



HISTORIC LANDMARK COMMISSION
Monday, March 24, 2014 – 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.

II. APPROVAL OF MINUTES

1. November 18, 2013
2. December 6, 2013 – Special called meeting
3. December 16, 2013
4. January 27, 2014

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING and ACTIONS ON HISTORICALLY-ZONED PARCELS

1. C14-2014-0008 – All Saints Episcopal Church
2627 Whitis Avenue
Applicant: John Philip Donisi, Winstead, PC
City Staff: Wendy Rhoades, Planning and Development Review
Department
Staff Recommendation: Recommend the zoning change on parking lots
from MF-5-H to CS-MU.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1976-0001

Sheeks-Robertson House, 610 West Lynn Street

Proposal: Construct a new vehicular and pedestrian entry from West Lynn Street to allow access and view to the front of the house from the street; restore the historic appearance and configuration of the porte-cochere on the west end of the porch; remove the existing non-historic frame addition to the rear and construct a two-story frame addition in its place; pull up hardscaping at the back of the house.

Applicant: Stuart Brummett, Clayton + Little, Architects

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

Committee Recommendation: Approve as presented with the recommendation to return to the Commission with proposed paint color schemes once determined by the applicant and owner.

Staff Recommendation: Approve as presented with the recommendation of the Committee above.

2. C14H-2006-0034

North Austin Sub-Station (Sparky Park), 3701 Grooms Street

Proposal: Rehabilitate the sub-station building by removing a portion of the east wall, installing a folding glass door system and canopy; clean masonry.

Applicant: City of Austin Parks and Recreation Department (Kim McKnight)

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

Committee Recommendation: Approve as proposed with the recommendation that the applicant be sure that the flashing at the canopy is sufficient to deter moisture penetration to underlying masonry.

Staff Recommendation: Approve as proposed.

3. C14H-1976-0012 – Postpone to April 28, 2014 to allow for evaluation of alternatives.

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.

**4. LHD-2014-0005 – Postpone to April 28, 2014 at applicant's request.
3907 Avenue C (Hyde Park)**

Proposal:

Applicant: Doug Keating

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

Committee Recommendation:

Staff Recommendation:

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **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: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit as proposed.
2. **NRD-2014-0021**
3201 Glenview Avenue (Old West Austin)
Proposal: Remodel and add on to the house; remove the attached garage and construct a one-car detached garage; replace all windows and doors, construct a new front and covered side porch; stucco the exterior of the house.
Applicant: Jim Dunaway, architect and owner.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit as proposed.
3. **NRD-2014-0023**
619 Congress Avenue (Congress Avenue)
Proposal: Construct a high-rise hotel building and Great Streets improvements.
Applicant: Armbrust & Brown, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed with the recommendation that the applicant submit more detailed plans for exterior finishes and Great Streets furnishings to staff for review.
4. **NRD-2014-0025**
904 Willow Street (Willow-Spence)
Proposal: Construct a two-story garage apartment at the rear of the lot.
Applicant: Mike Walker
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed with the recommendation that the applicant not use aluminum or vinyl windows in favor of wood or aluminum-clad wood windows for more durability and greater compatibility with the historic character of the house and district.
5. **NRD-2014-0013 – Postponement request by the applicant to April 28, 2014**
3006 Glenview Avenue (Old West Austin)
Proposal: Demolish a contributing house and construct a new house.
Applicant: David Weekley Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Consider a design that is more compatible with the contributing houses of the historic district; reconsider the use of vinyl windows and a boxed chimney.
6. **NRD-2014-0015 – Postpone to April 28, 2014 at the applicant's request.**
1308 W. 9½ Street (West Line)

Proposal:
Applicant: Robert Anderson
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: N/A

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

1. HDP-2014-0019

902 Juanita Street

Proposal: Demolish a house moved to the site in 1953.
Applicant: Laurie Catsimanes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit with the recommendation that the applicant erect a commemorative marker in the front yard detailing the history of the house; the house is so severely deteriorated that preservation is no longer feasible.

2. HDP-2014-0100

502 E. Monroe Street

Proposal: Demolish a ca. 1926 house.
Applicant: Donovan Paul Company
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use of the house as was done with the house at 500 E. Monroe which is now a city landmark, 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-2014-0116

3704 Harmon Avenue

Proposal: Demolish a ca. 1941 house.
Applicant: Brian Copland
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use if possible, 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-2014-0120

804 Neches Street/410 E. 8th Street

Proposal: Demolish a ca. 1938 house.
Applicant: AAR, Inc.
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 property, for archiving at the Austin History Center.

5. **HDP-2014-0121**
1600 Newton Street
Proposal: Demolish a ca. 1946 house.
Applicant: Luci Gallahan
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use if feasible, then 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.
6. **HDP-2014-0122**
304 W. Milton Street
Proposal: Demolish a ca. 1925 house.
Applicant: Moore-Tate Projects and Design
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.
7. **HDP-2014-0123**
306 W. Milton Street
Proposal: Demolish a ca. 1925 house.
Applicant: Moore-Tate Projects and Design
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
8. **HDP-2014-0124**
400 W. Milton Street
Proposal: Demolish a ca. 1935 house.
Applicant: Moore-Tate Projects and Design
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-2014-0125**
816 W. James Street
Proposal: Demolish a ca. 1934 house.
Applicant: Joel Yates
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use if feasible, then 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-2014-0126**
1603 Sanchez Street
Proposal: Demolish a ca. 1945 house.

Applicant: Bruce Beaty
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.

11. HDP-2014-0139

410 W. 18th Street

Proposal: Demolish a ca. 1940 commercial building
Applicant: Bryan Cumby
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.

12. HDP-2014-0140

46 Waller Street

Proposal: Demolish a ca. 1925 house.
Applicant: Kevin Burns
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.

13. HDP-2014-0148

311 Leland Street

Proposal: Demolish four ca. 1936 Calcasieu cottages
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to April 28, 2014 to allow time to fully consider alternatives to demolition.

14. HDP-2014-0149

503 Leland Street

Proposal: Demolish a ca. 1930 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use if feasible, then 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.

15. HDP-2014-0150

2601 Hidalgo Street

Proposal: Demolish a ca. 1935 house.
Applicant: DAR Construction
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.

16. HDP-2014-0155

3311 Windsor Road

Proposal: Demolish a ca. 1950 house.

Applicant: Nalle Custom 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.

17. HDP-2014-0157

902 W. 30th Street

Proposal: Demolish a ca. 1933 house.

Applicant: Verde Development

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

Staff Recommendation: Encourage rehabilitation and re-use if feasible, then 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.

18. HDP-2014-0158

603 Elmwood Place

Proposal: Demolish a ca. 1923 house that was significantly modified in 1948.

Applicant: DAR Construction

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

Staff Recommendation: Release the permit.

19. HDP-2014-0159

601 Elmwood Place

Proposal: Demolish a ca. 1929 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and re-use if feasible, 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. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR PARTIAL EXEMPTION FROM AD VALOREM PROPERTY TAXES – Properties which have passed inspection with no repairs recommended.
See attached list, incorporated by reference here.**

VII. COMMITTEE REPORTS

- A. Certificates of Appropriateness Review Committee**
- B. Operations Committee**

- C. Grants Committee
- D. Preservation Plan Committee

VIII. 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.