



HISTORIC LANDMARK COMMISSION
Monday, June 24, 2013 – 7:00 P.M.
REGULAR MEETING
Council Chambers, City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

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

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

AGENDA

CALL TO ORDER 7:10 P.M.

Commissioners in Attendance:

Andrea Roberts, Mary Jo Galindo, Leslie Wolfenden Guidry, Terri Myers.

Staff in Attendance: Steve Sadowsky, Alyson McGee

I. CITIZEN COMMUNICATION: GENERAL

No speakers

II. APPROVAL OF MINUTES

The minutes from the meeting of May 20, 2013 were approved on Commissioner Myers' motion and Commissioner Roberts' 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. 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 July 22, 2013.

MOTION: Postpone to July 22, 2013 was approved on Commissioner Myers' motion, Commissioner Wolfenden-Guidry' second on a 4-0 vote.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**1. LHD-2013-0012 – Hyde Park Local Historic District
4210 Avenue G**

Proposal: Rear two-story addition.

Applicant: Jeff Bullard, owner

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

Committee Recommendation: Approve the plan as proposed but investigate if wood siding exists below asbestos cement siding, and ensure that parking requirements are met.

Staff Recommendation: Approve as presented with the recommendation that existing wood siding be repaired/replacement as needed and similar siding be used on 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 in accordance with the staff recommendation on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

**2. C14H-1975-0003
Lindemann House, 1100 E. 8th Street**

Proposal: Replace the existing metal shingle roof with new pressed metal shingles in a similar pattern and color to the existing.

Applicant: Andy Bergad, owner

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

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

**3. 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: Limit the height of the fence in the front to no more than 4 feet.

Staff Recommendation: Staff can support a compromise 5-foot fence height for this property due to its location and amount of foot traffic that has lead to

vandalism and trespassing on the property in the past with the previous lower fence height.

Rick Blanch and Jesus Rodriguez 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 in accordance with the staff recommendation on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

4. C14H-1989-0010 – POSTPONEMENT REQUEST

Dabney-Horne House, 507 W. 23rd Street

Proposal: Relocate the house to 1200-02 Cotton Street and restore it to a single-family residence.

Applicant: Mike McHone

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

Committee Recommendation: Not reviewed.

Staff Recommendation: Postpone to July 22, 2013 at the applicant's request.

MOTION: Postpone to July 22, 2013 was approved on Commissioner Myers' motion, Commissioner Wolfenden-Guidry's second on a 4-0 vote.

5. C14H-1995-0005

W.H. Davis House, 1203 Newning Avenue

Proposal: Add a screen porch addition and free-standing playhouse.

Applicant: Stuart Brummett, Clayton + Little, Architects

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

Committee Recommendation: Approve the application as proposed.

Staff Recommendation: Approve the application as proposed.

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

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2013-0043

4107 Lullwood Road (Wilshire Woods)

Proposal: Construct a carport and a detached one-story studio with covered deck at a contributing property.

Applicant: Kelly Moncus owner

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

Staff Recommendation: Release the permit per the proposed design.

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: None.

2. NRD-2013-0046

3214 Beverly Road (Old West Austin)

Proposal: Construct a new house on a vacant lot.

Applicant: Mairin and Christopher Epp, owners

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

Staff Recommendation: Release the permit per the proposed design.

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: None.

3. NRD-2013-0047

507 Oakland Avenue (West Line)

Proposal: Demolish a contributing house and garage.

Applicant: James Schissler

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

Staff Recommendation: Postpone releasing the permit and encourage the applicant to consider alternatives to demolition.

MOTION: Postpone to July 22, 2013 was approved on Commissioner Myers' motion, Commissioner Wolfenden-Guidry's second on a 4-0 vote.

4. NRD-2013-0048

505 Oakland Avenue (West Line)

Proposal: Demolish a contributing building.

Applicant: James Schissler

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

Staff Recommendation: Postpone releasing the permit and encourage the applicant to consider alternatives to demolition.

MOTION: Postpone to July 22, 2013 was approved on Commissioner Myers' motion, Commissioner Wolfenden-Guidry's second on a 4-0 vote.

5. NRD-2013-0049

1410 Gaston Avenue (Old West Austin)

Proposal: Demolish an existing detached building, construct a new addition and garage, and remodel the façade of a contributing house.

Applicant: Lindsay Hunter, Architect

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

Staff Recommendation: Request that the applicant reconsider the design to maintain the historic appearance of the façade and require 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.

Heather Nelson and Jack Nelson spoke in support. There were no speakers in opposition. The public hearing was closed on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

MOTION: Initiate historic zoning on Commissioner Wolfenden-Guidry's motion, Commissioner Myers second on a 3-1 vote (Roberts opposed). The motion failed due to lack of a quorum vote. No additional action taken.

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

1. HDP-2013-0299

1310 Garden Street / 70 Navasota Street

Proposal: Demolish a ca. 1929 house.

Applicant: Sal Martinez

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

Staff Recommendation: Release the 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.

Michael Friedman signed in support but did not speak. There were no speakers 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 the staff recommendation on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

2. HDP-2013-0371

605 E. 42nd Street

Proposal: Demolish a ca 1926 house.

Applicant: Chris Pearson, Lamar Homes

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

Staff Recommendation: Encourage rehabilitation and an addition over demolition, as the house retains its historic appearance and is located within a potential historic district, and if rehabilitation is not feasible, encourage relocation over demolition, but release the permit 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.

There were 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 the staff recommendation on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

3. HDP-2013-0373

2804 Greenlee Drive

Proposal: Demolish a ca. 1951 house.

Applicant: Southwest Destructors

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

Staff Recommendation: Encourage rehabilitation and re-use of the Mid-century Modern house, but if demolition is approved, then release the 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.

There were 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 the staff recommendation on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

4. HDP-2013-0378

1014 Harwood Place

Proposal: Demolish a ca. 1939 house.

Applicant: Cindy Anderson, Cutting Edge Real Estate

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

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

There were 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 the staff recommendation on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

5. HDP-2013-0394

1313 Kenwood Avenue

Proposal: Completely modify the façade of a ca. 1930 house.

Applicant: Shawn Hinckley, owner; Michael Antenora, architect

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

Staff Recommendation: Encourage the applicant to re-consider the proposed alteration to the front of this house, which represents a very good rendition of

the Tudor Revival style, executed in wood. However, because the house is not now a historic landmark nor within a historic district, staff recommends 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, as a condition of the release of the demolition permit

Michael Antenora spoke in support. James Garra, Justin Gesch, Gordon Bingaman, Shawn Hinckley and Melynn Mayfield signed in support but did not speak. There were no speakers 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 the staff recommendation on Commissioner Wolfenden-Guidry's motion, Commissioner Galindo's second on a 4-0 vote.

**6. HDP-2013-0408-A
810 San Marcos Street**

Proposal: Demolish a ca. 1904 house.

Applicant: Greater Austin Builders

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

Staff Recommendation: Encourage rehabilitation on site; if that is not feasible, then encourage relocation over demolition and 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.

Chester Wilson, Dick Rathgeber, and Patricia Horridge spoke in support. Nancy Shuetoff signed in support but did not speak. John McCollum spoke in opposition. Dick Rathgeber rebutted. The public hearing was closed on Commissioner Myers' motion, Commissioner Robert's second on a 4-0 vote.

MOTION: Postpone discussion of this application to July 22, 2013 on Commissioner Roberts' motion, Commissioner Wolfenden-Guidry's second on a 4-0 vote.

**7. HDP-2013-0408-B
812 San Marcos Street**

Proposal: Demolish a ca. 1935 house.

Applicant: Greater Austin Builders

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

Staff Recommendation: Encourage rehabilitation on site; if that is not feasible, then encourage relocation over demolition and 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.

Chester Wilson, Dick Rathgeber, and Patricia Horridge spoke in support. Nancy Shuetoff signed in support but did not speak. John McCollum spoke in

opposition. Dick Rathgeber rebutted. The public hearing was closed on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

MOTION: Postpone discussion of this application to July 22, 2013 on Commissioner Roberts' motion, Commissioner Wolfenden-Guidry's second on a 4-0 vote.

8. HDP-2013-0408-C

814 San Marcos Street

Proposal: Demolish a ca. 1935 house.

Applicant: Greater Austin Builders

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

Staff Recommendation: Encourage rehabilitation on site; if that is not feasible, then encourage relocation over demolition and 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.

Chester Wilson, Dick Rathgeber, and Patricia Horridge spoke in support. Nancy Shuetoff signed in support but did not speak. John McCollum spoke in opposition. Dick Rathgeber rebutted. The public hearing was closed on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

MOTION: Postpone discussion of this application to July 22, 2013 on Commissioner Roberts' motion, Commissioner Wolfenden-Guidry's second on a 4-0 vote.

9. HDP-2013-0408-D

816 San Marcos Street

Proposal: Demolish a ca. 1935 house.

Applicant: Greater Austin Builders

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

Staff Recommendation: Encourage rehabilitation on site; if that is not feasible, then encourage relocation over demolition and 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.

Chester Wilson, Dick Rathgeber, and Patricia Horridge spoke in support. Nancy Shuetoff signed in support but did not speak. John McCollum spoke in opposition. Dick Rathgeber rebutted. The public hearing was closed on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

MOTION: Postpone discussion of this application to July 22, 2013 on Commissioner Roberts' motion, Commissioner Wolfenden-Guidry's second on a 4-0 vote.

10. HDP-2013-0414

2525 Nueces Street

Proposal: Demolish a ca. 1910 house.

Applicant: Ken Johnson, architect

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

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

There were 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 the staff recommendation on Commissioner Myers' motion, Commissioner Roberts' second on a 4-0 vote.

**11. HDP-2013-0415
503 W. 30th Street**

Proposal: Demolish a ca. 1921 house.

Applicant: Scotia Western States Housing, LLC

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

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

Peter Arranoff spoke in support. Paul Russell and Jeff Plotkin spoke in opposition. Peter Arranoff rebutted and provided clarifying comments. Jeff Plotkin provided clarifying comments. The public hearing was closed on Commissioner Myers' motion, Commissioner Wolfenden-Guidry's second on a 4-0 vote.

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

V. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

Commissioner Myers gave a brief report.

B. Operations Committee

No report given

C. Grants Committee

No report given

D. Preservation Plan Committee

Commissioner Roberts had no report but would like another meeting scheduled.

VI. NEW BUSINESS

A. Items from Commission

No new business

B. Items from Staff

No new business

ADJOURNMENT: 9:20 p.m.