



HISTORIC LANDMARK COMMISSION
Monday, March 9, 2015 – 7:00 P.M.
SPECIAL-CALLED MEETING
One Texas Center, Room 325
505 Barton Springs Road
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. January 26, 2015

MOTION: Approve on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote: 4-0.

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. C14H-2013-0005 – CASE WITHDRAWN

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: No action required. The case has been withdrawn.

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 as proposed. The applicant has taken the direction of staff and the Commission and revised the proposal in accordance with the Sign Standards.

MOTION: Approve the application, in accordance with the staff recommendation, per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote: 4-0.

**2. C14H-1978-0038 – Paramount Theater
713 Congress Avenue**

Proposal: Reproduce and re-erect the historic Paramount Theater blade sign.
Applicant: Valenzuela Preservation Studio
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Recommend approval as proposed.
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 Roberts seconded the motion; vote: 4-0.

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

Proposal: Demolish an outbuilding, garage, and carport, and construct four new duplexes on the site.
Applicant: Cater Joseph
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Revise the site plan so that the Steck House remains the focal point of the site.
Staff Recommendation: Approve as proposed.

Cater Joseph spoke in support of the application. Mary Ingall, Leon Barish, and Robert Kaler spoke in opposition. Cater Joseph offered clarification to those speakers in opposition. Commissioner Roberts requested clarification on the restoration phase of the project. The public hearing was closed on a

motion by Commissioner Leary. Commissioner Myers seconded the motion on a vote of 4-0.

MOTION: Approve the application to demolish the outbuilding, garage, and carport, in accordance with the staff recommendation, on a motion by Commissioner Leary. Commissioner Myers seconded the motion; vote: 4-0.

MOTION: Postpone the public hearing to March 23, 2015 on a motion by Commissioner Myers. Commissioner Leary seconded the motion. The motion and second were retracted.

MOTION: Approve the Certificate of Appropriateness on a motion by Commissioner Myers. Commissioner Roberts seconded the motion on a 4-0 vote.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1 NRD-2014-0075

3412 Happy Hollow (Old West Austin)

Proposal: Construct a new house.

Applicant: Paul M. Smith

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

Staff Recommendation: Reduce the scale of the house to be more in line with the character of the district remove the transom-like windows, and perhaps use more of a mix of materials, especially wood or cement fiber board to temper the apparent vastness of the stonework and scale of the house.

COMMENT: No additional comments to the staff recommendation.

2. NRD-2014-0078

1631 Palma Plaza (Old West Austin)

Proposal: Construct a new house.

Applicant: Morris Yates

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

Staff Recommendation: Approve as proposed.

COMMENT: No additional comments to the staff recommendation.

3. NRD-2014-0140

75 Rainey Street (Rainey Street)

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

Applicant: Maria Bernhardt

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

Staff Recommendation: Release the relocation permit once the proposed location is finalized and upon completion of a City of Austin Documentation Package; also encourage the applicant to give further thought to retaining the house on-site to maintain a higher degree of integrity for the Rainey Street Historic District.

COMMENT: No additional comments to the staff recommendation.

4. **NRD-2015-0009**
422 Congress Avenue (Congress Avenue)
Proposal: Construct a rooftop deck.
Applicant: Jim Herbert
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend that the applicant conform to the setbacks set forth in the Downtown Austin Plan and the historic district Architectural Standards and set the proposed deck back at least 15 feet from the wall of the building.

Stuart Hirsch and Sylvia Orosco spoke in support of postponement. Jim Herbert and David Jalufka spoke in opposition to postponement.

MOTION: Postpone the public hearing to April 27, 2015, per citizen request, and refer the applicant to the Certificate of Appropriateness Committee meeting on a motion by Commissioner Myers. Commissioner Roberts seconded the motion; vote: 4-0.

5. **NRD-2015-0024**
823 Congress Avenue (Congress Avenue)
Proposal: Reconfigure the existing retail stall.
Applicant: Ian Ellis, MF Architecture
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-2014-1083**
1611 Walnut Avenue
Proposal: Demolish a ca. 1925 house.
Applicant: MX3 Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation:

MOTION: Postpone the public hearing, per passage of the consent agenda, on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote: 4-0.

2. **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: Release the permit upon completion of a City of Austin Documentation Package.

MOTION: Postpone the public hearing, per passage of the consent agenda, on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote: 4-0.

3. 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: Release the application upon completion of a City of Austin Documentation Package.

Dale Thornton spoke in support of demolition. Phil Thomas, Amy Thompson, and Joann Estrada spoke in opposition. } Breedlove offered clarifying comments to those in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Roberts seconded the motion on a vote of 4-0.

MOTION: Postpone the public hearing to March 23, 2015 on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote: 4-0.

4. HDP-2014-1147

1708 Vista Lane

Proposal: Demolish a ca. 1939 house.

Applicant: IDM Builders

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.

Michael Stouse and Brandon Holden spoke in support of demolition. Isabel Hoverman spoke in opposition to demolition. Michael Stouse offered clarifying comments. The public hearing was closed on a motion by Commissioner Myers. Commissioner Roberts seconded the motion on a 4-0 vote.

MOTION: Postpone the public hearing to April 27, 2015 on a motion by Commissioner Roberts in order for the applicants to explore alternatives to demolition. Commissioner Myers seconded the motion; vote: 4-0.

5. HDP-2015-0002

1805 Lightsey Road

Proposal: Demolish a ca. 1932 house.

Applicant: John R. Nelson, Lightsey II

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

Staff Recommendation: No recommendation, but if the Commission releases the demolition permit, then staff recommends that the applicant complete a City of Austin Documentation Package prior to the release of any permits.

Brian King spoke in support of postponement. Ross Wilson spoke against postponement.

MOTION: Postpone the public hearing to March 23, 2015 on a motion by Commissioner Myers. Commissioner Leary 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.

The applicant is proposing a Certificate of Appropriateness for work to the facades and will meet with the Certificate of Appropriateness Review Committee on March 9, 2015.

MOTION: Postpone the public hearing, per passage of the consent agenda, on a motion by Commissioner Leary. Commissioner Roberts seconded the motion; vote: 4-0.

VII. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

The Committee heard 3 cases on March 9, 2015.

B. Operations Committee

C. Grants Committee

The Grants Committee will meet on April 13; applications are due April 3.

D. Preservation Plan Committee

City Council has approved funding for certain neighborhood surveys.

VIII. NEW BUSINESS

A. Items from Commission

B. Items from Staff: BlueBonnet Hills Neighborhood Workshop

ADJOURNMENT : The public hearing was closed by Commissioner Myers at 9:46 p.m. Commissioner Leary seconded the motion; vote: 4-0

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.