



HISTORIC LANDMARK COMMISSION
Monday, November 17, 2014 – 7:00 P.M.
REGULAR MEETING
City 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. September 22, 2014

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATIONS, and REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

1. Un-numbered

Pine Street Station, 414 Waller Street

The case comes on the citizen communication by Regi Thomas and Liz Purcell for the Commission to consider the initiation of a historic zoning case for the ca. 1925 Humble Oil and Refining Company warehouse, also known as Pine Street Station.

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

Staff Recommendation: Staff makes no recommendations on citizen requests for Commission initiation of historic zoning.

2. **C14H-2013-0005**
Old Judges' Hill Local Historic District
Roughly bounded by West Avenue on the east, 15th Street on the south, Shoal Creek Boulevard on the west, and W. Martin Luther King, Jr. Boulevard on the north.
Applicants: Bob Swaffar and Mark Seeger, Old Judge's Hill Historic District Committee
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic district zoning.
3. **C14H-2014-0014**
Bluebonnet Hills Local Historic District
Roughly bounded by Annie Street on the north, East Side Drive on the east, Leland Street on the south, and Brackenridge Street on the west.
Applicants: Michele Webre, Bluebonnet Hills Historic District Committee
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic district zoning.
4. **C14H-2014-0015**
R.W. and Ida Mae Gissell House
513 E. Annie Street
Applicant: Brent Hunter, owner
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-1990-0007 – Nelson Davis Warehouse**
117 W. 4th Street
Proposal: Construct a new rooftop storefront and canopy; signage.
Applicant: RA Sushi Restaurant
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed
Staff Recommendation: Approve the demolition of the existing “temporary” storefront and the construction of the new storefront; deny the application to extend the canopy any further than the previously approved 15 feet behind the front parapet wall; deny the roof signage altogether, and deny the lighting for the over-door and blade signs, recommending indirect rather than internally-lit lighting in conformance with the sign standards for historic landmarks and historic districts.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

- 1 **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 December 15, 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.

2. **NRD-2014-0078**
1631 Palma Plaza (Old West Austin) – POSTPONE TO DECEMBER 15, 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 December 15, 2014 at the applicant's request.
3. **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 December 15, 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.
4. **NRD-2014-0097**
3302 Funston Street (Old West Austin) – POSTPONE TO DECEMBER 15, 2014 to allow the applicant to complete zoning review.
5. **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.
6. **NRD-2014-0120 and NRD-2014-0121**
78 Rainey Street, 80 Rainey Street, 82 Rainey Street, and 84 Rainey Street (Rainey Street)
Proposal: Rehabilitate the houses at 78 Rainey Street and 84 Rainey Street, remove the house at 80 Rainey Street, and construct a new event venue on the site of 80 and 82 Rainey Street.
Applicant: Ken Johnson, Michael Hsu Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: 78 and 84 Rainey Street: Approve as proposed with the recommendation of not installing the large side windows to preserve all historic fabric on the sides of the houses, and the completion of a City of Austin Documentation Package. 80 and 82 Rainey Street: Encourage relocation over demolition for the house at 80 Rainey Street, but release the permit upon completion of a City of Austin Documentation Package; approve the plans for the new event venue as proposed.

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

- 1. HDP-2014-0842**
3900 Cherrywood Road
Proposal: Demolish a ca. 1950 house.
Applicant: Pecan Valley Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.
- 2. HDP-2014-0885**
1823 W. 39th Street
Proposal: Demolish a ca. 1935 house.
Applicant: Greater Austin Builders
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.
- 3. HDP-2014-0895**
1819 W. 39th Street
Proposal: Demolish a ca. 1946 house.
Applicant: Greater Austin Builders
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.
- 4. HDP-2014-0904**
3216 Stevenson Avenue
Proposal: Demolish a ca. 1947 house.
Applicant: Brian Bishop
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
- 5. HDP-2014-0923**
3709 Taylors Drive
Proposal: Demolish a ca. 1969 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.
- 6. HDP-2014-0934**
2804 Bonnie Road
Proposal: Demolish a ca. 1939 house.
Applicant: William Kane
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.

**7. HDP-2014-0937
503 E. 46th Street**

Proposal: Partial demolition of a ca. 1951 house.

Applicant: Nick Mehl, Element 5 Architecture

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

Staff Recommendation: Reduce the height of the gable of the proposed addition, but release the permit upon completion of a City of Austin Documentation Package.

**8. HDP-2014-0983
2210 Greenlee Drive**

Proposal: Demolish a ca. 1948 house.

Applicant: Gil Lohr, Lohr Homes

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

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

**9. HDP-2014-0988
1008 Meriden Lane**

Proposal: Demolish a ca. 1948 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.

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

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

Postpone to December 15, 2014 for further progress on remedying the site conditions and proposing a rehabilitation plan for the buildings.

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, Historic Preservation Office, 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, City Historic Preservation Officer, at 512-974-6454.