



**Historic Landmark Commission  
MINUTES**

**REGULAR MEETING  
Monday, February 24, 2014**

The Historic Landmark Commission convened in a regular meeting on Monday, February 24, 2014 at City Hall (Council Chambers), 301 W. 2<sup>nd</sup> Street in Austin, Texas.

Vice Chair John Rosato called the public hearing to order at 7:11p.m.

**Commission Members in Attendance:**

*Vice Chair John Rosato, Mary Jo Galindo, Leslie Wolfenden-Guidry, Dan Leary and Teri Myers*

**Commission Members not present:**

*Chair Laurie Limbacher and Andrea Roberts, both ill.*

**Staff in Attendance:** Steve Sadowsky, 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. November 18, 2013
2. December 6, 2013 – Special called meeting
3. December 16, 2013
4. January 27, 2014

**MOTION:** Approve the minutes for January 27, 2014 and postpone the approval of the November 18th, December 6th, and December 16, 2013 public hearings to March 24, 2014 on Commissioner Galindo's motion; Commissioner Leary second the motion with a 5-0 vote.

**III. BRIEFINGS**

None

**IV. PUBLIC HEARINGS**

**A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING**

**1. C14H-2014-0001 – Baylor House**

**1607 W. 10<sup>th</sup> Street**

Applicant: Historic Landmark Commission

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

Staff Recommendation: Recommend historic zoning only if the Commission determines that this house is significantly associated with the life and career of Mary Freeman Baylor.

Mary Reed, Lynda Baylor, Aubrey Carter, Kathy Tyler, Cynthia Baylor, Malcolm Greenstein and Stiegler Ashley spoke in support of historic zoning. Andrew Milam spoke in opposition. The public hearing was closed on a motion by Commissioner Wolfenden-Guidry. Commissioner Myers second the motion. The motion passed with a 5-0 vote.

**MOTION:** Recommend historic zoning based on community value, association with Mary Baylor and the structure being a good example of vernacular architecture on Commissioner Myers motion. Commissioner Wofenden-Guidry second the motion. The motion passed on a 5-0 vote.

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

**1. C14H-1976-0012 – Postpone to March 24, 2014 to allow for evaluation of alternatives.**

**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 provider a safer, non-slip walking surface.

**MOTION:** Postpone the public hearing for this case to March 24, 2014 on a motion by Commissioner Galindo. Commissioner Leary second the motion; the motion passed on a 5-0 vote.

**C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

**1. NRD-2013-0073**

**1512 W. 29<sup>th</sup> Street (Old West Austin) – Postpone to March 24, 2014 to allow completion of zoning review.**

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.

**MOTION:** Postpone the public hearing for this case to March 24, 2014 on a motion by Commissioner Galindo. Commissioner Leary second the motion; the motion passed on a 5-0 vote.

2. **NRD-2013-0106**  
**1712 W. 10<sup>th</sup> Street (Clarksville)**  
Proposal: Construct a rear addition and revise the front porch on a contributing house.  
Applicant: David Webber  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Approve the addition, but request that the owner maintain the existing front porch, even if converting it to a side entry rather than the current front entry.

**COMMENTS:** No additional comments to staff's recommendation.

3. **NRD-2014-0010**  
**3205 Churchill Drive (Old West Austin)**  
Proposal: Construct a new house on a vacant lot.  
Applicant: Phillip Burkhardt  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Increase the number of windows on the elevations of the house visible from the street to be more compatible with the fenestration patterns in the historic district.

**COMMENTS:** No additional comments to staff's recommendation.

4. **NRD-2014-0012**  
**1802 Mohle Drive (Old West Austin)**  
Proposal: Demolish a non-contributing duplex and construct a new house.  
Applicant: W.F. Dakan Capital  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Re-design the house to lessen the presence of the house in the district and make it more compatible with the surrounding one-story contributing houses in the district; re-design the site so that the garage is not in front of the house.

**COMMENTS:** No additional comments to staff's recommendation.

5. **NRD-2014-0013 – POSTPONE to March 24, 2014 so applicant can complete zoning review as required.**

**3006 Glenview Avenue (Old West Austin)**

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

Applicant: David Weekley Homes

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

Staff Recommendation: Consider a design that is more compatible with the contributing houses of the historic district; reconsider the use of vinyl windows and a boxed chimney.

**MOTION:** Postpone the public hearing for this case to March 24, 2014 on a motion by Commissioner Galindo. Commissioner Leary second the motion; the motion passed on a 5-0 vote.

6. **NRD-2014-0014**

**1400 Preston Avenue (Old West Austin)**

Proposal: Construct a second story addition, replace all doors and windows, and re-clad the house in stucco.

Applicant: Root Design Company

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

Staff Recommendation: Re-consider the proposal so as to maintain the integrity of the contributing house.

**COMMENTS:** No additional comments to staff's recommendation.

7. **NRD-2014-0015 (Should be NRD-2014-0017) – Postpone to March 24, 2014 at the applicant's request.**

**1308 W. 9½ Street (West Line)**

Proposal:

Applicant: Robert Anderson

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

Staff Recommendation: N/A

**MOTION:** Postpone the public hearing for this case to March 24, 2014 on a motion by Commissioner Galindo. Commissioner Leary second the motion; the motion passed on a 5-0 vote.

8. **NRD-2014-0016**

**4206 Wildwood Road (Wilshire)**

Proposal: Construct a second story addition to a contributing house.

Applicant: Spencer Construction

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

Staff Recommendation: Release the permit as proposed.

**COMMENTS:** No additional comments to staff's recommendation.

9. **NRD-2014-0016 (Should be NRD-2014-0023)**

**619 Congress Avenue (Congress Avenue)**

Proposal: Demolish a ca. 1985 reconstruction of a 19<sup>th</sup> century.  
Applicant: Armbrust & Brown, LLC  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package, and Commission review of the new plans for the site.

Tere O'Connel and Richard Suttle spoke in support of the demolition. Jeff Howard, Elizabeth Wendland, Jill Rowe, Anne Wheat and Jessica Arget spoke in opposition. Richard Suttle rebutted. The public hearing was closed on a motion by Commissioner Leary. Commissioner Myers second the motion. The motion passed on a 5-0 vote.

**MOTION:** Approve the demolition permit with the condition that demolition not commence before new construction plans have been reviewed by the HLC on Commissioner Myers motion. Commissioner Wolfenden-Guidry second the motion. The motion passed on a 5-0 vote.

**10. NRD-2013-0066**

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

Proposal: Relocate a contributing house to outside the city, and construct a new house.

Applicant: Sean Kubicek and Andrew Milam

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

Staff Recommendation: Approve the permits if the Commission does not approve historic zoning for the house (Case A.1), with the recommendation that the applicant erect a historic marker in the front yard of the new house commemorating the house and its historical associations with Mary Freeman Baylor, and require a City of Austin Documentation Package prior to release of the relocation permit.

**MOTION:** Deny relocation of the existing structure with no comments on the new construction and recommend historic zoning on Wofenden-Guidry's motion. Commissioner Galindo second the motion. The motion passed on a 5-0 vote.

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

**1. 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: Release the permit with the recommendation that the applicant erect a commemorative marker in the front yard detailing the history of the house; the house is so severely deteriorated that preservation is no longer feasible.

**MOTION:** Approve the release of the demolition permit in accordance with staff recommendation on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion. The motion passed on a 5-0 vote.

**2. HDP-2014-0037  
5302 Aurora Drive**

Proposal: Demolish a ca. 1951 house.

Applicant: Jim Bennett

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

Staff Recommendation: Encourage rehabilitation and re-us if possible; 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.

Corrections were made during reading of the consent agenda that this project is a request for a relocation permit and not a demolition permit.

**MOTION:** Approve the release of the relocation permit in accordance with staff recommendation on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion. The motion passed on a 5-0 vote.

**3. HDP-2014-0054  
805 Columbus Street**

Proposal: Relocate a ca. 1934 house to outside the city.

Applicant: Christina Brown, Brown House Movers

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.

**MOTION:** Approve the release of the demolition permit in accordance with staff recommendation on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion. The motion passed on a 5-0 vote.

**4. HDP-2014-0065  
1510 Newton Street**

Proposal: Demolish a ca. 1910 house.

Applicant: Paula Bacon

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

Staff Recommendation: Encourage restoration and rehabilitation of the house, but if restoration of the house is not a viable option, then staff recommends relocation over demolition, and in any case, completion of a City of Austin documentation package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history of the property, for archiving at the Austin History Center.

**MOTION:** Approve the release of the demolition permit in accordance with staff recommendation on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion. The motion passed on a 5-0 vote.

**5. HDP-2014-0066**

**814 W. James Street**

Proposal: Demolish a ca. 1934 house.

Applicant: Paul King

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:** Approve the release of the demolition permit in accordance with staff recommendation on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion. The motion passed on a 5-0 vote.

**6. HDP-2014-0068**

**1002 S. 3<sup>rd</sup> Street**

Proposal: Demolish a ca. 1936 house.

Applicant: Karen Bartoletti

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.

**MOTION:** Approve the release of the demolition permit in accordance with staff recommendation on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion. The motion passed on a 5-0 vote.

**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
  - 1. Discussion and possible action on Applications for Tax Abatement for Rehabilitation in a Local Historic District:
    - a. 808 Blanco Street (Castle Hill Local Historic District)
    - b. 4210 Avenue G (Hyde Park Local Historic District)

**MOTION:** Approve the Certificates of Eligibility on the Applications for Tax Abatement for both properties on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion. The motion passed on a 5-0 vote.

**2. Initiation of an Action for Demolition by Neglect**

- a. 907 Congress Avenue – Grandberry Building (C14H-1986-0015)
- b. 909 Congress Avenue – Mitchell-Robertson Building (C14H-2004-0008)
- c. 911 Congress Avenue (Congress Avenue Historic District)
- d. 1416 E. 12<sup>th</sup> Street – I.Q. Hurdle House (C14H-2003-0005)

**MOTION:** Enact the demolition by neglect process for each address listed on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion. The motion passed on a 5-0 vote.

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.