



**Historic Landmark Commission
MINUTES**

**REGULAR MEETING
Monday, January 27, 2014**

The Historic Landmark Commission convened in a regular meeting on Monday, January 27, 2014 at City Hall (Council Chambers), 301 W. 2nd Street in Austin, Texas.

Vice Chair John Rosato called the public hearing to order at 7:10p.m.

Commission Members in Attendance:

*Vice Chair John Rosato, Andrea Roberts, Mary Jo Galindo
Leslie Wolfenden-Guidry and Dan Leary*

Commission Members not present:

Chair Laurie Limbacher and Terri Myers, both ill.

Staff in Attendance: Steve Sadowsky, Alyson McGee, Tori Haase

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.

No speakers

II. APPROVAL OF MINUTES

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

MOTION: Postpone the minutes from the November 18th, December 6th, and December 16, 2013 public hearings to February 24, 2014 on Commissioner Galindo's motion; Commissioner Wolfenden-Guidry second the motion with a 5-0 vote.

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.

Sara Crocker spoke in support of postponement of the public hearing. Adam Schramek spoke in opposition of the postponement. The public hearing was closed on Commissioner Wolfenden-Guidry's motion; Commissioner Roberts second on a 4-0 vote (Commissioner Leary recused and off the dais).

MOTION: The motion to postpone the public hearing to February 24, 2014 failed on Commissioner Roberts' motion, Commissioner Galindo second on a 2-2-1 vote. Those voting aye were: Commissioners Roberts and Galindo. Those voting nay were: Commissioner Rosato and Commissioner Wolfenden-Guidry. Commissioner Leary was recused and off the dais.

MOTION: The motion to deny the request for postponement failed on Commissioner Wolfenden-Guidry's motion, Vice Chair Rosato second the motion on a 2-2-1 vote. Those voting aye were Commissioner Wolfenden-Guidry and Vice Chair Rosato. Those voting nay were: Commissioners Roberts and Galindo. Leary was recused and off the dais.

COMMENTS: Commissioner Galindo commented that she does not support the relocation of the structure. Commissioner Roberts does not support opposing the restrictive covenant. Commissioners Rosato and Wolfenden-Guidry agreed with Commissioner Roberts.

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.

Adam Schramek spoke in support. Tere O'Connell, Betsy Greenberg and Sarah Crocker spoke in opposition. Adam Schramek provided rebuttal. The public hearing was closed on a motion by Commissioner Wolfenden-Guidry. Commissioner Galindo seconded the motion on a 4-0-1 vote. Commissioner Leary was recused and off the dais.

MOTION: Deny the reduction of the historic zoning on Commissioner Wolfenden-Guidry's motion. Commissioner Galindo seconded the motion on a 4-0-1 vote. Commissioner Leary was recused and off the dais.

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.

MOTION: Approve the Certificate of Appropriateness in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts' second; the motion passed with a 5-0 vote.

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.

MOTION: Postpone the public hearing to Monday, February 24, 2014 on a motion by Commissioner Galindo. Commissioner Wolfenden-Guidry seconded; the motion passed on a 5-0 vote.

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.

MOTION: Approve the Certificate of Appropriateness in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

Sean Kubicek, Andrew Milam, and Kevin Woodworth spoke in support. Mary Reed, Aubrey Carter, Tere O'Connell, Linda Baylor, Malcolm Greenstein, Mitchell Tatum, Sarah Mitchell and Cynthia Baylor, Stiegler Ashley spoke in opposition. Sean Kubicek rebuttled. The public hearing was closed on Commissioner Wolfenden-Guidry's motion. Commissioner Leary second the motion on a 5-0 vote.

MOTION: Initiate historic zoning on a motion by Commissioner Wolfenden Guidry. Commissioner Leary seconded; the motion passed on a 5-0 vote.

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.

MOTION: Postpone the public hearing to Monday, February 24, 2014 on a motion by Commissioner Galindo. Commissioner Wolfenden-Guidry seconded; the motion passed on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

Edward Lopez spoke in favor. Betsy Greenberg and Anne Heinen spoke in opposition. Edward Lopez rebutted. The public hearing was closed on a motion by Commissioner Roberts. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote.

MOTION: Release the permit in accordance with staff recommendation on a motion by Commissioner Wolfenden-Guidry's motion. Commissioner Leary seconded; the motion passed on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

Hector Avila spoke in support of postponement. No speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

MOTION: Postpone the public hearing to February 24, 2014 on Commissioner Roberts' motion. Commissioner Wolfenden-Guidry seconded; the motion passed on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

**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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

**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.

MOTION: Release the demolition permit in accordance with staff recommendation on passage of the consent agenda on Commissioner Leary's motion; Commissioner Roberts seconded; the motion passed with a 5-0 vote.

**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.

MOTION: Amend the consent agenda to include this property for approval in accordance with Staff recommendation on a motion by Commissioner Roberts. Commissioner Leary seconded; the motion passed on a 5-0 vote.

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

MOTION: Initiate a code amendment to change Chapter 25, Section 11; subsection 245 on a motion by Commissioner Wolfenden-Guidry. Commissioner Galindo seconded the motion on a 5-0 vote.

Tom Smith addressed the Commission regarding 1303 San Antonio Street and that it was passed on the consent agenda without any consideration of his signing in opposition and to speak before the HLC in a public hearing.

MOTION: To not reconsider the motion that was made for the demolition of 1303 San Antonio Street on a motion by Commissioner Roberts. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote.

Adjourn: 9:49pm on a motion by Commissioner Wolfenden-Guidry. Commissioner Galindo second the motion on a 5-0 vote.

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.