



HISTORIC LANDMARK COMMISSION
Monday, January 23, 2012 – 7:00 P.M.
REGULAR MEETING
One Texas Center, Room 325
505 Barton Springs Road
Austin, Texas

CURRENT BOARD MEMBERS:

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

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

ANNOTATED AGENDA - APPROVED

CALL TO ORDER: 7:19 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. December 12, 2011

MOTION: Approve the minutes for the December 12, 2011 public hearing (Wolfenden-Guidry/Rosato). Vote: 5-0-1 (Leary recused)

III. ELECTION OF OFFICERS

MOTION: Elect Laurie Limbacher as Chair of the Commission (Myers/Leary). Vote: 5-0-1 (Limbacher recused)

MOTION: Elect John Rosato as Vice-Chair of the Commission (Myers/Leary). Vote: 5-0-1 (Rosato recused)

IV. BRIEFINGS

1. **Briefing on the Norwood House**
By: Marty Stump, Park Development Coordinator, Parks Planning, Design & Construction, Parks & Recreation Department.

2. Briefing on Seaholm Power Plant Rehabilitation

By: Emily Little, Clayton & Little Architects

V. PUBLIC HEARINGS

A. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC ZONING

1. C14H-2012-0001

McCrummen-Wroe House

2300 Windsor Road

Applicant: David and Kimberly Hood, owners

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

Staff Recommendation: Recommend historic zoning. This is a re-file of a long-postponed case that expired.

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

MOTION: Recommend historic zoning (Myers/Wolfenden-Guidry). Vote: 6-0

2. C14H-2012-0002

Victor and Ella Schmidt House

1600 E. 11th Street

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning. This is a re-file of a long-postponed case that expired.

D'anne Johnson spoke in support. Dean Dorsey, Johnnie Dorsey and Leon Roberts signed in support but did not speak. Deacon Ron Walker spoke in opposition. Brent Brown, FR Basil Aguzie, and Rou Schaffe signed in support but did not speak. Deanne Johnson refused a rebuttle. The public hearing was closed (Kleon/Myers). Vote: 6-0

MOTION: Recommend historic zoning (Myers/Wolfenden-Guidry). Vote: 6-0

C. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2011-0024 (Hyde Park LHD)

3813 Avenue F

Proposal: Construct approximately 1,000 sq. ft. additions at rear of house.

Applicant: Camille Jobe, Urban Jobe Architecture

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

Committee Recommendation: Do not paint the brick and install light colored asphalt shingles on the roof of existing house. Reuse existing windows from rear elevation that is being demolished or install new windows on the side elevation that will be altered.

Staff Recommendation: Approve the Certificate of Appropriateness as presented; however, recommend that the applicants reuse windows removed from the rear for the new window openings on the side of the original house.

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

MOTION: Approve the Certificate of Appropriateness in accordance with Staff Recommendation (Kleon/Leary). Vote: 6-0

2. LHD-2011-0026 (Hyde Park LHD)

4107 Avenue G

Proposal: Construct a new single-family residence on vacant lot.

Applicant: Jared Gossett, Gossett Jones Homes

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

Committee Recommendation: Use thin stone veneer on porch columns and roof, and shingles in the front gable ends to differentiate the house from historic homes. Provide a more molded or crafted detail to the front porch railing.

Staff Recommendation: Approve the Certificate of Appropriateness as presented.

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

MOTION: Approve the Certificate of Appropriateness as presented (Kleon/Leary). Vote: 6-0

3. C14H-2002-0014 – Haskell House

1703 Waterston Avenue

Proposal: Replace exterior door, install gutter system and reglaze windows.

Applicant: Mary Reed, Clarksville Community Development Corporation

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the Certificate of Appropriateness as presented with the requirement that the glazing putty manufacturer's installation instructions be followed for priming and painting.

Kim McKnight and Mary Reed spoke in support. No speakers in opposition. The public hearing was closed (Leary/Kleon). Vote: 6-0

MOTION: Approve the Certificate of Appropriateness in accordance with staff recommendation (Kleon/Myers). Vote: 6-0

4. C14H-1977-0011 – Sebron Sneed House

1801 Nelms Drive

The applicant has requested a postponement to February 27, 2012.

MOTION: Approve the applicant's request for postponement to February 27, 2012 (Myers/Leary). Vote: 6-0

5. C14H-1978-0016 – Seekatz-Gardner House

1101 W. 31st Street

Proposal: Construct a new free-standing studio.

Applicant: Fred and Jennifer Myers, owners

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

Committee Recommendation: Recommended approval of the application with color samples.

Staff Recommendation: Approve the Certificate of Appropriateness.

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

MOTION: Approve the Certificate of Appropriateness as presented (Kleon/Leary). Vote: 6-0

**6. C14H-1980-0026 – George W. Sampson House
1003 Rio Grande Street**

Proposal: Demolish a two-story 1930s-era addition and construct a new one-story glass-and-steel entry room on the north side of the house; construct an addition to the cottage; restore the main house and the cottage.

Applicant: Ken Johnson, Clayton-Little Architects

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

Committee Recommendation: Recommended using a connector between the proposed entry room and the main house but recommended approval of all other aspects of the project.

Staff Recommendation: Approve the Certificate of Appropriateness as presented.

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

MOTION: Approve the Certificate of Appropriateness as presented (Kleon/Leary). Vote: 5-0-1 (Wolfenden-Guidry recused)

**7. C14H-1994-0021 – Brewer House
1108 Chicon Street**

Proposal: Demolish the remains of the house, salvaging materials for re-use at a commemoration of the contributions of Dr. Mason Brewer and the Brewer family to the arts and literature of Austin and Texas.

Applicant: City of Austin

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the Certificate of Appropriateness for demolition with a reviewed and approved plan for the salvage and re-use of materials from the remains of the house.

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

MOTION: Postpone to February 27, 2012 (Myers/Leary). Vote: 6-0

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

Proposal: Construct a new castellated roof line on the pump house.

Applicant: Robert Steinbomer, architect

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

Committee Recommendation: Recommended approval of the proposal.

Staff Recommendation: Staff cannot recommend approval of the Certificate of Appropriateness in this case.

Kari Blachly, Robert Rodriguez and Robert Steiner signed in support but did not speak. No speakers in opposition. The public hearing was closed. (Kleon/Leary)
Vote: 6-0.

MOTION: Approve the Certificate of Appropriateness (Kleon/Leary). Vote: 5-0-1 (Wolfenden-Guidry recused)

9. C14H-2002-0022 – Minnie Hughes House

900 Juniper Street

Proposal: Demolish all but the original two-room house with approved schematic plans for the construction of a one-story addition to the rear of the original house.

Applicant: City of Austin

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

Committee Recommendation: Approved the demolition upon review of plans for the addition.

Staff Recommendation: Approve the Certificate of Appropriateness for demolition with the requirement that the applicant return to the Committee and Commission with more detailed plans for the proposed rear addition.

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

MOTION: Approve the Certificate of Appropriateness in accordance with staff recommendation (Kleon/Leary). Vote: 6-0

10. C14H-2007-0021 – Gordon Damon House

3400 Duval Street

Proposal: Demolish the existing free-standing garage and construct a new 1 ½ story garage apartment.

Applicant: Tim Cuppett, architect

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

Committee Recommendation: Recommended approval of the application.

Staff Recommendation: Approve the Certificate of Appropriateness as presented.

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

MOTION: Approve the Certificate of Appropriateness in accordance with staff recommendation (Kleon/Leary). Vote: 6-0

11. C14H-2009-0045 – Brady House

1600 Pearl Street

Proposal: Paint exterior brick masonry.

Applicant: Betsy Christian

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Further investigate the original finishes of the house as the existing brick appears that it was once stuccoed over; if photographic and/or other evidence reveals a historic stucco finish, then staff recommends re-stuccoing the house to restore a historic finish over painting the deteriorated brick masonry.

COMMENTS: Commissioner Limbacher recommended extracting a sample of the mortar and testing it for its composition. Commissioner Limbacher also has concerns about the application of paint to the brick and recommended consulting cases where each brick is turned to expose the original, untouched surface. Have a qualified masonry contractor look at the house to give ideas on how to mitigate the deterioration. Commission Leary is concerned that paint could trap moisture inside the brick; a special type of paint would be needed. The applicant should consider coming to the COA committee. Recommend Staff visit site to further investigate conditions.

No action taken.

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 February 27 2012 at the applicant's request.

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

MOTION: Approve the applicant's request for postponement to February 27, 2012 (Myers/Leary). Vote: 6-0

2. NRD-2011-0106

61 Rainey Street (Rainey Street)

Proposal: Demolish 362 sq. ft. at rear of existing house and construct 1 ½ story, 360 sq. ft. rear addition.

Applicant: James Herbert

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

Staff Recommendation: Release the building permit based upon the proposed design as submitted. However, staff recommends the applicant provide additional fenestration in the gable ends and front and side elevations.

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

COMMENTS: No additional comments.

3. NRD-2011-0107

1505 Marshall Lane (Old West Austin)

Proposal: Total demolition of a 1992 residence and construction of an approximately 3,796 sq. ft. residence and approximately 1,200 sq. ft. garage with apartment.

Applicant: Ross Rathgeber, Southwest Destructors

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

Staff Recommendation: Release the building permit based upon the proposed design as submitted. However, staff recommends the applicant consider redesigning the front façade with a ratio of window-to-wall openings more in keeping with the architectural character of the National Register Historic District.

Janet Reasor signed in support but did not speak. No speakers in opposition. The public hearing was closed (Kleon/Leary). Vote: 6-0.

COMMENTS: No additional comments.

4. NRD-2011-0109

1629 Palma Plaza (Old West Austin)

Proposal: Construction of new 1,500 sq. ft. garage with apartment above.

Applicant: Nathan Stephens, Cornerstone Architects

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

Staff Recommendation: Staff recommends releasing the building permit based upon the proposed design as submitted.

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

COMMENTS: No additional comments.

5. NRD-2011-0114

1713 Wethersfield (Old West Austin)

Proposal: Increase roof height of existing house and construct second story rear addition.

Applicant: Jeffrey Bullard, owner

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

Staff Recommendation: Request that the owner consider revising the plans to retain the roof height on the front elevation to minimize the adverse impact to the historic integrity of the property.

Jeff Bullard spoke in support. Jim Sallars, Lisa Maxwell and Matthew Nelms spoke in opposition. Jeff Bullard rebutted. The public hearing was closed (Myers/Leary). Vote: 6-0

COMMENTS: Commissioner Leary suggested that the applicant look at reconfiguring the roof design to provide adequate living space and have less impact on the exterior appearance of the roofline.

Commissioner Wolfenden-Guidry suggested that the applicant look at the “This Old House” house in Hyde Park as an example of a possible design solution. Commissioner Limbacher suggested that the applicant look at the possibility of getting a variance to allow for a one-story rear addition. Commissioner Myers suggested applicant communicate with the neighbors about the design and to gain support for a variance.

MOTION: Initiate historic zoning to allow the applicant an opportunity to reach an agreement that better suits the neighborhood and suits the needs of the applicant, and instruct staff to conduct additional research on the historical significance of the house (Myers/Kleon). Vote: 6-0

6. NRD-2011-0104

612 E. 6th Street (Sixth Street)

Proposal: Provide new windows and doors, pierce new openings in the second story of the façade; re-stucco the façade.

Applicant: Richard Weiss, architect

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

Staff Recommendation: Release the permit as proposed.

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

COMMENTS: No additional comments.

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

1. HDP-2011-0572

2401 Indian Trail

Proposal: Demolish a ca. 1940 house.

Applicant: Michael Moyer, Sela Builders

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

Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package.

Joe Babb and Mike Moyer spoke in support. No speakers in opposition. The public hearing was closed (Kleon/Myers). Vote: 6-0

MOTION: Release the demolition permit in accordance with staff recommendation (Kleon/Rosato). Vote: 5-1 (Myers Nay)

IV. COMMITTEE REPORTS -

A. Certificates of Appropriateness Review Committee

No report given.

B. Operations Committee

No report given.

C. Grants Committee

No report given.

D. Preservation Plan Committee

No report given.

V. NEW BUSINESS

A. Items from Commission

Commissioner Limbacher asked about the upcoming Commissioner retreat and asked that the retreat include discussion of the duties and ethical obligations of the HLC.

Commissioner Limbacher gave information that Professor Blake Alexander, first Chair of the HLC, had passed away recently. A memorial will be held on UT Campus.

B. Items from Staff

None

ADJOURNMENT: 9:30 (Leary/Myers) Vote: 6-0