



## MINUTES

Historic Landmark Commission  
Monday, September 22, 2014

The Historic Landmark Commission convened in a regular 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:

*John Rosato, Andrea Roberts, Dan Leary, Mary Jo Galindo, and Terri Myers*

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

Staff in Attendance: Steve Sadowsky and Kalan Contreras

## 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.

Reji Thomas and Elizabeth Purcell spoke in support of historic designation for 1415 Waller St.

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

#### 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 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-2011-0002 – Routon-Alvarez-Lopez House  
809 E. 9<sup>th</sup> Street

Applicants: Mary Helen Lopez, Guadalupe Neighborhood Development Corporation

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

Staff Recommendation: Recommend historic zoning.

**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. 6<sup>th</sup> 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 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 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 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. 11<sup>th</sup> 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 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 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. 14<sup>th</sup> 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 application as proposed 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. 9<sup>th</sup> 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 application as proposed 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.

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

**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.

Sam L. Archer spoke in opposition to demolition. Catherine Crago spoke in opposition to demolition. The public hearing was closed on a motion by Commissioner Rosato. Commissioner Roberts seconded the motion; vote: 5-0.

**MOTION: Postpone to October 27, 2014 on 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 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. 8<sup>th</sup> 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.
- Chris Owens spoke in favor of demolition. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 5-0.
- MOTION: Postpone 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: Approve as proposed per staff recommendation that the applicant modify the new construction plans; 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 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. 6<sup>th</sup> 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 [REDACTED] seconded on a 5-0 vote.

**COMMENTS:** Commissioners Leary, Myers, and Rosato suggested elimination of  
rooftop planting. Commissioner Galindo encouraged increased front setback.

**MOTION:** Postpone the public hearing to October 27<sup>th</sup> on, a motion by Commissioner  
Myers, who recommended a COA Committee meeting with the applicant.  
**Commissioner Leary seconded the motion; vote: 5-0.**

12. **NRD-2014-0101**  
**516 E. 6<sup>th</sup> 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. 10<sup>th</sup> 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. 22<sup>nd</sup> 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, 2014 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 on a motion by Commissioner Roberts. Commissioner Galindo seconded; 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 8:22 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.