



HISTORIC LANDMARK COMMISSION
Monday, April 23, 2012 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

☒ *Laurie Limbacher, Chair*
☒ *Meghan Kleon*
☒ *Dan Leary*

☒ *John Rosato, Vice-Chair*
☒ *Leslie Wolfenden Guidry*
☒ *Terri Myers*

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.

No speakers.

II. APPROVAL OF MINUTES

1. March 26, 2012

MOTION: Approve the minutes for the March 26, 2012 public hearing (Leary/Myers).
Vote: 6-0

III. BRIEFINGS

1. Update on Parks & Recreation projects

Kim McKnight, Parks & Recreation Department
Postpone to May 21, 2012

2. Downtown Wayfinding project

Tonya Swartzendruber, Planning & Development Review Department, Urban
Design Division

IV. PUBLIC HEARINGS

A. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC ZONING

**1. C14H-2012-0006 – 2600 Canterbury Street
2600 Canterbury Street**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Deny historic zoning, but encourage all interested parties to come together to nominate local historic districts in East Austin.

Marcos De Leon spoke in support. Lex Zwarun signed in support but did not speak. No speakers in opposition. The public hearing was closed (Myers/Leary). Vote: 6-0.

MOTION: Deny historic zoning and release the demolition permit (Leary/Rosato). Vote: 5-1 (Myers opposed)

**2. C14H-2012-0007 – 2004 Holly Street
2004 Holly Street**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Deny historic zoning, but encourage all interested parties to come together to nominate local historic districts in East Austin.

Marcos De Leon spoke in support. Lex Zwarun signed in support but did not speak. No speakers in opposition. The public hearing was closed (Leary/Kleon) Vote: 6-0

MOTION: Deny historic zoning and release the relocation permit (Leary/Kleon). Vote: 6-0

**3. C14H-2012-0008 – Wukasch-Patschke House
603 W. 30th Street**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Deny historic zoning, but encourage all interested parties to come together to nominate local historic districts in the West Campus and North University areas of the city.

Betsy Greenberg, Walter Wukasch and Susan Rodenko spoke in support. John Kutner spoke in opposition. Susan Rodenko provided clarifying comments. The public hearing was closed. (Myers/Wolfenden-Guidry) Vote: 6-0

MOTION: Table the case to later in the public hearing (Myers/Wolfenden-Guidry). Vote: 6-0

MOTION: Re-open the case for discussion (Leary/Kleon). Vote: 6-0

MOTION: Schedule a special called meeting for May 7, 2012 to allow staff to conduct further research (Myers/Wolfenden-Guidry). Vote: 6-0

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2012-0006 (Castle Hill Historic District)

608 Blanco Street

Proposal: Construct a second story addition to a ca. 1915 residence.

Applicant: Jan Currier, owner

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

Committee Recommendation: Replace French doors with a replica window to match the other window on the façade. Do not install shutters. Provide existing elevations or photographs to indicate changes to windows on side elevations.

Reuse existing siding to greatest extent possible, replace with like material on first level as needed, and use wider dimension siding on addition with a trim separation.

Staff Recommendation: Approve the Certificate of Appropriateness as presented, except request that the relocated chimney be constructed in a similar manner to the original chimney.

Jan Currier spoke in support. Linda MacNeilage signed in opposition but did not speak. The public hearing was closed. (Leary/Wolfenden-Guidry) Vote: 6-0

MOTION: Approve the Certificate of Appropriateness (Leary/Kleon). Vote: 5-0-1 (Myers abstained)

2. LHD-2012-0007 (Hyde Park Local Historic District)

4407 Avenue D

Proposal: Construct a 230 sq. ft. one story rear addition to ca. 1947 residence.

Applicant: Tim Taylor, owner

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

Committee Recommendation: Replace the front door with one of period-appropriate design. Remove the stone veneer, but if the veneer is kept, maintain the planter, remove paint, seal the joint between the veneer and the wall, and install gutters. Defer to neighborhood association regarding roofing material.

Staff Recommendation: Approve the Certificate of Appropriateness as presented, but recommend replacement windows be non-clad, wood sashes.

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

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

3. C14H-1990-0014 – Barton Springs Pool

2100 Barton Springs Road

Proposal: General grounds improvements

Applicant: Gary Gregson, Parks & Recreation Department

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

Committee Recommendation: Columns at south entrance gate should be further differentiated from the historic stone columns by simplifying their form and the

light fixture design. Specifications should call out for protection of the historic stone gallery during construction, and any detail of connections to that material must be reviewed by HLC. Keep existing light poles to the extent possible.
Staff Recommendation: Approve the Certificate of Appropriateness as presented.

MOTION: Postpone to May 21, 2012 (Kleon/Leary). Vote: 6-0

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

Proposal: Signage for American Bank.
Applicant: Liberty Signs, Inc.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve the signage but recommend against the downward lighting from the sign shelf.

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

MOTION: Approve the application for signage in accordance with staff recommendation (Kleon/Rosato). Vote: 5-0-1 (Wolfenden-Guidry recused)

**5. C14H-2009-0008 – Massey-Page House
1305 Northwood Road**

Proposal: Façade modifications and reconfigure the driveway.
Applicant: Christina Contros, Architect
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve the project as proposed.

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

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

**6. C14H-2009-0021 – Jackson-Novy-Kelly House
2406 Harris Boulevard**

Proposal: Construct a second story to the existing garage and replace the siding on the addition between the house and the garage.
Applicant: Camille Jobe, Urban Jobe Architecture
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve the application.
Staff Recommendation: Approve the project as proposed.

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

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

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2012-0002

2410 Pemberton Parkway (Old West Austin)

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

Applicant: Jeff Greenberg, JMG Partners, Inc.

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

Staff Recommendation: Postpone to May 21, 2012 at applicant's request.

MOTION: Postpone to May 21, 2012 (Kleon/Rosato). Vote: 6-0

2. NRD-2012-0026

3003 Beverly Road (Old West Austin)

Proposal: Relocate a ca. 1947 house outside the city, and construct a new 3,824 sq. ft. residence.

Applicant: Karen Rodewald, DAR Construction

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

Staff Recommendation: Request applicant reconsider relocating the house and pursue rehabilitation and reuse instead. If the applicant continues to seek relocation and new construction, staff recommends not releasing the permit until the applicant has submitted a City of Austin Documentation Package.

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

COMMENTS: No additional comments.

3. NRD-2012-0028

1513 W. 29th Street (Old West Austin)

Proposal: Construct second story and rear additions to a ca. 1941 house.

Applicant: Werner Campbell

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

Staff Recommendation: Release the building permit; however request the applicant reconsider replacing existing windows and investigate repairing them. If applicant does replace the windows, recommend replacing with replica, true-divided light sashes.

Eric Olson and Karen Fuller singed in support but did not speak. No speakers in opposition. The public hearing was closed. (Kleon/Rosato) Vote: 6-0

COMMENTS: No additional comments.

4. NRD-2012-0030

95 Rainey Street (Rainey Street)

Proposal: Demolish a ca. 1908 house.

Applicant: The Sutton Company, Developer

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

Staff Recommendation: Request applicant reconsider demolition and consider alternatives that allow for the adaptive re-use of the house.

MOTION: Continue the public hearing past 10:00 P.M. (Kleon/Myers). Vote: 6-0

Mack Pike, Wally Scott, Peter Pillman, Robert Velasquez, Pete Sanchez, Rey Leyitt, Andre Suissa and Jude Gallagan spoke in support. Bill Ward, Cathi Ward, Tommy Nelms, Dena Davis, Pam Ott, Gene Sanchez and Ian Stonington signed in support but did not speak. Teri O'Connell, Melanie Martinez, Marcos De Leon, and Charles Pevoto spoke in opposition. Josh Conrand, Steven Alloway and Jacqui Alloway signed in opposition but did not speak. Mack Pike rebuttled. The public hearing was closed. (Myers/Kleon) Vote: 6-0

HANDOUTS GIVEN ON DIAS by TERI OCONNELL

MOTION: Postpone further discussion to May 21, 2012 (Myers/Kleon). Vote: 6-0

5. NRD-2012-0031

91 Rainey Street (Rainey Street)

Proposal: Demolish a ca. 1892 house.

Applicant: The Sutton Company, Developer

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

Staff Recommendation: Request applicant reconsider demolition and consider alternatives that allow for the adaptive re-use of the house.

Mack Pike, Wally Scott, Peter Pillman, Robert Velasquez, Pete Sanchez, Rey Leyitt, Andre Suissa and Jude Gallagan spoke in support. Bill Ward, Cathi Ward, Tommy Nelms, Dena Davis, Pam Ott, Gene Sanchez and Ian Stonington signed in support but did not speak. Teri O'Connell, Melanie Martinez, Marcos De Leon, and Charles Pevoto spoke in opposition. Josh Conrand, Steven Alloway and Jacqui Alloway signed in opposition but did not speak. Mack Pike rebuttled. The public hearing was closed. (Myers/Kleon) Vote: 6-0

MOTION: Postpone further discussion to May 21, 2012 (Myers/Kleon). Vote: 6-0

6. NRD-2012-0032

93 Rainey Street (Rainey Street)

Proposal: Demolish a ca. 1892 house.

Applicant: The Sutton Company, Developer

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

Staff Recommendation: Request the applicant reconsider demolition and explore options for rehabilitation of the property.

Mack Pike, Wally Scott, Peter Pillman, Robert Velasquez, Pete Sanchez, Rey Leyitt, Andre Suissa and Jude Gallagan spoke in support. Bill Ward, Cathi Ward, Tommy Nelms, Dena Davis, Pam Ott, Gene Sanchez and Ian Stonington signed in support but did not speak. Teri O'Connell, Melanie Martinez, Marcos De Leon, and Charles Pevoto spoke in opposition. Josh Conrand, Steven Alloway and Jacqui Alloway signed in opposition but did not speak. Mack Pike rebuttled. The public hearing was closed. (Myers/Kleon) Vote: 6-0

MOTION: Postpone further discussion to May 21, 2012 (Myers/Kleon). Vote: 6-0

7. NRD-2012-0034

89 Rainey Street (Rainey Street)

Proposal: Demolish a ca. 1904 house.

Applicant: The Sutton Company, Developer

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

Staff Recommendation: Request applicant reconsider demolition and consider alternatives that allow for the adaptive re-use of the house.

Mack Pike, Wally Scott, Peter Pillman, Robert Velasquez, Pete Sanchez, Rey Leyitt, Andre Suissa and Jude Gallagan spoke in support. Bill Ward, Cathi Ward, Tommy Nelms, Dena Davis, Pam Ott, Gene Sanchez, Taylor Vreeland and Ian Stonington signed in support but did not speak. Teri O'Connell, Melanie Martinez, Marcos De Leon, and Charles Pevoto spoke in opposition. Josh Conrand signed in opposition but did not speak. Mack Pike rebuttled. The public hearing was closed. (Myers/Kleon) Vote: 6-0

MOTION: Postpone further discussion to May 21, 2012 (Myers/Kleon). Vote: 6-0

8. NRD-2012-0035

1404 Ashwood Drive (Delwood Duplex)

Proposal: Enlarge the covered front porch, construct a 2-story rear addition, and add an exterior side stair to a ca. 1948 house.

Applicant: Brian Miller, owner

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

Staff Recommendation: Release the permit, but request the applicant consider a railing and columns for the new front porch similar to those found on other properties in the District with full-width porches.

Brian Miller spoke in support. No speakers in opposition.

COMMENTS: No additional comments.

9. NRD-2012-0036

1516 W. 30th Street (Old West Austin)

Proposal: Demolish a detached garage and construct a rear addition, add a shed roof to create a front porch, and install metal roofing on a ca. 1941 house.

Applicant: Cyrus Shennum, owner

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

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

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

COMMENTS: No additional comments.

10. NRD-2012-0037

89½ Rainey Street (Rainey Street)

Proposal: Demolish a ca. 1927 house.

Applicant: The Sutton Company, Developer

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

Staff Recommendation: Request applicant reconsider demolition and consider alternatives that allow for the adaptive re-use of the house.

Mack Pike, Wally Scott, Peter Pillman, Robert Velasquez, Pete Sanchez, Rey Leyitt, Andre Suissa and Jude Gallagan spoke in support. Bill Ward, Cathi Ward, Tommy Nelms, Dena Davis, Pam Ott, Gene Sanchez and Ian Stonington signed in support but did not speak. Teri O'Connell, Melanie Martinez, Marcos De Leon, and Charles Pevoto spoke in opposition. Josh Conrand, Steven Alloway and Jacqui Alloway signed in opposition but did not speak. Mack Pike rebutted. The public hearing was closed. (Myers/Kleon) Vote: 6-0

MOTION: Postpone further discussion to May 21, 2012 (Myers/Kleon). Vote: 6-0

11. NRD-2012-0038

3307 Oakmont Boulevard (Old West Austin)

Proposal: Construct a new 2,849 square foot house on a vacant lot.

Applicant: Eric Olsen, contractor

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

Staff Recommendation: Release the permit; however request the applicant move the garage further back from the front façade.

Eric Olsen spoke in support. Allison Olsen signed in support but did not speak. No speakers in opposition.

LATE BACK UP - UPDATED PLANS VIEWED AT HLC (plans w/o front facing garage)

COMMENTS: No additional comments.

12. NRD-2012-0039

1905 W. 30th Street (Old West Austin)

Proposal: Construct a new 2,418 sq. ft. house.

Applicant: Mark Meyers, MM Custom Homes, Ltd.

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

Staff Recommendation: Release the permit; however request the applicant move the garage further back from the front façade, and provide additional window openings on the east elevation.

Trey Jackson signed in support but did not speak. No speakers in opposition.

COMMENTS: No additional comments.

13. NRD-2012-0045

222 E. 6th Street (Sixth Street)

Proposal: Construct a rooftop addition and restore historic window openings on the east elevation, and reconfigure the front doors.

Applicant: Drew Randall and Richard Hughes, Element 5 Architecture

City Staff: Steve Sadowsky, Historic Preservation Office

Staff Recommendation: Release the permit as proposed.

Lou Gambertoglio signed in support but did not speak. No speakers in opposition.

COMMENTS: No additional comments.

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

1. HDP-2012-0079

3204 Meredith Street

Proposal: Demolish a ca. 1941 house.

Applicant: Southwest Destructors

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

Staff Recommendation: Release the demolition permit.

Ross Rathgeber and Nicole Brennig signed in support but did not speak. No speakers in opposition. The public hearing was closed. (Kleon/Rosato) Vote: 6-0

MOTION: Release the demolition permit (Kleon/Rosato). Vote: 6-0

2. HDP-2012-0093

1902 E. 8th Street

Proposal: Demolish a ca. 1929 house.

Applicant: Jennifer Mehis

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

Staff Recommendation: Encourage rehabilitation, but if the permit application is approved, request relocation over demolition and require the completion of a City of Austin Documentation Package prior to release of the permit.

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

MOTION: Release the demolition permit in accordance with staff recommendation (Kleon/Rosato). Vote: 6-0

3. HDP-2012-0096

2913 Rio Grande Street

Proposal: Demolish a ca. 1946 house.

Applicant: Brian Copland

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

Staff Recommendation: Encourage rehabilitation, but if the permit application is approved, request relocation over demolition.

Withdrawn by applicant; no action is required.

4. HDP-2012-0101

4804 Shoalwood Avenue

Proposal: Demolish a ca. 1954 house.

Applicant: Amir Moazami

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

Staff Recommendation: Encourage rehabilitation, but if the permit application is approved, request relocation over demolition and require the completion of a City of Austin Documentation Package prior to release of the permit.

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

MOTION: Release the demolition permit in accordance with staff recommendation (Kleon/Rosato). Vote: 6-0

5. HDP-2012-0102

5107 Avenue H

Proposal: Demolish a ca. 1938 house.

Applicant: Brad Johnson

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

Staff Recommendation: Release the demolition permit.

Brad Johnson spoke in support. No speakers in opposition. The public hearing was closed. (Kleon/Wolfenden-Guidry) Vote: 6-0

MOTION: Release the demolition permit (Rosato/Leary). Vote: 6-0

6. HDP-2012-0104

5403 Shoalwood Avenue

Proposal: Demolish a ca. 1946 house.

Applicant: DAR Construction

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

Staff Recommendation: Release the demolition permit.

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

MOTION: Release the demolition permit in accordance with staff recommendation (Kleon/Rosato). Vote: 6-0

7. HDP-2012-0105

2305 W. 12th Street

Withdrawn by staff; no action is required.

V. DISCUSSION AND POSSIBLE ACTION ON AD VALOREM TAX EXEMPTIONS

A. City Staff: Steve Sadowsky and Alyson McGee, Historic Preservation Office, 974-7801

Staff Recommendation: Approve the list of properties to receive ad valorem tax exemptions.

MOTION: Approve the recommended and non-recommended lists for the Ad Valorem Tax Exemption (Leary/Myers). Vote: 6-0

VI. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

Commission Kleon gave a brief report.

B. Operations Committee

Commissioner Limbacher reported that this committee has not met in the last month.

C. Grants Committee

No report given.

D. Preservation Plan Committee

Commissioner Kleon gave a brief report on the UT Wiki project.

VII. NEW BUSINESS

A. Items from Commission

Commissioner Limbacher reported that Blake Alexander passed away recently and gave information of the memorial in his honor.

B. Items from Staff

ADJOURNMENT: Myers, 10:53pm.