



HISTORIC LANDMARK COMMISSION  
Monday, August 26, 2013 – 7:00 P.M.  
REGULAR MEETING  
Council Chambers, City Hall  
301 W. 2<sup>nd</sup> Street  
Austin, Texas

# MEETING CANCELLED DUE TO POSTING ERROR

## CURRENT BOARD MEMBERS:

\_\_\_ *Laurie Limbacher, Chair*  
\_\_\_ *Andrea Roberts*  
\_\_\_ *Dan Leary*  
\_\_\_ *Mary Jo Galindo*

\_\_\_ *John Rosato, Vice-Chair*  
\_\_\_ *Leslie Wolfenden Guidry*  
\_\_\_ *Terri Myers*

## 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. July 22, 2013

#### III. BRIEFINGS

None

#### IV. PUBLIC HEARINGS

##### A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING

1. C14- 2013-0040 – Edgar and Lutie Perry Estate  
710 E. 41<sup>st</sup> Street

Proposal: Application for historic zoning.

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

Staff Recommendation: Recommend historic zoning as proposed.

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

**1. C14H-1992-0003**

**Mayfield - Gutsch House and Garden, 3505 W. 35<sup>th</sup> Street**

Proposal: Replace siding and repair windows on historic garden sheds.

Applicant: Kim McKnight, Parks & Recreation Department

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

Committee Recommendation: Paint end grain and consider treatments such as paraffin wax or borates to increase longevity of new siding materials.

Staff Recommendation: Approve as presented incorporating the Committee recommendations.

**2. LHD-2013-0014**

**Hyde Park Local Historic District, 4315 Avenue H**

Proposal: Construct a two-story addition at rear of a contributing property

Applicant: James Dunaway, Architect

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

Committee Recommendation: Lower the overall height of the new building.

Staff Recommendation: Approve per proposed design incorporating the Committee recommendations.

**3. C14H-1989-0010**

**Dabney-Horne House, 507 W. 23<sup>rd</sup> Street**

Proposal: Relocate the house to the northwest corner of the same lot.

Applicant: Mike McHone; Donna Carter

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

Committee Recommendation: Keep the house where it is and remove non-historic additions and modifications to preserve the current setbacks.

Staff Recommendation: Staff can support moving the house on the same site, but also recommends the Committee's recommendation to investigate removal of non-historic additions before determining how far the house must be moved.

**4. C14H-1981-0011-B**

**Day Building, 319 Congress Avenue**

Proposal: Signage for Chaotic Moon

Applicant: Clifford Berry, 360 Signs

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the sign, but ensure that the proposed canopy will not obscure any architectural feature of the doorway, and **deny** the exposed bulbs on the bottom of the canopy.

**5. C14H-1978-0030**

**Risher-Nicholas Building, 422 E. 6<sup>th</sup> Street**

Proposal: Construct a new rooftop deck on top of the adjacent building at 604 Neches Street, to be accessed from the landmarked building.

Applicant: Steve Simon

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

Committee Recommendation: Set the railing back from the parapet, and set the deck use 15 feet back from the street façade of the Neches Street building.

Staff Recommendation: Approve the application as proposed with the request to set the railing and use as far back from the street façade as possible. The applicant has revised his plans for the deck in accordance with the recommendations of the Committee to move the railing back from the building parapet.

## C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

### 1. NRD-2013-0071

#### **Sixth Street Lighting (Sixth Street)**

Proposal: Install string lights across Sixth Street.

Applicant: Old Pecan Street Association

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

Staff Recommendation: Approve the application.

### 2. NRD-2013-0047

#### **507 Oakland Avenue (West Line)**

Proposal: Demolish a contributing house and garage.

Applicant: James Schissler

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

Committee Recommendation: Continue to consider options that allow for adaptive reuse of the existing buildings. If new construction is pursued design a building, or buildings, that are compatible with the scale, patterns and character of the district.

Staff Recommendation: Postpone to September 23, 2013 at applicant's request.

### 3. NRD-2013-0048

#### **505 Oakland Avenue (West Line)**

Proposal: Demolish a contributing building.

Applicant: James Schissler

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

Committee Recommendation: Continue to consider options that allow for adaptive reuse of the existing buildings. If new construction is pursued design a building, or buildings, that are compatible with the scale, patterns and character of the district.

Staff Recommendation: Postpone to September 23, 2013 at applicant's request.

### 4. NRD-2013-0054

#### **2518 Wooldridge Avenue (Old West Austin)**

Proposal: Construct a 380 sq. ft. side addition on a contributing house.

Applicant: Rodney Bennett, Jim Bennett Consulting

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

Staff Recommendation: Release the permit per the proposed design with the recommendation that the applicant revise or eliminate the projecting bay to better reflect the Neoclassical style.

5. **NRD-2013-0055**  
**1608 W. 8<sup>th</sup> Street (Westline)**  
Proposal: Demolish a non-contributing outbuilding and construct a detached secondary home.  
Applicant: Danial Armendariz, owner  
City Staff: Alyson McGee, Historic Preservation Office, 974-7801  
Staff Recommendation: Release the permit per the proposed design.
  
6. **NRD-2013-0061**  
**724 Patterson Avenue (Westline)**  
Proposal: Construct an addition to a contributing house.  
Applicant: Norma Yancy, Clayton & Little Architects  
Committee Recommendation: The addition allows the original house to read separately, so approve the design as presented but place downspouts toward the rear of the addition.  
City Staff: Alyson McGee, Historic Preservation Office, 974-7801  
Staff Recommendation: Release the permit with the recommendation that the applicant set the addition 15' back from the façade of the existing house, and revise the roof form to reflect the existing roof.
  
7. **NRD-2013-0062**  
**3401 Happy Hollow Lane (Old West Austin)**  
Proposal: Construct additions and a front porch on a contributing house.  
Applicant: Judy Leecraft, owner  
City Staff: Alyson McGee, Historic Preservation Office, 974-7801  
Staff Recommendation: Release the permit with the recommendation that the applicant consider a design that maintains the house's contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.
  
8. **NRD-2013-0063**  
**1706 Windsor Road (Old West Austin)**  
Proposal: Enclose porte-cochere and install iron railing and gates on existing wall.  
Applicant: Leland Decker, architect  
City Staff: Alyson McGee, Historic Preservation Office, 974-7801  
Staff Recommendation: Release the permit per the proposed design.
  
9. **NRD-2013-0065**  
**1707 W. 32<sup>nd</sup> Street (Old West Austin)**  
Proposal: Construct one and two story additions to a contributing house.  
Applicant: Jeff Bullard  
City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Release the permit with the recommendation that the applicant consider a design that maintains the house's contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

10. **NRD-2013-0066**  
**1607 W. 10<sup>th</sup> Street (Clarksville)**  
Proposal: Demolish a contributing house and construct a new house.  
Applicant: David Cancioli  
City Staff: Alyson McGee, Historic Preservation Office, 974-7801  
Staff Recommendation: Postpone to September 23, 2013 at applicant's request.
  
11. **NRD-2013-0064**  
**501 Congress Avenue (Congress Avenue)**  
Proposal: Remove the existing façade elements and re-design the façade.  
Applicant: Eric Herron, Stephanie Guaraglia, Sixth River Architects  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package consisting of photographs of existing conditions.
  
12. **NRD-2013-0068**  
**120 E. 5<sup>th</sup> Street (Congress Avenue and Sixth Street)**  
Proposal: Demolish the existing parking garage and construct a new parking garage with retail space at the street level.  
Applicant: Eric Herron, Stephanie Guaraglia, Sixth River Architects  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package consisting of photographs of existing conditions.
  
13. **NRD-2013-0072**  
**Congress Avenue Trash Cans (Congress Avenue)**  
Proposal: Replace the existing trash cans with trash cans of a similar design.  
Applicant: Vidal, City of Austin  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package consisting of photographs of existing conditions.

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

1. **HDP-2013-0509**  
**4306½ Red River Street**  
Proposal: Demolish a ca. 1939 garage apartment.  
Applicant: Leslie Fulton

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage relocation over demolition but release the permit.

**2. HDP-2013-0526**

**2304 Sunny Slope Drive**

Proposal: Demolish a ca. 1950 house.

Applicant: Peter Pevoto, Gossett-Jones Homes

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

Staff Recommendation: Encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

**3. HDP-2013-0528**

**1501 Richcreek Road**

Proposal: Demolish a ca. 1951 house.

Applicant: Chester Wilson

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

Staff Recommendation: Encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

**4. HDP-2013-0550**

**8502 Bowling Green Drive**

Proposal: Demolish a ca. 1949 house.

Applicant: Jimmy Dimanoff

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

**5. HDP-2013-0554**

**1193½ San Bernard Street**

Proposal: Demolish a ca. 1884 house.

Applicant: Matthew Powers

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

Staff Recommendation: Postpone to September 23, 2013 to determine and evaluate alternatives to demolition.

**6. HDP-2013-0555**

**1603 W. 39½ Street**

Proposal: Demolish a ca. 1945 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage relocation over demolition but release the permit upon completion of a City of Austin Documentation Package

consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history of the house, for archiving at the Austin History Center.

7. **HDP-2013-0556**  
**1601 W. 39½ Street**  
Proposal: Demolish a ca. 1940 house.  
Applicant: DAR Construction  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage relocation over demolition but release the permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.
8. **HDP-2013-0557**  
**5500 Montview Street**  
Proposal: Demolish a ca. 1941 house.  
Applicant: Emilie Louise Ille  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.
9. **HDP-2013-0573, -0574, and -0575**  
**90 N. IH-35 (East Avenue)**  
Proposal: Demolish a ca. 1915 house and two outbuildings.  
Applicant: Michele Lynch, for Austin Rainey Street DEP  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage relocation over demolition, but release the permits after completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.
10. **HDP-2013-0576**  
**709 Driskill Street**  
Proposal: Demolish a ca. 1931 house.  
Applicant: Michele Lynch, for Austin Rainey Street DEP  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.
11. **HDP-2013-0577**  
**94 N. IH-35 (East Avenue)**  
Proposal: Demolish a ca. 1899 house.  
Applicant: Michele Lynch, for Austin Rainey Street DEP  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage relocation over demolition, but release the permit after completion of a City of Austin Documentation Package

consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

**12. HDP-2013-0578**

**92 N. IH-35 (East Avenue)**

Proposal: Demolish a ca. 1899 house.

Applicant: Michele Lynch, for Austin Rainey Street DEP

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

Staff Recommendation: Encourage relocation over demolition, but release the permit after completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

**V. COMMITTEE REPORTS**

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

**VI. NEW BUSINESS**

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

**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 4 days before the meeting date. Please call Tori Haase at Planning and Development Review 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 at 512-974-6454.