



HISTORIC LANDMARK COMMISSION
Monday, April 22, 2013 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

☒ *Laurie Limbacher, Chair*
☒ *Andrea Roberts*
Abs Dan Leary
☒ *Mary Jo Galindo*

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

AGENDA

Review of National Register properties – Seaholm, etc.

CALL TO ORDER: 7:14

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 25, 2013

MOTION: Approve the March 25, 2013 minutes upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with 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. C14H-2013-0002 – Commodore Perry Estate – POSTPONEMENT REQUEST
710 E. 41st Street

Proposal: Application for historic zoning.

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve the postponement request to May 20, 2013.

MOTION: Postpone to May 20, 2013 on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**1. LHD-2013-0001 – Hyde Park Local Historic District
4203 Avenue C**

Proposal: Demolish an existing garage and construct side and rear additions on a contributing house.

Applicant: Emily Little, architect

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

Committee Recommendation: Recommend approving as presented allowing for exemptions from the Design Standards for elements that retain the character-defining features of the historic district but do not meet the Design Standards.

Staff Recommendation: Approve as presented.

MOTION: Close the public hearing on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

MOTION: Approve as presented on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

**2. LHD-2013-0003 – Hyde Park Local Historic District - POSTPONEMENT REQUEST
4205 Avenue H**

Proposal: New two-story house on lot with contributing two-story garage.

Applicant: Leland Decker, architect

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

Committee Recommendation: Provide trim between the pairs of double-hung windows to approximate weight pockets.

Staff Recommendation: POSTPONE TO APRIL 22, 2013 at the applicant's request.

MOTION: Postpone to May 20, 2013 on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

**3. LHD-2013-0004 – Hyde Park Local Historic District
3805 Avenue H**

Proposal: Reroof a contributing house

Applicant: Jeffrey Acton, owner

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

Committee Recommendation: Save a sufficient number of tile and finial units to give an accurate representation of the original scale and profile for future reference.

Staff Recommendation: Approve as presented requesting that the owner follow the recommendation of the Certificate of Appropriateness Committee.

MOTION: Approve as presented upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

4. C14H-1977-0011 – POSTPONEMENT REQUEST

Sebron Sneed House, 1801 Nelms Drive

Proposal: Stabilization of the ruins.

Applicant: Tracy Chen, architect

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

Committee Recommendation: Continue developing plans for stabilization that recognize and articulate the remaining stone walls of the house.

Staff Recommendation: POSTPONE TO MAY 20, 2013 at the applicant's request.

MOTION: Postpone to May 20, 2013 on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

5. C14H-1995-0005 – POSTPONEMENT REQUEST

W.H. Davis House, 1203 Newning Avenue

Proposal: Add a screen porch addition.

Applicant: Stuart Brummett, Clayton + Little, Architects

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

Committee Recommendation: Continue developing plans for adding the screen porch.

Staff Recommendation: POSTPONE TO MAY 20, 2013 at the applicant's request.

MOTION: Postpone to May 20, 2013 on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

6. C14H-1999-0006 – POSTPONEMENT REQUEST

Schieffer House, 1154 Lydia Street

Proposal: Relocate the house on the same lot; construct a new addition.

Applicant: John Patterson, architect

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

Committee Recommendation: Continue developing plans for the addition to give more articulation to the historic house.

Staff Recommendation: POSTPONE TO MAY 20, 2013 at the applicant's request.

MOTION: Postpone to May 20, 2013 on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

7. C14H-1981-0017

Burt House, 612 W. 22nd Street

Proposal: Remove the existing non-historic wooden picket fence and replace it with a new steel picket fence.

Applicant: Maricela Barr, owner

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the application as proposed.

MOTION: Close the public hearing on Commissioner Galindo's motion and Commissioner Roberts' second with a 5-0 vote.

MOTION: Approve the request to demolish existing fence and require additional review of the new fence design on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

8. C14H-1988-0002

Thornton House, 1909 Nueces Street

Proposal: Remove the existing non-historic concrete porch floor and rebuild a wooden deck and platform for the front porch; construct a new ADA accessibility ramp.

Applicant: Billy Thogersen, Facilities Administrator, ICC

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

Committee Recommendation: Requested more information, which has been provided.

Staff Recommendation: Approve the application as proposed.

MOTION: Approve the application as proposed upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

9. C14H-1990-0006

Mount Bonnell, 3800 Mount Bonnell Road

Proposal: Repair the original, historic monument; or, in the alternative, erect a new monument on the site.

Applicant: City of Austin Parks and Recreation Department

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

Committee Recommendation: Requested more information concerning the type of repairs required, which has been provided.

Staff Recommendation: Staff favors the proposal to repair and re-install the original, historic monument in accordance with the Secretary of the Interior's Standards for Rehabilitation and the Commission's own Standards for Review of Applications for Certificates of Appropriateness.

Blake Tollett and Tere OConnell signed and spoke in support of repairing the original monument. Fred Bothwell, Stan Bacon and Bruce Todd signed and spoke in support of erecting a new monument on the site. Phil Burns signed and spoke in opposition to the proposals.

MOTION: Close the public hearing on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

MOTION: Approve the repair and re-installation of the original historic monument on Commissioner Rosato's motion and Commissioner Myers' second with a 5-0 vote.

10. No number assigned
State Theater, 719 Congress Avenue
Proposal: Refurbish the existing, historic, neon sign.
Applicant: Austin Theater Alliance
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve the application as proposed.
Staff Recommendation: Approve the application as proposed.

Jonathan Humphrey signed in support. No speakers in opposition.

MOTION: Approve the application as proposed upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2013-0005 - POSTPONEMENT REQUEST**
3004 Funston Street (Old West Austin)
Proposal: Construct a new house on a vacant lot.
Applicant: Mike Cooper, owner
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: POSTPONE TO May 20, 2013 at the applicant's request.

MOTION: Postpone to May 20, 2013 at the applicant's request on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

2. **NRD-2013-0019**
2515 McCallum Street (Old West Austin)
Proposal: Construct a rear addition and remodel the façade of a contributing house.
Applicant: Hector Avila, applicant
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Recommend the applicant reconsider the design to maintain the historic appearance; however release the permit after submittal 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.

MOTION: Release the permit upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

3. **NRD-2013-0022**
1202 Claire Avenue (Old West Austin)
Proposal: Construct a two-story rear addition on a contributing house.
Applicant: Lindsay Hunter, architect

City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit per the proposed design.

MOTION: Release the permit upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

4. NRD-2013-0026

1605 Northwood (Old West Austin)

Proposal: Add second story additions to one-story side wings of a contributing house.

Applicant: W. M. Faust, applicant

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

Staff Recommendation: Release the permit per the proposed design.

MOTION: Release the permit upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

5. NRD-2013-0027

2408 Windsor Road (Old West Austin)

Proposal: Construct a rear addition and replace the windows on a contributing house.

Applicant: Jennifer Marsh, applicant

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

Staff Recommendation: Release the permit per the proposed design with the recommendation that the applicant reconsider replacing the windows or replace them with replica windows.

Jennifer Marsh signed in support. No speakers in opposition.

MOTION: Release the permit upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

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

1. HDP-2013-0098 and HDP-2013-0099

604 and 606 Rio Grande Street

Proposal: Demolish three structures: a ca. 1901 (or ca. 1925) house, a ca. 1925 house, and a ca. 1937 garage apartment.

Applicant: Amanda Morrow, 512-435-2368

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

Staff Recommendation: Release the permits upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history of the house, for archiving at the Austin History Center. The buildings have neither the architectural nor this historical significance to warrant individual designation as historic landmarks.

Richard Suttle signed and spoke in support. Ted Siff and Karen Armstrong signed and spoke in opposition.

MOTION: Close the public hearing on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

MOTION: Initiate historic zoning on Commissioner Myers' motion and Commissioner Roberts' second with a 3-2 vote (Commissioners Galindo and Rosato opposed). Motion failed.

MOTION: Release the permits upon completion of the Austin Documentation Package and encourage the applicant to leave structure in place for as long as possible or relocate if possible on Commissioner Galindo's motion and Commissioner Rosato's second with a 5-0 vote.

2. HDP-2013-0117

1173 Navasota Street

Proposal: Demolish a ca. 1905 house.

Applicant: Dean Hegney, 512-626-7400

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.

Lex Zwarun signed and spoke in support. Caitlin Boehne and Stanton Strickland signed and spoke in opposition.

MOTION: Close the public hearing on Commissioner Myers motion and Commissioner Roberts' second with a 5-0 vote.

MOTION: Postpone to May 20, 2013 to allow for a meeting between the Applicant and Neighborhood Association, for the staff to gather additional history, and for exploring affordable housing options on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

3. HDP-2013-0126

516 East Annie Street

Proposal: Demolish a ca. 1949 house.

Applicant: Moore-Tate Projects and Design, 512-517-9333

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

Staff Recommendation: Postpone to May 20, 2013 to allow the applicant to restore the siding and windows to the house so that the Commission has an opportunity to conduct a meaningful review of the application and a determination of whether the house meets the criteria for landmark designation.

MOTION: Postpone to May 20, 2013 upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

MOTION: Continue the meeting past 10:00 P.M. on Commissioner Galindo's motion and Commissioner Myers' second with a 5-0 vote.

4. HDP-2013-0131

1410 Willow Street

Proposal: Partially demolish the existing enclosed front porch, demolish a rear wall, replace all doors and windows at a ca. 1908 house.

Applicant: Lucy Brown, 512-484-8913

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

Staff Recommendation: Release the demolition permit upon the Commission's review of the plans for the proposed front of the house, and recommend that the applicant replace existing non-historic windows with windows that are historically-appropriate in terms of materials and pane configuration.

Doug Brown signed and spoke in support. No speakers in opposition.

MOTION: Close the public hearing on Commissioner Robert's motion and Commissioner Galindo's second with a 5-0 vote.

MOTION: Release the demolition permit on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

5. HDP-2013-0143

5106 Caswell Avenue

Proposal: Demolish a house that was moved to the current site ca. 1950 from Camp Swift, Texas.

Applicant: David Whitworth, 512-294-5139

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

Staff Recommendation: Release the demolition permit, but encourage the applicant to consider relocation if feasible.

MOTION: Release the demolition permit upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

6. HDP-2013-144

5204 Martin Avenue

Proposal: Demolish a ca. 1948 house.

Applicant: David Whitworth, 512-294-5139

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

Staff Recommendation: Release the demolition permit but recommend relocation of the house, if feasible.

MOTION: Release the demolition permit upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

7. HDP-2013-0157

1520 Parker Lane

Proposal: Demolish a ca. 1938 house.

Applicant: Anthony Degrazia, 512-554-4023

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit with the recommendation that intact materials be salvaged for re-use, and encourage relocation of the house if possible.

Anthony Degrazia signed in support. No speakers in opposition.

MOTION: Release the demolition permit upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

**8. HDP-2013-0183
1910 East 10th Street**

Proposal: Demolish a ca. 1929 house.
Applicant: William Hodge, 512-786-9298
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to May 20, 2013 to explore alternatives to demolition. This house represents a relatively intact example of a working-class cottage in a historically African-American neighborhood; these cottages are becoming more scarce in the City and staff encourages measures to preserve this house, if not on site, then within an appropriate context. The house also has some significance as an early, though rented, home of an African-American entrepreneur.

William Hodge signed and spoke in support. No speakers in opposition.

MOTION: Close the public hearing on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

MOTION: Release the permit upon completion of a City of Austin Documentation Package with the requirement to reuse as much existing material as possible on Commissioner Galindo's motion and Commissioner Rosato's second with a 3-2 vote (Commissioners Limbacher and Roberts opposed). Motion failed.

MOTION: Postpone to May 20, 2013 to encourage additional research and alternatives to demolition on Commissioner Roberts' motion and Commissioner Limbacher's second with a 5-0 vote.

**9. HDP-2013-0190
1701 Chicon Street**

Proposal: Demolish a ca. 1908 house.
Applicant: William Hodge, 512-786-9298
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, with the further recommendation that re-usable materials be salvaged, and encourage relocation over demolition, if feasible.

MOTION: Release the demolition permit upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

- 10. HDP-2013-0199**
1302 South 5th Street
Proposal: Demolish a ca. 1946 house.
Applicant: Annie Kim, 512-287-1368
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the demolition permit with the recommendation that re-usable materials be salvaged from the site, and encourage relocation, if feasible.

MOTION: Release the demolition permit upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

- 11. HDP-2013-0200**
206 East Elizabeth Street
Proposal: Demolish a ca. 1934 house.
Applicant: Vicki Faust, 512-217-3686
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 applicant has already pledged to salvage all re-usable materials from the house.

MOTION: Release the demolition permit upon acceptance of the consent agenda on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

- 12. HDP-2013-0125 – POSTPONEMENT REQUEST BY STAFF**
4705 Rowena Street
Proposal: Demolish a ca. 1950 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: POSTPONE TO MAY 20, 2013 at staff's request to resolve a notification issue.

MOTION: Postpone to May 20, 2013 at staff's request to resolve a notification issue on Commissioner Myers' motion and Commissioner Roberts' second with a 5-0 vote.

V. COMMITTEE REPORTS

- A. Certificates of Appropriateness Review Committee**
Staff gave a brief report.
B. Operations Committee
No report.

Temporary Adjournment for Grants Committee: 10:10 P.M.

C. Grants Committee

1. Recommendations for approvals of grants:

A. St. Edward's University, 3001 South Congress Avenue
Proposal: Restore the main entry porch of Holy Cross Hall.
Amount requested: \$4,500

B. Paramount Theater, 713 Congress Avenue
Proposal: Façade restoration.
Amount requested: \$47,000

C. State Theater, 719 Congress Avenue
Proposal: Restore the neon blade sign.
Amount requested: \$47,000

D. Mayfield Park, City of Austin, 3505 W. 35th Street
Proposal: Restore the garden sheds by cleaning and replacing damaged or rotten wood siding, re-glazing windows, repairing window and door frames, and improving drainage.
Amount requested: \$30,540.

MOTION: Accept Grants Committee recommendations to fund St. Edward's University, the Paramount Theater, and the State Theater on Commissioner Galindo's motion and Commissioner Roberts' second with a 5-0 vote.

D. Preservation Plan Committee
No report.

VI. NEW BUSINESS

A. Items from Commission

B. Items from Staff

1. DISCUSSION AND POSSIBLE ACTION ON AD VALOREM TAX EXEMPTIONS

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

Staff Recommendation: Approve the lists of properties recommended to receive ad valorem tax exemptions for 2013.

MOTION: Recommend City Council to approve list of Recorded Texas Historical Landmarks and State Archaeological Landmarks to receive a partial exemption for ad valorem taxes on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

MOTION: Recommend City Council to approve list of City of Austin Historic Landmarks that have demonstrated a need for tax relief to encourage their preservation to receive a partial exemption for ad valorem taxes as presented by staff, including properties on addendum list, on Commissioner Galindo's motion and Commissioner Roberts' second with a 5-0 vote.

MOTION: Recommend City Council to approve 910 Poplar Street to receive a partial exemption for ad valorem taxes, with the requirement property owner provide written assurance deficiencies will be addressed in timely manner on Commissioner Galindo's motion and Commissioner Myers' second with a 4-1 vote (Commissioner Limbacher opposed).

MOTION: Recommend to City Council staff's recommendation for denial of properties to receive a partial exemption for ad valorem taxes, with the exception of 910 Poplar Street, on Commissioner Myers' motion and Commissioner Galindo's second with a 5-0 vote.

2. DISCUSSION AND COMMENT ON NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES

1. 2001 University Avenue - Kappa Kappa Gamma Sorority House
2. 1909 Cliff Street, Building B - Cranfill Apartments
3. 1604 East 11th Street - German American Ladies College
4. 800 West Cesar Chavez Street - Seaholm Power Plant

National Register of Historic Places nomination documents can be viewed at <http://www.thc.state.tx.us/sbrmeeting>.

Commission members expressed support for National Register of Historic Places nomination.

ADJOURNMENT: 10:45 P.M.