and Karotkin Family Real Estate Trust

City Staff: Clark Patterson, Planning and Development Review Department

Staff Recommendation: CBD-CURE for 800 Congress Avenue (Tract 1), and CBD-H-CURE for 804 Congress Avenue (Tract 2).

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2011-0025 (Hyde Park LHD)

307 W. 45th Street

Proposal: Relocate existing house on lot with a 50 foot setback.

Applicant: Meredith Herndon, owner

City Staff: Alyson McGee, Historic Preservation Office, 974-7801.

Committee Recommendation: No specific recommendations but requested further review of the provisions addressing setbacks in both the Hyde Park Local Historic District Design Standards and the Hyde Park NCCD.

Staff Recommendation: Approve relocation of the house with a maximum setback of 30 feet, maintaining the driveway location and foundation appearance, and approve demolition of the existing detached garage.

2. LHD-2012-0001 (Hyde Park LHD)

4314 Duval Street

Proposal: Construct a rear addition to the existing house and a two-story detached garage with apartment; install insulation in the front façade wall.

Applicant: James and Karen Mareck, owners

City Staff: Alyson McGee, Historic Preservation Office, 974-7801.

Committee Recommendation: Retain the window in the front gable end.

Staff Recommendation: Approve the Certificate of Appropriateness as presented incorporating the Committee's recommendation to retain the gable end window.

3. No case assigned this agenda number.

4. C14H-1977-0011 – Sebron Sneed House

1801 Nelms Drive

The applicant has requested a postponement to March 26, 2012.

5. C14H-1983-0011 – Sampson-Henricks Building

620 Congress Avenue

Proposal: Install a new ATM and night depository on the 7th Street side of the building in an existing doorway.

Applicant: Sixthriver Architects

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve Option 1 with glass panels, a glass transom, and a canopy..

6. C14H-1987-0002 – Metropolitan AME Church

1101 E. 10th Street

Proposal: Remove the bell from the bell tower, repair and clean masonry, wood trim, and windows; install new hardi-plank siding on the auxiliary building; clean, repair, and paint wood siding and trim.

Applicant: Floyd Chambers, general contractor
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Relocation of the bell is appropriate, replicate the profile of the existing wood in any replacement materials, test the mortar for composition and texture prior to re-pointing to ensure a good match, and add the gutters unobtrusively.
Staff Recommendation: Approve the Certificate of Appropriateness with the suggestions of the Committee.

**7. C14H-1994-0021 – Brewer House
1108 Chicon Street**

Proposal: Dismantle the remains of the house, salvaging materials for re-use at a commemoration of the contributions of Dr. Mason Brewer and the Brewer family to the arts and literature of Austin and Texas.

Applicant: City of Austin
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: No recommendation.
Staff Recommendation: Approve the Certificate of Appropriateness for dismantling the house with a reviewed and approved plan for the salvage and re-use of materials from the remains of the house for the proposed family commemoration.

**8. C14H-1995-0005 – W.H. Davis House
1203 Newning Avenue**

Proposal: Construct a new playhouse in the southeast corner of the lot.
Applicant: Ken Johnson, Clayton-Little Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Recommended approval of the proposal.
Staff Recommendation: Approve the Certificate of Appropriateness.

**9. C14H-2002-0023 – Henry Stringfellow House
902 Juniper Street**

Proposal: Replace the existing failing foundation with a new pier-and-beam foundation.
Applicant: City of Austin
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve the Certificate of Appropriateness.

**10. C14H-2007-0001 – Kocurek Building
511 W. 41st Street**

Proposal: Remove the rear addition of the house; install new front porch posts; install new board-and-batten siding on the rear of the house.
Applicant: Jacob Shweiki, GEO Trust, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Use new porch posts the same dimension as the existing; consider the new building material for the back of the house.
Staff Recommendation: Approve the Certificate of Appropriateness.

11. C14H-2009-0003 – Sallie Johnson/Haines House

1148 Northwestern Avenue

Proposal: Construct a new guest house in the rear of the property.

Applicant: Sarah Harris, owner

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

Committee Recommendation: Recommended approval of the proposal.

Staff Recommendation: Approve the Certificate of Appropriateness.

12. C14H-2009-0021 – Jackson-Novy-Kelly-Hoey House

2406 Harris Boulevard

Postpone at the applicant's request to March 26, 2012.

13. C14H-2007-0023 – Walter and Mae Simms House

906 Mariposa Drive

Proposal: Reconstruct the failed stone wall at the east end of the Mariposa Drive frontage, using the stones over a new concrete foundation.

Applicant: Will Andrews, owner

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

Committee Recommendation: Recommended approval with the recommendation that the stones be replaced in the same pattern as currently exists, and that adequate measures be taken for drainage.

Staff Recommendation: Approve the Certificate of Appropriateness with the conditions specified by the Committee.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2011-0081

1512 W. 29th Street (Old West Austin)

Proposal: Increase the height of the second story and add a dormer, replace door and windows, and enclose second story side screened porch.

Applicant: Julia Webber, Architect

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Request owner consider a more compatible design and require City of Austin Documentation Package if the proposed design pursued.

2. NRD-2012-0002

2410 Pemberton Parkway (Old West Austin)

Proposal: Demolish a c. 1950 house to allow construction of two houses.

Applicant: Jeff Greenberg, JMG partners, Inc.

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Delay release of the demolition permit and request that the owner reconsider the proposed demolition. Staff to conduct further research into the significance of the house.

- 3. NRD-2012-0004**
1706 Mohle Drive (Old West Austin)
Proposal: Construct an approximately 1,804 sq. ft. rear addition to existing house.
Applicant: Keith Melton, Contractor
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit, but request that the applicant consider retaining the existing window on the front façade.
- 4. NRD-2012-0007**
1709 W. 32nd Street (Old West Austin)
Proposal: Demolish a ca. 1941 house and construct a new 2,677 sq. ft. residence.
Applicant: Dean Lupul, Contractor
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Request that the owner reconsider demolition. If the applicant continues to seek demolition, delay release of the permit to allow for redesign of garage facade. Allow staff to administratively approve the final design and require City of Austin Documentation Package prior to release of permit.
- 5. NRD-2012-0009**
1707 W. 30th Street (Old West Austin)
Proposal: Construct a new 4,956 sq. ft. residence.
Applicant: Luke Mezger, Contractor
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: The applicant has requested a postponement to March 26, 2012.
- 6. NRD-2012-0010**
1810 W. 29th Street (Old West Austin)
Proposal: Construct a new 4,397 sq. ft. residence.
Applicant: Luke Mezger, Contractor
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Request that the applicant reconsider the design of the new residence to minimize the size and massing and to have a detached garage.
- 7. NRD-2012-0011**
3209 Glenview Avenue (Old West Austin)
Proposal: Construct a two-story addition and façade revisions.
Applicant: Leonard Strickler, owner
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Request that the applicant reconsider the design of the addition and the other revisions. Require submittal of a City of Austin Documentation Package prior to release of permit.
- 8. NRD-2012-0013**
2604 Wooldridge Drive (Old West Austin)
Proposal: Construct a two-story addition.
Applicant: Thomas M. Bullion III and Melissa Ferrell, owners

City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit with either siding option.

9. NRD-2012-0014

1502 W. 9th Street (West Line)

Proposal: Construct a new 1½-2 story detached garage at the rear of the house..

Applicant: Philip Just, Go Design

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the permit.

10. NRD-2012-0015

1601 Waterston Avenue (West Line)

Proposal: Repair and repaint siding, install new windows and doors, and add new stairs to front and rear entry.

Applicant: Sam Manning, Clayton & Little Architects

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the permit but request that the applicant eliminate the first set of French door on the west elevation.

11. NRD-2012-0016

1603 Waterston Avenue (West Line)

Proposal: Repair and repaint siding, doors and windows, replace walls at lower level with clear stained wood slat walls and concrete columns.

Applicant: Sam Manning, Clayton & Little Architects

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the permit but request the applicant maintain the garage doors, front wall, and a portion of the side walls.

12. NRD-2012-0017

1200, 1202, 1204 West Lynn Street (West Line)

Proposal: Repaint exterior, install new windows and doors, rebuild a masonry wall, and increase height of parapet to match existing parapet.

Applicant: Sam Manning, Clayton & Little Architects

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the permit.

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

1. HDP-2012-0005

1613 Willow Street

Proposal: Demolish a ca. 1901 house.

Applicant: Benhur Leyva, Performance Builders

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

Staff Recommendation: Initiate historic zoning.

2. HDP-2012-0020

2600 Canterbury Street

Proposal: Demolish a ca. 1937 house.

Applicant: Mark A. Taylor

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

Staff Recommendation: Release the demolition permit.

3. HDP-2012-0021

1105 Lambie Street

Proposal: Demolish a ca. 1939 house.

Applicant: Mark A. Taylor

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

Staff Recommendation: Release the demolition permit.

4. HDP-2012-0022

2004 Holly Street

Proposal: Demolish a ca. 1930 house.

Applicant: Mark A. Taylor

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

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

5. HDP-2012-0043

800 W. Cesar Chavez Street – Seaholm Power Plant

Proposal: Partial demolition.

Applicant: Emily Little, Clayton & Little, Architects

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

Staff Recommendation: Release the permit.

IV. COMMITTEE REPORTS

- A. Certificates of Appropriateness Review Committee
- B. Operations Committee
- C. Grants Committee
- D. Preservation Plan Committee

V. NEW BUSINESS

- A. Items from Commission
- B. Items from Staff

ADJOURNMENT