



HISTORIC LANDMARK COMMISSION
Monday, November 17, 2014 – 7:00 P.M.
REGULAR MEETING
City Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CITIZEN SIGN-IN SHEET

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.

The first three (3) speakers signed up to speak will each be allowed four (4) minutes to address their concerns.

Topic	Name	Address	Phone
Suede Hill Neighborhood	Louisa Brinsmade	1000 E 15 Austin 78702	512- 352-9507
Suede Hill Staggwelder	Bruce Sheehan	903 E. 14th St. 78702	512-653-3785

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

Pine Street Station, 414 Waller Street

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

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

[illegible]

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.

[illegible]

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.

Historic zoning	Name	Address	Phone#
In Favor	Donna Morrow	504 Terrace Dr	512 442 3669
In Favor	Jane Downer	517 E Mary St	512 443 6289
In Favor	Michael Downer	517 E Mary St	512 294 9385
In Favor	Russell Frasier	507 Lockhart	512 447 284
In Favor	Sally Frasier	"	"
In Favor	MICHELE WEBRE	511 LOCKHART DR	512-422-1262
In Favor	Christina Willingham	503 Terrace Dr	512-669-0406
In Favor	Betty Brewer	1406 Newning Ave 64	512-443-1376
In Favor	Colen Brewer	1406 Newning Ave	512-443 132
In Favor	Brent Hunter	513 E. Anne St	512 461 7646
In Favor	Sarah Campbell	1201 Woodland Ave	512 638 9255
In Favor	Katey Simpson	500 Cheson	512 474 3198
In Favor	Jim Seary		
Opposed	CARDEARDO MORENO	514 LELAND ST	512-507-7822
Opposed	Arif Panju	506 Lockhart Dr.	512-659-6286
Opposed	Margam Nazari	506 Lockhart Dr.	210-315-5790
Opposed	JOSEPH CARTER	2205 W. 11th St	512-472
Opposed	Bob Ferman	509 Terrace Dr.	413 3355 864
Opposed	IAN REDDY	1924 NEWNING ST 78704	512 743 2955
Opposed	Barbara Holthues	516 Terrace	512 443 3602
Opposed	Michele White	505 Terrace	512 809 3808
Opposed	James Martin	505 Terrace	512 673 9306
Opposed	LARRY COKER	2301 W 11th	(512) 965-6344
Opposed	REGINA THOMAS	414 WALDO ST	512-496-3269
Opposed	ELIZABETH BURCAL	" " "	436-5302
Opposed	PAM. BOOTHON	" " "	536-6302
Opposed	Carmelo Otero	2004 East Side Dr.	512-886-1127

→ In Favor Tere O'Donnell 1405 W. 10th 512 751 1374

In Favor Greg Maksymowicz 2002 East Side 512-442-7228
 IN FAVOR DAVID GRASSMAN 516 LELAND ST 512-658-9221
 IN FAVOR Angela Reed 1924 Newning Ave 512-653-6343
 IN FAVOR Melanie Martinez 1214 Newning 512-294-7243

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.

[illegible]

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.

[illegible]

C.

1

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.

[illegible]

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 at the applicant's request.

[illegible]

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.

[illegible]

4. NRD-2014-0097

3302 Funston Street (Old West Austin) – POSTPONE TO DECEMBER 15, 2014 to allow the applicant to complete zoning review.

[illegible]

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.

[illegible]

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.

[illegible]

D.

1.

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.

[illegible]

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.

[illegible]

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.

[illegible]

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.

[illegible]

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.

[illegible]

2804 Bonnie Road

Applicant: William Kane

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.

[illegible]

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.

[illegible]

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.

[illegible]

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.

[illegible]

V. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLIGENCE 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.

[illegible]

3.

C14H-2014-0014

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 In Favor David Grissom 516 LELAND ST 512-658-9272
 In Favor Angela Reed 1924 Newning Ave 512-653-6393
 IN FAVOR Melanie Martinez 1214 Newning 512-294-7243

#3 Cont'd

IN FAVOR: KATHY HENLEY: 409 Terrace Dr : 512-272-9191

IN FAVOR: ROBERT W. GEE; 302 TERRACE DRIVE 512-415-7909

IN FAVOR; MICHAEL SCHWARTZ 308 LAND 512-212-9191

IN FAVOR: James Bilodeau, 502 E. Mary St. 917 328 3557

IN FAVOR: Casey Gallagher, 1112 Gillette Pl. 512-584-0404

IN FAVOR: Carolyn Grimes 4009 Ave G 512-426-3557

IN FAVOR: JOHN CABIYA 503 TERRACE DR. 512-436-4633