



HISTORIC LANDMARK COMMISSION
Monday, March 24, 2014 – 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.

<u>Topic</u>	<u>Name</u>	<u>Address</u>	<u>Phone</u>

**A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING and
ACTIONS ON HISTORICALLY-ZONED PARCELS**

1. C14-2014-0008 – All Saints Episcopal Church

2627 Whitis Avenue

Applicant: John Philip Donisi, Winstead, PC

**City Staff: Wendy Rhoades, Planning and Development Review
Department**

**Staff Recommendation: Recommend the zoning change on parking lots
from MF-5-H to CS-MU.**

See Next Page →

[illegible]

1. C14H-1976-0001

Proposal: Construct a new vehicular and pedestrian entry from West Lynn Street to allow access and view to the front of the house from the street; restore the historic appearance and configuration of the porte-cochere on the west end of the porch; remove the existing non-historic frame addition to the rear and construct a two-story frame addition in its place; pull up hardscaping at the back of the house.

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

Committee Recommendation: Approve as presented with the recommendation to return to the Commission with proposed paint color schemes once determined by the applicant and owner.

Staff Recommendation: Approve as presented with the recommendation of the Committee above.

[illegible]

Opposed			
Opposed			
Opposed			

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

3. C14H-1976-0012 – Postpone to April 28, 2014 to allow for evaluation of alternatives.

Morley Brothers Drug Store, 209 E. 6th 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.

[illegible]

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

- 4. LHD-2014-0005 – Postpone to April 28, 2014 at applicant's request.
3907 Avenue C (Hyde Park)**

Proposal:

Applicant: Doug Keating

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

Committee Recommendation:

Staff Recommendation:

C.

1.

1512 W. 29th Street (Old West Austin)

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

Applicant: Darby Pearson

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

Staff Recommendation: Release the permit as proposed.

[illegible]

C.

2.

3201 Glenview Avenue (Old West Austin)

Proposal: Remodel and add on to the house; remove the attached garage and construct a one-car detached garage; replace all windows and doors, construct a new front and covered side porch; stucco the exterior of the house.

Applicant: Jim Dunaway, architect and owner.

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

Staff Recommendation: Release the permit as proposed.

[illegible]

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

3. NRD-2014-0023

619 Congress Avenue (Congress Avenue)

Proposal: Construct a high-rise hotel building and Great Streets improvements.

Applicant: Armbrust & Brown, LLC

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

Staff Recommendation: Approve as proposed with the recommendation that the applicant submit more detailed plans for exterior finishes and Great Streets furnishings to staff for review.

[illegible]

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

4. **NRD-2014-0025**

904 Willow Street (Willow-Spence)

Proposal: Construct a two-story garage apartment at the rear of the lot.

Applicant: Mike Walker

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

Staff Recommendation: Approve as proposed with the recommendation that the applicant not use aluminum or vinyl windows in favor of wood or aluminum-clad wood windows for more durability and greater compatibility with the historic character of the house and district.

[illegible]

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

5. **NRD-2014-0013 – Postponement request by the applicant to April 28, 2014
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.

[illegible]

- C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**
- 6. NRD-2014-0015 – Postpone to April 28, 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

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

1. HDP-2014-0019

902 Juanita Street

Proposal: Demolish a house moved to the site in 1953.

Applicant: Laurie Catsimanes

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.

[illegible]

Staff Recommendation: Encourage rehabilitation and re-use of the house as was done with the house at 500 E. Monroe which is now a city landmark, 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.

[illegible]

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

3. HDP-2014-0116

3704 Harmon Avenue

Proposal: Demolish a ca. 1941 house.

Applicant: Brian Copland

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

Staff Recommendation: Encourage rehabilitation and re-use if possible, 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.

[illegible]

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

4. HDP-2014-0120

804 Neches Street/410 E. 8th Street

Proposal: Demolish a ca. 1938 house.

Applicant: AAR, Inc.

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 property, for archiving at the Austin History Center.

[illegible]

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

5. HDP-2014-0121

1600 Newton Street

Proposal: Demolish a ca. 1946 house.

Applicant: Luci Gallahan

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

Staff Recommendation: Encourage rehabilitation and re-use if feasible, then 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.

[illegible]

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

6. HDP-2014-0122

304 W. Milton Street

Proposal: Demolish a ca. 1925 house.

Applicant: Moore-Tate Projects and Design

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.

[illegible]

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

7. HDP-2014-0123

306 W. Milton Street

Proposal: Demolish a ca. 1925 house.

Applicant: Moore-Tate Projects and Design

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

Staff Recommendation: Release the permit.

[illegible]

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

8. HDP-2014-0124

400 W. Milton Street

Proposal: Demolish a ca. 1935 house.

Applicant: Moore-Tate Projects and Design

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.

[illegible]

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

9. HDP-2014-0125

816 W. James Street

Proposal: Demolish a ca. 1934 house.

Applicant: Joel Yates

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

Staff Recommendation: Encourage rehabilitation and re-use if feasible, then 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.

[illegible]

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

10. HDP-2014-0126

1603 Sanchez Street

Proposal: Demolish a ca. 1945 house.

Applicant: Bruce Beaty

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.

[illegible]

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

11. HDP-2014-0139

410 W. 18th Street

Proposal: Demolish a ca. 1940 commercial building

Applicant: Bryan Cumby

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.

[illegible]

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

12. HDP-2014-0140

46 Waller Street

Proposal: Demolish a ca. 1925 house.

Applicant: Kevin Burns

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.

[illegible]

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

13. HDP-2014-0148

311 Leland Street

Proposal: Demolish four ca. 1936 Calcasieu cottages

Applicant: DAR Construction

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

Staff Recommendation: Postpone to April 28, 2014 to allow time to fully consider alternatives to demolition.

[illegible]

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

14. HDP-2014-0149

503 Leland Street

Proposal: Demolish a ca. 1930 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and re-use if feasible, then 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.

[illegible]

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

15. HDP-2014-0150

2601 Hidalgo Street

Proposal: Demolish a ca. 1935 house.

Applicant: DAR Construction

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.

[illegible]

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

16. HDP-2014-0155

3311 Windsor Road

Proposal: Demolish a ca. 1950 house.

Applicant: Nalle Custom 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.

[illegible]

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

17. HDP-2014-0157

902 W. 30th Street

Proposal: Demolish a ca. 1933 house.

Applicant: Verde Development

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

Staff Recommendation: Encourage rehabilitation and re-use if feasible, then 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.

[illegible]

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

18. HDP-2014-0158

603 Elmwood Place

Proposal: Demolish a ca. 1923 house that was significantly modified in 1948.

Applicant: DAR Construction

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

Staff Recommendation: Release the permit.

[illegible]

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

19. HDP-2014-0159

601 Elmwood Place

Proposal: Demolish a ca. 1929 house.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and re-use if feasible, 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.

[illegible]