



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:

<input checked="" type="checkbox"/>	<i>Laurie Limbacher, Chair</i>	<i>ILL</i>	<i>John Rosato, Vice-Chair</i>
<input checked="" type="checkbox"/>	<i>Joe Arriaga</i>	<input checked="" type="checkbox"/>	<i>Leslie Wolfenden Guidry</i>
<input checked="" type="checkbox"/>	<i>Meghan Kleon</i>	<input checked="" type="checkbox"/>	<i>Dan Leary</i>
<input checked="" type="checkbox"/>	<i>Terri Myers</i>		

AGENDA

CALL TO ORDER: 7:00pm

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.

No speakers.

II. APPROVAL OF MINUTES

1. July 25, 2011

Motion: Approve minutes for the July 25, 2011 meeting:
(Kleon/Leary). Vote: 4-0-2 (Rosato Ill; Limbacher and
Wolfenden- Guidry Recused.)

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.
No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: **Approve the applicant's request for a postponement to September 26, 2011 (Leary/Meyers). Vote: 6-0 (Rosato III)**

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

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: **Approve the applicant's request for a postponement to September 26, 2011 (Kleon/Meyers). Vote: 5-0-1 (Leary recused; Rosato III)**

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.

No speakers in support or in opposition. Edward Gordon and Andrew Ramirez signed in support but did not speak. The public hearing was closed. (Kleon/Meyers) Vote: 6-0 (Rosato ill).

No speakers in support or in opposition.

Motion: **Approve as proposed with the recommendations to eliminate the brackets on the new gable ends and to change the windows for the tympanum of the front gable and the limestone skirting for**

the foundation as per Certificate of Appropriateness Committee recommendation (Kleon/Meyers). Vote: 6-0 (Rosato III).

**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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: Approve the applicant's request for a postponement to September 26, 2011 (Leary/Meyers). Vote: 6-0 (Rosato III)

**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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: Approve the applicant's request for a postponement to September 26, 2011 (Leary/Meyers). Vote: 5-0-1 (Wolfenden Guidry recused; Rosato III).

**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.

No speakers in support or in opposition. Ken Johnson signed in support but did not speak. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: Approve a Certificate of Appropriateness as proposed (Leary/Kleon). Vote: 6-0 (Rosato III)

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.

No speakers in support or in opposition. Ann Lewis signed in support but did not speak. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: Approve the Certificate of Appropriateness for the window, door, and blade signs and an additional blade sign for the 6th Street side of the building (Leary/Kleon). Vote: 6-0 (Rosato III)

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.

No speakers in support or in opposition. Romi Lewis and Michael Hsu signed in support but did not speak. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: Approve the Certificate of Appropriateness as proposed (Leary/Kleon). Vote: 6-0 (Rosato III)

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.

No speakers in support or in opposition. Robert Steinbomer, Stephen Domigan, and Kari Blachly signed in support but did not speak. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: Approve the Certificate of Appropriateness as proposed (Leary/Kleon). Vote: 5-0-1 (Wolfenden Guidry recused; Rosato III).

**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.

Motion: Withdrawn

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: 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 (Leary/Kleon). Vote: 6-0 (Rosato III)

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

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

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.

No speakers in support or in opposition. Derek Barcinski and Susan Buzbee signed in support but did not speak. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: Release the demolition permit and approve the proposed project (Leary/Kleon). Vote: 6-0 (Rosato III)

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

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III)

Motion: Approve the proposal as presented (Leary/Kleon). Vote: 6-0 (Rosato III)

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III)

Motion: Approve the applicant's request for a postponement to October 24, 2011 (Leary/Meyers). Vote: 6-0 (Rosato III)

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III)

Motion: Approve the proposal as presented (Leary/Kleon). Vote: 6-0 (Rosato III)

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III)

Motion: Approve the proposal as presented (Leary/Kleon). Vote: 6-0 (Rosato III)

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III)

Motion: **Approve the project as proposed with the recommendation that the applicant consider eliminating the low wall at the front of the property (Leary/Kleon). Vote: 6-0 (Rosato III)**

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: **Approve the applicant's request for a postponement to September 26, 2011 (Leary/Meyers). Vote: 6-0 (Rosato III)**

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: **Approve the applicant's request for a postponement to September 26, 2011 (Leary/Meyers). Vote: 6-0 (Rosato III)**

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: **Approve the applicant's request for a postponement to September 26, 2011 (Leary/Meyers). Vote: 6-0 (Rosato III)**

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: Approve the applicant's request for a postponement to September 26, 2011 (Leary/Meyers). Vote: 6-0 (Rosato III)

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.

No speakers in support or in opposition. The public hearing was closed (Leary/Meyers). Vote: 6-0 (Rosato III).

Motion: Approve the applicant's request for a postponement to September 26, 2011 (Leary/Meyers). Vote: 6-0 (Rosato III)

IV. COMMITTEE REPORTS

A. Certificates of Appropriateness Committee

Commissioner Meyers gave a brief report on the cases considered by the Committee.

B. Operations Committee

Commissioner Limbacher reported that the next Operations Committee meeting has been scheduled for September 20, 2011 at 5 p.m..

C. Grants Committee

Commissioner Leary gave a report on 3 applications for grants to be presented at the Commission meeting on September 26, 2011.

D. Preservation Plan Committee

Commissioner Kleon announced that a meeting will be scheduled to discuss the Comprehensive Planning Process as it relates to historic preservation efforts.

V. NEW BUSINESS

Commissioner Limbacher announced that Commissioner Wolfenden Guidry will be assigned to the Grants Committee panel and will be and alternate to the Operation Committee panel. Commissioner Limbacher requested that all Commissioners reconsider their committee appointments and be prepared to discuss any requests for changes to switch committee appointments on September 26, 2011.

ADJOURNMENT: 8:05 p.m. (Leary/Meyers) Vote: 6-0 (Rosato III)