



HISTORIC LANDMARK COMMISSION
Monday, October 22, 2012 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

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

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

AGENDA

CALL TO ORDER: 7:00 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. September 24, 2012

MOTION: The minutes from the meeting on September 24, 2012 were approved on Commissioner Myers' motion. Commissioner Wolfenden-Guidry second on a 4-0 vote.

III. BRIEFINGS

None.

IV. PUBLIC HEARINGS

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

1. C14-2012-0081 – 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: Postpone to November 26, 2012 at the applicant's
request.

MOTION: Postpone to November 26, 2012 per applicant's request on a motion by
Commissioner Myers. Commissioner Wolfenden-Guidry second on a 4-
0 vote.

**2. C14H-2012-0011 – Cabaniss-Tate-Chunn House
612 West Monroe Street**

Applicant: Sue Long, owner

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

Staff Recommendation: Recommend historic zoning. The Commission
recommended historic zoning for this house in 2007 and granted a Certificate
of Appropriateness to move it from 1502 South First Street around the corner
to 612 West Monroe Street. The zoning case expired before the house was
moved.

No speakers in support or in opposition. The public hearing was closed on
Commissioner Wolfenden-Guidry's motion. Commissioner Myers second on a
4-0 vote.

MOTION: Recommend historic zoning on Commissioner Myers motion.
Commissioner Wolfenden-Guidry second on a 4-0 vote.

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

**1. C14H-1982-0001-F – Larmour Block
916 Congress Avenue**

Proposal: Construct a rear addition to the existing third story.

Applicant: Jeffrey Scott Needles, Sixth River Architects

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve as presented with the recommendation
that the applicant continue to work with staff to determine the rear façade of
the proposed addition.

No speakers in support or in opposition. The public hearing was closed on
Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Approve the Certificate of Appropriateness as presented on
Commissioner Myers motion. Commissioner Roberts second on a 4-0
vote.

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

Proposal: Construct improvements to the rooftop deck at Six Lounge.
Applicant: Scott Magic, Michael Hsu Architects; Chris Ruhling, Six Lounge.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation:
Staff Recommendation: Approve as presented.

Scott Magic and John Koricht signed in support but did not speak. No speakers in opposition. The public hearing was closed on Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Approve the Certificate of Appropriateness as presented on Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

**3. LHD-2012-0024 – Hyde Park Local Historic District
4404 Avenue F**

Proposal: Construct a new house on a vacant lot.
Applicant: Jason Williams, owner
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Committee Recommendation: Approve the design as proposed.
Staff Recommendation: Approve as presented.

David Conner signed in support but did not speak. No speakers in opposition. The public hearing was closed on Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Approve the Certificate of Appropriateness as presented on Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

**4. LHD-2012-0030 – Hyde Park Local Historic District
4001 Avenue D**

Proposal: Add front and rear dormers and a rear, one-story screened porch to a c.1945 contributing house.
Applicant: Brendon Rogers, owner
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Committee Recommendation: Provide documentation indicating previous dormers and change proportions to be more vertically oriented.
Staff Recommendation: Approve as presented.

Brendon Rogers spoke in support and provided clarifying comments. No speaker in opposition. The public hearing was closed on Commissioner Wolfenden-Guidry's motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Approve the Certificate of Appropriateness as presented on Commissioner Myers motion. Commissioner Wolfenden-Guidry second on a 4-0 vote.

**5. LHD-2012-0031 – Hyde Park Local Historic District
4406 Avenue F**

Proposal: Demolish a c. 1945 contributing house to allow for construction of a new house.

Applicant: Scott Miller, applicant

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

Committee Recommendation: Not presented to Committee.

Staff Recommendation: Staff does not have a recommendation for the Certificate of Appropriateness; however additional testimony is anticipated at the public hearing that will provide more information regarding the condition of the foundation and the feasibility of repairing those conditions.

Janelle Ross and Jeff Tucker spoke in support. David Conner, Lorre Weidlich and Karen Saddeh spoke in opposition. Scott Miller rebutted. Jeff Tucker and Janelle Ross provided clarifying comments. The public hearing was closed on Commissioner Myers' motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Postpone with the recommendation that the applicant and owner meet with the Hyde Park Development Review Committee in order to come up with an amenable solution to be presented at the November 26, 2012 public hearing on Commissioner Myers' motion. Commissioner Roberts second on a 4-0 vote.

**6. C14H-2001-0147 – Goodall-Wooten House
1900 Rio Grande Street**

Proposal: Remove the porte-cochere, landscaping, installation of improved ADA compliant facilities, construction of a new private dining room and canopy; conversion of a window to a door; installation of new porch lighting.

Applicant: Jay Colombo, Michael Hsu Architects

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

Committee Recommendation: Approve as presented with an itemization of specific work to be performed on the site.

Staff Recommendation: Approve as presented.

Jay Colombo signed in support but did not speak as no public hearing occurred.

MOTION: Postpone to November 26, 2012 due to lack of a quorum on a motion by Commissioner Myers. Commissioner Wolfenden-Guidry second on

a 4-0 vote. (Commissioner Wolfenden-Guidry would have had to recuse on this case.)

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

Proposal: Construct a new brick wall with gates and trellises; extend the front patio; repave the front walkway.

Applicant: Robert Hicks, owner

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

Committee Recommendation: Ensure a separation between the proposed wall and the house so that the two do not blend together; all other aspects of the proposal are appropriate.

Staff Recommendation: Approve as presented.

No speakers in support or in opposition. The public hearing was closed on Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Approve the Certificate of Appropriateness as presented on Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

**8. C14H-2009-0015 – Gardner House
2418 Jarratt Avenue**

Proposal: Construct a side addition and a second-story addition to the garage.

Applicant: David Canciolosi, agent; Paul DeGroot, architect

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

Committee Recommendation: Eliminate the stone accents from the addition and make it all stucco.

Staff Recommendation: Approve the proposal with the stone accents.

David Cancialosi spoke in support. No speakers in opposition. Paul DeGroot provided clarifying comments. The public hearing was closed on Commissioner Wolfenden-Guidry's motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Approve the proposal in accordance with staff's recommendation on Commissioner Wolfenden-Guidry's motion. Commissioner Myers second on a 4-0 vote.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

**1. NRD-2012-0112
1612 W. 11th Street (Clarksville)**

Proposal: Demolish a rear addition on a c. 1912 house and add a new two-story addition to the rear.

Applicant: Richard Hughes, architect

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

Staff Recommendation: Release the permit per the proposed design with the recommendation that the applicant retain as much of the original board and batten siding material as possible.

No speakers in support or in opposition. The public hearing was closed on Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

COMMENTS: No additional comments to staff recommendation.

2. NRD-2012-0113

2301 Woodlawn Boulevard (Old West Austin)

Proposal: Demolish c. 1951 contributing house and construct a new house.

Applicant: Dennet and Catherine Wenske, owners

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

Staff Recommendation: Recommend the applicant reconsider demolition of the existing house. If the applicant pursues demolition, release the demolition and building permit as the applicant has already submitted a City of Austin documentation package.

Dennet Wenske signed in support but did not speak. No speakers in opposition. The public hearing was closed on Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

COMMENTS: No additional comments to staff recommendation.

3. NRD-2012-0114

1704 W. 29th Street (Old West Austin)

Proposal: Construct a new house on a vacant lot.

Applicant: Mark and Leslie Love, owners

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

Staff Recommendation: Release the building permit with the recommendation that the applicant revise the design to be more compatible with the neighborhood.

Mark and Nancy Love signed in support but did not speak. No speakers in opposition. The public hearing was closed on Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

COMMENTS: No additional comments to staff recommendation.

4. NRD-2012-0115

2421 Jarratt Avenue (Old West Austin)

Proposal: Construct a second story addition and front porch on a c. 1940 contributing house.

Applicant: Norma Yancy, Clayton & Little Architects

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

Staff Recommendation: Recommend the applicant reconsider the proposed revisions. If the applicant pursues the design as proposed release the permit upon submission of a City of Austin documentation package.

William Favier signed in support but did not speak. No speakers in opposition. The public hearing was closed on Commissioner Myers motion. Commissioner Roberts second on a 4-0 vote.

COMMENTS: No additional comments to staff recommendation.

5. NRD-2012-0093

416 E. 6th Street (Sixth Street)

Proposal: Extend the rooftop deck to the parapet wall.

Applicant: Afshin Mohammedzadeh

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

Staff Recommendation: Approve as proposed.

Carl Daywood spoke in support. No speakers in opposition. The public hearing was closed on Commissioner Wolfenden-Guidry's motion. Commissioner Myers second on a 4-0 vote.

COMMENTS: Commissioner Wolfenden-Guidry recommended that to the applicant provide an additional 5 feet to the set-back of the rooftop deck.

6. NRD-2012-0116

Sixth Street at the IH-35 southbound service road (Sixth Street)

Proposal: Construct an arch over Sixth Street at the eastern entrance to the Historic District.

Applicant: Carl Daywood

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

Staff Recommendation: Continue to work with staff to develop the details of the proposed gateway arch.

Carl Daywood and David Morrison spoke in support. No speakers in opposition. The public hearing was closed on Commissioner Myers' motion. Commissioner Roberts second on a 4-0 vote.

COMMENTS: Continue to bring the plans back to the HLC as they are developed and refined over time.

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

1. **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: Release the demolition permit upon 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. The Austin History Center already has the original drawings for this house. **However, staff strongly encourages the prospective owner to reconsider demolition of this excellent example of Leonard Lundgren's mid-century modern residential design.**

Ross Rathgeber spoke in support. No speakers in opposition. The public hearing was closed on Commissioner Wolfenden-Guidry's motion. Commissioner Myers second on a 4-0 vote.

MOTION: Initiate historic zoning on Commissioner Wolfenden-Guidry's motion. Commissioner Myers second on a 4-0 vote.

2. **HDP-2012-0306**
1512 Forest Trail

Proposal: Demolish a ca. 1938 house.

Applicant: Ryan Cumby, Noble Engineering; and Brian Cumby

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

Staff Recommendation: Release the demolition permit upon 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 Myers motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Release the demolition permit in accordance with staff's recommendation on Commissioner Myers' motion. Commissioner Roberts second on a 4-0 vote.

3. **HDP-2012-0309**
2008 Goodrich Avenue

Proposal: Demolish a ca. 1939 house.

Applicant: Scott Turner

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

Staff Recommendation: Release the demolition permit upon 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 Myers motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Release the demolition permit in accordance with staff's recommendation on Commissioner Myers' motion. Commissioner Roberts second on a 4-0 vote.

4. HDP-2012-0334

1512 Alta Vista Avenue

Proposal: Demolish a ca. 1951 house.

Applicant: Kari Blachly

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

Staff Recommendation: Release the demolition permit upon 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.

Kari Blachly and Robert Summers signed in support but did not speak. Francesco Passanti signed to speak in opposition but clarified in the public hearing that he no longer wishes to speak in opposition after speaking with Robert Summers, owner, and gaining clarification on the project. The public hearing was closed on Commissioner Wolfenden-Guidry's motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Amend the consent agenda to include this case on Commissioner Wolfenden-Guidry's motion. Commissioner Roberts second on a 4-0 vote.

5. HDP-2012-0336

703 E. 49th Street

Proposal: Demolish a ca. 1948 house.

Applicant: Peter Peveto, Gossett-Jones Homes

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

Staff Recommendation: Release the demolition permit upon 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 Myers motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Release the demolition permit in accordance with staff's recommendation on Commissioner Myers' motion. Commissioner Roberts second on a 4-0 vote.

**6. HDP-2012-0337
705 E. 49th Street**

Proposal: Demolish a ca. 1946 house.

Applicant: Peter Peveto, Gossett-Jones Homes

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 Myers motion. Commissioner Roberts second on a 4-0 vote.

MOTION: Release the demolition permit in accordance with staff's recommendation on Commissioner Myers' motion. Commissioner Roberts second on a 4-0 vote.

E. DISCUSSION AND POSSIBLE ACTION ON REVISIONS TO CITY CODE

1. Code revisions to Rainey Street Subdistrict Regulations (25-2-739).

This item was postponed and will be discussed at November 26, 2012 meeting.

V. COMMITTEE REPORTS

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

Staff gave a brief reports and status of meetings for all Committees.

VI. NEW BUSINESS

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

MOTION: Adopt the 2013 Schedule for public hearings as presented on Commissioner Roberts motion. Commissioner Myers second on a 4-0 vote.

ADJOURNMENT: 9:44 P.M. on a motion by Commissioner Wolfenden-Guidry. Commissioner Roberts second on a 4-0 vote.