



HISTORIC LANDMARK COMMISSION
Monday, May 21, 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*

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

AGENDA

CALL TO ORDER: 7:09 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. April 23, 2012

MOTION: The minutes from the meeting of April 23, 2012 were approved on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. 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: Postpone to June 25, 2012 at applicant's request.

MOTION: The motion to postpone this item to June 25, 2012 was approved on Commissioner Kleon's motion, Commissioner Leary second on a 4-0-1 vote. Commissioner Wolfenden-Guidry recused herself from this item due to a conflict of interest.

**2. C14H-1990-0012 – Wooldridge Square
900 Guadalupe**

Proposal: Site utility, irrigation and landscape improvements
Applicant: Rey Hernandez, Parks & Recreation Department
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Committee Recommendation: Recommend approving plans as presented.
Staff Recommendation: Approve plans as presented.

MOTION: The Certificate of Appropriateness was approved by consent on Commissioner Kleon's motion, Commissioner Leary second on a 4-0-1 vote. Commissioner Wolfenden-Guidry recused herself from this item due to a conflict of interest.

**3. C14H-1987-0020-B – Webb-Shaw Building
212 E. 6th Street**

Proposal: Replace non-historic glazing in storefront with operable accordion-style windows.
Applicant: Trey Toungate
City Staff: Steve Sadowsky, Historic Preservation office, 974-6454
Committee Recommendations: Replace rather than remove the existing glass storefront; retain historic transom windows; make vertical mullions in new windows as invisible as possible.
Staff Recommendation: The applicant has complied with the Committee's recommendations. Approve the plans as proposed.

MOTION: The motion to postpone this item to June 25, 2012 was approved on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

B. 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: Release the permit upon completion of a documentation package for archiving at the Austin History Center.

MOTION: Staff recommendations were accepted on consent on Commissioner Kleon's motion, Commissioner Leary second on a vote of 5-0.

2. 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: Postpone to June 25, 2012 at applicant's request to allow for further discussions regarding potential for relocation of house.

MOTION: The motion to postpone this item to June 25, 2012 was approved on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

3. 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: Postpone to June 25, 2012 at applicant's request to allow for further discussions regarding potential for relocation of house.

MOTION: The motion to postpone this item to June 25, 2012 was approved on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

4. 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: Postpone to June 25, 2012 at applicant's request to allow for further discussions regarding potential for relocation of house..

MOTION: The motion to postpone this item to June 25, 2012 was approved on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

5. 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: Postpone to June 25, 2012 at applicant's request to allow for further discussions regarding potential for relocation of house.

MOTION: The motion to postpone this item to June 25, 2012 was approved on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

6. 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: Postpone to June 25, 2012 at applicant's request to allow for further discussions regarding potential for relocation of house.

MOTION: The motion to postpone this item to June 25, 2012 was approved on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

7. NRD-2012-0042

2105 Hartford (Old West Austin)

Proposal: Demolish existing c. 1959 house and construct a new 2,763 sq. ft. home.

Applicant: Hector Avila

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

Staff Recommendation: Release the permit with the following recommendations: 1) set the front of the carport further back from the front façade and add architecturally compatible garage doors, 2) eliminate the masonry screen wall and gates.

MOTION: Staff recommendations were accepted on consent on Commissioner Kleon's motion, Commissioner Leary second on a vote of 5-0.

8. NRD-2012-0043

1716 W. 10th Street (Clarksville)

Proposal: Construct a 386 sq. ft. second story addition, 98 sq. ft. first story addition, new front porch, and side patio, and change exterior finishes on a c. 1978 house.

Applicant: Craig Nasso, Architect

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

Staff Recommendation: Release the permit per the proposed design.

MOTION: Staff recommendations were accepted on consent on Commissioner Kleon's motion, Commissioner Leary second on a vote of 5-0.

9. NRD-2012-0046

1002 Willow Street (Willow-Spence)

Proposal: Construct a new approximately 1,500 sq. ft., detached, two-story, 3 car garage with office.

Applicant: Jeff Bullard, Avenue B Development

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

Staff Recommendation: Release the permit per the proposed design.

MOTION: Staff recommendations were accepted on consent on Commissioner Kleon's motion, Commissioner Leary second on a vote of 5-0.

10. NRD-2012-0048

1703 Mohle Drive (Old West Austin)

Proposal: Demolish existing c. 1939, 1,629 sq. ft. house and construct a new approximately 2,500 sq. ft. two-story house.

Applicant: Stuart Sampley, Architect

City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit with the recommendation to incorporate additional window openings on the side elevations.

MOTION: Staff recommendations were accepted on consent on Commissioner Kleon's motion, Commissioner Leary second on a vote of 5-0.

11. NRD-2012-0049

1009 Baylor (Westline)

Proposal: Construct a new approximately 4,000 sq. ft., 3-level structure on a vacant lot.

Applicant: Jean-Marc Fray, owner

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

Staff Recommendation: Release the permit per the proposed design.

Steve Zagorski spoke in support. No speakers in opposition. The public hearing was closed on Commissioner Leary's motion, Commissioner Wolfenden-Guidry second on a vote of 5-0.

COMMENTS: Commissioner Leary commented that he feels the development is very fitting for the area with the difficult terrain. Commissioner Myers expressed concern that the design of the new construction does not adhere to the desired look and character of the surrounding residential areas and the adjacent historic district.

12. NRD-2012-0052

1710 W. 10th Street (Clarksville)

Proposal: Reconfigure two existing c. 1938-1940, 446 sq. ft. houses on existing lot and construct a new 2,844 sq. ft. house.

Applicant: Tom Blackwell

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

Committee Recommendation: Concept maintains streetscape and historic character of the district to greatest extent possible. Maintain as much historic fabric as possible.

Staff Recommendation: Release the permit per the proposed design.

MOTION: Staff recommendations were accepted on consent on Commissioner Kleon's motion, Commissioner Leary second on a vote of 5-0.

13. NRD-2012-0052

1711 W. 11th Street (Clarksville)

Proposal: Demolish a rear addition on a c. 1938-40, 478 sq. ft. house and add a 4,674 sq. ft. duplex residence to the rear.

Applicant: Tom Blackwell

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

Committee Recommendation: Concept maintains streetscape and historic character of the district to greatest extent possible. Maintain as much historic fabric as possible.

Staff Recommendation: Release the permit with the recommendation that the applicant set the second story facade farther back the historic home.

MOTION: **Staff recommendations were accepted on consent on Commissioner Kleon's motion, Commissioner Leary second on a vote of 5-0.**

14. NRD-2012-054

90 Rainey Street (Rainey Street)

Proposal: Construct a new 1,881 sq. ft. building on a vacant lot utilizing recycled shipping containers.

Applicant: Jay Knowles

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

Staff Recommendation: Release the permit with the recommendation that the design be altered to be more compatible with the Rainey Street National Register District, and that the applicant commemorate the history of the site with the inclusion of the salvaged transom from the demolished house in an interpretive display to be reviewed by staff.

No speakers in support or in opposition. The public hearing was closed on Commissioner Leary's motion, Commissioner Wolfenden-Guidry second on a vote of 5-0.

COMMENTS: **Commissioner Myers urged the applicant to reconsider the design to better fit the design of the historic district. Commissioner Leary gave support to the applicant's project and modest design with regards to height in comparison to what could have been maximized at that location.**

15. NRD-2012-0055

1504 Mohle Drive (Old West Austin)

Proposal: Construct a second-story addition to a c. 1940, 1,360 sq. ft. house, demolish an existing detached garage and construct a new 320 sq. ft. detached garage.

Applicant: Luke Mezger, contractor

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

Staff Recommendation: Release the permit with the recommendation that the applicant consider a one-story rear addition and repair the original windows, and require a City of Austin documentation package prior to release of permit.

MOTION: **Staff recommendations were accepted on consent on Commissioner Kleon's motion, Commissioner Leary second on a vote of 5-0.**

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

1. HDP-2012-0111

4914 Bennett Avenue

Proposal: Demolish a ca. 1928 house.

Applicant: Ignacio Loredó

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

Staff Recommendation: Release the demolition permit.

MOTION: Release of the demolition permit was approved by consent on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

2. HDP-2012-0112

1603 Chicon Street

Proposal: Demolish a ca. 1936 house.

Applicant: Robert Nunn-Edwards

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

Staff Recommendation: Release the demolition permit.

MOTION: Release of the demolition permit was approved by consent on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

3. HDP-2012-0113

4505 Red River Street

Proposal: Demolish a ca. 1931 house.

Applicant: Grayson Cravens

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

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

Grayson Cravens spoke in support. Ann Gallaway, Amy Babich, Joseph Sheffield, Sarah Gamble and Brian Todd spoke in opposition. Grayson Cravens rebutted. Jason Gomez signed in support but did not speak. The public hearing was closed on Commissioner Leary's motion, Commissioner Kleon second on a vote of 4-0-1. Commissioner Myers recused herself from the item due to a conflict of interest and left the dias.

MOTION: Postponed to June 25, 2012 to allow staff to conduct further research was approved on Commissioner Leary's motion, Kleon second on a 4-0-1 vote. Commissioner Myers recused herself from the item due to a conflict of interest and left the dias.

4. HDP-2012-0119

909 West Johanna Street

Proposal: Demolish a ca. 1942 house.

Applicant: Annie Kim

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

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

MOTION: Release of the demolition permit with staff recommendation was approved by consent on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

5. HDP-2012-0134

5907 Woodview Avenue

Proposal: Demolish a ca. 1949 house.

Applicant: DAR Construction

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

MOTION: Release of the demolition permit was approved by consent on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

6. HDP-2012-0137

2119 Glendale Place

Proposal: Demolish a ca. 1940 house.
Applicant: Robert Abbott
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

MOTION: Release of the demolition permit was approved by consent on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

7. HDP-2012-0138

1703 Dexter Street

Proposal: Demolish a ca. 1938 house.
Applicant: Stuart Sampley
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

Stuart Sampley spoke in support. Gardner Sumner spoke in opposition. Stuart Sampley rebutted. The public hearing was closed on Commissioner Leary's motion, Commissioner Wolfenden-Guidry second on a vote of 5-0.

MOTION: Release of the demolition permit with the amendment to encourage the applicant to work with the City Arborist was approved on Commissioner Kleon's motion, Commissioner Myers second on a 5-0 vote.

8. HDP-2012-0139

1705 Dexter Street

Proposal: Demolish a ca. 1948 house.
Applicant: Stuart Sampley
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

Stuart Sampley spoke in support. Gardner Sumner spoke in opposition. Stuart Sampley rebutted. The public hearing was closed on Commissioner Leary's motion, Commissioner Wolfenden-Guidry second on a vote of 5-0.

MOTION: Release of the demolition permit with the amendment to encourage the applicant to work with the City Arborist was approved on Commissioner Kleon's motion, Commissioner Myers second on a 5-0 vote.

9. HDP-2012-0140

1412 Harvey Street

Proposal: Demolish a ca. 1948 house.
Applicant: Jon Koch

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit.

MOTION: Release of the demolition permit was approved on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

D. 2012 Historic Sites Tax Exemption Inspections – For re-consideration

Zoning Case No.		Address of Landmark			Building Name
C14H-	1993-0015	1009	East	8 th Street	Parsley House

MOTION: Recommend approval for the 2012 Historic Sites Tax exemption on Commissioner Kleon's motion, Commissioner Leary second on a 5-0 vote.

V. COMMITTEE REPORTS

- A. Certificates of Appropriateness Review Committee**
Commissioner Myers gave a brief report.
- B. Operations Committee**
Commissioner Limbacher gave a brief report.
- C. Grants Committee**
Commissioner Leary gave a brief report.
- D. Preservation Plan Committee**
Commissioner Kleon gave a brief report.

VI. NEW BUSINESS

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

ADJOURNMENT: 9:15 P.M.

HISTORIC LANDMARK COMMISSION

ATTENDANCE & CONFLICT OF INTEREST SHEET

COUNCIL CHAMBERS - CITY HALL

301 WEST 2ND STREET

AUSTIN, TEXAS

Date: May 21, 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 meet the residency requirement and certify 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</u> a conflict of interest, 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	<i>Laurie Limbacher</i>		
John Rosato, Vice-Chair			
VACANT			
Meghan Kleon	<i>Meghan Kleon</i>		
Leslie Wolfenden-Guidry		<i>Leslie Wolfenden</i>	A1 A2
Daniel Leary	<i>Daniel Leary</i>		
Terri Myers	<i>Terri Myers</i>	<i>Terri Myers</i>	<i>4505 Red River</i>