



HISTORIC LANDMARK COMMISSION
Monday, June 27, 2011 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

 X *Laurie Limbacher, Chair*
 X *Joe Arriaga*
 X *Meghan Kleon*
 ILL *Terri Myers*

 X *John Rosato, Vice-Chair*
 X *Patti Hansen*
 X *Dan Leary*

ANNOTATED AGENDA

CALL TO ORDER: 7:13 p.m.

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.

Ms. Dorothy Ann Johnson spoke in regard to older houses in East Austin.

II. Approval of Minutes

1. May 23, 2011

Motion: Approve the minutes from the May 23, 2011 Historic Landmark Commission meeting. (Leary/Arriaga). Vote: 6:0 (Myers ill).

III. Briefing on the Norwood House and Grounds Condition Assessment and Feasibility Report

By: Marty Stump, Park Development Coordinator, Parks Planning, Design & Construction, Parks & Recreation Department.

Marty Stump, Park Development Coordinator, Parks Planning, Design & Construction and Ms. Anna Mod, Parks & Recreation Department made a brief presentation. Jim Christiansen and Wolf Sittler offered comments to the Commission.

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 July 25, 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.

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

**Motion: Postpone the case to July 25, 2011 at the property owner's request.
(Leary/Arriaga). Vote: 6-0 (Myers absent).**

B. Discussion and Action on Applications for Certificates of Appropriateness

1. C14H-1978-0033 – Littlefield Building

106 E. 6th Street

Proposal: Awning and signage

Applicant: Van Weygandt, Corner Bakery Cafe

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

Committee Recommendation: Approve.

Staff Recommendation: Approve the application as proposed.

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

**Motion: Approve a Certificate of Appropriateness for signage for the Corner Bakery.
(Rosato/Arriaga). Vote: 6-0 (Myers ill).**

2. C14H-1978-0051 – Brass-Goddard House

1108 W. 9th Street

Proposal: Reconstruct the widow's walk.

Applicant: Norma Yancey, Clayton + Little, Architects

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the application as proposed.

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

**Motion: Approve a Certificate of Appropriateness to reconstruct the widow's walk.
(Rosato/Arriaga). Vote: 6-0 (Myers ill).**

3. C14H-1980-0029 – H.B. Hancock House

1717 West Avenue

Proposal: Construct a rear addition.

Applicant: Milton Hime, Studio 8 Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approved.
Staff Recommendation: Approve the application as proposed.

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

Motion: Approve a Certificate of Appropriateness to construct a rear addition. (Rosato/Arriaga). Vote: 6-0 (Myers ill).

**4. C14H-1998-0005 – Phillips Building
103 E. 5th Street**

Proposal: Signage for the Kingdom Bar
Applicant: Steven Yamin, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: A prior design was reviewed and rejected; the Committee has not reviewed this proposal.
Staff Recommendation: Approve the application as proposed.

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

Motion: Deny the Certificate of Appropriateness for signage. (Hansen/Kleon). Vote: 5-0-1 (Myers ill; Leary recused).

**5. C14H-1999-0002 – Mathews Elementary School
906 West Lynn Street**

Proposal: Replace the south stairwell window.
Applicant: Smith Holt, Architect
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve the application as proposed.

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

Motion: Approve a Certificate of Appropriateness to replace the south stairwell window with an aluminum-clad wood-framed window. (Rosato/Arriaga). Vote: 6-0 (Myers ill).

**6. LHD-2011-0008
4107 Avenue G
Hyde Park**

Proposal: Construct a new single family house on a vacant lot.
Applicant: Jared Gossett and Matt Jones, Gossett-Jones Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the application with the recommendations that the applicant not use Craftsman-styled elements on the house and add windows to the sides and rear of the house to better comport with traditional fenestration patterns in the District.

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

Motion: Approve a Certificate of Appropriateness to construct a new single family house on a vacant lot with staff recommendations. (Rosato/Arriaga). Vote: 6-0 (Myers ill).

C. Review of Permits in National Register Historic Districts

1. NRD-2011-0030

1504 W. 31st Street (Old West Austin)

Proposal: Demolish a rear addition and construct a two-story rear addition.

Applicant: Jeffrey Hershey, Contractor

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

Staff Recommendation: Request that the owner revise the plans to minimize an adverse impact on the historic integrity of the property.

Jeffrey Hershey (owner) and Nathan Weaver (contractor) spoke in support. Joyce Basciano spoke in opposition. The public hearing was closed (Hansen/Leary). Vote: 5-0 (Myers ill; Arriaga off-dais).

Commission Action: Recommendations to the applicant:

1. Retain the existing overhangs and roofline on the existing house.
2. Revise the plans to minimize the adverse impact on the integrity of the house.

2. NRD-2011-0036

1700 Palma Plaza (Old West Austin)

Proposal: Raise the roof, replace dormers, reconfigure the porch and entry, install new siding, and construct additions to the side.

Applicant: Eric Rauser, Architect

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

Staff Recommendation: Request that the owner revise the plans to minimize an adverse impact on the historic integrity of the property.

Hugh Randolph and Eric Rauser spoke in support; no speakers in opposition. The public hearing was closed (Hansen/Leary). Vote: 5-0 (Myers ill; Arriaga off-dais).

Commission Action: Recommendations to the applicant:

1. Bring the case back to the Commission or the Special Certificates of Appropriateness Review Committee to consider alternatives to such significant changes to the historic appearance of the house.
2. Do not change the unique historic façade of the house.
3. Retain the proportion of the existing fenestration openings and the attic vents.

3. **NRD-2011-0042**
1607 Westover Road (Old West Austin)
Proposal: Reconfigure the front of the house and construct a front-gabled rear addition.
Applicant: Ed Hughey, Arbib-Hughey Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the building and demolition permits as proposed.

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

Commission Action: No additional recommendations.

4. **NRD-2011-0043**
1600 West Lynn Street (Old West Austin)
Proposal: Restoration to original 1922 design and demolition of detached apartment structure on rear of property.
Applicant: Teri Taylor
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Approve as proposed.

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

Commission Action: No additional recommendations.

5. **NRD-2011-0044**
3300 Bryker Drive (Old West Austin)
Proposal: Demolish the rear addition and construct a two-story rear addition.
Applicant: Leonard Strickler
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Request that the owner revise the plans to minimize an adverse impact on the historic integrity of the property.

Leonard Strickler spoke in support; Joyce Basciano and Susanne Gealy spoke in opposition. The public hearing was closed (Kleon/Leary) Vote: 5-0 (Myers ill; Arriaga off-dais).

Commission Action: Recommendations to the applicant:

1. **The project will make the house non-contributing because of changes to the exterior that completely transform the house.**
2. **Bringing the two-story elements directly over the roofline of the existing house conflicts with the historic character of the house and district.**
3. **Revise the plans to minimize the adverse impact to the integrity and historic character of the house.**

6. NRD-2011-0047

1412 Gaston Avenue (Old West Austin)

Proposal: Demolish the existing rear addition and construct a two-story rear addition.

Applicant: Tom Daniel, owner

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 (Leary/Arriaga).
Vote: 6-0 (Myers absent).

Commission Action: No additional comments.

7. NRD-2011-0048

Zilker Park Pistol Range (Zilker Park)

Proposal: Demolish/deconstruct a shade structure.

Applicant: Marty Stump, Park Development Coordinator, Parks Planning, Design & Construction, Parks & Recreation Department.

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

Staff Recommendation: Approve as proposed.

Kim McKnight and Marty Stump from the City of Austin Parks Department spoke in support; no speakers in opposition. The public hearing was closed (Leary/Hansen) Vote: 5-0 (Myers ill; Arriaga off-dais).

Motion: Approve the deconstruction and demolition of the shade structure with the stipulation that the existing structure be documented, and the concrete roof tiles be retained for a possible future re-build of the structure. Do not undertake any significant grade changes to preserve any sub-surface archeological information. (Hansen/Leary). Vote: 5-0 (Myers ill; Arriaga off-dais).

8. NRD-2011-0056

310 E. 6th Street (Sixth Street)

Proposal: Signage for the Trophy Room

Applicant: Jon Stone, Green Mountain Design

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

Staff Recommendation: Release the permit. The sign comports with all applicable design guidelines.

Revised Staff Recommendation: Postpone to July 25, 2011 at staff's request; staff is attempting to work out a potential legal issue.

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

Motion: Postpone the case to July 25, 2011 at staff's request. (Leary/Arriaga) Vote: 6-0 (Myers ill).

COMMISSION ACTION:

Motion: Continue the meeting past 10:00 p.m. (Leary/Rosato) **Vote:** 4-0 (Myers ill; Arriaga and Kleon off-dais).

9. NRD-2011-0057

314 E. 6th Street (Sixth Street)

Proposal: Construct an extension to the rooftop deck out over the sidewalk.

Applicant: Jim Herbert, agent

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

Staff Recommendation: Recommend against the expansion of the roof deck as it is historically inaccurate and inappropriate; or in the alternative, if the Commission recommends the project, then staff recommends terminating the deck at least 5 feet from the adjacent building to the east, or erecting some screening on the deck to protect the privacy of the upper story of the adjacent building.

Jim Herbert spoke in support; no speakers in opposition. The public hearing was closed. (Leary/Hansen) **Vote:** 4-0 (Myers ill; Arriaga and Kleon off-dais).

Commission Action: Recommendations to the applicant:

- 1. This project is not appropriate for the building, which is one-story and never had a balcony.**
- 2. The project adversely impacts the character of the National Register Historic District and is inappropriate for this building.**
- 3. The Commission will not support the construction of this balcony.**

10. LHD-2011-0007

701 Blanco Street (West Line)

Proposal: Rehabilitate a non-contributing house.

Applicant: 5MG Group, owners

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

Staff Recommendation: Use hardi-plank siding in a board-and-batten pattern on the exterior of the house; use aluminum-clad 2:2 wood windows at least on the front of the house to reflect the lost historic windows, use a transom above the front door.

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

Commission Action: No additional comments.

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 July 25, 2011 at the property owner's request.

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

Motion: Postpone to July 25, 2011 at the property owner's request. (Leary/Arriaga)
Vote: 6-0 (Myers ill).

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 July 25, 2011 at the property owner's request.

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

Motion: Postpone to July 25, 2011 at the property owner's request. (Leary/Arriaga)
Vote: 6-0 (Myers ill).

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 July 25, 2011 at the property owner's request.

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

Motion: Postpone to July 25, 2011 at the property owner's request. (Leary/Arriaga)
Vote: 6-0 (Myers ill).

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 July 25, 2011 at the property owner's request.

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

Motion: Postpone to July 25, 2011 at the property owner's request. (Leary/Arriaga)
Vote: 6-0 (Myers ill).

5. HDP-2011-0213

3500 Windsor Road

Proposal: Demolish a ca. 1950 house.

Applicant: Jim Bennett, agent

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

Staff Recommendation: Release the permit.

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

Motion: Release the demolition permit. (Rosato/Arriaga). Vote: 6-0 (Myers ill).

6. HDP-2011-0246

4527 Speedway

Proposal: Demolish a ca. 1935 house.

Applicant: Charles Goebel, agent

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

Staff Recommendation: Release the permit, but request that the applicant consider relocation over demolition of this house.

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

Motion: Release the demolition permit. (Rosato/Arriaga). Vote: 6-0 (Myers ill).

7. HDP-2011-0285

2106 Oxford Avenue

Proposal: Relocate a ca. 1939 house.

Applicant: Priscilla Glover, Urban Nature, Inc.

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

Staff Recommendation: Release the permit.

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

Motion: Release the demolition permit. (Rosato/Arriaga). Vote: 6-0 (Myers ill).

F. Discussion and Possible Action on Ad Valorem Tax Exemptions

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

Staff Recommendation: Approve applications for ad valorem tax exemptions for the properties listed below (NOTE: All case numbers begin with C14H-).

1. 2004-0018 Travis Heights House 1007 Milam Place

2. 2000-2177 Rogers Homestead 10801 N. Mo-Pac Expressway

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

Motion: Approve the property tax exemptions for F.1 and 2. (Rosato/Arriaga) Vote: 6-0 (Myers ill).

V. Committee Reports

A. Certificates of Appropriateness Review Committee

Commissioner Limbacher reported on the cases presented to the Committee.

B. Operations Committee

No report

C. Grants Committee

No report

D. Preservation Plan

Commissioner Limbacher reported that the Preservation Plan Committee is following the progress and process of the development of the Comprehensive Plan but has not met.

VI. New Business

Commissioner Rosato reported that the Travis County Commissioners are going to vote on changes to the Historic Landmark Program on June 28, 2011 at 10:30 a.m.

Commissioner Limbacher noted a decrease in the quality of the plans in the packet and asked staff to explore other options for providing this information. Staff replied that they were investigating the possibilities of providing digital files to the Commissioners.

Adjournment: 10:28 P. M.