



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: 7:10 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.

No speakers.

II. APPROVAL OF MINUTES

1. September 12, 2011
2. September 26, 2011

Motion: Approve the minutes for the September 12, 2011 public hearing and the September 26th, 2011 public hearing (Myers/Leary). Vote: 7-0.

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.

Steve Drenner, and Charles Betts spoke in support. Teri O'Connell spoke in opposition to variances. Steve Drenner rebutted. The public hearing was closed (Kleon/Leary). Vote: 7-0.

Motion: Postpone to December 12, 2011 and instruct staff to provide additional background information on the Congress Avenue Overlay and the recommendations of the Downtown Plan on November 14, 2011. (Rosato/Myers). Vote: 7-0

**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.

No speakers spoke in support or in opposition. The public hearing was closed (Leary/Myers). Vote: 7-0.

Motion: Approve the applicant's request for postponement to November 14, 2011 (Leary/Myers). Vote: 7-0

**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.

No speakers spoke in support or in opposition. The public hearing was closed (Leary/Myers). Vote: 7-0.

Motion: Approve the property owner's request for postponement to November 14, 2011 (Leary/Myers). Vote: 7-0

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.

No speakers spoke in support or in opposition. The public hearing was closed (Leary/Myers). Vote: 7-0.

Motion: Approve the property owner's request for postponement to November 14, 2011 (Leary/Myers). Vote: 7-0

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.

David Conner, Dorothy Richter and Catherine Moore spoke in support. No speakers in opposition. The public hearing was closed (Myers/Leary). Vote: 7-0.

Motion: Recommend historic zoning based on architecture and historical associations (Leary/Myers). Vote: 7-0

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.

No speakers spoke in support. Jim Bennett spoke in opposition. The public hearing was closed (Kleon/Wolfenden-Guidry). Vote: 7-0.

Motion: Release the demolition in accordance with Staff recommendation (Kleon/Arriaga). Vote: 6-1 (Myers in opposition)

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.

No speakers in support or in opposition. The public hearing was closed: (Myers/Leary). Vote: 7-0

Motion: Approve the Certificate of Appropriateness as proposed (Myers/Leary). Vote: 7-0

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.

Peter Pevoto signed in support but did not speak. No speakers spoke in opposition. The public hearing was closed (Leary/Myers). Vote: 7-0.

Motion: Approve the Certificate of Appropriateness with the revised design submitted (Myers/Leary). Vote: 7-0

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.

No speakers in support or in opposition. The public hearing was closed: (Myers/Leary). Vote: 7-0

Motion: Approve the Certificate of Appropriateness as proposed (Myers/Leary). Vote: 7-0

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.

Steven Radke and Ryan Vinson signed in support but did not speak. No speakers in opposition. The public hearing was closed: (Myers/Leary). Vote: 7-0

Motion: Approve the project as submitted (Myers/Leary). Vote: 7-0

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.

No speakers in support or in opposition. The public hearing was closed: (Myers/Leary). Vote: 7-0

Motion: Approve the project as submitted (Myers/Leary). Vote: 7-0

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.

No speakers spoke in support or in opposition. The public hearing was closed (Myers/Kleon). Vote: 7-0.

Motion: Approve the applicant's request for postponement to December 12, 2011 (Myers/Kleon). Vote: 7-0

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.

No speakers spoke in support. Michelle Orr signed in opposition but did not speak. The public hearing was closed (Myers/Leary). Vote: 7-0.

Motion: Release the demolition permit after a City of Austin Documentation Package has been submitted and after the new construction plans have been reviewed by the Historic Landmark Commission (Leary/Kleon). Vote: 7-0

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.

Walter Ross and Catherine Reyer signed in support but did not speak. No speakers in opposition. The public hearing was closed: (Myers/Leary). Vote: 7-0

Motion: Approve the project as submitted and release the demolition permit in a accordance with Staff recommendation (Myers/Leary). Vote: 7-0

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.

No speakers spoke in support or in opposition. The public hearing was closed (Leary/Myers). Vote: 7-0.

Motion: Approve the applicant's request for postponement to November 14, 2011 (Leary/Myers). Vote: 7-0

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.

Ronnie Heyns and Ben Siegel spoke in support. No speakers spoke in opposition. The public hearing was closed (Kleon/Guidry-Wolfenden). Vote: 7-0.

Motion: Initiate historic zoning, direct staff to conduct further research on impacts in Rainey Street National Register District, and direct applicant to investigate rehabilitation of the existing structure. (Leary/Arriaga). Vote: 7-0

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.

No speakers spoke in support or in opposition. The public hearing was closed (Leary/Myers). Vote: 7-0.

Motion: Approve the property owner's request for postponement to November 14, 2011 (Leary/Myers). Vote: 7-0

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 for the deconstruction and reconstruction of a new house on the same site with as much material salvaged as practical after completion of a City of Austin Documentation Package.

Tom Hatch and Marcellus Sapenter spoke in support. Stanton Strickland spoke in opposition. Tracy White signed in opposition but did not speak.

COMMISSION ACTION: Motion to continue public hearing past 10:00 P.M. (Leary/Wolfenden-Guidry) Vote: 7-0.

D Ann Johnson spoke in opposition. The public hearing was closed (Wolfenden/Leary). Vote: 7-0.

Motion: Approve Staff's recommendation (Myers/Leary). Vote: 6-1 (Arriaga in opposition)

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.

Application was withdrawn by applicant.

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 partial demolition permit for the demolition of the addition to the back of the house and allow relocation of the structure 5 feet to the east of the current location upon completion of a City of Austin Documentation Package.

Tom Hatch and Marcellus Sapenter spoke in support. Stan Strickland and D' Ann Johnson spoke in opposition. Tracy White signed in opposition but did not speak. The public hearing was closed (Wolfenden/Leary). Vote: 7-0.

Motion: Approve Staff's recommendation (Myers/Wolfenden-Guidry). Vote: 6-1 (Arriaga opposed)

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

Motion: Approve the Local Historic Design Standards template as submitted (Myers/Leary). Vote: 7-0

IV. COMMITTEE REPORTS

A. Certificates off Appropriateness Review Committee

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

B. Operations Committee

Commissioner Limbacher gave a brief report and the expectation of a meeting on November 30, 2011.

C. Grants Committee

Commissioner Leary gave a brief report. Commissioner Limbacher sought clarification on the intention and task of the committee to prioritize grants applications for the next year.

D. Preservation Plan Committee

Commissioner Kleon gave a brief report.

V. NEW BUSINESS

A. Approve 2012 Schedule of Meetings

COA committee meeting on November 14, 2011 prior to the HLC hearing. COA for December will be determined if the need arises for a meeting.

Motion: Approve the 2012 Schedule of Meetings (Myers/Leary). Vote: 7-0

ADJOURNMENT: 10:15 P.M.

HISTORIC LANDMARK COMMISSION

ATTENDANCE SHEET

COUNCIL CHAMBERS - CITY HALL

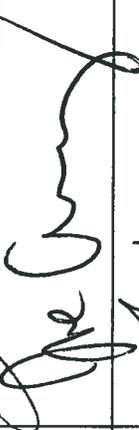
301 WEST 2ND STREET

AUSTIN, TEXAS

Date: October 24, 2011 · 7:00 pm

A board member has a conflict of interest if City Code Chapter 2-7 or Local Government Code Chapter 171 prohibits the board member from taking action on a vote or decision before the board.

By signing below, I certify that I was in attendance at this meeting and that I have disclosed whether I have a conflict of interest related to any agenda item, and I agree not to participate in a discussion, deliberation, or vote on an agenda item for which I have a conflict of interest.

NAME OF BOARD MEMBER	If you have <u>NO</u> conflict of interest on any agenda item, sign here.	If you <u>have a conflict of interest</u> , sign here and identify the agenda item in the next column.	Agenda item number for which you have a conflict of interest.
Laurie Limbacher, Chair			
John Rosato, Vice-Chair			
Joe Arriaga			
Meghan Kleon			
Leslie Wolfenden-Guidry			
Daniel Leary			
Terri Myers			