



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

CURRENT BOARD MEMBERS:

absent Laurie Limbacher, Chair
 Andrea Roberts
 Dan Leary
 Mary Jo Galindo

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

AGENDA

CALL TO ORDER: 7:06 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. August 27, 2012

MOTION: The minutes from the meeting on August 27, 2012 were approved on Commissioner Galindo's motion, Commissioner Leary second on a 5-0 vote.

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.

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

MOTION: Approve the zoning change from DMU-H (60 feet) to DMU-H (70 feet) on Commissioner Galindo's motion, Commissioner Leary second on a 5-0 vote.

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.

MOTION: Postpone the public hearing to October 22nd per the applicant's request on Commissioner Leary's motion, Commissioner Wolfenden-Guidry second on 5-0 vote.

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.

Gary Prust spoke in support. Rob Clinchard and Kaye Humphries spoke in opposition. The public hearing was closed on Commissioner Galindo's motion, Commissioner Roberts second on a 5-0 vote.

MOTION: Approve staff's recommendation to deny historic zoning on Commissioner Wolfenden-Guidry's motion, Commissioner Leary second on a 4-1-0 vote with Commissioner Roberts opposed.

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.

Phoebe Allen, Ann Dolce and Dorothy Evans spoke in support. JB Grumbles and Charles Peveto signed in support but did not speak. No speakers in opposition. The public hearing was closed on Commissioner Wolfenden-Guidry's motion, Commissioner Leary second on a 5-0 vote.

MOTION: Recommend historic zoning on Commissioner Leary's motion; Commissioner Wolfenden-Guidry second on a 5-0 vote.

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. 6th 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.

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

MOTION: Approve the Certificate of Appropriateness as presented on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

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.

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

MOTION: Approve the Certificate of Appropriateness in accordance with staff recommendation on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

4. **C14H-1990-0007 – Nelson Davis Warehouse
117 W. 4th 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.

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

MOTION: Approve the Certificate of Appropriateness in accordance with staff recommendation on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

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.

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

MOTION: Approve the Certificate of Appropriateness in accordance with staff recommendation on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

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.

No speakers in support or in opposition. Kim Powers signed in support but did not speak. The public hearing was closed on Commissioner Galindo's motion; Commissioner Leary second on a 5-0 vote.

MOTION: Approve the Certificate of Appropriateness in accordance with staff recommendation on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

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.

Ryen Burrus spoke in support. Jonna Juul-Hansen signed in support but did not speak. Greg Brown spoke in opposition. Ryan Burrus rebuttled. Frank Ikard spoke in support. Greg Brown rebuttled. The public hearing was closed on Commissioner Leary's motion; Commissioner Galindo second on a 5-0 vote.

MOTION: none; staff recommendation will be followed.

2. NRD-2012-0104

1806 W. 34th 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.

Benson Crowell spoke in support. Greg Brown spoke in opposition. The public hearing was closed on Commissioner Leary's motion; Commissioner Galindo second on a 5-0 vote.

MOTION: none; staff recommendation will be followed.

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.

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

COMMENTS: No additional comments to staff recommendation.

4. NRD-2012-0093

416 E. 6th 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.

MOTION: Postpone the public hearing to October 22nd per the applicant's request on Commissioner Leary's motion, Commissioner Wolfenden-Guidry second on 5-0 vote.

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.

No speakers in support or in opposition. Aaron Levy signed in support but did not speak. The public hearing was closed on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

MOTION: Release the demolition permit in accordance with staff recommendation on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

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.

No speakers in support or in opposition. Aaron Levy signed in support but did not speak. The public hearing was closed on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

MOTION: Release the demolition permit in accordance with staff recommendation on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

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.

No speakers in support or in opposition. Mike McHone and Greg Rieke signed in support but did not speak. The public hearing was closed on Commissioner Galindo's motion; Commissioner Leary second on a 5-0 vote.

MOTION: Release the demolition permit in accordance with staff recommendation on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

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.

No speakers in support or in opposition. Mike McHone and Greg Rieke signed in support but did not speak. The public hearing was closed on Commissioner Galindo's motion; Commissioner Leary second on a 5-0 vote.

MOTION: Release the demolition permit in accordance with staff recommendation on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

**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.

MOTION: Postpone the public hearing to October 22nd per the applicant's request on Commissioner Leary's motion, Commissioner Wolfenden-Guidry second on 5-0 vote.

**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.

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

MOTION: Release the demolition permit in accordance with staff recommendation on a motion by Commissioner Galindo; Commissioner Leary second on a 5-0 vote.

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

Alyson McGee, Deputy Historic Preservation Officer, gave the briefing.

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.

MOTION: Nominate Commissioner Dan Leary as the Historic Landmark Commission representative to the Downtown Commission on Commissioner Wolfenden-Guidry's motion; Commissioner Galindo second the motion on a 5-0 vote.

ADJOURNMENT: 9:35 P.M. on Commissioner Leary's motion; Commissioner Roberts second on a 5-0 vote.