



**Historic Landmark Commission  
MINUTES**

**REGULAR MEETING  
Monday, October 27, 2014**

The Historic Landmark Commission convened in a regular hearing on Monday, October 27, 2014 at One Texas Center (Room 325), 505 Barton Springs Road in Austin, Texas.

Commissioner Rosato called the public hearing to order at 7:05 p.m.

**Commission Members in Attendance:**

*Commissioners John Rosato, Mary Jo Galindo, Dan Leary, and Leslie Wolfenden-Guidry*

**Commission Members absent:** *Commissioners Laurie Limbacher, Terri Myers, and Andrea Roberts*

**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.

Ora Houston spoke in favor of discussion of changes to the notification process for the public hearing. Cynthia Perez spoke to address structural issues resulting from demolition at 217 and 221 Congress Avenue. Ben Livingston spoke in support of the applicant for relocation of 811 Kinney Avenue.

**II. APPROVAL OF MINUTES**

1. September 22, 2014

**MOTION:** Approve the minutes of the September 22, 2014 Historic Landmark Commission upon revision to include Commissioner Dan Leary as present as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote 5-0.

**III. BRIEFINGS**

None

**IV. PUBLIC HEARINGS**

**A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING and  
ACTIONS ON HISTORICALLY-ZONED PARCELS**

**1. Un-numbered  
Pine Street Station, 414 Waller St.**

Elizabeth Purcell, Pamela Boston, Reji Thomas, Katrina Simpson, Andrea (no surname given), Oliver Steck, Katie Crago, Oma Jones, Angie Cheatham, Tonya Lyles, Jenny Wheeland, Cynthia Perez, Ashani Ashaya, Kimberly (no surname given) Alison Lipke, Jeannette Coers, Eli Hollwright, and Bob Bird spoke in favor of initiating historic zoning. John Michael Barteaux spoke on behalf of Capital Metro in clarification. Lorelei Brown spoke in opposition to John Michael Barteaux.

The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden seconded on a 5-0 vote.

**MOTION: Request that staff initiate historic zoning on a motion by Commissioner Galindo. Commissioner Leary seconded on a 3-1 motion, Commissioner Wolfenden voting nay. The motion did not pass due to lack of a quorum vote.**

**MOTION: Postpone the public hearing for historic zoning case for 30 days on a motion by commissioner Galindo. Commissioner Leary seconded on a 4-0 vote. Commissioner Wolfenden clarified her position, stating that the prospective application does not meet the requirements for a historic period of significance, and suggested that the prospective applicant bring forth additional materials to meet the criteria.**

**2. C14H-2014-0012 – Mary Nelson House, 1502 W. 9<sup>th</sup> Street**

Applicants: Bryan Bayerdorffer, owner  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning.

Bryan Bayerdorffer spoke in support of historic designation. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 4-0.

**MOTION: Approve historic zoning on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote 4-0.**

**3. C14H-2014-0013 – Louis and Maude Goldberg House, 402 E 34<sup>th</sup> Street**

Applicants: Eric N. Dudley and Anna Lindgren, owners  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning.

There were no speakers. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Galindo seconded; vote: 4-0.

**MOTION: Approve historic zoning on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote 4-0.**

4. **C14H-2013-0005**  
**Judges' Hill Local Historic District**  
**PULLED FROM THE AGENDA DUE TO NOTIFICATION ERROR.**

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

1. **C14H-1979-0019 – Bosche-Hogg Building**  
**804 Congress Avenue**

Proposal: Replace ATM with a service window.  
Applicant: Sean O'Brien, Colina West  
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 Galindo. Commissioner Leary seconded the motion; vote: 4-0.**

2. **C14H-1997-0008 – Norwood House**  
**1019 Edgecliff Terrace**

Proposal: Foundation work, structural stabilization, correct misplacement of the house.  
Applicant: Colleen Theriot, Norwood Park Foundation  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approve as proposed.

Colleen Theriot and Caroline Wright spoke in support of Phase I of the Norwood House rehabilitation. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.

**MOTION: Approve the Certificate of Appropriateness as proposed per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 4-0.**

3. **C14H-2006-0001 – Manning-Udden-Bailey House**  
**804 Congress Avenue**

Proposal: Construct a new garage/guest house.  
Applicant: Donna Endres, owner  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Design the building to be more compatible with the architecture of the house. The applicant has redesigned the building in conformance with the Committee's recommendations.  
Staff Recommendation: Approve as proposed.

**MOTION: Approve the Certificate of Appropriateness as proposed per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.**

**C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

1. **Un-numbered**  
**7<sup>th</sup> and Congress streetlight relocation and replacement for the new hotel**

**COMMENTS:** No additional comments to the staff recommendation.

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 November 17, 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 November 17, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 4-0.

3. **NRD-2014-0078**  
**1631 Palma Plaza (Old West Austin) – POSTPONE TO November 17, 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 November 17, 2014 at the applicant's request.

**MOTION:** Postpone the public hearing to November 17, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 4-0.

4. **NRD-2014-0082**  
**1415 Westover Road (Old West Austin)**  
Proposal: Construct a two-story addition.  
Applicant: Cory Pomeroy  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend that the applicant reconsider constructing the addition flush with the front wall.

**COMMENTS:** No additional comments to the staff recommendation.

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 November 17, 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 November 17, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 4-0.

6. **NRD-2014-0097**  
**3302 Funston Street (Old West Austin) – POSTPONE TO NOVEMBER 17, 2014 to allow the applicant to complete zoning review.**

**MOTION:** Postpone the public hearing to November 17, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 4-0.

7. **NRD-2014-0100**  
**500 E 6<sup>th</sup> St. (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 favor. There were no speakers in opposition. Commissioner Leary requested clarification on the rooftop deck layout. Ken Johnson provided clarification to Commissioner Leary.

**MOTION:** Postpone the hearing to November 17, 2014 on a motion by Commissioner Galindo. Commissioner Wolfenden requested staff look into the history of the building as part of the motion. Commissioner Leary seconded the motion; vote: 4-0.

8. **NRD-2014-0107**  
**615 Theresa Avenue (West Line)**  
Proposal: Construct a new duplex on a vacant lot.  
Applicant: Tom Blackwell  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Approve as proposed.

**COMMENTS:** No additional comments to the staff recommendation.

9. **NRD-2014-0108**  
**1715 W 30<sup>th</sup> Street (Old West Austin) – PULLED FROM THE AGENDA – NO ACTION NECESSARY.**
10. **NRD-2014-0109**  
**1210 Castle Hill Street (Old West Austin)**

Proposal: Expand the existing rooftop observation deck, construct a new two-story screened porch on the back with an exterior spiral staircase to the observation deck, construct a new carport, install a backyard pool.

Applicant: Annie-Laurie Grabiell, architect

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

Staff Recommendation: Remove the existing observation deck, but locate the new observation deck on top of the new addition or as a separate structure to avoid the appearance of a widow's walk inconsistent with the style of the house.

**COMMENTS: No additional comments to the staff recommendation.**

**11. NRD-2014-0112**

**2702 Jefferson Street (Old West Austin)**

Proposal: Construct a new single-family home.

Applicant: Tom Blackwell

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

Staff Recommendation: Encourage the applicant to reconsider the size, scale, and materials of this house from the street, and to perhaps set the second story back from the front of the house to give it a presence more compatible with the single-story houses in this part of the district.

**COMMENTS: No additional comments to the staff report.**

**12. NRD-2014-0113**

**1611 Woodlawn Boulevard (Old West Austin)**

Proposal:

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-2014-0115**

**3306 Bryker Drive (Old West Austin)**

Proposal: Construct a new multi-family condominium building.

Applicant: Joseph Boyle

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

Staff Recommendation: Recommend that the applicant rethink the plans to transform this house from a one-story house into a two-story house.

**COMMENTS: No additional comments to the staff report.**

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

**1. HDP-2014-0818**

**1106 Myrtle Street**

Proposal: Relocate a ca. 1930 house outside the city

Applicant: Mark Taylor

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

Staff Recommendation: Release the permit.

**MOTION: Release the relocation permit in accordance with the staff recommendation, per the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.**

**2. 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 reuse and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

Dale Thornton spoke in favor of demolition. Jules Vieau, Priscilla Boston, (no name given), and Karen Maynis spoke in opposition to demolition. Dale Thornton provided rebuttal to Vieau, Boston, (no name given), and Maynis. Commissioner Leary requested clarification that the neighborhood had been consulted. Dale Thornton provided clarification. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Leary seconded the motion; vote: 4-0.

**MOTION: Release the permit in accordance with the staff recommendation on a motion by Commissioner Wolfenden. Commissioner Rosato seconded the motion on a vote of 2-2, Commissioners Galindo and Leary voting nay. The motion did not pass.**

**MOTION: Postpone the public hearing to November 17, 2014 on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote: 4-0.**

**3. HDP-2014-0843**

**904 Jessie Street**

Proposal: Demolish a ca. 1946 house.

Applicant: Homes by Parker, Inc.

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

Staff Recommendation: Encourage adaptive reuse and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation package.

**MOTION: Release the demolition permit in accordance with the staff recommendation, per the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.**

**4. HDP-2014-0848**

**2100 Chestnut Avenue**

Proposal: Demolish a ca. 1921 house.

Applicant: Ethan Hyams

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

Staff Recommendation: Release the permit.

**MOTION: Release the demolition permit in accordance with the staff recommendation, per the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.**

**5. HDP-2014-0860  
5110 Duval Street**

Proposal: Demolish a ca. 1947 house.

Applicant: Ross Rathgeber

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

Staff Recommendation: Encourage adaptive reuse and retention of the house if feasible; otherwise, release

**MOTION: Release the demolition permit in accordance with the staff recommendation, per the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.**

**6. HDP-2014-0863  
3505 Banton Road**

Proposal: Demolish a ca. 1948 house.

Applicant: MX3 Homes

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

Staff Recommendation: Release the permit.

**MOTION: Release the demolition permit in accordance with the staff recommendation, per the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.**

**7. HDP-2014-0873  
716 Harris Avenue**

Proposal: Demolish a ca. 1933 house.

Applicant: Kevin Cutsinger

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

Staff Recommendation: Encourage adaptive reuse and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

**MOTION: Release the demolition permit in accordance with the staff recommendation, per the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.**

**8. HDP-2014-0885  
1823 W. 39<sup>th</sup> Street**

Proposal: Demolish a ca. 1935 house.

Applicant: Chester Wilson, Greater Austin Builders

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

Staff Recommendation: Encourage adaptive reuse and retention of the house if feasible; otherwise, release the permit upon completion of a City of Austin Documentation Package.

Chester Wilson and John Chriss spoke in favor of demolition. Cathy Negrel, Tracy Garner, and Greg Garner spoke in opposition to demolition. Chester Wilson provided clarification to the speakers in opposition. Commissioner



Leary suggested postponement, to which Chester Wilson agreed. The public hearing was closed on a motion by Commissioner Wolfenden. Commissioner Galindo seconded the motion; vote: 4-0.

**MOTION: Postpone the public hearing to November 17, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden encouraged relocation and seconded the motion; vote: 4-0. Commissioner Galindo suggested that the neighborhood look into designation of a local historic district.**

**9. HDP-2014-0894**

**4504 Depew Avenue**

Proposal: Relocate a house that was moved to this site in 1948.

Applicant: Chester Wilson, Greater Austin Builders

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, per the consent agenda, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.**

**10. HDP-2014-0895**

**1819 W. 39<sup>th</sup> Street**

Proposal: Demolish a ca. 1946 house.

Applicant: Greater Austin Builders

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

Staff Recommendation: Encourage adaptive reuse 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. Tracy Garner and Cathy Negrel spoke in opposition. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 4-0.

**MOTION: Postpone the public hearing to November 17, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden encouraged relocation and seconded the motion; vote: 4-0.**

**MOTION: Extend the public hearing past 10:00 on a motion by Commissioner Galindo. Commissioner Rosato seconded the motion; vote: 4-0.**

**11. HDP-2014-0903**

**4910 Duval Street**

Proposal: Demolish a ca. 1953 house.

Applicant: RB Custom Homes

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

Staff Recommendation: Encourage adaptive reuse and retention of the house if feasible; otherwise, 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 Galindo. Commissioner Leary seconded the motion; vote: 4-0.

12. **HDP-2014-0904**  
**3216 Stevenson Avenue**  
**POSTPONE TO NOVEMBER 17, 2014 at the applicant's request.**

**MOTION:** Postpone the public hearing to November 17, 2014 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 4-0.

13. **HDP-2014-0907**  
**811 Kinney Avenue**  
Proposal: Relocate a ca. 1932 house.  
Applicant: Christina Brown  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit.

**MOTION:** Release the relocation permit in accordance with the staff recommendation on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.

14. **HDP-2014-0923**  
**3709 Taylors Drive**  
Proposal: Demolish a ca. 1969 house.  
Applicant: Ross M 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 and David Middleton spoke in favor of demolition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote: 4-0.

**MOTION:** Initiate historic zoning and request further research on methods of construction on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion. No vote was taken.

**MOTION:** Postpone the public hearing to November 17, 2014, on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 4-0.

**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 November 17, 2014 per staff recommendation, on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 4-0.

**VII. COMMITTEE REPORTS**

- A. Certificates of Appropriateness Review Committee
- B. Operations Committee
- C. Grants Committee
- D. Preservation Plan Committee

**COMMENT:** Commissioners Rosato, Leary, Galindo, and Wolfenden agreed to waive committee reports for the hearing.

**VIII. NEW BUSINESS**

- A. Items from Commission
- B. Items from Staff

**ADJOURNMENT**

Commissioner Rosato motioned to adjourn the meeting at 10:08 p.m. Commissioner Leary seconded the motion on a 4-0 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.