



**Historic Landmark Commission
MINUTES**

**REGULAR MEETING
Monday, September 23, 2013**

The Historic Landmark Commission convened in a regular meeting on Monday, September 23, 2013 at City Hall (Council Chambers), 301 W. 2nd Street in Austin, Texas.

Chair Laurie Limbacher called the public hearing to order at 7:07p.m.

Commission Members in Attendance:

Chair Laurie Limbacher, Vice Chair John Rosato, Leslie Wolfenden-Guidry, Andrea Roberts, Mary Jo Galindo and Terri Myers and Dan Leary

Staff in Attendance: Steve Sadowsky, Alyson McGee, Tori Haase

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 26, 2013
2. September 9, 2013

MOTION: Approve the minutes of the September 9, 2013 public hearing on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 7-0 vote.

III. BRIEFINGS

A. DISCUSSION AND ACTION

1. Design of Parks & Recreation Department Signage at Historic Park Sites.

Kim McKnight gave a briefing of the new proposed design for parks and recreation signage.

IV. PUBLIC HEARINGS

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

1. C14- 2013-0040 – Edgar and Lutie Perry Estate
710 E. 41st Street

Proposal: Application for historic zoning.

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

Staff Recommendation: Recommend historic zoning as proposed.

Steve Metcalfe and Clark Lyda spoke in support. Shannon Ratliff, Patty Henderson, Lin Team, spoke in support. Mark Birch, Karen Reifel and Hal Morris spoke in opposition. Steve Metcalfe rebutted. The public hearing was closed on Commissioner Galindo's motion; Commissioner Wolfenden-Guidry second the motion with a 5-0-2 vote. Commissioner Leary and Commissioner Myers recused.

MOTION: Accept the staff recommendation in support of historic zoning as proposed on Commissioner Leary's motion. Commissioner Wolfenden-Guidry second the motion on a 5-0-2 vote. Commissioner Leary and Commissioner Myers recused.

**2. C14-2013-0087 - Coon-Gilbert-Doggett House
1402 West Avenue (C14H-1978-0020)**

Proposal: Change zoning from LO-H & SF-3-H (Limited Office, Historic Landmark, and Family Residence, Historic Landmark) to DMU-H (Downtown Mixed Use, Historic Landmark).

City Staff: Clark Patterson, Planning and Development Review Department, 974-7691

Staff Recommendation: Recommend change to DMU-H-CO (Downtown Mixed Use, Historic Landmark, Conditional Overlay). The Conditional Overlay would limit the height to forty feet (40') and limit vehicle trips to less than 2,000 per day.

Jerry Harris spoke in support. Meagan Meisenbach, Mark Seeger and Pheobe Allen spoke in opposition. Jerry Harris rebutted. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion on a 7-0 vote.

MOTION: Approve the zoning change with the stipulation that the impervious cover, setback and height restrictions under the current LO zoning category remain, as supported by Staff and the applicant, on a motion by Commissioner Myers. Commissioner Wolfenden-Guidry second the motion with a 7-0 vote.

**3. C14H- 2013-0004 – Halm-Mallory House
1501 Wooldridge Drive**

Proposal: Application for historic zoning.

Applicant: Laura and Tommy Craddick, Jr., owners

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

Staff Recommendation: Recommend historic zoning as proposed.

No speakers in support or in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Leary second the motion with a 7-0 vote.

MOTION: Accept the staff recommendation in support of historic zoning on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 6-0 -1 vote with Commissioner Leary abstaining.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2013-0014

Hyde Park Local Historic District, 4315 Avenue H

Proposal: Construct a two-story addition at rear of a contributing property

Applicant: James Dunaway, Architect

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

Committee Recommendation: Lower the overall height of the new building.

Staff Recommendation: Approve per proposed design incorporating the Committee recommendations.

Jim Dunnaway spoke in support. No speakers in opposition. The public hearing was closed on Commissioner Leary's motion. Commissioner Galindo second the motion with a 7-0 vote.

MOTION: Approval of the Certificate of Appropriateness as per the staff recommendation and with removal of the kitchenette on Commissioner Leary's motion. Commissioner Wolfenden-Guidry second the motion on a 6-1-0 vote; Commissioner Myers opposed.

2. 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.

Donna Carter, James Kitty and Mike McHone spoke in support.

MOTION: Continue the public hearing past 10pm on a motion by Commissioner Myers. Commissioner Roberts second the motion with a 6-0 vote. Commissioner Leary was off the dias.

Linda Team spoke in opposition. Donna Carter rebutted and James Kitty provided clarifying comments. The public hearing was closed on Commissioner Myers' motion. Commissioner Galindo second the motion with a 6-0-1 vote; Commissioner Leary recused.

MOTION: Postpone taking action to October 28, 2013 and instruct staff to obtain specific information of the project on a motion by Commissioner Myers. Commissioner Galindo second the motion with a 6-0-1 vote; Commissioner Leary recused.

3. **C14H-1974-0033**
Neill-Cochran House, 2310 San Gabriel Street
Proposal: Repair entry walk and construct diagonal walks.
Applicant: Kristen Hennessey, Assistant Director, Neill-Cochran House Museum
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Soften the cut stone curbs and re-use existing stone.
Staff Recommendation: Approve the application with the recommendations of the Committee.

Kristen Hennessey spoke in support. No speakers in opposition. The public hearing was closed on a motion by Commissioner Galindo a second by Commissioners Leary with a 6-0-1. Commissioner Wolfenden-Guidry recused.

MOTION: Approve the application with the stipulation that the diagonals will not be replaced and that the detailing of the edge be similar to existing and to retain as much existing material as possible on Commissioner Leary's motion; Commissioner Galindo second the motion with a 6-0-1 vote. Commissioner Wolfenden-Guidry recused.

4. **C14H-1978-0033**
Littlefield Building, 106 E. 6th Street
Proposal: Repair/restoration of existing wood-frame and steel-framed windows; masonry repairs.
Applicant: Brian Faith, AIA, Walker Restoration Consultants
Committee Recommendation: Not reviewed.
Staff Recommendation: Approved as proposed.

MOTION: Approve the Certificate of Appropriateness as proposed on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 7-0 vote.

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.

MOTION: Approve the staff recommendation to postpone the public hearing to October 28, 2013 on Commissioner Leary's motion. Commissioner Galindo second the motion with a 7-0 vote.

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.

MOTION: Approve the staff recommendation to postpone the public hearing to October 28, 2013 on Commissioner Leary's motion. Commissioner Galindo second the motion with a 7-0 vote.

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.

MOTION: Approve staff's request to postpone the public hearing to October 28, 2013 on Commissioner Leary's motion. Commissioner Galindo second the motion with a 7-0 vote.

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.

MOTION: Approve staff's request to postpone the public hearing to October 28, 2013 on Commissioner Leary's motion. Commissioner Galindo second the motion with a 7-0 vote.

5. NRD-2013-0067

1601 West Lynn (Old West Austin)

Proposal: Construct a new house.

Applicant: David Cancialosi

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

Staff Recommendation: Release the permit per the proposed design.

David Cancialosi spoke in support. Maggie Lynch and Robyn Leamon spoke in opposition. David Cancialosi rebutted. The public hearing was closed on Commissioner Myers' motion. Commissioner Roberts second the motion with a 7-0 vote.

COMMENTS: Commissioner Leary supports the proposed new construction.

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.

There were no speakers in support. Greg Browne spoke in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 7-0 vote.

MOTION: Postpone action on this case until October 28, 2013 on a motion by Commissioner Myers. Commissioner Roberts second the motion with a 7-0 vote.

7. NRD-2013-0074

Various locations (Congress Avenue and Sixth Street)

Proposal: Install bike share stations.

Applicant: Adrian Lipscombe, City of Austin Public Works Neighborhood Connectivity Division

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

Staff Recommendation: Release the permits if the proposed stations are on side streets rather than Congress Avenue, and set back to behind the front of the Congress Avenue façade of the building.

Adrian Lipscombe spoke in support and gave a presentation of the bike share program and proposed stations. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfendedn-Guidry second the motion on a 7-0 vote.

COMMENTS: Commissioner Limbacher asked that the project be brought back if necessary along the process.

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

1. HDP-2013-0554

1193½ San Bernard Street

Proposal: Demolition of rear additions at a ca. 1884 house.

Applicant: Matthew Powers

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit; the applicant is preserving the house.

MOTION: Release the demolition permit in accordance with staff recommendation on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 7-0 vote.

**2. HDP-2013-0567
1701 S. 3rd Street**

Proposal: Demolish a ca. 1937 house.
Applicant: Jerry Trademeyer
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.

MOTION: Release the demolition permit in accordance with staff recommendation on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 7-0 vote.

**3. HDP-2013-0588
4710 Sinclair Avenue**

Proposal: Demolish a ca. 1938 house.
Applicant: Ross Rathgeber, Southwest Destructors
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.

MOTION: Release the demolition permit in accordance with staff recommendation on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 7-0 vote.

**4. 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: Postpone to October 28, 2013 to evaluate alternatives to demolition.

Staff gave an update that the applicant has withdrawn the demolition application in place of a relocation application. The house will be relocated to an empty lot in the same neighborhood.

MOTION: Release the relocation permit on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 7-0 vote.

5. **HDP-2013-0649**
3608 Clawson Road
Proposal: Demolish a ca. 1938 house.
Applicant: Clawson Partners Management, LLC
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.

MOTION: Release the demolition permit in accordance with staff recommendation on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 7-0 vote.

6. **HDP-2013-0650**
3706 Clawson Road
Proposal: Demolish a ca. 1966 house.
Applicant: Clawson Partners Management, LLC
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.

MOTION: Release the demolition permit in accordance with staff recommendation on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 7-0 vote.

7. **HDP-2013-0654**
219 W. 4th Street
Proposal: Partial demolition of a ca. 1937 warehouse and construction of upper stories.
Applicant: Bart Whatley; Thomas C. Calhoon
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage the applicant to retain more of the historic fabric of the building; restore the historic appearance of the storefront; set the upper stories back from the facades.

The application was withdrawn by applicant. No action necessary.

8. **HDP-2013-0669**
3215 Bonnie Road
Proposal: Demolish a ca. 1948 house.
Applicant: Ross Rathgeber, Southwest Destructors
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.

MOTION: Release the demolition permit in accordance with staff recommendation on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 7-0 vote.

E. DISCUSSION AND POSSIBLE ACTION ON THE AWARD OF ACVB HERITAGE GRANTS

1. German Free School, 507 E. 10th Street; Texas German Heritage Society
Proposal: Seal and install drain holes in rock walls of building; install water barriers on two west windows to prevent further moisture penetration.
Amount requested: \$4,760

MOTION: Award the grant for the proposed project on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 6-0-1 vote; Commissioner Wolfenden-Guidry recused.

2. Mayfield Park, 3505 W. 35th Street; City of Austin
Proposal: Historic landscape master plan
Amount requested: \$18,335

MOTION: Award the grant for the proposed project on Commissioner Galindo's motion; Commissioner Roberts second the motion with a 7-0 vote

3. Neill-Cochran House, 2310 San Gabriel Street; National Society of the Colonial Dames of America in the State of Texas
Proposal: Restore/replace hardscape walks around the house for ADA compliance.
Amount requested: \$12,000

MOTION: Grant the requested amount of \$12000.00 for the repair of the sidewalks on Commissioner Leary's motion. Commissioner Rosato second the motion on a 6-0-1 vote. Commissioner Wolfenden-Guidry recused.

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

- a. Determine whether property owned by the City of Austin contributes to the historic character of a potential Judge's Hill Local Historic District.

Alyson McGee gave a briefing. Mark Seeger provided clarifying comments.

MOTION: Determine that the City of Austin property within the proposed Judges Hill Local Historic District contributes to the historic character of the potential Judge's Hill Local Historic District on Commissioner Galindo's motion. Commissioner Myers second the motion on a 7-0 vote.

ADJOURNMENT - 11:35 p.m.

DRAFT