



HISTORIC LANDMARK COMMISSION
Monday, October 24, 2011 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
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. September 12, 2011
2. September 26, 2011

III. BRIEFINGS

1. Mopac Improvement Project Reconnaissance-Level Survey & NRHP Evaluations
David Moore, Hardy, Heck & Moore

IV. PUBLIC HEARINGS

A. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC ZONING

1. C14-2011-0065/C14H-1979-0019
Bosche-Hogg Building
804 Congress Avenue
and
800 Congress Avenue (Congress Avenue Historic District)

Proposal: Zoning change from CBD (800 Congress Avenue) and CBD-H (804 Congress Avenue) to CBD-CURE and CBD-H-CURE.
Applicant: Gone to Texas Capital One, L.P.
City Staff: Clark Patterson, Planning and Development Review Department, 974-7691.
Staff Recommendation: Recommend CBD-CURE for 800 Congress Avenue and CBD-H-CURE zoning for 804 Congress Avenue.

2. 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 November 14, 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.

3. 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 November 14, 2011 at the property owner's request.

4. C14H-2011-0003

Crutchfield House

4001 Avenue G

Applicants: Howard Liljestrand and Blinda McClelland, owners

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

Staff Recommendation: Postpone to November 14, 2011 at the property owner's request.

5. C14H-2011-0004

William T. and Valerie Mansbendel Williams House

3820 Avenue F

Applicant: David P. Conner, owner

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

Staff Recommendation: Recommend historic zoning.

6. C14H-2011-0005

Selmar and Bennie Finn House

1700 San Antonio Street

Applicant: Historic Landmark Commission

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

Staff Recommendation: Encourage relocation over demolition, but release the permit either way upon completion of a City of Austin Documentation Package.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-2001-0010 – Deep Eddy Pool

401 Deep Eddy Avenue

Proposal: Replace the existing light fixtures with new fixtures.

Applicant: Rey Hernandez, Parks & Recreation Department and Donna Carter, Carter Design Associates

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

Committee Recommendation: Did not review the light fixture.

Staff Recommendation: Approve the certificate of appropriateness as proposed.

NOTE: The applicant has withdrawn the application for replacement of the existing cyclone fence – this application is solely for a pole light fixture near the pool.

2. LHD-2011-0018 (Hyde Park)

4113 Avenue F

Proposal: Construct a new house on an empty lot.

Applicant: Gossett-Jones Homes

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

Committee Recommendation: Recommended a steeper pitch to the roof and a stronger vertical element. Use glazing in the front door; beef up the trim, especially at the gable vent.

Staff Recommendation: Approve the certificate of appropriateness as proposed.

3. C14H-1982-0001 – Larmour Block (A)

906 Congress Avenue

Proposal: New awning signage

Applicant: 360 Signs

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as proposed.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. 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: Application withdrawn by applicant.

2. NRD-2011-0078

1803 W. 10th Street (Clarksville)

Proposal: New construction on a vacant lot

Applicant: Steven Radke and Ryan Vinson

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

Staff Recommendation: Approve the project as proposed.

3. NRD-2011-0080

1100 Kingsbury Street – Pease Park (Old West Austin)

Proposal: Repair masonry at restrooms, repair concrete benches and tables, repair masonry and replace plaque on gateway structures.

Applicant: Mary Stump, PARD

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

Committee Recommendation: Bronze plaques would be preferred for the durability and historic accuracy, however limestone would be acceptable as well. Use of block lettering similar to the font used on the Aldridge Place entrance is acceptable. Date on plaques should be “1926” as this is date gateway was constructed.

Staff Recommendation: Approve the work as proposed with re-pointing and graffiti removal specifications on restrooms, and concrete repair treatment specifications for tables and benches presented to CHPO staff for review, and replacement plaque fabricated in bronze.

4. NRD-2011-0081

1512 W. 29th Street (Old West Austin)

Proposal: Demolition all but a section of the front wall of a 2,350 square foot, one and one-half story house and construct a 2,521 square foot house.

Applicant: Julia Webber, Architect

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

Committee Recommendation: Requested the applicant consider maintaining the façade. If proposed design is pursued the Committee requested that the front door face the street

Staff Recommendation: Recommend owner reconsider the proposed demolition and consider a compatible addition to the existing structure that would maintain its contributing status. If applicant continues to seek demolition, require applicant prepare a City of Austin Documentation Package prior to release of the demolition permit.. In addition, staff recommends that the owner reconsider the proposed design for the new structure and pursue a design that is more compatible with the surrounding neighborhood’s architectural character in both scale and style, and that has a front door facing the street.

5. NRD-2011-0082

1810 W. 29th Street (Old West Austin)

Proposal: Demolition of existing c. 1946, 1,155 sf house.

Applicant: Stuart Sampley, Architect

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

Staff Recommendation: Recommend that applicant reconsider requesting a demolition permit. If applicant continues to seek demolition, require applicant prepare a City of Austin Documentation Package prior to release of the demolition permit, and submit plans for new construction for review and comment by the Historic Landmark Commission.

6. NRD-2011-0083

1506 Rainbow Bend (Old West Austin)

Proposal: Demolition of existing second story and roof, construct new second story, and add a second story over existing one story garage on a ca. 1962 house.

Applicant: Walter Ross, owner

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

Staff Recommendation: Recommend approving the project as proposed with the requirement that applicant submit a City of Austin Documentation Package to the Historic Preservation Office.

7. NRD-2011-0084

3205 Churchill Road (Old West Austin)

Proposal: Demolition of existing c. 1950, 1,135 sf house and construction new 2,339 sf house.

Applicant: James Holland, Architect

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

Staff Recommendation: Request the applicant consider not demolishing the existing home and consider rehabilitating the property. If the applicant continues to seek a demolition permit staff recommends the permit not be released until a City of Austin Documentation Package is submitted to the Historic Preservation Office. Staff further requests that the applicant include documentation of the interior of the house as part of the Documentation Package.

8. NRD-2011-0085

79 Rainey Street (Rainey Street)

Proposal: Total demolition of an existing c. 1933 house.

Applicant: Ben Siegel, owner & Ron Heyns, Praxis Construction

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

Staff Recommendation: Request that the owner reconsider the proposed demolition and investigate rehabilitating the existing house. If the applicant continues to seek a demolition permit, staff recommends the permit not be released until a City of Austin Documentation Package is submitted to the Historic Preservation Office. Staff further recommends that the design of the new structure be presented to the Historic Landmark Commission for comment prior to release of a building permit.

9. NRD-2011-0086

81 Rainey Street (Rainey Street)

Proposal: Relocate and reconfigure c. 1933 house to rear of property and open side wall to create a stage.

Applicant: Ben Siegel, owner & Ron Heyns, Praxis Construction

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

Staff Recommendation: Postpone to November 14, 2011 at the property owner's request.

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: Release the demolition permit after completion of a City of Austin Documentation Package. Staff is exploring the possibility of deconstructing then reconstructing the house using whatever salvageable materials exist.

**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: Release the demolition permit after completion of a City of Austin Documentation Package.

**3. 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: Release the demolition permit upon completion of a City of Austin Documentation Package. Staff is exploring the possibility of deconstructing then reconstructing the house using whatever salvageable materials exist.

E. DISCUSSION AND POSSIBLE ACTION ON A LOCAL HISTORIC DISTRICT DESIGN STANDARDS TEMPLATE.

IV. COMMITTEE REPORTS

- A. Certificates of Appropriateness Review Committee**
- B. Operations Committee**
- C. Grants Committee**
- D. Preservation Plan Committee**

V. NEW BUSINESS

- A. Approve 2012 Schedule of Meetings**

ADJOURNMENT