



HISTORIC LANDMARK COMMISSION
Monday, September 12, 2011 – 6:30 P.M.
SPECIAL CALLED MEETING
One Texas Center
505 Barton Springs Road, Room 240
Austin, Texas

CURRENT BOARD MEMBERS:

____ *Laurie Limbacher, Chair*
____ *Joe Arriaga*
____ *Meghan Kleon*
____ *Terri Myers*

____ *John Rosato, Vice-Chair*
____ *Leslie Wolfenden Guidry*
____ *Dan Leary*

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. July 25, 2011

III. PUBLIC HEARINGS

A. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC ZONING

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 September 26, 2011 at the property owner's request. The property owner is working with another party on an agreement for preservation of the house and a future Certificate of Appropriateness.

2. C14H-2011-0002

Routon-Alvarez-Lopez House
809 E. 9th Street

Applicant: Historic Landmark Commission

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to September 26, 2011 at the property owner's request

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2011-0013 (Castle Hill)

705 Baylor Street

Proposal: Request a Certificate of Appropriateness to add a ½ story cross gable addition to a 1 1/2-story single family home.

Applicant: Edward Gordon

City Staff: Alyson McGee, Historic Preservation Office, 974-7801

Committee Recommendation: Recommended the project but suggested changes to the windows for the tympanum of the front gable and the proposed limestone skirting for the foundation.

Staff Recommendation: Staff recommends approving the project as proposed, with the exception that the brackets on the new gable ends be eliminated to differentiate the new roof from the historic roof.

2. C14H-1977-0011 – Sebron Sneed House

1801 Nelms Drive

Proposal: Conceptual review for redevelopment of the site.

Applicant: Tracy Chen, architect

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

Committee Recommendation: Conceptual approval for redevelopment of the site outside of the area of historic zoning; recommend a high degree of public accessibility and visibility; prohibit any development within the walls of the ruins.

Staff Recommendation: Support the Committee recommendation.

3. C14H-1978-0033 – Littlefield Building

106 E. 6th Street

Proposal: Window replacements

Applicant: Brian Faith, Walker Restorations

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Retain, restore, and retrofit the existing windows to the greatest extent possible; if the unit is too deteriorated for restoration and retrofitting energy-efficient glass, then replace the window in accordance with the applicant's proposal.

4. C14H-1981-0002 – Hill House

2104 Nueces Street

Proposal: Reconfigure the rear of the south porch.

Applicant: Ken Johnson, Clayton-Little Architects

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

Committee Recommendation: No recommendation.

Staff Recommendation: Approve the Certificate as proposed.

5. **C14H-1986-0008 – Scarbrough Building**
522 Congress Avenue
Proposal: Signage for Brooks Brothers
Applicant: Ann Lewis, Lewis Signs
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Recommended the window, door, and blade signs, did not recommend the awnings and plaques; in place of the awnings, the Committee recommended an additional blade sign for the 6th Street side of the building.
Staff Recommendation: Support the Committee recommendation.
6. **C14H-1990-0007 – Nelson Davis Warehouse**
117 W. 4th Street
Proposal: Reconfiguring the north and east facades; construction of a rooftop addition and guardrail.
Applicant: Chris Simon, Michael Hsu Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: No recommendation
Staff Recommendation: Approve the Certificate as proposed.
7. **C14H-1995-0006 – Pemberton Castle**
1415 Wooldridge Drive
Proposal: Install a new pool complex with undulating walls, a pergola, grotto, and additional landscaping.
Applicant: Robert Steinbomer, architect
Committee Recommendation: No professional objections.
Staff Recommendation: Approve the Certificate as proposed.
8. **C14H-1995-0006 – Pemberton Castle**
1415 Wooldridge Drive
Proposal: Reconfigure the ca. 1925 pumphouse by adding castellation and turrets.
Applicant: Robert Steinbomer, architect
Committee Recommendation: Deny the Certificate of Appropriateness.
Staff Recommendation: Deny the Certificate of Appropriateness.
- C. **REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**
 1. **NRD-2011-0063**
1600 Ethridge Avenue (Old West Austin)
Proposal: New single family residential construction on vacant lot.
Applicant: Micah Roberts, Greenbelt Homes LLC
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Approve the project with the recommendation that the applicant consider altering the design to set the garage façade further back from the main façade of the house.
 2. **NRD-2011-0064**
1611 Woodlawn Boulevard (Old West Austin)

Proposal: Remove and replace exterior stucco siding, and demolish existing carport and replace with new carport design.
Applicant: Joseph T. Wells
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Approve the proposal as presented.

3. NRD-2011-0065

3400 Happy Hollow Lane (Old West Austin)

Proposal: Demolish rear wall of 1-story single family home and construct new roof to accommodate new rear 1-story addition, replace existing garage doors with masonry wall and windows.
Applicant: Derek Barcinski, Atlantis Architects
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Approve the proposal as presented.

4. NRD-2011-0066

1212 W. 9th Street (Westline)

Proposal: New single family residential construction on vacant lot.
Applicant: Andrew Ramirez, Ramirez Homes, Inc.
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Approve the proposal as presented

5. NRD-2011-0067

1612 W. 11th Street (Clarksville)

Proposal: Relocate structure to Fentress, Texas
Applicant: Sarah Dian Donnell
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Postpone to October 24, 2011 at the property owner's request.

6. NRD-2011-0070

2530 Harris Boulevard (Old West Austin)

Proposal: Construct a second-story addition on 1-story single family home, remodel 1-story, detached apartment at rear, demolish existing carport and construct new carport
Applicant: Kari Blachly
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Approve the proposal as presented.

7. NRD-2011-0071

1508 Mohle Drive (Old West Austin)

Proposal: Replace existing roof structure of 1-story single family home, construct new roof to accommodate additional ½-story, replace exterior siding and front window, reconstruct porch, and construct new rear detached garage.
Applicant: Kari Blachly
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Approve the proposal as presented.

8. **NRD-2011-0072**
1700 Pease Road (Old West Austin)
Proposal: Reissue the demolition permit on ca. 1935 single family home and construct new 4,945 square foot single-family home.
Applicant: Thomas and Patricia Ricks
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Approve the project as proposed, with the recommendation that the applicant consider eliminating the low wall at the front of the property.
- D. **DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION**
1. **HDP-2011-0172**
1164 Curve Street
Proposal: Demolish a ca. 1897 house.
Applicant: City of Austin
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to September 26, 2011 at the property owner's request.
2. **HDP-2011-0175**
1108 Olive Street
Proposal: Demolish a ca. 1941 house.
Applicant: City of Austin
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to September 26, 2011 at the property owner's request.
3. **HDP-2011-0176**
909 Olive Street
Proposal: Demolish a ca. 1904 house.
Applicant: City of Austin
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to September 26, 2011 at the property owner's request.
4. **HDP-2011-0177**
905 Olive Street
Proposal: Demolish a ca. 1938 house.
Applicant: City of Austin
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to September 26, 2011 at the property owner's request.
5. **HDP-2011-0402**
1700 San Antonio Street
Proposal: Demolish a ca. 1934 house.
Applicant: David Buratti, owner; Jim Bennett, agent
City Staff: Steve Sadowsky, Historic Preservation office, 974-6454

Staff Recommendation: Postpone to September 26, 2011 at the applicant's request.

- IV. COMMITTEE REPORTS
 - A. CERTIFICATES OF APPROPRIATENESS REVIEW COMMITTEE
 - B. OPERATIONS COMMITTEE
 - C. GRANTS COMMITTEE
 - D. PRESERVATION PLAN COMMITTEE
- V. NEW BUSINESS

ADJOURNMENT