



**Historic Landmark Commission
MINUTES**

**REGULAR CALLED MEETING
Monday, August 25, 2014**

The Historic Landmark Commission convened in a special called hearing on Monday, August 25, 2014 at One Texas Center (Room 325), 505 Barton Springs Road in Austin, Texas.

Chair Laurie Limbacher called the public hearing to order at 7:12 p.m.

Commission Members in Attendance:

*Chair Laurie Limbacher, Vice Chair John Rosato,
Commissioners Leslie Wolfenden-Guidry, Dan Leary and Terri Myers*

Commission Members absent: *Commissioners Andrea Roberts and Mary Jo Galindo*

Staff in Attendance: Steve Sadowsky, Tori Haase, 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.

II. APPROVAL OF MINUTES

1. July 28, 2014

MOTION: Approve the minutes of the July 28, 2014 Historic Landmark Commission public hearing as per passage of the consent agenda on a motion by Commissioner Rosato. Commissioner Leary seconded the motion on a 5-0 vote.

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.

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

MOTION: Recommend historic zoning on a motion by Commissioner Rosato. Commissioner Leary seconded the motion; vote: 5-0. Commissioner Wolfenden-Guidry recommended revising the applicant's narrative to more closely tie the house into the context of the development of Travis Heights.

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.

Applicant Sean O'Brien spoke in support. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

MOTION: Recommend denial with return to COA Committee with new plans by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

**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.

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

**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.

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

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.

MOTION: Approve the Certificate of Appropriateness per the staff recommendation – directing staff to continue to work with the applicant to develop a design that has less hardscaping; as per passage of the consent agenda on a motion by Commissioner Rosato. Commissioner Leary seconded the motion; vote: 5-0.

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.

MOTION: Approve the Certificate of Appropriateness as proposed for the rear addition with the staff recommendation that staff continue to work with the applicant on the materials for the guest house and the awning; as per passage of the consent agenda on a motion by Commissioner Rosato. Commissioner Leary seconded the motion; vote: 5-0.

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.

MOTION: Approve the Certificate of Appropriateness as proposed, with a direction that the front setback of the house remain as is; as per passage of the consent agenda on a motion by Commissioner Rosato. Commissioner Leary seconded the motion; vote: 5-0.

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.

Patrick Terry spoke in support. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Leary seconded the motion; vote: 5-0.

MOTION: Deny the application as proposed because of the exposed neon on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 4-1, Rosato opposed.

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.

MOTION: Postpone to September 22, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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.

MOTION: Postpone to September 22, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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.

MOTION: Release the permit per staff recommendation, on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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.

COMMENTS: No additional comments to the staff recommendation.

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.

MOTION: Postpone to September 22, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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.

MOTION: Release the permit per staff recommendation on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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.

MOTION: Postpone to September 22, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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.

COMMENTS: No additional comments to the staff recommendation.

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.

Commissioner Myers exited the dais at the start of the hearing.

There were no speakers in support. Richard Hamner spoke in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 4-0-1 vote (Myers recused).

COMMENTS: Commissioner Wolfenden suggested that the angle of the addition should be changed to reflect historic precedent, that the applicant refer to Sanborn maps to determine the original location and materials of the chimney, and to follow the staff recommendation.

11. **NRD-2014-0075**
3412 Happy Hollow Lane (Old West Austin)
Proposal: Demolish a ca. 1950 house.
Applicant: Paul Smith
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 permit in accordance with staff recommendation, on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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

MOTION: Postpone to September 22, 2014, on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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.

MOTION: Postpone the hearing to September 22, 2014 on a motion by Commissioner Leary. Commissioner Rosato seconded the motion; vote: 5-0.

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.

David Mosrie, Kirsha Haverlah, Alan Pease, and Jeff Bridgewater spoke in support. Kathy Brotherton spoke in objection. David Mosrie offered clarifying comments in response to Kathy Brotherton. The public hearing was closed on a motion by Commissioner Myers. Commissioner Wolfenden seconded the motion; vote: 5-0.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Leary. Commissioner Rosato seconded the motion; vote: 4-1 (Myers opposed).

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.

Don Garner spoke in support. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

MOTION: Release the relocation permit in accordance with the staff recommendation on a motion by Commissioner Rosato. Commissioner Leary seconded the motion; vote: 4-1 (Myers opposed).

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.

Bill Gaston and Heather McKinney spoke in support. Barbara Allfred spoke in objection. Heather McKinney offered clarification in response to Barbara Allfred. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Myers seconded the motion on a 5-0 vote.

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

**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.

Mike Speciale spoke in support. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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

**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.

Ben Heimsath and James Lampley spoke in support. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Wolfenden seconded the motion; vote: 5-0.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Rosato. Commissioner Wolfenden seconded the motion; vote: 4-1 (Myers opposed).

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.

Greg McNelis spoke in support. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Rosato seconded the motion; vote: 4-0 vote (Leary off dais).

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Rosato. Commissioner Wolfenden seconded the motion; vote: 4-0 (Leary off dais).

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.

Ivan Spaller and Priscilla Glover spoke in support of the demolition permit application. Francesco Passanti spoke in opposition. Ivan Spaller offered clarification in response to Francesco Passanti. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

MOTION: Release the demolition permit on a motion by Commissioner Rosato. Commissioner Limbacher seconded on a 3-1 vote (Myers opposed, Leary off-dais). Motion failed for lack of quorum vote.

MOTION: Release the demolition permit on a motion by Commissioner Rosato. Commissioner Limbacher seconded the motion; vote: 4-0 (Leary off-dais). The permit applicants agreed to provide a City Documentation Package of the house before demolishing it.

MOTION: Continue meeting past 10 p.m. with 5-minute recess on a motion by Commissioner Wolfenden. Commissioner Leary seconded the motion; vote: 5-0.

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.

MOTION: Release the demolition permit on a motion by Commissioner Rosato. Commissioner Leary seconded the motion; vote: 5-0.

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.

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

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.

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

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.

David Dawson spoke in support of the demolition permit application with the intention of relocation. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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

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.

MOTION: Release the demolition permit on a motion by Commissioner Rosato. Commissioner Leary seconded the motion; vote: 5-0.

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.

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

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.

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

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.

Perry Lorenz spoke in support of the demolition permit application. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Leary seconded the motion; vote: 5-0.

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

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Rosato. Commissioner Leary 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 September 22, 2014 for further progress on remedying the site conditions and proposing a rehabilitation plan for the buildings.

MOTION: Postpone to September 22, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

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

A. 4005 Avenue A – Hyde Park LHD

MOTION: Approve the local historic district tax abatement application for this property, on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 5-0.

VII. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

Commissioner Myers gave a brief report detailing the cases reviewed by the Committee.

B. Operations Committee

No report

C. Grants Committee

Commissioner Leary gave a brief report detailing the grant applications for the Fall, 2014 cycle.

D. Preservation Plan Committee

No report

VIII. NEW BUSINESS

A. Items from Commission

B. Items from Staff

ADJOURNMENT : 10:23 p.m.

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.