



HISTORIC LANDMARK COMMISSION
Monday, February 27, 2012 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

ILL Laurie Limbacher, Chair
ILL 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. January 23, 2012

MOTION: Approve the minutes for the January 23, 2012 public hearing (Kleon/Leary).
Vote: 5-0

III. PUBLIC HEARINGS

A. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC ZONING

1. C14H-2012-0003 – Moore House

1713 Wethersfield Road

Applicant: Historic Landmark Commission

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

Staff Recommendation: Deny the zoning change as the property does not meet two criteria for historic zoning and original applicant has withdrawn his proposal for an addition.

Jim Sallans spoke in support. No speakers in opposition. The public hearing was closed (Myers/Wolfenden-Guidry). **Vote: 5-0.**

MOTION: Deny historic zoning (Kleon/Leary). Vote: 5-0.

**2. C14-2011-0065; C14H-1979-0019 – Bosche-Hogg Building
800 and 804 Congress Avenue**

Applicant: Gone to Texas Capital One, L.P., and Karotkin Family Real Estate Trust
City Staff: Clark Patterson, Planning and Development Review Department
Staff Recommendation: CBD-CURE for 800 Congress Avenue (Tract 1), and CBD-H-CURE for 804 Congress Avenue (Tract 2).

Steve Drenner, David Kahn and Ben Kogut spoke in support. Michelle Houssmann, and Amanda Suor signed in support. Charlie Betts, Jim Nix, Barry Lewis, Robert McCausland and Michael Whellan spoke in opposition. Bridget Alexander, Ellen Ryan, Frana Keith, Emily Morelan and Ray Mashburn signed in opposition but did not speak. Steve Drenner rebutted. Gregorio Casar gave neutral comments. The public hearing was closed (Myers/Leary). Vote: 5-0

MOTION: Deny the zoning change (Myers/Leary). Vote: 5-0

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2011-0025 (Hyde Park LHD)

307 W. 45th Street

Proposal: Relocate existing house on lot with a 50 foot setback.
Applicant: Meredith Herndon, owner
City Staff: Alyson McGee, Historic Preservation Office, 974-7801.
Committee Recommendation: No specific recommendations but requested further review of the provisions addressing setbacks in both the Hyde Park Local Historic District Design Standards and the Hyde Park NCCD.
Staff Recommendation: Approve relocation of the house with a maximum setback of 30 feet, maintaining the driveway location and foundation appearance, and approve demolition of the existing detached garage.

No speakers in support or in opposition. The public hearing was closed (Leary/Kleon). Vote: 5-0

MOTION: Approve the applicant's request for postponement to March 26, 2012 (Leary/Kleon). Vote: 5-0

2. LHD-2012-0001 (Hyde Park LHD)

4314 Duval Street

Proposal: Construct a rear addition to the existing house and a two-story detached garage with apartment; install insulation in the front façade wall.
Applicant: James and Karen Mareck, owners

City Staff: Alyson McGee, Historic Preservation Office, 974-7801.
Committee Recommendation: Retain the window in the front gable end.
Staff Recommendation: Approve the Certificate of Appropriateness as presented incorporating the Committee's recommendation to retain the gable end window.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

MOTION: Approve the Certificate of Appropriateness in accordance with Staff recommendation (Kleon/Leary). Vote: 5-0

3. No case assigned this agenda number.

**4. C14H-1977-0011 – Sebron Sneed House
1801 Nelms Drive**

The applicant has requested a postponement to March 26, 2012.

No speakers in support or in opposition. The public hearing was closed (Leary/Kleon). Vote: 5-0

MOTION: Approve the applicant's request for postponement to March 26, 2012 (Leary/Kleon). Vote: 5-0

**5. C14H-1983-0011 – Sampson-Henricks Building
620 Congress Avenue**

Proposal: Install a new ATM and night depository on the 7th Street side of the building in an existing doorway.

Applicant: Sixthriver Architects

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve Option 1 with glass panels, a glass transom, and a canopy.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

MOTION: Approve the Certificate of Appropriateness in accordance with Staff recommendation (Kleon/Leary). Vote: 4-0-1 (Wolfenden-Guidry recused)

**6. C14H-1987-0002 – Metropolitan AME Church
1101 E. 10th Street**

Proposal: Remove the bell from the bell tower, repair and clean masonry, wood trim, and windows; install new hardi-plank siding on the auxiliary building; clean, repair, and paint wood siding and trim.

Applicant: Floyd Chambers, general contractor

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

Committee Recommendation: Relocation of the bell is appropriate, replicate the profile of the existing wood in any replacement materials, test the mortar for composition and texture prior to re-pointing to ensure a good match, and add the gutters unobtrusively.

Staff Recommendation: Approve the Certificate of Appropriateness with the suggestions of the Committee.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

MOTION: Approve the Certificate of Appropriateness in accordance with Staff recommendation (Kleon/Leary). Vote: 5-0

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

Proposal: Dismantle 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: No recommendation.

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

No speakers in support or in opposition. Angela Morris signed in support but did not speak. The public hearing was closed (Myers/Wolfenden-Guidry). Vote: 5-0

MOTION: Approve the Certificate of Appropriateness in accordance with Staff recommendation (Myers/Kleon). Vote: 5-0

**8. C14H-1995-0005 – W.H. Davis House
1203 Newning Avenue**

Proposal: Construct a new playhouse in the southeast corner of the lot.

Applicant: Ken Johnson, Clayton-Little Architects

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

Committee Recommendation: Recommended approval of the proposal.

Staff Recommendation: Approve the Certificate of Appropriateness.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

MOTION: Approve the Certificate of Appropriateness in accordance with Staff recommendation (Kleon/Leary). Vote: 5-0

9. C14H-2002-0023 – Henry Stringfellow House

902 Juniper Street

Proposal: Replace the existing failing foundation with a new pier-and-beam foundation.

Applicant: City of Austin

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the Certificate of Appropriateness.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

MOTION: Approve the Certificate of Appropriateness in accordance with Staff recommendation (Kleon/Leary). Vote: 5-0

10. C14H-2007-0001 – Kocurek Building

511 W. 41st Street

Proposal: Remove the rear addition of the house; install new front porch posts; install new board-and-batten siding on the rear of the house.

Applicant: Jacob Shweiki, GEO Trust, owner

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

Committee Recommendation: Use new porch posts the same dimension as the existing; consider the new building material for the back of the house.

Staff Recommendation: Approve the Certificate of Appropriateness.

Jacob Shweiki spoke in support. Jeffrey Fazio signed in favor but did not speak. No speakers in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

MOTION: Approve the Certificate of Appropriateness in accordance with Staff recommendation (Leary/Kleon). Vote: 5-0

11. C14H-2009-0003 – Sallie Johnson/Haines House

1148 Northwestern Avenue

Proposal: Construct a new guest house in the rear of the property.

Applicant: Sarah Harris, owner

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

Committee Recommendation: Recommended approval of the proposal.

Staff Recommendation: Approve the Certificate of Appropriateness.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

MOTION: Approve the Certificate of Appropriateness in accordance with Staff recommendation (Kleon/Leary). Vote: 5-0

12. C14H-2009-0021 – Jackson-Novy-Kelly-Hoey House

2406 Harris Boulevard

Postpone at the applicant's request to March 26, 2012.

No speakers in support or in opposition. The public hearing was closed (Leary/Kleon). Vote: 5-0

MOTION: Approve the applicant's request for postponement to March 26, 2012 (Leary/Kleon). Vote: 5-0

13. C14H-2007-0023 – Walter and Mae Simms House

906 Mariposa Drive

Proposal: Reconstruct the failed stone wall at the east end of the Mariposa Drive frontage, using the stones over a new concrete foundation.

Applicant: Will Andrews, owner

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

Committee Recommendation: Recommended approval with the recommendation that the stones be replaced in the same pattern as currently exists, and that adequate measures are taken for drainage.

Staff Recommendation: Approve the Certificate of Appropriateness with the conditions specified by the Committee.

No speakers in support or in opposition. Will Andrews signed in support but did not speak. The public hearing was closed (Kleon/Leary). Vote: 5-0

MOTION: Approve the Certificate of Appropriateness in accordance with Staff recommendation (Kleon/Leary). Vote: 4-0-1 (Wolfenden-Guidry recused)

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2011-0081

1512 W. 29th Street (Old West Austin)

Proposal: Increase the height of the second story and add a dormer, replace door and windows, and enclose second story side screened porch.

Applicant: Julia Webber, Architect

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

Staff Recommendation: Request owner consider a more compatible design and require City of Austin Documentation Package if the proposed design pursued.

Julia Webber spoke in support. Anita Sadun spoke in opposition. Julia Webber rebuttled.

COMMENTS: Do not change the dormer configuration on the front elevation (Leary). If the applicant seeks to change the original design and structure, why not seek total demolition (Myers)?

2. NRD-2012-0002

2410 Pemberton Parkway (Old West Austin)

Proposal: Demolish a c. 1950 house to allow construction of two houses.

Applicant: Jeff Greenberg, JMG partners, Inc.

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

Staff Recommendation: Delay release of the demolition permit and request that the owner reconsider the proposed demolition. Staff to conduct further research into the significance of the house.

Judith McElroy Bellenger, Jeff Greenberg and Rance Clouse spoke in support. No speakers in support or in opposition. The public hearing was closed (Leary/Myers). Vote: 5-0.

MOTION: Postpone to March 26, 2012 in order to delay release of the demolition permit and allow staff to conduct further research and discuss alternatives to demolition with the applicant (Kleon/Leary). Vote: 5-0

3. NRD-2012-0004

1706 Mohle Drive (Old West Austin)

Proposal: Construct an approximately 1,804 sq. ft. rear addition to existing house.

Applicant: Keith Melton, Contractor

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

Staff Recommendation: Release the permit, but request that the applicant consider retaining the existing window on the front façade.

No speakers in support or in opposition. Dustin Kirkland signed in support but did not speak. The public hearing was closed (Kleon/Leary). Vote: 5-0

COMMENTS: No additional comments.

4. NRD-2012-0007

1709 W. 32nd Street (Old West Austin)

Proposal: Demolish a ca. 1941 house and construct a new 2,677 sq. ft. residence.

Applicant: Dean Lupul, Contractor

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

Staff Recommendation: Request that the owner reconsider demolition. If the applicant continues to seek demolition, delay release of the permit to allow for redesign of garage facade. Allow staff to administratively approve the final design and require City of Austin Documentation Package prior to release of permit.

Dean Lupul and Mark Dawson spoke in support. Anita Sadun and Sally Anderson spoke in opposition. Mark Dawson rebutted. The public hearing was closed (Leary/Myers). Vote: 5-0

MOTION: **Postpone to March 26, 2012 in order to delay release of the demolition permit and allow staff to conduct further research and discuss alternatives to demolition or redesign with the applicant (Leary/Myers). Vote: 5-0**

5. NRD-2012-0009

1707 W. 30th Street (Old West Austin)

Proposal: Construct a new 4,956 sq. ft. residence.

Applicant: Luke Mezger, Contractor

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

Staff Recommendation: The applicant has requested a postponement to March 26, 2012.

No speakers in support or in opposition. The public hearing was closed (Leary/Kleon). Vote: 5-0

MOTION: **Approve the applicant's request for postponement to March 26, 2012 (Leary/Kleon). Vote: 5-0**

6. NRD-2012-0010

1810 W. 29th Street (Old West Austin)

Proposal: Construct a new 4,397 sq. ft. residence.

Applicant: Luke Mezger, Contractor

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

Staff Recommendation: Request that the applicant reconsider the design of the new residence to minimize the size and massing and to have a detached garage.

No speakers in support or in opposition. Phil Murray, Celeste Rease and Luke Mezger signed in support but did not speak. The public hearing was closed (Kleon/Leary). Vote: 5-0

COMMENTS: **No additional comments.**

7. NRD-2012-0011

3209 Glenview Avenue (Old West Austin)

Proposal: Construct a two-story addition and façade revisions.

Applicant: Leonard Strickler, owner

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

Staff Recommendation: Request that the applicant reconsider the design of the addition and the other revisions. Require submittal of a City of Austin Documentation Package prior to release of permit.

No speakers in support or in opposition. Anita Sadun signed in opposition but did not speak. The public hearing was closed (Leary/Kleon). Vote: 5-0

MOTION: Approve the applicant's request for postponement to March 26, 2012 (Leary/Kleon). Vote: 5-0

8. NRD-2012-0013

2604 Wooldridge Drive (Old West Austin)

Proposal: Construct a two-story addition.

Applicant: Thomas M. Bullion III and Melissa Ferrell, owners

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

Staff Recommendation: Release the permit with either siding option.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

COMMENTS: No additional comments.

9. NRD-2012-0014

1502 W. 9th Street (West Line)

Proposal: Construct a new 1½-2 story detached garage at the rear of the house..

Applicant: Philip Just, Go Design

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

Staff Recommendation: Release the permit.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

COMMENTS: No additional comments.

10. NRD-2012-0015

1601 Waterston Avenue (West Line)

Proposal: Repair and repaint siding, install new windows and doors, and add new stairs to front and rear entry.

Applicant: Sam Manning, Clayton & Little Architects

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

Staff Recommendation: Release the permit but request that the applicant eliminate the first set of French door on the west elevation.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

COMMENTS: No additional comments.

11. NRD-2012-0016

1603 Waterston Avenue (West Line)

Proposal: Repair and repaint siding, doors and windows, replace walls at lower level with clear stained wood slat walls and concrete columns.

Applicant: Sam Manning, Clayton & Little Architects

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

Staff Recommendation: Release the permit but request the applicant maintain the garage doors, front wall, and a portion of the side walls.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

COMMENTS: No additional comments.

12. NRD-2012-0017

1200, 1202, 1204 West Lynn Street (West Line)

Proposal: Repaint exterior, install new windows and doors, rebuild a masonry wall, and increase height of parapet to match existing parapet.

Applicant: Sam Manning, Clayton & Little Architects

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

Staff Recommendation: Release the permit.

No speakers in support or in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

COMMENTS: No additional comments.

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

1. HDP-2012-0005

1613 Willow Street

Proposal: Demolish a ca. 1901 house.

Applicant: Benhur Leyva, Performance Builders

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

Staff Recommendation: Initiate historic zoning.

Kalu James spoke in support. Marcos De Leon spoke in opposition. The public hearing was closed (Kleon/Leary). Vote: 5-0

MOTION: Initiate historic zoning (Myers/Kleon). Vote: 5-0

MOTION: Continue the public hearing past 10:00 P.M. (Leary/Kleon). Vote: 5-0

2. HDP-2012-0020

2600 Canterbury Street

Proposal: Demolish a ca. 1937 house.

Applicant: Mark A. Taylor

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

Staff Recommendation: Release the demolition permit.

No speakers in support. Marcos De Leon spoke in opposition. The public hearing was closed (Myers/Leary). Vote: 5-0

MOTION: Postpone to March 26, 2012 to allow the applicant and the neighborhood to discuss alternatives to demolition and opportunities for development in this area (Myers/Kleon). Vote: 5-0

**3. HDP-2012-0021
1105 Lambie Street**

Proposal: Demolish a ca. 1939 house.

Applicant: Mark A. Taylor

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

Staff Recommendation: Release the demolition permit.

No speakers in support. Everett Adcock, Karl Adcock and Marcos De Leon spoke in opposition. The public hearing was closed (Kleon/Wolfenden-Guidry). Vote: 5-0

MOTION: Postpone to March 26, 2012 to allow the applicant and the neighborhood to discuss alternatives to demolition and opportunities for development in this area (Myers/Kleon). Vote: 5-0

**4. HDP-2012-0022
2004 Holly Street**

Proposal: Demolish a ca. 1930 house.

Applicant: Mark A. Taylor

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

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

No speakers in support. Marcos De Leon spoke in opposition. The public hearing was closed (Myers/Kleon). Vote: 5-0

MOTION: Postpone to March 26, 2012 to allow the applicant and the neighborhood to discuss alternatives to demolition and opportunities for development in this area (Myers/Kleon). Vote: 5-0

**5. HDP-2012-0043
800 W. Cesar Chavez Street – Seaholm Power Plant**

Proposal: Partial demolition.

Applicant: Emily Little, Clayton & Little, Architects

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

Staff Recommendation: Release the permit.

No speakers in support or in opposition. The public hearing was closed (Leary/Kleon). Vote: 5-0

MOTION: Approve the applicant's request for postponement to March 26, 2012 (Leary/Kleon). Vote: 5-0

IV. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

Steve Sadowsky gave a brief report of the committee meeting held on March 12, 2012.

B. Operations Committee

Steve Sadowsky reported that this committee did not meet in February.

C. Grants Committee

Commissioner Leary gave a brief report that the committee met on March 5 to discuss the spring grants.

D. Preservation Plan Committee

Commissioner Kleon reported that the committee has not met but that she will be sending out a calendar to work towards a meeting time.

V. NEW BUSINESS

A. Items from Commission

B. Items from Staff

Steve Sadowsky reported that Retreat details will be available soon.

ADJOURNMENT: 10:25 Myers/Kleon

HISTORIC LANDMARK COMMISSION

ATTENDANCE SHEET

COUNCIL CHAMBERS - CITY HALL

301 WEST 2ND STREET

AUSTIN, TEXAS

Date: February 27, 2012 - 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		<i>Rosato</i>	<i>D5</i>
Joe Arriaga			
Meghan Kleon	<i>Meghan Kleon</i>		
Leslie Wolfenden-Guidry		<i>Leslie Wolfenden</i>	<i>B5 B13 D5</i>
Daniel Leary	<i>Daniel Leary</i>		
Terri Myers	<i>Terri Myers</i>		