



HISTORIC LANDMARK COMMISSION
Monday, October 28, 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*
____ *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. September 23, 2013

III. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING

1. **C14H- 2013-0005 – Old Judges Hill Local Historic District
Generally between West 15th Street and West 18th Street; West
Avenue and San Gabriel Street.**

Proposal: Application for historic district zoning.

Applicant: Mark Seeger

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

Staff Recommendation: Recommend historic zoning with revisions to language in the proposed Design Standards.

2. **C14H- 2013-0006 – Eloy and Soledad Guajardo House
805 Lydia Street**

Applicants: David and Anne Marie Ocasio, owners

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

Staff Recommendation: Recommend historic zoning.

**3 C14H- 2013-0007 – Cranfill-Beacham Apartments
1911 Cliff Street**

Applicant: Ernesto Cragolino

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

Staff Recommendation: Recommend historic zoning.

**4. C14H- 2013-0008 – Ethel Pearl’s Beauty Salon
1504 E. 11th Street**

Applicant: Curtis and Nina Batts, owners

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

Staff Recommendation: Recommend historic zoning, with a request that the applicant consider removing the vinyl siding and restore the house to its historic appearance.

**5. C14H- 2013-0009 – McKown-James House
1501 Richcreek Road**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Staff cannot recommend historic zoning, but encourages the owner to consider retaining the original part of the house and siting additional construction on other sections of the lot. If the house must be removed, staff recommends relocation over demolition, and completion of a City of Austin Documentation Package before release of the permit.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1989-0010

Dabney-Horne House, 507 W. 23rd Street

Proposal: Relocate the house to the northwest corner of the same lot.

Applicant: Mike McHone; Donna Carter

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

Committee Recommendation: Keep the house where it is and remove non-historic additions and modifications to preserve the current setbacks.

Staff Recommendation: Staff supports the proposal to move the house a few feet to the northwest on the same site, and also supports the Committee’s recommendation to investigate removal of non-historic additions before determining how far the house must be moved.

2. LHD-2013-0014

Hyde Park Local Historic District, 4406 Avenue F

Proposal: Construct a new house.

Applicant: Allen Darbonne

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

Committee Recommendation: Chimney should be unpainted brick, delete shutters on 2nd floor window, add windows on side elevations toward front of house, and keep 2nd story windows on the side elevation.

Staff Recommendation: Approved the project as submitted.

3. **HDP-2013-0696 (Noticed as HDP case number)**
Proposed Old Judges Hill Local Historic District, 907 W. 18th Street
 Proposal: Remove façade features and change the shape of the roof on a contributing building.
 Applicant: Jeffrey Overman
 City Staff: Alyson McGee, Historic Preservation Office, 974-7801
 Staff Recommendation: Deny removal of the ornamental railing and columns, replacement of the windows on the front façade, changing the roof form, and adding dormers to the front elevation. Approve stucco repairs, reopening the garage door opening, replacing the shutters, and allow for replacement of windows on the side and rear elevations only.

4. **C14H-1981-0011-B**
Day Building, 319 Congress Avenue
 Proposal: Construct a roof deck.
 Applicant: Thomas Boes, SixthRiver Architects
 Committee Recommendation: Approve as proposed.
 Staff Recommendation: Approved as proposed.

5. **C14H-1990-0006**
Mount Bonnell, 3800 Mount Bonnell Road
 Proposal: Landscape improvements
 Applicant: City of Austin PARD in partnership with West Point Society of Central Texas
 Committee Recommendation: Approve as proposed.
 Staff Recommendation: Approved as proposed.

6. **C14H-2007-0021**
Gordon-Damon House, 3400 Duval Street
 Proposal: Remove a non-historic gabled dormer and construct shed dormers on each side of the front-gabled roof.
 Applicant: Caroline Porter, Porter Architecture and Design
 Committee Recommendation: Mixed
 Staff Recommendation: Approved as proposed.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **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
 Committee Recommendation: Continue to consider options that allow for adaptive reuse of the existing buildings. If new construction is pursued design a building, or buildings, that are compatible with the scale, patterns and character of the district.
 Staff Recommendation: Postpone releasing the permit and encourage the applicant to consider alternatives to demolition.

- 2. 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
Committee Recommendation: Continue to consider options that allow for adaptive reuse of the existing buildings. If new construction is pursued design a building, or buildings, that are compatible with the scale, patterns and character of the district.
Staff Recommendation: Postpone releasing the permit and encourage the applicant to consider alternatives to demolition.
- 3. NRD-2013-0062**
3401 Happy Hollow Lane (Old West Austin)
Proposal: Construct additions and a front porch on a contributing house.
Applicant: Judy Leecraft, owner
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit with the recommendation that the applicant consider a design that maintains the house's contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.
- 4. NRD-2013-0066**
1607 W. 10th Street (Clarksville)
Proposal: Demolish a contributing house and construct a new house.
Applicant: David Cancialosi
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house, and require a City of Austin documentation package be submitted prior to release of the demolition permit.
- 5. NRD-2013-0072**
1415 Ethridge Avenue (Old West Austin)
Proposal: Demolish a non-contributing house and construct a new house.
Applicant: Marc Lewis
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit per the proposed design with the recommendation that the applicant simplify the roof form.
- 6. NRD-2013-0073**
1512 W. 29th Street (Old West Austin)
Proposal: Construct a second story addition to a contributing house.
Applicant: Darby Pearson
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit with the recommendation that the applicant consider a design that maintains the house's contributing status,

and require a City of Austin documentation package be submitted prior to release of the permit.

7. **NRD-2013-0075**
2211 Windsor Road East (Old West Austin)
Proposal: Revise façade features and construct a rear addition on a contributing house.
Applicant: Tom Cuppett
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit per the proposed design with the recommendation that the applicant consider retaining the original façade features to maintain contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.
8. **NRD-2013-0076**
1702 Mohle Drive (Old West Austin)
Proposal: Construct a rear addition on a contributing house.
Applicant: Stuart Sampley
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit per the proposed design.
9. **NRD-2013-0078**
4201 Wilshire Parkway (Wilshire)
Proposal: Construct a detached second residence on a contributing property.
Applicant: Gregory Brooks
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit per the proposed design.
10. **NRD-2013-0080**
1408 Gaston Avenue (Old West Austin)
Proposal: Demolish a non-contributing house and construct a new house.
Applicant: Greek, TX, Inc.
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit per the proposed design.
11. **NRD-2013-0082**
1705 Westover Road (Old West Austin)
Proposal: Construct a second story addition and revise the façade on a contributing house.
Applicant: Joanna Hartman
City Staff: Alyson McGee, Historic Preservation Office, 974-7801
Staff Recommendation: Release the permit per the proposed design with the recommendation that the applicant move the addition further to the rear, and maintain the existing windows and door to maintain contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

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

1. **HDP-2013-0628**
1110 Tillery Street
Proposal: Demolish a ca. 1900 house.
Applicant: H2i, LLC
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning.

2. **HDP-2013-0661**
908 Retama Street
Proposal: Demolish a ca. 1946 – 1948 house.
Applicant: Jenna Cundy
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.

3. **HDP-2013-0662**
400 W. 51st Street
Proposal: Relocate a ca. 1946 house to outside the city.
Applicant: Chester Wilson
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.

4. **HDP-2013-0672**
1308 Meriden Lane
Proposal: Demolish a ca. 1938 house.
Applicant: Walter Statham
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage the applicant to retain the house on site if possible, if not, then 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.

5. **HDP-2013-0681**
1303 E. 2nd Street
Proposal: Demolish the rear walls of a ca. 1920 house.
Applicant: Pegasus Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Request that the applicant seriously reconsider the plan to transform this house into a 2-story structure, and retain all or the front portion of this house and construct an addition instead.

6. **HDP-2013-0684**

1706 E. 38th Street

Proposal: Demolish a ca. 1947 house.
Applicant: Christopher Allen
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 of the house, for archiving at the Austin History Center.

7. **HDP-2013-0685**
4602 Avenue C

Proposal: Demolish a ca. 1939 house.
Applicant: Richard Cones
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 of the house, for archiving at the Austin History Center.

8. **HDP-2013-0697**
1000 Kinney Avenue

Proposal: Demolish a ca. 1940 house.
Applicant: Vance Cobb
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 of the house, for archiving at the Austin History Center.

9. **HDP-2013-0706**
1906 Stamford Lane

Proposal: Demolish a ca. 1938 house.
Applicant: Zuri Group, Inc.
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 of the house, for archiving at the Austin History Center.

10. **HDP-2013-0714**
2010 Schulle Avenue

Proposal: Demolish a ca. 1939 house.
Applicant: DAR Construction
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 of the house, for archiving at the Austin History Center.

11. **HDP-2013-0718**
911 Bouldin Avenue

Proposal: Demolish a ca. 1936 house.

Applicant: David Hernandez
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 of the house, for archiving at the Austin History Center.

12. **HDP-2013-0719**

1302 Canterbury Street

Proposal: Demolish the remainder of a ca 1904 house.
Applicant: Michael Barber
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Require the applicant to seek a variance so that the original plans can still be constructed, with the recommendation that the applicant use a hipped porch roof as the original, rather than the front-gabled roof shown on the plans.

13. **HDP-2013-0724**

5206 Woodrow Avenue

Proposal: Demolish a ca. 1948 house.
Applicant: Werner Campbell
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 of the house, for archiving at the Austin History Center.

14. **HDP-2013-0736**

27 Margranita Crescent

Proposal: Demolish a ca. 1946 house.
Applicant: Dawson-Lupul Builders
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 of the house, for archiving at the Austin History Center.

15. **HDP-2013-0743**

2205 E. 9th Street

Proposal: Demolish a ca. 1938 house.
Applicant: Michael Friedman
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 of the house, for archiving at the Austin History Center.

16. **HDP-2013-0744**

1210 Garden Street

Proposal: Demolish a ca. 1946 house.
Applicant: Michael Friedman
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 of the house, for archiving at the Austin History Center.

17. **HDP-2013-0745**

2005 S.L. Davis Avenue

Proposal: Demolish a ca. 1948 house.

Applicant: Michael Friedman

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 of the house, for archiving at the Austin History Center.

18. **HDP-2013-0746**

3019 E. 17th Street

Proposal: Demolish a ca. 1952 house.

Applicant: Michael Friedman

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 of the house, for archiving at the Austin History Center.

19. **HDP-2013-0749**

2729 Lyons Road

Proposal: Demolish a ca. 1949 house.

Applicant: Ramon Duvan, Jr.

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 of the house, for archiving at the Austin History Center.

20. **HDP-2013-0750**

1501 Hillmont Street

Proposal: Demolish a ca. 1948 house.

Applicant: Adam Reiser

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 of the house, for archiving at the Austin History Center.

21. **HDP-2013-0761**

1515 Hether Street

Proposal: Demolish a ca. 1938 - 1940 house.

Applicant: Heidi Goebel

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 of the house, for archiving at the Austin History Center.

22. **HDP-2013-0763**

4106 Ramsey Avenue

Proposal: Demolish a ca. 1940 house.

Applicant: Warren Spain

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 of the house, for archiving at the Austin History Center.

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 Action

Election of officers.

NOTE: An officer is elected for a one-year term, with a maximum of three (3) consecutive years in a specific position. However, the board may override the term limit provision by an affirmative vote of two-thirds (2/3^{rds}) vote of the authorized board members.

2. Discussion

Use of City email addresses by Commissioners.

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Tori Haase at Planning and Development Review Department, at 512-974-2727), for additional information; TTY users route through Relay Texas at 711.

For more information on the Historic Landmark Commission, please contact Steve Sadowsky at 512-974-6454.