



HISTORIC LANDMARK COMMISSION
Monday, December 15, 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. October 27, 2014
2. November 17, 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: Postpone to January 26, 2015 at the applicant's request.

2. Un-numbered

Stasswender House and possibly associated cottages

Roughly bounded by 16th Street, Waller Street, and IH-35 Northbound service road.

The case come on citizen communication for the Commission to consider the initiation of a historic zoning case for the Stasswender House on E. 16th Street, and related houses on E. 16th Street and Waller Street. Commissioner Myers offered to perform research on the history of the house and cottages at the last Commission meeting and present those findings to the Commission.

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

Staff Recommendation: Staff makes no recommendations regarding potential Commission action to initiate historic zoning cases upon citizen requests.

3. 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: Postpone to January 26, 2015 at the applicant's request.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1974-0036 – North-Evans Chateau

708 San Antonio Street

Proposal: Repair a failed stone wall at the west wall of the Nueces Street parking lot; repair the carriage house addition.

Applicant: Austin Woman's Club

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

Committee Recommendation: Not reviewed

Staff Recommendation: Approve as proposed.

2. C14H-1990-0007 – Nelson Davis Warehouse

117 W. 4th Street

Proposal: Install a cover to the previously-approved rooftop canopy; install a sign on the railing of the rooftop deck; umbrellas and other furniture on the rooftop.

Applicant: RA Sushi Restaurant

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

Committee Recommendation: Not reviewed

Staff Recommendation: Approve the canopy cover and the railing sign; deny the umbrellas and other rooftop furniture for being in the rooftop use setback.

3. **C14H-1993-0010 – Lawson House
1106 Toyath Street**
Proposal: Modify the rear addition.
Applicant: Richard Hamer, Webber + Studio, Inc., Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed
Staff Recommendation: Approve as proposed with the recommendation that the applicant apply a vertical board at the joint between the original historic house and the existing board-and-batten rear addition to better differentiate the two.

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: Postpone to January 26, 2015 at the applicant's request.
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 January 26, 2015 at the applicant's request.
3. **NRD-2014-0084
1208 W. 8th Street (West Line)**
Proposal: Demolish a contributing house and construct a new house.
Applicant: Kris Owens
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package and approve the plans for the new construction.
4. **NRD-2014-0097
3302 Funston Street (Old West Austin) – POSTPONE TO JANUARY 26, 2015 to allow the applicant to complete zoning review.**
5. **NRD-2014-0117
3307 Beverly Road (Old West Austin)**
Proposal: Construct a new house.
Applicant: Amir Moazami
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed.

6. **NRD-2014-0118**
1802 W. 10th Street (Clarksville)
Proposal: Demolish a house that was moved onto the site in 1963 and construct a new house.
Applicant: Aaron and Starla Pugh
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed with the recommendation that the applicant consider wood-framed windows to increase the compatibility with the historic character of the district.
7. **NRD-2014-0122**
2500 Jarratt Avenue (Old West Austin)
Proposal: Partial demolition and construction of a two-story rear addition and a detached one-story garage.
Applicant: David Cancialosi, Permit Partners
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed with the recommendation that there be a vertical stone element that differentiates the historic house from the proposed addition.
8. **NRD-2014-0126**
1801 Mohle Drive (Old West Austin)
Proposal: Demolish a ca. 1946 house and construct a new house.
Applicant: Ross Frie
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit and recommend that the applicant reconsider the style of the proposed house and use the character of the contributing houses within the district as a strong guide in designing the new structure, particularly for a one-story presence on the street and the incorporation of more Colonial Revival-style elements.
9. **NRD-2014-0128**
804 Winflo Drive (West Line)
Proposal: Demolish a ca. 1953 house.
Applicant: David Gerhardt
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 new construction proposed for the site.
10. **NRD-2014-0129**
1300 Bradwood Road (Wilshire Woods)
Proposal: Replace original windows.
Applicant: Cassandra Kitchen
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Retain and rehabilitate the existing windows to make them more energy efficient; if replacement is necessary, then select a window that reproduces the look of the existing windows.
11. **NRD-2014-0135**
119 E. 6th Street (Sixth Street)

Proposal: Awning signage for Gold's Gym in the Littlefield Mall
Applicant: Aetna Signs
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed.

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

1. 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.

2. HDP-2014-0994

2832 San Gabriel Street

Proposal: Demolish a ca. 1949 duplex.
Applicant: Signature Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage re-use and rehabilitation over demolition if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

3. HDP-2014-1020

1516 Kinney Avenue

Proposal: Demolish a ca. 1961 house.
Applicant: William Kane
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage adaptive re-use and retention of the house if feasible, then relocation over demolition, but release the permit.

4. HDP-2014-1025

2500 Galewood Place

Proposal: Demolish a ca. 1950 house.
Applicant: BRF Investments
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage re-use and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

5. HDP-2014-1027

2310 E. 13th Street

Proposal: Demolish a ca. 1932 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use over removal, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

6. **HDP-2014-1028**
3201 Bowman Avenue
Proposal: Demolish a ca. 1940 house.
Applicant: Hogan Demolition
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and additions rather than demolition, but if the Commission votes to release the demolition permit, then recommend that the applicant complete a City of Austin Documentation Package prior to release of the permit.
7. **HDP-2014-1052**
1912 Riverview Street
PULLED FROM THE AGENDA – NO ACTION NECESSARY.
8. **HDP-2014-1053**
3310 Windsor Road
Proposal: Demolish a ca. 1953 house.
Applicant: Maya Khabele, Peter Barlin
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage rehabilitation and re-use of the house if feasible, otherwise release the permit upon completion of a City of Austin Documentation Package.
9. **HDP-2014-1069**
4702 Leslie Avenue
Proposal: Demolish a ca. 1951 house.
Applicant: Dantag Enterprises
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 January 26, 2015 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.