



**HISTORIC LANDMARK COMMISSION**  
**Monday, September 24, 2012 – 7:00 P.M.**  
**REGULAR MEETING**  
**Council Chambers, City Hall**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, Texas**

**CURRENT BOARD MEMBERS:**

\_\_\_\_ *Laurie Limbacher, Chair*  
\_\_\_\_ *Andrea Roberts*  
\_\_\_\_ *Dan Leary*  
\_\_\_\_ *Mary Jo Galindo*

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

**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. August 27, 2012

**III. BRIEFINGS**

None.

**IV. PUBLIC HEARINGS**

**A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING and CHANGES TO HISTORICALLY-ZONED PARCELS**

1. **C14-2012-0105 - The San Antonian**  
**702 San Antonio Street**

Proposal: Change DMU-H (60 feet) to DMU-H (70 feet)

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

Staff Recommendation: Approve the zoning change.

2. **C14-2012-0081 – Austin High School**  
**1212 Rio Grande Street**

Proposal: Change zoning from UNZ-H to DMU-H

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

Staff Recommendation: Approve the zoning change.

**3. C14H-2012-0010 – Odell-Preece House**

**2300 Holly Street**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Deny historic zoning and require completion of a City of Austin Documentation Package consisting of photographs of all four elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

**4. C14H-2012-0078– The Westgate Tower**

**1122 Colorado Street**

Applicant: Westgate Condominium Association

Application Preparer: Phoebe Allen

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

Staff Recommendation: Recommend historic zoning.

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

**1. No case - intentionally left blank.**

**2. C14H-1978-0030 – Risher-Nicholas Building**

**422 E. 6<sup>th</sup> Street**

Proposal: Signage for Buckshot Shot Bar

Applicant: Andy Leffler, Custom Sign Creations

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

Committee Recommendation: Not reviewed; the HLC denied a sign that was in excess of 9 square feet on August 27, 2012.

Staff Recommendation: Approve as presented.

**3. C14H-1980-0025 – James R. Johnson House**

**1412 W. 6½ Street**

Proposal: Construct a new porch cover for the rear side porch; install new front doors; construct a screening wall for the carport; paint the house.

Applicant: Jeff Albrecht, owner; Emily Little and Mark Olsen, Clayton + Little Architects

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

Committee Recommendation: Base any changes to the front door on physical or photographic evidence of the original.

Staff Recommendation: Approve as presented with the recommendation that the applicant continue to work with staff on the design of the new front doors.

**4. C14H-1990-0007 – Nelson Davis Warehouse**

**117 W. 4<sup>th</sup> Street**

Proposal: Signage and the installation of planters.

Applicant: Shawn Smith, Site Enhancement Services; Jim Powell, Darden Inc.

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

Committee Recommendation: Approve as presented.

Staff Recommendation: Approve as presented with recommendations for further consultation with staff regarding the planters and exterior light fixtures.

**5. LHD-2012-0020 – Hyde Park Local Historic District  
4008 Duval Street**

Proposal: Construct a two-story addition to rear of existing one story house.

Applicant: Richard Hughes, Architect

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

Committee Recommendation: Approve as presented providing an exception for the attached garage.

Staff Recommendation: Approved the design as proposed.

**6. LHD-2012-0022 – Castle Hill Local Historic District  
1007 Blanco Street**

Proposal: Construct a new house on a vacant lot.

Applicant: Kim Power, Architect

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

Committee Recommendation: Approve the design as proposed, adding a vertically oriented window to front elevation.

Staff Recommendation: Approve the design as proposed.

**C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

**1. NRD-2012-0103**

**3308 Jefferson Street (Old West Austin)**

Proposal: Demolish existing c. 1946 contributing house.

Applicant: Ryen Burrus

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

Staff Recommendation: Release the building permit with the recommendation that the applicant reconsider demolition. If the applicant pursues demolition, require submittal of a City of Austin documentation package and Historic Landmark Commission review of the design for a new building prior to release of the permit.

**2. NRD-2012-0104**

**1806 W. 34<sup>th</sup> Street (Old West Austin)**

Proposal: Demolish existing c. 1949 contributing house and construct a new house.

Applicant: Sean Murphy

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

Staff Recommendation: Release the building permit with the recommendation that the applicant reconsider demolition. If the applicant

pursues demolition, require submittal of a City of Austin documentation package.

**3. NRD-2012-0089**

**901 Congress Avenue (Congress Avenue)**

Proposal: Construct a new 4- and 5-story building.

Applicant: Jeff Needles and Eric Herron, Sixth River Architects; Jeff Musgrove, American Realty

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

Staff Recommendation: Release the building permit as proposed.

**4. NRD-2012-0093**

**416 E. 6<sup>th</sup> Street (Sixth Street)**

Proposal: Extend the existing rooftop deck to the parapet line.

Applicant: Afshin Mohammedzadeh

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

Staff Recommendation: Deny the application as it does not comply with the Sixth Street Architectural Design Guidelines and the Downtown Austin Plan design guidelines to locate all rooftop additions, including rooftop terraces, at least 15 feet back from the parapet wall of the building.

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

**1. HDP-2012-0274**

**2206 Schriber Street**

Proposal: Demolish a ca. 1940 house.

Applicant: Aaron Levy

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

Staff Recommendation: Encourage relocation over demolition but release the permit.

**2. HDP-2012-0280**

**2208 Schriber Street**

Proposal: Demolish a ca. 1928 house.

Applicant: Aaron Levy

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

Staff Recommendation: Encourage relocation over demolition but release the permit after completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

**3. HDP-2012-0281**

**2818 Rio Grande Street**

Proposal: Demolish a ca. 1923 house.

Applicant: Mike McHone

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

Staff Recommendation: Encourage relocation over demolition but release the permit after completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

4. **HDP-2012-0282**  
**2822 Rio Grande Street**  
Proposal: Demolish a ca. 1913 house.  
Applicant: Mike McHone  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage relocation over demolition but release the permit after completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.
  
5. **HDP-2012-0289**  
**2617 Pecos Street**  
Proposal: Demolish a ca. 1961 house.  
Applicant: Ross Rathgeber, Southwest Destructors  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Postpone to October 22, 2012 to further assess potential for historic zoning.
  
6. **HDP-2012-0294**  
**4532 Avenue F**  
Proposal: Demolish a ca. 1930 house.  
Applicant: Chad Durham  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the demolition permit after completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

**E. DISCUSSION AND POSSIBLE ACTION ON STAFF RECOMMENDATIONS AND FINDINGS RELATED TO CITY COUNCIL RESOLUTION 20110804-0029.**

**V. COMMITTEE REPORTS**

- A. **Certificates of Appropriateness Review Committee**
- B. **Operations Committee**
- C. **Grants Committee**
- D. **Preservation Plan Committee**

**VI. NEW BUSINESS**

- A. **Items from Commission**
- B. **Items from Staff**
  1. Discussion and possible action on nomination of a Historic Landmark Commission representative to the Downtown Commission.

**ADJOURNMENT**