



**HISTORIC LANDMARK COMMISSION
MONDAY, JANUARY 24, 2011 – 7:00 P.M.
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas**

CURRENT BOARD MEMBERS:

X *Laurie Limbacher, Chair*

X *Joe Arriaga*

AB *Meghan Kleon*

X *Terri Myers*

X *John Rosato, Vice-Chair*

X *Patti Hansen*

X *Dan Leary*

ANNOTATED AGENDA

I. Citizen Communication: General

No speakers.

II. Briefing

A. Briefing, Discussion, and Possible Action on the Draft Final Downtown Austin Plan

By: Michael Knox, Economic Growth and Redevelopment Services Office, City of Austin

III. Public Hearings

A. Discussion And Recommendations On Historic Zoning Cases

1. C14H-2010-0017

Victor and Ella Schmidt House

1600 E. 11th Street

Applicant: Historic Landmark Commission

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

Staff Recommendation: Postpone to February 28, 2011 at the property owner's request.

No speakers in support or in opposition. The public hearing was closed (Leary/Arriaga). Vote: 6-0 (Kleon absent).

Motion: Approved the property owner's request for a postponement to February 28, 2011. (Leary/Arriaga). Vote: 6-0 (Kleon absent).

B. Discussion and Action on Applications for Certificates of Appropriateness

1. C14H-1979-0020 – Montgomery House, 808 West Avenue

Proposal: Demolish the existing outbuilding and construct a new outbuilding on its site.

Applicant: Richard Hughes, architect.

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

Committee Recommendation: Approve the Certificate of Appropriateness with a change in the wall materials proposed to the outbuilding.

Staff Recommendation: The applicant has changed the outbuilding from a brick structure to a board-and-batten structure with a brick basement and foundation as per the Committee's recommendations, so staff recommends approval of the application.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary). Vote: 6-0 (Kleon absent).

Motion: Approve a Certificate of Appropriateness to demolish the existing outbuilding and to construct a new outbuilding on its site. (Hansen/Leary) Vote: 6-0 (Kleon absent).

**2. C14H-1982-0001-E – Larmour Block
914 Congress Avenue**

Proposal: Modify the storefront to align with the adjacent storefront.
Applicant: Derek Barcinski, Atlantis Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Grant the Certificate of Appropriateness.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary). Vote: 6-0 (Kleon absent).

Motion: Approve a Certificate of Appropriateness to modify the storefront to align with the adjacent storefront. (Hansen/Leary). Vote: 6-0 (Kleon absent).

**3. C14H-1984-0001 – Eugene Bremond Building
801 Congress Avenue**

Proposal: Signage
Applicant: Ann Lewis, Lewis Signs
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: The Committee did not formally review the proposal.
Staff Recommendation: Deny the Certificate of Appropriateness for the sign as currently proposed in favor of an all-metal sign with indirect lighting per the sign guidelines.

No speakers in support or in opposition. The public hearing was closed. (Leary/Myers). Vote: 6-0 (Kleon absent).

**Motion: Denied the Certificate of Appropriateness for signage as currently proposed in favor of an all-metal sign with indirect lighting per the sign guidelines. (Hansen/Leary)
Vote: 6-0 (Kleon absent).**

**4. C14H-1994-0021 – Brewer House
1108 Chicon Street**

Proposal: Solid Waste Services Department of the City of Austin is seeking a determination concerning the demolition or relocation of the structure to take to the Building Standards Commission regarding the structure as a dangerous building.

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

Committee Recommendation: The Committee did not review this case.

Staff Recommendation: Staff cannot support demolition of the structure; staff and owner continue to explore options to relocate and rehabilitate the house.

No speakers in support or in opposition. The public hearing was closed. (Hansen/Leary). Vote: 6-0 (Kleon absent).

Motion: Deny the Certificate of Appropriateness for demolition, and direct staff, Solid Waste Services, and the property owner to continue to explore options to relocate and rehabilitate the house. (Hansen/Leary) Vote: 6-0 (Kleon absent).

**5. C14H-1996-0001 – Simms House
212 W. 33rd Street**

Proposal: Install a swimming pool and convert the garage to a pool house, and the attached workshop to the new garage.

Applicant: Rebecca Devine, architect

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

Committee Recommendation: Grant the Certificate of Appropriateness.

Staff Recommendation: Grant the Certificate of Appropriateness but continue to work with staff to determine the materials for the pool surround and the doors for the converted garage.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary). Vote: 6-0 (Kleon absent).

Motion: Approve a Certificate of Appropriateness to install a swimming pool, convert the garage to a pool house, and convert the attached workshop to a garage. (Hansen/Leary). Vote: 6-0 (Kleon absent).

C. Review of Permits in National Register Historic Districts

1. NRD-2010-0139

2718 Wooldridge Drive (Old West Austin)

Proposal: Demolish a non-historic garage addition and construct a new two-story attached house, garages, patio, and pool.

Applicant: Stephen Kubenka, architect

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

Staff Recommendation: Release the permits as proposed.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary). Vote: 6-0 (Kleon absent).

Commission Action:

No additional recommendations. Release the permits as proposed.

2. NRD-2010-0148

2822 Wooldridge Drive (Old West Austin)

Proposal: Construct a new duplex on a vacant lot

Applicant: Jeff Barger, architect

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

Staff Recommendation: Release the building permit.

The case was pulled by staff due to faulty notification. The Commission took no action.

3. NRD-2010-0155

111 W. 6th Street (Courtesy review)

Proposal: Replace two historic street lamps in front of the Starr Building.

Applicant: Bury + Partners

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454 and Austin Energy staff.

Staff Recommendation: This is a courtesy review to determine the Commission's comments and inputs on removing two historic street lamps from an area that is not within the historic district and the replacement poles.

Melissa Neslund, Gary Haydon, Humberto Rey, and Bill Ball spoke in support; no speakers in opposition. The public hearing was closed (Leary/Arriaga) Vote: 6-0 (Kleon absent).

Commission Action:

The Commission stated that the preferred retention of the existing historic streetpoles, and if that could not be accomplished, then replacement with to street poles with the historic look would be preferable to the proposed Great Streets street poles as this is in the first block of West Sixth Street and a continuation of the Sixth Street National Register Historic District.

4. NRD-2010-0161

218 E. 6th Street (Sixth Street)

Proposal: Install an ATM

Applicant: Pablo Chavez

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

Staff Recommendation: Consider an interior location for the ATM; or release the permit for the ATM with the proviso that Chase Bank provide a written statement memorializing their pledge to restore the historic fabric of the building that will be removed with this proposal if and when the bank retires the ATM.

Bobby Hoskins spoke in support of the application; no speakers in opposition. The public hearing was closed (Leary/Arriaga). Vote: 6-0 (Kleon absent).

Commission Action:

Commissioner Rosato begged the applicant not to install this ATM.

Commissioner Myers echoed Commissioner Rosato's sentiments and stated that the exterior location of the ATM was detrimental to the historic character of the building and the district.

5. NRD-2010-0162

1211 Lorrain Street (West Line)

Proposal: Add a second story and completely reconfigure the existing house; construct a new guest house.

Applicant: Don Hurst, architect

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

Staff Recommendation: Consider incorporating more of the existing house into the design plans.

Don Hurst spoke in support; no speakers in opposition. The public hearing was closed (Myers/Leary).
Vote: 6-0 (Kleon absent).

Commission Action:

Recommendations to the applicant:

Commissioner Limbacher requested that the applicant incorporate more of the existing structure into the new design.

Commissioner Leary suggested building the addition to the back and/or side of the existing contributing structure and to maintain the historic appearance of the house.

Commissioner Myers stated that the new plans will completely obliterate the existing structure which is contributing to the West Line National Register Historic District and discouraged the applicants from making any changes that would compromise the contributing status of this house.

6. NRD-2010-0163

1618 Confederate Avenue (West Line)

Proposal: Demolish the back wall of the house and construct a two-story rear addition.
Applicant: Avenue B Development
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permits.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary). Vote: 6-0 (Kleon absent).

Commission Action:

No additional recommendations. Release the permits.

D. Review of Applications for Demolition or Relocation Permits

1. HDP-2010-0449

3910 North Lamar Boulevard

Proposal: Demolish a ca. 1938 house.
Applicant: Scott Wuest
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit after completion of a City of Austin Documentation Package.

Michelle Lynch, Larry Templeton, and Jason Trautwein spoke in support; no speakers in opposition. The public hearing was closed (Leary/Arriaga). Vote: 6-0 (Kleon absent).

Motion: Release the demolition permit after completion of a City of Austin Documentation Package. (Leary/Arriaga) Vote: 6-0 (Kleon absent).

2. HDP-2010-0498

2512 Rio Grande Street

Proposal: Demolish a ca. 1921 house.
Applicant: Kent P. Fleener, Sierra Contracting Corp.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

No speakers in support or in opposition. The public hearing was closed and the case passed on consent. (Hansen/Leary). Vote: 6-0 (Kleon absent).

Motion: Release the demolition permit. (Leary/Arriaga). Vote: 6-0 (Kleon absent).

IV. Committee Reports

A. Special Certificates of Appropriateness Review Committee

The Committee met January 10, 2011 and discussed four applications for Certificates of Appropriateness.

B. Operations Committee

The Committee met January 12, 2011 and discussed provisions of the Council resolution relating to changes to the historic preservation program.

C. Grants Committee

No report.

D. Preservation Plan Committee

No report.

V. New Business

A. Items from Commissioners - No report.

B. Items from Staff No report.

Adjournment: 10:00 P. M.