



HISTORIC LANDMARK COMMISSION
Monday, October 28, 2013 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

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.

<u>Topic</u>	<u>Name</u>	<u>Address</u>	<u>Phone</u>
1000 KINNEY AVE	JAMIE BROWN	1000 KINNEY AVE	720 341 3187

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A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING

Proposal: Application for historic district zoning.

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

[illegible]

III. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING

2. C14H- 2013-0006 – Eloy and Soledad Guajardo House

805 Lydia Street

Applicants: David and Anne Marie Ocasio, owners

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

Staff Recommendation: Recommend historic zoning.

[illegible]

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING

1911 Cliff Street

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

Staff Recommendation: Recommend historic zoning.

[illegible]

III. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING

4. C14H- 2013-0008 – Ethel Pearl's Beauty Salon

1504 E. 11th Street

Applicant: Curtis and Nina Batts, owners

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

Staff Recommendation: Recommend historic zoning, with a request that the applicant consider removing the vinyl siding and restore the house to its historic appearance.

[illegible]

III. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING

5. C14H- 2013-0009 – McKown-James House

1501 Richcreek Road

Applicant: Historic Landmark Commission

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

Staff Recommendation: Staff cannot recommend historic zoning, but encourages the owner to consider retaining the original part of the house and siting additional construction on other sections of the lot. If the house must be removed, staff recommends relocation over demolition, and completion of a City of Austin Documentation Package before release of the permit.

Historic zoning	Name	Address	Phone#
	✓ Shelley Hemmingson	family friend Q. James	
In Favor	* Nancy Harris	1718 Aggie Ln.	512-458-2488
In Favor	✓ Kelle Chappell	1515 MADISON AVE	512-565-0445
In Favor	Walterine Peters	1902 Richcreek Rd	512-453-6543
In Favor	Douglas Foxworth	7712 Hardy Dr	512-323-6992
In Favor	✓ Chip Harris	1718 Aggie Ln	512-458-2488
In Favor	Mary Bourland	1007 Romeria Dr.	928-273-3591
In Favor	✓ Miguel Pava	1312 Richcreek Rd	512-380-9112
In Favor	✓ Laurel Dundee	79200 Northwest Dr.	512-74-3468
In Favor	✓ Barbara Williams	1715 Aggie Ln	512-914-4058
In Favor	David Shulder	1705 Barbara St.	512-453-7362
In Favor	✓ Sarah Patterson		
In Favor	✓ Mike Laigne	1514 Richcreek Rd	512-917-7614
In Favor	✓ Nancy Botmer	neighbor?	
Opposed	✓ Elizabeth Von Flatern	1506 Richcreek Rd	713-689-9157
Opposed	Jennifer Lindsey	1509 W St Johns Ave	830-624-6251
Opposed	✓ David Bone	1507 RICHCREEK	512-659-2327
Opposed	✓ Rick Von Flatern	1506 Richcreek	717-907-4856
Opposed	✓ John Dunham	1506 Arcadia	512-431-3654
Opposed	✓ Heidi Oocbel.	2505 GROVER AVE	512-454-9884
Opposed	✓ Mike McHone	representing applicant.	
Opposed	✓ Tony? Hood	neighbor.	
Opposed			
Opposed			
Opposed			
Opposed			
in favor - Opposed	✓ Ann Charlotte Patterson		
Opposed			
Opposed			

1. C14H-1989-0010

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

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

Staff Recommendation: Staff supports the proposal to move the house a few feet to the northwest on the same site, and also supports the Committee's recommendation to investigate removal of non-historic additions before determining how far the house must be moved.

[illegible]

2. LHD-2013-0014

Proposal: Construct a new house.

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

Committee Recommendation: Chimney should be unpainted brick, delete shutters on 2nd floor window, add windows on side elevations toward front of house, and keep 2nd story windows on the side elevation.

Staff Recommendation: Approved the project as submitted.

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

3. HDP-2013-0696 (Noticed as HDP case number)

Proposed Old Judges Hill Local Historic District, 907 W. 18th Street

Proposal: Remove façade features and change the shape of the roof on a contributing building.

Applicant: Jeffrey Overman

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

Staff Recommendation: Deny removal of the ornamental railing and columns, replacement of the windows on the front façade, changing the roof form, and adding dormers to the front elevation. Approve stucco repairs, reopening the garage door opening, replacing the shutters, and allow for replacement of windows on the side and rear elevations only.

[illegible]

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

5. C14H-1990-0006

Mount Bonnell, 3800 Mount Bonnell Road

Proposal: Landscape improvements

Applicant: City of Austin PARD in partnership with West Point Society of Central Texas

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approved as proposed.

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

6. C14H-2007-0021

Gordon-Damon House, 3400 Duval Street

Proposal: Remove a non-historic gabled dormer and construct shed dormers on each side of the front-gabled roof.

Applicant: Caroline Porter, Porter Architecture and Design

Committee Recommendation: Mixed

Staff Recommendation: **Approved as proposed.**

[illegible]

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **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 releasing the permit and encourage the applicant to consider alternatives to demolition.

[illegible]

C.

2.

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 releasing the permit and encourage the applicant to consider alternatives to demolition.

[illegible]

C.

3.

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.

[illegible]

C.

4.

1607 W. 10th Street (Clarksville)

Proposal: Demolish a contributing house and construct a new house.

Applicant: David Cancialosi

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

Staff Recommendation: Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house, and require a City of Austin documentation package be submitted prior to release of the demolition permit.

[illegible]

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

5. NRD-2013-0072

1415 Ethridge Avenue (Old West Austin)

Proposal: Demolish a non-contributing house and construct a new house.

Applicant: Marc Lewis

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

Staff Recommendation: Release the permit per the proposed design with the recommendation that the applicant simplify the roof form.

[illegible]

C.

6.

1512 W. 29th Street (Old West Austin)

Proposal: Construct a second story addition to a contributing house.

Applicant: Darby Pearson

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.

[illegible]

C.

7.

2211 Windsor Road East (Old West Austin)

Proposal: Revise façade features and construct a rear addition on a contributing house.

Applicant: Tom Cuppett

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

Staff Recommendation: Release the permit per the proposed design with the recommendation that the applicant consider retaining the original façade features to maintain contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

[illegible]

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

8. **NRD-2013-0076**

1702 Mohle Drive (Old West Austin)

Proposal: Construct a rear addition on a contributing house.

Applicant: **Stuart Sampley**

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

Staff Recommendation: Release the permit per the proposed design.

[illegible]

C.

9.

4201 Wilshire Parkway (Wilshire)

Proposal: Construct a detached second residence on a contributing property.

Applicant: Gregory Brooks

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

Staff Recommendation: Release the permit per the proposed design.

[illegible]

C.

10.

1408 Gaston Avenue (Old West Austin)

Proposal: Demolish a non-contributing house and construct a new house.

Applicant: Greek, TX, Inc.

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

Staff Recommendation: Release the permit per the proposed design.

[illegible]

C.

11.

1705 Westover Road (Old West Austin)

Proposal: Construct a second story addition and revise the façade on a contributing house.

Applicant: Joanna Hartman

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

Staff Recommendation: Release the permit per the proposed design with the recommendation that the applicant move the addition further to the rear, and maintain the existing windows and door to maintain contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

[illegible]

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

1. **HDP-2013-0628**

1110 Tillery Street

Proposal: Demolish a ca. 1900 house.

Applicant: H2i, LLC

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

Staff Recommendation: Initiate historic zoning.

[illegible]

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

2. HDP-2013-0661

908 Retama Street

Proposal: Demolish a ca. 1946 – 1948 house.

Applicant: Jenna Cundy

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.

[illegible]

[illegible]

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

4. HDP-2013-0672

1308 Meriden Lane

Proposal: Demolish a ca. 1938 house.

Applicant: Walter Statham

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

Staff Recommendation: Encourage the applicant to retain the house on site if possible, if not, then 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.

[illegible]

5. HDP-2013-0681

Proposal: Demolish the rear walls of a ca. 1920 house.

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

Staff Recommendation: Request that the applicant seriously reconsider the plan to transform this house into a 2-story structure, and retain all or the front portion of this house and construct an addition instead.

[illegible]

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

6. HDP-2013-0684

1706 E. 38th Street

Proposal: Demolish a ca. 1947 house.

Applicant: Christopher Allen

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 of the house, for archiving at the Austin History Center.

[illegible]

D.

7.

4602 Avenue C

Proposal: Demolish a ca. 1939 house.

Applicant: Richard Cones

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.

[illegible]

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

8. **HDP-2013-0697**

1000 Kinney Avenue

Proposal: Demolish a ca. 1940 house.

Applicant: Vance Cobb

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.

[illegible]

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

9. **HDP-2013-0706**

1906 Stamford Lane

Proposal: Demolish a ca. 1938 house.

Applicant: Zuri Group, Inc.

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.

[illegible]

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

10. **HDP-2013-0714**

2010 Schulle Avenue

Proposal: Demolish a ca. 1939 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.

[illegible]

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

11. **HDP-2013-0718**

911 Bouldin Avenue

Proposal: Demolish a ca. 1936 house.

Applicant: David Hernandez

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.

[illegible]

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

12. HDP-2013-0719

1302 Canterbury Street

Proposal: Demolish the remainder of a ca 1904 house.

Applicant: Michael Barber

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

Staff Recommendation: Require the applicant to seek a variance so that the original plans can still be constructed, with the recommendation that the applicant use a hipped porch roof as the original, rather than the front-gabled roof shown on the plans.

[illegible]

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

13. HDP-2013-0724

5206 Woodrow Avenue

Proposal: Demolish a ca. 1948 house.

Applicant: Werner Campbell

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.

[illegible]

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

14. HDP-2013-0736

27 Margranita Crescent

Proposal: Demolish a ca. 1946 house.

Applicant: Dawson-Lupul Builders

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.

[illegible]

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

15. HDP-2013-0743

2205 E. 9th Street

Proposal: Demolish a ca. 1938 house.

Applicant: Michael Friedman

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.

[illegible]

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

16. **HDP-2013-0744**

1210 Garden Street

Proposal: Demolish a ca. 1946 house.

Applicant: Michael Friedman

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.

[illegible]

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

17. **HDP-2013-0745**

2005 S.L. Davis Avenue

Proposal: Demolish a ca. 1948 house.

Applicant: Michael Friedman

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.

[illegible]

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

18. **HDP-2013-0746**

3019 E. 17th Street

Proposal: Demolish a ca. 1952 house.

Applicant: Michael Friedman

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.

[illegible]

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

19. HDP-2013-0749

2729 Lyons Road

Proposal: Demolish a ca. 1949 house.

Applicant: Ramon Duvan, Jr.

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.

[illegible]

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

20. HDP-2013-0750

1501 Hillmont Street

Proposal: Demolish a ca. 1948 house.

Applicant: Adam Reiser

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 of the house, for archiving at the Austin History Center.

[illegible]

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

21. HDP-2013-0761

1515 Hether Street

Proposal: Demolish a ca. 1938 - 1940 house.

Applicant: Heidi Goebel

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.³

[illegible]

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

22. HDP-2013-0763

4106 Ramsey Avenue

Proposal: Demolish a ca. 1940 house.

Applicant: Warren Spain

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.

[illegible]

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.