



**Historic Landmark Commission
MINUTES**

**REGULAR MEETING
Monday, September 22, 2014**

The Historic Landmark Commission convened in a special called hearing on Monday, September 22, 2014 at One Texas Center (Room 325), 505 Barton Springs Road in Austin, Texas.

Commissioner John Rosato called the public hearing to order at 7:05 p.m.

Commission Members in Attendance:

Commissioners John Rosato, Andrea Roberts, Mary Jo Galindo, and Terri Myers

Commission Members absent: *Commissioners Laurie Limbacher and Leslie Wolfenden-Guidry*

Staff in Attendance: *Steve Sadowsky and Kalan Contreras*

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.

Reji Thomas and Elizabeth Purcell spoke in support of historic designation for the Pine Street Station at 414 Waller Street.

MOTION: Request further staff investigation on a motion by Commissioner Galindo. Commissioner Myers seconded the motion; vote: 5-0.

II. APPROVAL OF MINUTES

1. August 25, 2014

MOTION: Approve the minutes of the August 25, 2014 Historic Landmark Commission public hearing as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote 5-0.

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

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

1. C14H-2011-0002 – Routon-Alvarez-Lopez House

809 E. 9th Street

Applicants: Mary Helen Lopez, Guadalupe Neighborhood Development Corporation

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

Staff Recommendation: Recommend historic zoning.

There were no speakers in support or opposition. The public hearing was closed on a motion by Commissioner Rosato. Commissioner Roberts seconded the motion; vote 5-0.

MOTION: Recommend historic zoning in accordance with staff recommendation on a motion by Commissioner Myers. Commissioner Leary seconded the motion; Commissioner Galindo commented in favor of the applicant's decision to designate the house; vote: 5-0.

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: Keep as minimal a profile as possible and use a standing seam roof for the covers.

Staff Recommendation: Approve as proposed.

MOTION: Approve the Certificate of Appropriateness as proposed per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

2. C14H-1974-0023 – French Legation

802 San Marcos Street

Proposal: Repair the wood access ramp and repair/replace areas of wood rot and water damage on the water table and door jambs.

Applicant: Martha George Withers, director

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 as proposed; as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

3. C14H-1995-0004 – Dozier-Beal House

1503 West Avenue

Proposal: Replace the non-historic picture window on the south elevation with four 1:1 windows matching existing windows in the house.

Applicant: Doug Nissen, architect
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 as proposed; as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

**4. C14H-2009-0013 – Kappa Kappa Gamma House
2001 University Avenue**

Proposal: Remove existing one-story additions to the back of the house and construct a three-story addition in their place.
Applicant: John Rawlins, Good, Fulton & Farrell 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 as proposed; as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

**5. LHD-2014-0020 – 1115 W. 11th Street
Castle Hill**

Proposal: Construct a new house on a vacant lot.
Applicant: Dick Clark Architecture
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Split decision; no recommendation.
Staff Recommendation: Approve as proposed.

MOTION: Approve the Certificate of Appropriateness as proposed; as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

**6. LHD-2014-0024 – 4206 Avenue H
Hyde Park**

Proposal: Remove the existing entry hood and construct a pergola in its place; construct a new concrete porch and new front walk.
Applicant: Dason Whitsett, architect
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 as proposed; as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

7. HDP-2014-0339 – 2100 E. 14th Street

Proposal: Preserve and restore the existing house; construct a rear addition and a detached secondary dwelling unit.

Applicant: Newcastle Homes; Jamie Crawley, architect
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 as proposed; as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

8. HDP-2014-0440 – 1008 E. 9th Street

Proposal: Preserve and restore the existing house; construct a rear addition. The applicant will be seeking historic landmark designation for this house.

Applicant: Harris and Catherine O'Malley, owners; Jeff Krolicki, Dick Clark Architecture, architect

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 as proposed; as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

**9. C14H-2009-0067 – Ernest and Irma Wilde House – ADDENDUM
1412 W. 9th Street**

Proposal: Exterior paint.

Applicant: D.J. Powers

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Consider a more appropriate paint scheme for this bungalow-style house.

MOTION: Recommend consideration of paint colors appropriate to the style of the house in accordance with the staff recommendation; as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. 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: Approve as proposed.

COMMENTS: No additional comments to the staff recommendation.

2. 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: Either postpone to October 27, 2014 under the Commission's 180-day demolition delay process, or release the permit upon completion of a City of Austin Documentation Package, and upon the Commission's review of plans for a replacement structure.

There were no speakers in support or in opposition. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Roberts seconded the motion; vote: 5-0.

MOTION: Postpone the public hearing to October 27, 2014 a motion by Commissioner Myers. Commissioner Roberts seconded the motion; vote 5-0.

**3. NRD-2014-0078
1631 Palma Plaza (Old West Austin) – POSTPONE TO OCTOBER 27, 2014 at the applicant's request.**

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 October 27, 2014 at the applicant's request.

MOTION: Postpone the public hearing to October 27, 2014 on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 5-0.

**4. NRD-2014-0082
1415 Westover Road (Old West Austin) – Postpone to October 27, 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 October 27, 2014

MOTION: Postpone to October 27, 2014 on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 5-0.

**5. 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: Either postpone to October 27, 2014 under the Commission's 180-day demolition delay process, or release the permit upon completion of a City of Austin Documentation Package, and upon review of the plans for a new structure for the site.

There were no speakers in favor or in opposition. The public hearing was closed on a motion by Commissioner Roberts. Commissioner Leary seconded the motion; vote: 5-0.

MOTION: Postpone the public hearing to October 27, 2014 on a motion by Commissioner Myers. Commissioner Leary seconded the motion; vote 5-0.

6. NRD-2014-0090

1006 Elm Street (West Line)

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

Applicant: Homes by Park, Inc.

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

Staff Recommendation: Approve with the recommendation that the applicant consider retaining the existing house, which while non-contributing due to age, is compatible with the historic district; if retaining the existing house will not work, then simplify the rooflines, locate the rooftop deck more towards the rear of the house, and simplify the siding patterns to make the new house more compatible with the contributing houses within the district.

MOTION: Release the permit per staff recommendation, with the condition that the applicant simplify rooflines and siding patterns and relocate the rooftop deck, as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

7. NRD-2014-0091

3204 Bryker Drive (Old West Austin)

Proposal: Demolish a rear addition and the detached garage and construct a new two-story rear addition.

Applicant: Sophia Razzaque

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

Staff Recommendation: Approve with the recommendation that the front wall of the addition have more variation in detail or more fenestration to avoid the appearance of a large front-gabled blank wall from the street.

MOTION: Release the permit per staff recommendation that applicants alter the design of the addition, as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

8. NRD-2014-0096

2321 Hartford Road (Old West Austin)

Proposal: Replace a second-story screened porch with an addition.

Applicant: Watermark Homes, Inc.

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

Staff Recommendation: Approve as proposed.

COMMENTS: No additional comments to the staff recommendation.

9. NRD-2014-0097

3302 Funston Street (Old West Austin) – POSTPONE TO OCTOBER 27, 2014 to allow the applicant to complete zoning review.

MOTION: Postpone to October 27, 2014, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 5-0.

10. NRD-2014-0098

1717 Palma Plaza (West Line)

Proposal: Construct a new single family home.

Applicant: Steven Radke

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

Staff Recommendation: Approve as proposed.

COMMENTS: No additional comments to the staff recommendation.

11. NRD-2014-0100

500 E. 6th Street (Sixth Street)

Proposal: Construct a rooftop addition; replace windows.

Applicant: Ken Johnson, Michael Hsu Architects

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

Staff Recommendation: Set the rooftop activities, vegetation, and trees back from the parapet in accordance with the Architectural Design Guidelines for Sixth Street.

Ken Johnson spoke in support. No one spoke in opposition. Commissioner Galindo motioned to close the public hearing; Commissioner Leary seconded on a 5-0 vote.

COMMENTS: Commissioners Leary, Myers, and Rosato suggested elimination of rooftop planting. Commissioner Galindo encouraged increased front setback. Commissioners Leary and Myers requested further review of the application at the next Certificate of Appropriateness Committee meeting.

MOTION: Postpone the public hearing to October 27 in accordance with staff recommendation and request applicant's presence at the October 13 Certificate of Appropriateness Committee meeting on a motion by Commissioner Myers; Commissioner Leary seconded the motion on a 5-0 vote.

12. NRD-2014-0101

516 E. 6th Street (Sixth Street)

Proposal: Construct a deck over a parking lot.

Applicant: Steve Simon

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

Staff Recommendation: Approve as proposed.

COMMENTS: No additional comments to the staff report.

13. NRD-2014-0102

1010 W. 10th Street (West Line)

Proposal: Construct a new multi-family condominium building.

Applicant: Joseph Boyle

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

Staff Recommendation: Approve as proposed with the recommendation to vary the planes of the building and consider a more traditional fenestration pattern to make the building more compatible with the historic character of the district.

COMMENTS: No additional comments to the staff report.

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

1. HDP-2014-0704

915 W. 22nd Street

Proposal: Relocate a ca. 1915 house to Elroy, Texas.

Applicant: Warren Wellborn

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

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

MOTION: Release the relocation permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

2. HDP-2014-0716

83 Pedernales Street

Proposal: Demolish a ca. 1935 house.

Applicant: Troy DeFrates

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

3. HDP-2014-0770

1803 Singleton Avenue

Proposal: Demolish a ca. 1950 house.

Applicant: Andrew Ramirez

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

Staff Recommendation: Encourage relocation over demolition, but release the permit.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

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

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

Postpone to October 27, 2014 for further progress on remedying the site conditions and proposing a rehabilitation plan for the buildings.

MOTION: Postpone to October 27, per staff recommendation, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 5-0.

VI. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR ACVB HERITAGE GRANTS

A. French Legation, 802 San Marcos Street

Proposed work: Repair wood access ramp, repair or replace areas of wood rot and water damage on the north elevation.

Requested amount: \$31,000

Grants Committee Recommendation: Approve for \$31,000.

NOTE: For backup material, please see the grant application under the Certificate of Appropriateness application at B.2 above.

MOTION: Approve the grant application as per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 5-0.

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

Commissioner Galindo motioned to adjourn the meeting at 8:20 p.m. Commissioner Myers seconded on a 5-0 vote.

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For more information on the Historic Landmark Commission, please contact Steve Sadowsky, City Historic Preservation Officer, at 512-974-6454.