



HISTORIC LANDMARK COMMISSION
Monday, January 26, 2015 – 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. December 15, 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: Staff makes no recommendations regarding potential Commission action to initiate historic zoning cases upon citizen requests.

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 February 23, 2015 at the applicant's request.

4. 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.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1978-0035 – Jacoby-Pope Building

200 E. 6th Street

Proposal: Signage for Eureka!

Applicant: Texas Custom Signs

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

Committee Recommendation: Not reviewed

Staff Recommendation: Approve for size and placement, recommend an alternative lighting plan that does not involve internal illumination of the cabinet.

2. C14H-1986-0015, C14H-2004-0008, NRD-2004-0035, and DBN-2014-0001

**Grandberry Building and Mitchell-Robertson Building
907, 909, and 911 Congress Avenue**

Proposal: Deconstruct and rebuild the front walls of three buildings.
Applicant: Donald Wallace
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed
Staff Recommendation: Approve as proposed in conformance with the Specification Manual originally drafted for this project.

**3. C14H-2004-0007 – Steck House
305 E. 34th Street**

Proposal: Demolish an outbuilding, garage, and carport.
Applicant: Cater Joseph
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed
Staff Recommendation: Approve as proposed.

**4. C14H-2008-0015 – Crusemann-Marsh-Bell House
1509 Marshall Lane**

Proposal: Install a new bay window on the back of the house.
Applicant: Kevin Alter
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed
Staff Recommendation: Approve as proposed.

**5. LHD-2014-0032
4206 Avenue H (Hyde Park)**

Proposal: Demolish the existing rear addition and construct a new one-story rear addition.
Applicant: Dason Whitsett, architect
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed
Staff Recommendation: Approve as proposed.

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 and construct a new house.
Applicant: Greenbelt Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Retain at least the front portion of the existing house and set the addition further back so as to not loom over the one-story street presence of the house, and require the applicant to complete a City of Austin Documentation Package of the existing house prior to the release of any permits.

2. NRD-2014-0078

1631 Palma Plaza (Old West Austin) – POSTPONE TO February 23, 2015 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 February 23, 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-2014-0117

1701 Waterston Street (Clarksville)

Proposal: Remove non-historic siding and addition; restore the historic appearance of the house; replace deteriorated doors and windows, and metal roof.
Applicant: Kevin Sims
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed.

5. 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.

6. NRD-2014-0132

1508 Northwood Road (Old West Austin)

Proposal: Construct a new rear addition and a new second-story addition.
Applicant: Marzia Volpe
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend that the applicant push the second-story addition further back on the house and use windows that are more compatible with the historic materials.

7. NRD-2014-0133

1610 Westover Road (Old West Austin)

Proposal: Construct a new house on a vacant lot.
Applicant: Mark and Leslie Love
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-2014-0139

2501 Jarratt Avenue (Old West Austin)

Proposal: Reconfigure the front of the house and add a half-story to the height; convert the garage to a living area.

Applicant: Brian Arldt

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

Staff Recommendation: Reconsider the proposal to transform the style of the house from Colonial Revival to French Provincial, do not paint the masonry, and complete a City of Austin Documentation Package prior to the release of any permits.

9. NRD-2014-0140

75 Rainey Street (Rainey Street)

Proposal: Relocate a ca. 1904 house to an as-yet unspecified location.

Applicant: Maria Elena Bernhardt

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

Staff Recommendation: Postpone to February 23, 2015 to finalize plans for the relocation of the house, or to consider retaining the house on-site.

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

1. 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.

2. 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.

3. HDP-2014-1079

705 W. 32nd Street

Proposal: Demolish a ca. 1912 house.

Applicant: DAR Construction

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

Staff Recommendation: Postpone to February 23, 2015 to enable consideration of alternatives to demolition.

4. **HDP-2014-1083**
1611 Walnut Avenue
Proposal: Demolish a ca. 1925 house.
Applicant: MX3 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Either postpone to February 23, 2015 or initiate historic zoning to enable the applicant to consider alternatives to demolition.

5. **HDP-2014-1088**
1632 S. 1st Street
Proposal: Demolish a ca. 1908 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Either postpone to February 23, 2015 or initiate historic zoning to enable the applicant to consider alternatives to demolition.

6. **HDP-2014-1116**
3605 Bonnie Road
Proposal: Demolish a ca. 1928 house.
Applicant: Pecan Valley Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage re-use and retention of the house if feasible, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

7. **HDP-2014-1117**
1409 Canterbury Street
Proposal: Demolish a ca. 1909 house.
Applicant: Pecan Valley Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Either postpone to February 23, 2015 or initiate historic zoning to enable the applicant to consider alternatives to demolition.

8. **HDP-2014-1141**
1912 East Side Drive
Proposal: Partial demolition of a ca. 1935 house and reconfigure the front.
Applicant: Adam O'Sullivan, Clayton + Little, Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Reconsider the alterations to the front of the house, and complete a City of Austin Documentation Package prior to the release of any permits.

9. **HDP-2014-1152**
1106 Travis Heights Boulevard
Proposal: Demolish a ca. 1919 house.
Applicant: Heart of Texas Demolition
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Either postpone to February 23, 2015 or initiate historic zoning to enable the applicant to consider alternatives to demolition.

10. **HDP-2015-0001**

2328 Santa Maria Street

Proposal: Demolish a ca. 1934 house.

Applicant: William Hodge

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

11. **HDP-2015-0002**
1805 Lightsey Road
The applicant requests a postponement to February 23, 2015.
12. **Un-numbered**
Code Compliance request for determination of historical significance
2103 Rosewood Avenue
13. **Un-numbered**
Code Compliance request for determination of historical significance
2906 E. 13th Street

V. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES.

1. **DBN-2014-0001 – 907, 909, and 911 Congress Avenue.**
The applicant is proposing a Certificate of Appropriateness for work to the facades – see the Certificate of Appropriateness application above.

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.