



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*
x *Andrea Roberts*
____ *Dan Leary*
x *Mary Jo Galindo*

____ *John Rosato, Vice-Chair*
x *Leslie Wolfenden Guidry*
x *Terri Myers*

Historic Landmark Commission
MINUTES

REGULAR MEETING
Monday, November 17, 2014

The Historic Landmark Commission convened in a special called hearing on Monday, November 17, 2014 at City Council Chambers, 301 W. 2nd Street, in Austin, Texas.

Commissioner Mary Jo Galindo called the public hearing to order at 7:12 p.m.

Commission Members in Attendance:

Commissioners Leslie Wolfenden-Guidry, Andrea Roberts, Mary Jo Galindo, and Terri Myers

Commission Members absent: *Commissioners Laurie Limbacher, Dan Leary, Andrea Roberts, and John Rosato*

Staff in Attendance: *Steve Sadowsky 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.

Louisa Brinsmade and Bruce Sheehan spoke in support of historic designation for the Stasswender family compound at 1306 Waller St., 811 E 6th St., and 807 E 16th St. Commissioner Terri Myers will bring forth a report on the homes at the next meeting.

II. APPROVAL OF MINUTES

1. September 22, 2014

MOTION: Approve the minutes per passage of the consent agenda by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote 5-0.

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 Reji 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.

Elizabeth Purcell spoke to request postponement for the public hearing in order to complete a historic status report.

MOTION: Postpone the public hearing to December 15, 2014, on a motion by Commissioner Myers; Commissioner Roberts seconded on a 5-0 vote.

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.

MOTION: Postpone the public hearing to December 15, 2014, per staff request, in order to correct notice/mapping errors.

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.

DISCUSSION OF POSTPONEMENT: Arif Panju spoke in opposition to historic zoning, requesting postponement of the case. Michele Webre spoke in support of the historic zoning hearing and against postponement of the case. Candelario Moreno spoke in opposition to historic zoning. Bob Furman spoke in favor of the historic zoning hearing and in opposition to postponement. Russell Frasier spoke in favor of the historic zoning hearing and in opposition to postponement.

MOTION: Proceed with the public hearing on a motion by Commissioner Myers. Commissioner Roberts seconded the motion; vote 5-0.

Michelle Reed, Katie Gallagher, Caleb Brewer, Jane Downer, Natalie Martinez, Brent Hunter, Linda Chien, Carol Grimes, Emily Reed, and Michele Webre spoke in favor of local historic district zoning. Arif Panju, Miriam Panju, and Candelario Moreno spoke in opposition to historic zoning. Kate Singleton asked for staff clarification on routine maintenance procedures and spoke in rebuttal.

The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Myers seconded the motion; vote: 5-0.

MOTION: Recommend Blue Bonnet Hills as a Local Historic District in accordance with staff recommendation on a motion by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote: 5-0.

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.

Brent Hunter spoke in favor of historic zoning. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote: 5-0.

MOTION: Recommend historic zoning in accordance with staff recommendation on a motion by Commissioner Wolfenden-Guidry. Commissioner Roberts seconded the motion; vote: 5-0.

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.

John McCall and Loretta Reeves spoke in favor of the Certificate of Appropriateness. The public hearing was closed on a motion by Commissioner Myers. Commissioner Wolfenden-Guidry seconded; vote 5-0.

COMMENT: Commissioner Wolfenden-Guidry suggested that the applicant follow sign guidelines, review the property history, and review past approvals by the Commission

MOTION: Postpone the public hearing to December 15, 2014, on a motion by Commissioner Wolfenden. Commissioner Myers seconded the motion; vote: 5-0.

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.

MOTION: Postpone the public hearing to December 15, 2014 per the consent agenda on a motion by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote 5-0.

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.

MOTION: Postpone the public hearing to December 15, 2014 per the consent agenda on a motion by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote 5-0.

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.

MOTION: Postpone the public hearing to December 15, 2014 per the consent agenda on a motion by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote 5-0.

4. NRD-2014-0097

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

MOTION: Postpone the public hearing to December 15, 2014 per the consent agenda on a motion by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote 5-0.

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.

COMMENTS: No additional comments to the staff report.

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.

COMMENTS: No additional comments to the staff report.

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.

MOTION: Release the permit upon completion of a City of Austin Documentation Package, in accordance with the staff recommendation, on a motion by Commissioner Wolfenden-Guidry. Commissioner Roberts seconded the motion; vote 5-0.

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.

Chester Wilson spoke in favor of demolition. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Roberts seconded the motion; vote: 5-0.

MOTION: Release the permit upon completion of a City of Austin Documentation Package, in accordance with the staff recommendation, by Commissioner Wolfenden-Guidry. Commissioner Roberts seconded the motion; vote 5-0.

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.

MOTION: Release the permit upon completion of a City of Austin Documentation Package, in accordance with the staff recommendation, by Commissioner Wolfenden-Guidry. Commissioner Roberts seconded the motion; vote 5-0.

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.

MOTION: Release the permit as per passage of the consent agenda by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote 5-0.

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.

MOTION: Release the permit upon completion of a City of Austin Documentation Package, in accordance with the staff recommendation, as per passage of the consent agenda by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote 5-0.

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.

MOTION: Release the permit upon completion of a City of Austin Documentation Package, in accordance with the staff recommendation, as per passage of the consent agenda by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote 5-0.

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.

MOTION: Release the permit upon completion of a City of Austin Documentation Package, in accordance with the staff recommendation, as per passage of the consent agenda by Commissioner Myers. Commissioner Wolfenden-Guidry seconded the motion; vote 5-0.

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.

There were no speakers in favor or opposition. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Roberts seconded the motion; vote: 5-0.

MOTION: Release the permit upon completion of a City of Austin Documentation Package, in accordance with the staff recommendation, on a motion by Commissioner Wolfenden-Guidry. Commissioner Myers seconded the motion; vote 5-0.

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.

Ross Rathgeber spoke in favor of demolition. Joseph Carter spoke in opposition and requested postponement of the case. Larry Booker spoke in opposition. Ross Rathgeber offered clarification to Larry Booker and agreed to postponement. Myers closed, wolfenden approve

MOTION: Postpone the public hearing to December 15, 2014 on a motion by Commissioner Wolfenden. Commissioner Myers 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 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 meeting was adjourned on a motion by Commissioner Wolfenden-Guidry and seconded by Commissioner Roberts at 9:46 p.m.; vote 5-0.

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.