



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.

Arif Panju spoke to request clarification and reform of the public notification process.

II. APPROVAL OF MINUTES

1. December 15, 2014

MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Rosato seconded the motion; vote: 6-0.

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

Elizabeth Purcell and Reji Thomas spoke in favor of historic zoning. John Michael Cortez spoke to discuss Capital Metro's involvement with and redevelopment of the property. Reji Thomas spoke in rebuttal to John Michael Cortez. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Roberts seconded the motion; vote: 6-0.

MOTION: Commissioner Limbacher recused. Initiate historic zoning on a motion by Commissioner Leary. Commissioner Galindo seconded the motion. Vote: 4-1; Commissioner Wolfenden opposed.

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.

Louisa Brinsmade and Bruce Sheehan spoke in favor of historic zoning. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 6-0.

MOTION: Initiate historic zoning on a motion by Commissioner Leary. Commissioner Galindo seconded the motion; vote: 6-0.

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 February 23, 2015 at the applicant's request.

MOTION: Postpone the public hearing to February 23, 2015 per the consent postponement agenda on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 6-0.

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.

Angela Reed, Carolyn Grimes, and Alyson McGee spoke in support of historic zoning. Arif Panju, Michelle White, Glenn Ford, and Janel Jefferson spoke in opposition to historic zoning. Brent Hunter spoke in support of historic zoning and provided clarifying comments to Panju, White, Ford, and Jefferson. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 6-0.

MOTION: Recommend historic zoning on a motion by Commissioner Galindo. Commissioner Roberts seconded the motion. Vote: 5-1; Commissioner Leary declined to vote.

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.

The public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo seconded; vote: 6-0.

MOTION: Refer the application to the Certificate of Appropriateness Committee and suggest that the new design be more consistent with district standards on a motion by Commissioner Wolfenden. Commissioner Leary seconded the motion; vote: 6-0.

MOTION: Allow the meeting to continue past 10:00 p.m. on a motion by Commissioner Galindo. Commissioner Roberts seconded the motion on a vote of 6-0.

- 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.

Tom Hatch spoke in support of the Certificate of Appropriateness. The public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo seconded; vote: 5-0.

MOTION: Approve the application per staff recommendation and refer the completed plan set to the Certificate of Appropriateness Committee on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote: 6-0.

- 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.

MOTION: Postpone the public hearing to February 23, 2015, per citizen request, on a motion by commissioner Roberts. Commissioner Leary seconded the motion; vote: 6-0.

- 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.

MOTION: Approve the application, in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Rosato. Commissioner Leary seconded the motion. Commissioner Wolfenden recused; vote: 5-0.

- 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.

MOTION: Approve the application, in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Leary. Commissioner Rosato seconded the motion; vote: 6-0.

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 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.

COMMENTS: No additional comments to the staff recommendation.

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.

MOTION: Postpone the public hearing to February 23, 2015, per the consent postponement agenda, on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 6-0.

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.

Damien Rodriguez and Kris Owens spoke in support of the demolition application. Rosemary Marion, Leslie Wolf, Maureen McToyer, and June Stevens spoke in opposition to the demolition application. Damien Rodriguez offered clarification to the speakers in opposition. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 6-0.

MOTION: Release the demolition application in accordance with the staff recommendation on a motion by Commissioner Galindo. Commissioner Roberts seconded; vote: 6-0.

COMMENTS: Recommend that the applicant retain the existing façade.

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.

COMMENTS: No additional comments to the staff recommendation.

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.

COMMENTS: No additional comments to the staff recommendation.

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.

COMMENTS: No additional comments to the staff recommendation.

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.

COMMENTS: No additional comments to the staff recommendation.

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.

COMMENTS: No additional comments to the staff recommendation.

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.

MOTION: Postpone the public hearing to February 23, 2015, per the consent postponement agenda, on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 5-0.

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.

Caven Merski spoke in opposition to the demolition application.

MOTION: Approve the application, in accordance with the staff recommendation, on a motion by Commissioner Rosato. Commissioner Galindo seconded the motion; vote 6-0.

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.

David Armbrust, George Straughan, Steve Baker, Nev Nicholson, and Clint Small spoke in support of demolition. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Leary seconded; vote: 6-0.

MOTION: Approve the demolition application, in accordance with the staff recommendation, on a motion by Commissioner Rosato. Commissioner Leary seconded the motion. Vote 5-1; Commissioner Wolfenden voting nay.

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.

MOTION: Postpone the public hearing to February 23, 2015 per the consent postponement agenda on a motion by Commissioner Leary. Commissioner Wolfenden seconded the motion; vote: 6-0.

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.

MOTION: Postpone the public hearing to February 23, 2015 per the consent postponement agenda on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 6-0.

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.

MOTION: Postpone the public hearing to February 23, 2015 per the consent postponement agenda on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 6-0.

**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.

MOTION: Approve the application, in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Rosato seconded the motion; vote: 6-0.

**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.

MOTION: Postpone the public hearing to February 23, 2015 per the consent postponement agenda on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 6-0.

**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.

Gregory Thomas spoke in support of demolition. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Rosato. Commissioner Wolfenden seconded the motion; vote: 6-0.

MOTION: Approve the application, in accordance with the staff recommendation, on a motion by Commissioner Leary. Commissioner Rosato seconded the motion; vote: 6-0.

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.

MOTION: Postpone the public hearing to February 23, 2015 per the consent postponement agenda on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 6-0.

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.

MOTION: Approve the application, in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Rosato seconded the motion; vote: 6-0.

11. HDP-2015-0002

1805 Lightsey Road

The applicant requests a postponement to February 23, 2015.

MOTION: Postpone the public hearing to February 23, 2015 per the consent postponement agenda on a motion by Commissioner Galindo. Commissioner Wolfenden seconded the motion; vote: 6-0.

12. Un-numbered

Code Compliance request for determination of historical significance
2103 Rosewood Avenue

MOTION: Postpone the application to February 23, 2015, on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 6-0.

13. Un-numbered

Code Compliance request for determination of historical significance
2906 E. 13th Street

MOTION: Approve the application, in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Roberts. Commissioner Galindo seconded the motion; vote: 6-0.

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.