



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

Commissioner Limbacher called the public hearing to order at 7:22 p.m.

Commission Members in Attendance:

Commissioners Mary Jo Galindo, Terri Myers, Dan Leary, Leslie Wolfenden-Guidry, and Laurie Limbacher

Commission Members absent: *Commissioners Andrea Roberts and John Rosato*

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

MOTION: Approve the minutes on a motion by Commissioner Leary. Commissioner Galindo 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 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.

MOTION: Postpone the public hearing to January 26, 2015 on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; Commissioner Limbacher recused on account of her absence at the previous meeting; vote 4-0.

2. Un-numbered

Stasswender House and possibly associated cottages

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

The case comes 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.

MOTION: Postpone the public hearing to January 26, 2015 on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote 5-0.

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.

MOTION: Postpone the public hearing to January 26, 2015 on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote 5-0.

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.

MOTION: Approve the repairs by consent on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote 4-0 (Wolfenden-Guidry recused).

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.

John McCall and Aaron Albright spoke in support of the proposed installations.

Commissioner Limbacher requested clarification as to the position of the umbrellas. Commissioner Myers voiced opposition to rooftop decks within historic districts. Commissioner Limbacher requested clearer drawings; Commissioner Leary concurred. Commissioner Limbacher requested that the applicant appear at the January Certificate of Appropriateness Committee meeting. Commissioner Wolfenden-Guidry requested that the applicant provide spec sheets and change the color of the umbrellas from red to black. Commissioner Leary suggested modification to the stationary parts of the canopy.

MOTION: Postpone the public hearing to January 26, 2015 on a motion by Commissioner Wolfenden-Guidry. Commissioner Leary seconded the motion; vote: 5-0.

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.

MOTION: Approve the Certificate of Appropriateness per staff recommendation on a motion by Commissioner Leary. Commissioner Galindo 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: Postpone to January 26, 2015 at the applicant's request.

MOTION: Postpone the public hearing to January 26, 2015 by consent on a motion by Commissioner Galindo. Commissioner Leary 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 January 26, 2015 at the applicant's request.

MOTION: Postpone the public hearing to January 26, 2015 by consent on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote 5-0.

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.

Rosemary Marion spoke in support of postponement. Kris Owens spoke in opposition to postponement.

MOTION: Approve the postponement request on a motion by Commissioner Leary. Commissioner Myers seconded the motion on a vote of 5-0.

4. NRD-2014-0097

3302 Funston Street (Old West Austin) – POSTPONE TO JANUARY 26, 2015 to allow the applicant to complete zoning review.

MOTION: Postpone the public hearing to January 26, 2015 by consent on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote 5-0.

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.

COMMENT: No additional comments to the staff recommendation.

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.

Aaron Pugh spoke in opposition to postponement. There were no speakers in support.

COMMENT: No additional comments to the staff recommendation.

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.

COMMENT: No additional comments to the staff recommendation.

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.

Tim Allen spoke in support of postponement. Ross Frie and Chris Little spoke in opposition to postponement.

MOTION: Postpone the public hearing on a motion by Commissioner Wolfenden-Guidry. Commissioner Galindo seconded the motion; vote: 5-0.

COMMENTS: Commissioners Wolfenden-Guidry and Myers requested that the applicant make the new construction design more compatible with the neighborhood.

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.

COMMENT: No additional comments to the staff recommendation.

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.

COMMENT: No additional comments to the staff recommendation.

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.

COMMENT: No additional comments to the staff recommendation.

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.

Ross Rathgeber spoke in support of demolition. Joseph Carter withdrew his opposition to the demolition and requested consultation before further tree removal. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Leary seconded on a vote of 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 Myers. Commissioner Wolfenden seconded the motion; vote 5-0.

**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.

No speakers; passed on consent.

MOTION: Release the permit in accordance with the staff recommendation, on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote 5-0.

**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.

No speakers; passed on consent.

MOTION: Release the permit in accordance with the staff recommendation, on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote 5-0.

**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.

No speakers; passed on consent.

MOTION: Release the permit in accordance with the staff recommendation, on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote 5-0.

**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.

Cavan Merski spoke in support of postponement.

MOTION: Postpone the public hearing on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote: 5-0.

**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.

John Mayfield spoke in support of demolition. There were no speakers in opposition to demolition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Myers seconded the motion on a vote of 5-0.

MOTION: Initiate historic zoning on a motion by Commissioner Wolfenden-Guidry. Commissioner Myers seconded the motion; vote 5-0.

**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.

No speakers; passed on consent.

MOTION: Release the permit in accordance with the staff recommendation, on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote 5-0.

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.

No speakers; passed on consent.

MOTION: Release the permit in accordance with the staff recommendation, on a motion by Commissioner Leary. Commissioner Galindo 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 January 26, 2015 for further progress on remedying the site conditions and proposing a rehabilitation plan for the buildings.

MOTION: Postpone the discussion to January 26 2015, on a motion by Commissioner Wolfenden. Commissioner Myers seconded the motion; vote: 5-0.

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:** Commissioner Limbacher requested information on the transition between council members. Commissioners Galindo, Limbacher and Myers commended Steve Sadowsky for his presentation on the Red River International House on December 11, 2014.
- B. **Items from Staff**

ADJOURNMENT

The meeting was adjourned at 9:15 on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion on a 5-0 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.