



HISTORIC LANDMARK COMMISSION
Monday, December 12, 2011 – 7:00 P.M.
REGULAR MEETING
One Texas Center, Room 325
505 Barton Springs Road
Austin, Texas

CURRENT BOARD MEMBERS:

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

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

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.

II. APPROVAL OF MINUTES

1. November 14, 2011

MOTION: Approve the minutes of the November 14, 2011 public hearing (Arriaga/Rosato) Vote: 4-0

III. PUBLIC HEARINGS

A. BRIEFING AND POSSIBLE ACTION ON PROPOSED HISTORIC PRESERVATION CODE AMENDMENTS-

By: Steve Sadowsky, Historic Preservation Office, 974-6454

City Code Section 11-1-22 (A) (1)

MOTION: To retain existing tax exemption formula. (Rosato/Arriaga) Vote: 4-0.

City Code Section 25-2-352 (3) (b) (ii)

MOTION: Do not define "longstanding" with years. Leave to the discretion of the Historic Landmark Commission (Arriaga/Wolfenden). Vote: 4-0.

City Code Section 25-2-352 (3) (b) (iv)

MOTION: Leave the word “neighborhood” in the description of Community Value (Arriaga/Wolfenden). Vote: 4-0.

B. 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.

Tom Ezell, David Kahn and Steve Drenner spoke in support. Barry Lewis, Tere O’Connell, Charles Betts and Jim Nix spoke in opposition. Steve Drenner spoke in rebuttal. The public hearing was closed. (Arriaga/Wolfenden) Vote: 4-0.

Discussion: Endorse the applicant’s request for a zoning change from CBD-CURE to CBD-H-CURE. However, do not support the applicant’s request for a variance to the overlay. Instead, support the 15 foot setback at the roofline of the historic structure.

MOTION: None due to lack of quorum. (Rosato/Wolfenden) Vote: 3-0-1 (Arriaga abstained).

2. C14-2011-0124/C14H-1974-0046

San Antonian

702 San Antonio Street

Proposal: Zoning change from GO-H to DMU-H.

Applicant: Tom Hatch

City Staff: Clark Patterson, Planning and Development Review Department, 974-7691.

Staff Recommendation: Recommend DMU-H combining district zoning.

No speakers in support or in opposition. The public hearing was closed. (Wolfenden/Rosato) Vote: 4-0.

MOTION: Recommend a zoning change from GO-H to DMU-H (Wolfenden/Rosato). Vote: 4-0.

3. 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 January 23, 2012 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 (Rosato/Wolfenden) Vote: 4-0.

MOTION: Approve the property owner's request for a postponement to January 23, 2012 (Rosato/Wolfenden). Vote: 4-0.

C. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2011-0023 (Hyde Park LHD)

4105 Avenue D

Proposal: Construct a one-story side addition and a two-story rear addition.

Applicant: April Clark, Architect

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

Committee Recommendation: Approve the Certificate of Appropriateness with some revisions to the plans.

Staff Recommendation: Approve the Certificate of Appropriateness with additional recommendations to change the horizontal window on the north elevation to a vertical double-hung window, square the farther ends on the addition to differentiate the addition from the existing house, repair rather than replace historic windows, and delegate approval of the replacement door to staff.

Ed Richardson and Elizabeth Williams signed in support but did not speak. No speakers spoke in opposition. The public hearing was closed. (Wolfenden/Rosato) Vote: 4-0.

MOTION: Approve the Certificate of Appropriateness in accordance with Staff's recommendation (Wolfenden/Rosato). Vote: 4-0.

2. C14H-1977-0015 – Franzetti Store

2402 San Gabriel Street

Proposal: Construct a new exterior staircase to allow access to the second floor of the building.

Applicant: James Stockbauer

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

Committee Recommendation: Reviewing proposal December 12, 2011.

Staff Recommendation: Will follow the Committee recommendation.

No speakers in support or in opposition. The public hearing was closed.
(Wolfenden/Rosato) Vote: 4-0.

MOTION: Approve the Certificate of Appropriateness for the construction of the new exterior staircase on the rear of the building. (Wolfenden/Rosato) Vote: 4-0.

**3. C14H-1995-0006 – Pemberton Castle
1415 Wooldridge Drive**

Proposal: Construct a castellated roofline to the pumphouse.
Applicant: Robert Steinbomer
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Deny the Certificate of Appropriateness.

MOTION: Postpone the case to January 23, 2012 for lack of a quorum to vote on the merits of the case. (Rosato/Wolfenden) Vote: 4-0.

**4. C14H-2011-0003 – Clarkson-Crutchfield House
4001 Avenue G**

Proposal: Remove the non-historic balustrade above the front porch and replace the front porch railings with square balusters to match historic photographs.
Applicants: Blinda McClelland and Howard Liljestrand, owners
City Staff: Steve Sadowsky, Historic Preservation Office.
Committee Recommendation: Reviewing proposal December 12, 2011.
Staff Recommendation: Approve the Certificate of Appropriateness.

Blinda McClelland and Howard Liljestrand signed in support but did not speak. No speakers in opposition. The public hearing was closed. (Wolfenden/Rosato) Vote: 4-0.

MOTION: Approve the Certificate of Appropriateness as proposed (Wolfenden/Rosato). Vote: 4-0.

**5. C14H-2011-0007 – Robertson Building
416 Congress Avenue**

Proposal: Clean masonry, paint exterior woodwork, and install new awnings.
Applicant: Bryan Sitchler, 913 Design
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Reviewing proposal December 12, 2011.
Staff Recommendation: Approve the Certificate of Appropriateness.

Bryan Wesley Sitchler signed in support but did not speak. No speakers in opposition. The public hearing was closed. (Wolfenden/Rosato) Vote: 4-0.

MOTION: Approve the Certificate of Appropriateness as proposed (Wolfenden/Rosato). Vote: 4-0.

D. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. 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

Staff Recommendation: Postpone to January 23, 2012 at the property owner's request.

No speakers in support or in opposition. The public hearing was closed. (Rosato/Wolfenden) Vote: 4-0.

MOTION: Approve the property owner's request for a postponement to January 23, 2012 (Rosato/Wolfenden). Vote: 4-0

2. NRD-2011-0096

1510 Wooldridge Drive (Old West Austin)

Proposal: Demolish the existing detached garage and construct a new 1 ½ story detached garage, construct a pergola, construct a perimeter wall.

Applicant: Lauren Fornes, owner

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

Staff Recommendation: Release the building permit with the recommendation that the applicant consider reducing the height of the wall or setting it further back from Harris Boulevard.

Lauren Fornes and Clay Duckworth signed in support but did not speak. No speakers in opposition. The public hearing was closed. (Wolfenden/Rosato) Vote: 4-0.

MOTION: Release the building permit in accordance with Staff's recommendation (Wolfenden/Rosato). Vote: 4-0.

E. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

1. HDP-2011-0540

907 Olive Street

Proposal: Partial demolition to accomplish the completion of an addition as previously approved by the Commission.

Applicant: Austin Housing Finance Corp., Javier Delgado, 512-974-3154

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

Staff Recommendation: Release the partial demolition permit.

No speakers in support or in opposition. The public hearing was closed.
(Wolfenden/Rosato) Vote: 4-0.

MOTION: Release the partial demolition permit (Wolfenden/Rosato). Vote: 4-0.

2. HDP-2011-0547

4306 Sinclair Avenue

Proposal: Demolish a ca. 1936 house.
Applicant: Brian Fuchs, BRF Investments; 512-236-8800
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

No speakers in support. Charlie Ray spoke in opposition. The public hearing was closed. (Wolfenden/Rosato) Vote: 4-0.

MOTION: Release the demolition permit (Wolfenden/Arriaga). Vote: 4-0.

3. HDP-2011-0548

1600 Haskell Street

Proposal: Demolish a ca. 1946 house.
Applicant: Oscar Lopez, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

Oscar Lopez and Maria Garcia signed in support but did not speak. No speakers in opposition. The public hearing was closed. (Wolfenden/Rosato) Vote: 4-0.

MOTION: Release the demolition permit (Wolfenden/Rosato). Vote: 4-0.

4. HDP-2011-0552

2100 Elton Lane

Proposal: Demolish a ca. 1939 house
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

No speakers in support or in opposition. The public hearing was closed.
(Wolfenden/Rosato) Vote: 4-0.

MOTION: Release the demolition permit (Wolfenden/Rosato). Vote: 4-0.

IV. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

Commissioner Limbacher reported that the Committee did not meet on December 12, 2012 prior to the HLC public hearing due to a lack of quorum, but that she provided some input and recommendations to applicants on their Certificate of Appropriateness projects.

- B. **Operations Committee**
Commissioner Limbacher gave a brief report.
- C. **Grants Committee**
No report.
- D. **Preservation Plan Committee**
No report.

V. **NEW BUSINESS**

- A. Items from Commission
- B. Items from Staff

ADJOURNMENT: 9:36 P.M. (Arriaga/Rosato)