



HISTORIC LANDMARK COMMISSION
Monday, August 25, 2014 – 7:00 P.M.
REGULAR MEETING
Room 325, One Texas Center
505 Barton Springs Road
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. July 28, 2014

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

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

1. C14H-2014-0011 – Stacy-Tate House
1705 Travis Heights Boulevard

Applicants: Gary Gustovich and Susan E. Barr, owners

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

Staff Recommendation: Recommend historic zoning.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

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

Proposal: Construct rooftop deck awning covers.
Applicant: Sean O'Brien, Colina West
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Set the awning covers be set back to the point where they cannot be seen from the street and minimize the structural elements to the greatest extent possible.

**2. C14H-1981-0001 – Woodburn House
4401 Avenue D**

Proposal: Install new windows on the north elevation and on the back of the house.
Applicant: Caroline Porter
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed.

**3. C14H-1990-0006 – Mount Bonnell
3800 Mount Bonnell Road**

Proposal: Modify the existing pergola, expand the existing hardscape with seating; install new fencing.
Applicant: City of Austin PARD; Rey Hernandez
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed.

**4. C14H-1995-0005 – W.H. Davis House
1203 Newning Avenue**

Proposal: Install a swimming pool and spa; landscaping with stone, concrete, and crushed granite gravel.
Applicant: Linda Sullivan, Permit Partners
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Lessen the amount of hardscaping and gravel in the yard.

**5. C14H-2008-0014 – Webb-Sims-Aldridge House
108 W. 32nd Street**

Proposal: Remove the existing guest house; construct a 2-story guest house in its place; construct a rear addition; install a metal canopy on the side of the house.
Applicant: Hugh Jefferson Randolph, architect
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve the rear addition; reconsider the design of the guest house; deny the metal awning.

**6. LHD-2014-0019
912 Blanco Street (Castle Hill)**

Proposal: Construct a 2-story addition to the rear of the house; move the house approximately 5.5 feet to the north.
Applicant: Maxcy Kuykendall, owner; James Cormier, architect.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Recommended.
Staff Recommendation: Approve as proposed.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2014-0073

515 Congress Avenue (Congress Avenue and Sixth Street)

Proposal: Install a new blade sign and a new wall sign for P.Terry's Burgers.

Applicant: Maggie Star

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

Staff Recommendation: Approve the size of the signs, but reconsider the exposed neon lighting.

2. NRD-2014-0063

1013 Gaston Avenue (Old West Austin)

Proposal: Construct a two-story addition and reconfigure the front of the contributing house.

Applicant: Hayley Partners

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

Staff Recommendation: Initiate historic zoning.

3. NRD-2014-0068

806 Patterson Avenue (West Line)

Proposal: Demolish a ca. 1917 contributing house.

Applicant: Greenbelt Homes

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

Staff Recommendation: Postpone to September 22, 2014 to fully evaluate alternatives to demolition.

4. NRD-2014-0070

3302 Funston Street (Old West Austin)

Proposal: Demolish a ca. 1947 non-contributing house.

Applicant: DAR Construction

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

Staff Recommendation: Release the permit upon the Commission's review of plans for the new construction.

5. NRD-2014-0076

1001 Gaston Avenue (Old West Austin)

Proposal: Construct a two-story addition.

Applicant: Andrew Echols

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

Staff Recommendation: Approve as proposed after completion of a City of Austin Documentation Package.

6. **NRD-2014-0078**
1631 Palma Plaza (Old West Austin)
Proposal: Demolish a contributing house and construct a new house.
Applicant: Morris Yates
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to September 22, 2014 to fully evaluate alternatives to demolition.
7. **NRD-2014-0083**
2109 Hartford Road (Old West Austin)
Proposal: Demolish a contributing 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, and upon the Commission's review of the plans for the new construction on the site.
8. **NRD-2014-0084**
1208 W. 8th Street (West Line)
Proposal: Demolish a contributing house.
Applicant: Kris Owens
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to September 22, 2014 to fully evaluate alternatives to demolition.
9. **NRD-2014-0085**
901 Theresa Avenue (West Line)
Proposal: Construct a rear addition.
Applicant: Katie Hastings Design
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed after completion of a City of Austin Documentation Package.
10. **NRD-2014-0086**
2224 Parkway (Old West Austin)
Proposal: Construct a two-story addition.
Applicant: Purcell Designs
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Reduce the scale of the addition; set the addition back from the front wall of the house; remove the boxed chimney.
11. **NRD-2014-0075**
3412 Happy Hollow Lane (Old West Austin)
Proposal: Demolish a ca. 1950 house.
Applicant: Cory Pomeroy
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to September 22, 2014
12. **NRD-2014-0082**

1415 Westover Road (Old West Austin) – Postpone to September 22, 2014 to allow the applicant to complete zoning review.

Proposal: Construct a two-story addition.

Applicant: Cory Pomeroy

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

Staff Recommendation: Postpone to September 22, 2014

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

1. HDP-2014-0440 – POSTPONE TO September 22, 2014.

1008 E. 9th Street

Proposal: Demolish a ca. 1885 house.

Applicant: Jeff Krolicki, Dick Clark Architecture

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

Staff Recommendation: Postpone to September 22, 2014; the owners are considering restoration and rehabilitation of the house rather than demolition.

2. HDP-2014-0553

1106 Woodland Avenue

Proposal: Demolish a ca. 1939 house and a ca. 1948 secondary dwelling unit.

Applicant: Jeff Bridgewater

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

3. HDP-2014-0568

206 E. Live Oak Street

Proposal: Relocate a ca. 1926 house with a ca. 1939 addition.

Applicant: Don Garner

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

4. HDP-2014-0627

4604 Ridge Oak Drive

Proposal: Demolish a ca. 1949 house.

Applicant: William Wood

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

5. HDP-2014-0628

1707 Willow Street

Proposal: Demolish a ca. 1917 house.

Applicant: Sett Studio

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

Staff Recommendation: Encourage rehabilitation and re-use but release the permit.

6. **HDP-2014-0638**
3110 Robinson Avenue
Proposal: Demolish a ca. 1933 house.
Applicant: Jennifer Reyes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use; encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
7. **HDP-2014-0662**
4307 Bellvue Avenue
Proposal: Demolish a ca. 1926 house.
Applicant: Gregory McNelis
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use of the house if feasible, then recommend relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
8. **HDP-2014-0663**
1806 Kenwood Avenue
Proposal: Demolish a ca. 1930 house.
Applicant: Urban Nature, Inc.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use; recommend postponement to September 22, 2014 to fully evaluate alternatives to demolition.
9. **HDP-2014-0667**
1708 Bauerle Avenue
Proposal: Demolish a ca. 1948 house.
Applicant: Props Central, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
10. **HDP-2014-0681**
1102 W. Monroe Street
Proposal: Demolish a ca. 1937 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use of the structure; encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
11. **HDP-2014-0684**
2109 Ashby Avenue
Proposal: Demolish a ca. 1950 garage apartment.
Applicant: Tim McCabe
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

12. HDP-2014-0685

705 W. Monroe Street

Proposal: Demolish a ca. 1902 house.

Applicant: Purple Mountain Door, Inc.

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

Staff Recommendation: Encourage rehabilitation and re-use; encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

13. HDP-2014-0686

1107 W. Monroe Street

Proposal: Demolish a ca. 1946 house.

Applicant: Matt McCormack

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

Staff Recommendation: Release the permit.

14. HDP-2014-0687

3801 Grayson Lane

Proposal: Demolish a ca. 1950 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and re-use of the structure; release the permit upon completion of a City of Austin Documentation Package.

15. HDP-2014-0688

2005 Scenic Drive

Proposal: Partial demolition of a ca. 1947 house.

Applicant: Samantha Ramsey

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

16. HDP-2014-0689

91 Red River Street

Proposal: Demolish a ca. 1902 house.

Applicant: Tom Burson

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.

17. HDP-2014-0690

91½ Red River Street

Proposal: Demolish a ca. 1904 house.

Applicant: Tom Burson

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.

V. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES.

1. DBN-2014-0001 – 907, 909, and 911 Congress Avenue.

Postpone to September 22, 2014 for further progress on remedying the site conditions and proposing a rehabilitation plan for the buildings.

VI. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR LOCAL HISTORIC DISTRICT TAX ABATEMENT -

A. 4005 Avenue A – Hyde Park LHD

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 Kalan Contreras 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.