



**HISTORIC LANDMARK COMMISSION**  
**Monday, January 27, 2014 – 7:00 P.M.**  
**REGULAR MEETING**  
**BOARDS AND COMMISSIONS ROOM, City Hall**  
**301 W. 2<sup>nd</sup> 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. November 18, 2013
2. December 6, 2013 – Special called meeting
3. December 16, 2013

**III. BRIEFINGS**

None

**IV. PUBLIC HEARINGS**

**A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING AND CHANGES TO HISTORIC ZONING PARCELS**

**1. C14-01-0038(RCT)**

**Dabney-Horne House, 507 W. 23<sup>rd</sup> Street**

Proposal: Terminate the restrictive covenant on the property.

Applicant: Mike McHone

City Staff: Heather Chaffin, Planning and Development Review  
Department

Staff Recommendation: Pending.

**2. C14-2013-0148**

**Dabney-Horne House, 507 W. 23<sup>rd</sup> Street**

Proposal: Reduce the area of historic zoning.

Applicant: Mike McHone

City Staff: Heather Chaffin, Planning and Development Review  
Department

Staff Recommendation: Pending.

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

**1. LHD-2013-0022**

**808 Blanco Street - Castle Hill LHD**

Proposal: 2<sup>nd</sup> floor addition to contributing house.

Applicant: Erin and Matt Thompson

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

Committee Recommendation: Simply the bracket design on the addition. Removing the second front door is acceptable.

Staff Recommendation: Approve the Certificate of Appropriateness eliminating the decorative brackets on the addition and removing the non-original door.

**2. C14H-1976-0012**

**Morley Brothers Drug Store, 209 E. 6<sup>th</sup> Street**

Proposal: Replace glass block in the sidewalk in front of the building.

Applicant: Werner Campbell

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

Committee Recommendation: Find another means to eliminate the potentially dangerous situation that does not involve the removal of the glass blocks in the sidewalk.

Staff Recommendation: Consider an alternative to removing the glass block that will maintain the historic look and provide a safer, non-slip walking surface.

**3. C14H-1978-0035 – Jacoby-Pope Building, 200 E. 6<sup>th</sup> Street**

Proposal: Modify the Brazos Street elevation of the building with new openings.

Applicant: Emily Little, Clayton + Little, Architects

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve 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: Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

**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: Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

**3. NRD-2013-0066 & NRD-2014-0004**

**1607 W. 10<sup>th</sup> Street (Clarksville)**

Proposal: Relocate a contributing house and construct a new house.

Applicant: David Cancialosi & Kevin Woodworth

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

Staff Recommendation: Postpone release of the building permit for new construction until February 24, 2014 due to zoning review not being complete.

Release the relocation permit with the recommendation that the applicants consider a design that allows for the adaptive reuse of the existing house in place or seek a new location within the District. Require final review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the relocation permit.

**4. NRD-2013-0073**

**1512 W. 29<sup>th</sup> 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.

**5. NRD-2014-0001**

**3205 Beverly Road (Old West Austin)**

Proposal: Demolish a contributing house.  
Applicant: Steven Radke  
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. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

**6. NRD-2014-0002**

**2415 Hartford Avenue (Old West Austin)**

Proposal: Demolish a contributing house.  
Applicant: Tom Blackwell  
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. Require review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the demolition permit.

**7. NRD-2014-0003**

**2225 Andrew Zilker Road/Sunshine Camp (Zilker Park)**

Proposal: Demolish a non-contributing building and construct a new building.  
Applicant: Metcalfe Wolff Stuart & Williams, LLP  
City Staff: Alyson McGee, Historic Preservation Office, 974-7801  
Staff Recommendation: Release the permit per the proposed design.

**8. NRD-2013-0103**

**1717 Palma Plaza (Old West Austin)**

Proposal: Demolish a ca. 1935 contributing duplex.  
Applicant: Steven Radke  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit after completion of a City of Austin documentation package and HLC review of the plans for the site.

**9. NRD-2013-0104**

**1719 Palma Plaza (Old West Austin)**

Proposal: Demolish a ca. 1935 contributing duplex.  
Applicant: Steven Radke  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit after completion of a City of Austin Documentation Package and HLC review of the plans for the site.

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

**1. HDP-2013-0829**

**2910 Rio Grande Street**

Proposal: Relocate a ca. 1928 house to outside the city.

Applicant: Edward Lopez and Bethany Bartel  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Encourage the applicant to retain the house on site, 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.

**2. HDP-2013-0921**

**2000 Exposition Boulevard**

Proposal: Demolish a ca. 1950 house.

Applicant: Dallas Grant

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

Staff Recommendation: Encourage the applicant to retain the house if feasible, otherwise, 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-2013-0936**

**1402 E. 11<sup>th</sup> Street**

Proposal: Demolish a ca. 1938 house.

Applicant: Sal Martinez, MX3 Homes

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

Staff Recommendation: Postpone to fully evaluate retention and restoration of the house.

**4. HDP-2013-0949**

**5611 Jeff Davis Avenue**

Proposal: Demolish a ca. 1951 house.

Applicant: Jim Bennett

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.

**5. HDP-2013-0958**

**1303 San Antonio Street**

Proposal: Demolish a ca. 1932 apartment house.

Applicant: Rodney Bennett

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

Staff Recommendation: Request that the applicant retain the house and incorporate into his project, but otherwise, 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.

**6. HDP-2013-0959**

**406 W. 13<sup>th</sup> Street**

Proposal: Demolish a ca. 1928 house.  
Applicant: Rodney Bennett  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit.

**7. HDP-2013-0969**

**2203 E. 14<sup>th</sup> Street**

Proposal: Demolish a ca. 1933 house.  
Applicant: Sal Martinez, MX3 Homes  
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.

**8. HDP-2014-0002**

**3215 Bridle Path**

Proposal: Demolish a ca. 1949 house.  
Applicant: Ross Rathgeber  
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.

**9. HDP-2014-0003**

**906 Kinney Avenue**

Proposal: Demolish a ca. 1940 house.  
Applicant: Stuart Sampley  
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.

**10. HDP-2014-0004**

**807, 807½, and 809 E. 16<sup>th</sup> Street**

Proposal: Demolish two ca. 1931 houses and a ca. 1934 house.  
Applicant: John Nelson and Steven Petty  
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.

**VI. COMMITTEE REPORTS**

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

#### **IV. NEW BUSINESS**

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

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.