



HISTORIC LANDMARK COMMISSION
Monday, January 27, 2014 – 7:00 P.M.
REGULAR MEETING
BOARDS AND COMMISSIONS ROOM, 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.

II. APPROVAL OF MINUTES

1. November 18, 2013
2. December 6, 2013 – Special called meeting
3. December 16, 2013

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING AND CHANGES TO HISTORIC ZONING PARCELS

1. C14-01-0038(RCT)

Dabney-Horne House, 507 W. 23rd Street

Proposal: Terminate the restrictive covenant on the property.

Applicant: Mike McHone

City Staff: Heather Chaffin, Planning and Development Review
Department

Staff Recommendation: Pending.

2. C14-2013-0148

Dabney-Horne House, 507 W. 23rd Street

Proposal: Reduce the area of historic zoning.

Applicant: Mike McHone

City Staff: Heather Chaffin, Planning and Development Review
Department

Staff Recommendation: Pending.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2013-0022

808 Blanco Street - Castle Hill LHD

Proposal: 2nd floor addition to contributing house.

Applicant: Erin and Matt Thompson

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

Committee Recommendation: Simply the bracket design on the addition. Removing the second front door is acceptable.

Staff Recommendation: Approve the Certificate of Appropriateness eliminating the decorative brackets on the addition and removing the non-original door.

2. C14H-1976-0012

Morley Brothers Drug Store, 209 E. 6th Street

Proposal: Replace glass block in the sidewalk in front of the building.

Applicant: Werner Campbell

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

Committee Recommendation: Find another means to eliminate the potentially dangerous situation that does not involve the removal of the glass blocks in the sidewalk.

Staff Recommendation: Consider an alternative to removing the glass block that will maintain the historic look and provide a safer, non-slip walking surface.

3. C14H-1978-0035 – Jacoby-Pope Building, 200 E. 6th Street

Proposal: Modify the Brazos Street elevation of the building with new openings.

Applicant: Emily Little, Clayton + Little, Architects

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

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: Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

2. 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: Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

3. NRD-2013-0066 & NRD-2014-0004

1607 W. 10th Street (Clarksville)

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

Applicant: David Cancialosi & Kevin Woodworth

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

Staff Recommendation: Postpone release of the building permit for new construction until February 24, 2014 due to zoning review not being complete.

Release the relocation permit with the recommendation that the applicants consider a design that allows for the adaptive reuse of the existing house in place or seek a new location within the District. Require final review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the relocation permit.

4. NRD-2013-0073

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.

5. NRD-2014-0001

3205 Beverly Road (Old West Austin)

Proposal: Demolish a contributing house.
Applicant: Steven Radke
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. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

6. NRD-2014-0002

2415 Hartford Avenue (Old West Austin)

Proposal: Demolish a contributing house.
Applicant: Tom Blackwell
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. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

7. NRD-2014-0003

2225 Andrew Zilker Road/Sunshine Camp (Zilker Park)

Proposal: Demolish a non-contributing building and construct a new building.
Applicant: Metcalfe Wolff Stuart & Williams, LLP
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit per the proposed design.

8. NRD-2013-0103

1717 Palma Plaza (Old West Austin)

Proposal: Demolish a ca. 1935 contributing duplex.
Applicant: Steven Radke
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit after completion of a City of Austin documentation package and HLC review of the plans for the site.

9. NRD-2013-0104

1719 Palma Plaza (Old West Austin)

Proposal: Demolish a ca. 1935 contributing duplex.
Applicant: Steven Radke
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit after completion of a City of Austin Documentation Package and HLC review of the plans for the site.

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

1. HDP-2013-0829

2910 Rio Grande Street

Proposal: Relocate a ca. 1928 house to outside the city.

Applicant: Edward Lopez and Bethany Bartel
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage the applicant to retain the house on site, 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.

2. HDP-2013-0921

2000 Exposition Boulevard

Proposal: Demolish a ca. 1950 house.

Applicant: Dallas Grant

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

Staff Recommendation: Encourage the applicant to retain the house if feasible, otherwise, 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-2013-0936

1402 E. 11th Street

Proposal: Demolish a ca. 1938 house.

Applicant: Sal Martinez, MX3 Homes

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

Staff Recommendation: Postpone to fully evaluate retention and restoration of the house.

4. HDP-2013-0949

5611 Jeff Davis Avenue

Proposal: Demolish a ca. 1951 house.

Applicant: Jim Bennett

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.

5. HDP-2013-0958

1303 San Antonio Street

Proposal: Demolish a ca. 1932 apartment house.

Applicant: Rodney Bennett

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

Staff Recommendation: Request that the applicant retain the house and incorporate into his project, but otherwise, 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.

6. HDP-2013-0959

406 W. 13th Street

Proposal: Demolish a ca. 1928 house.
Applicant: Rodney Bennett
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.

7. HDP-2013-0969

2203 E. 14th Street

Proposal: Demolish a ca. 1933 house.
Applicant: Sal Martinez, MX3 Homes
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.

8. HDP-2014-0002

3215 Bridle Path

Proposal: Demolish a ca. 1949 house.
Applicant: Ross Rathgeber
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.

9. HDP-2014-0003

906 Kinney Avenue

Proposal: Demolish a ca. 1940 house.
Applicant: Stuart Sampley
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.

10. HDP-2014-0004

807, 807½, and 809 E. 16th Street

Proposal: Demolish two ca. 1931 houses and a ca. 1934 house.
Applicant: John Nelson and Steven Petty
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.

VI. COMMITTEE REPORTS

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

IV. NEW BUSINESS

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

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.