



**Historic Landmark Commission
MINUTES**

**REGULAR MEETING
Monday, March 24, 2014**

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

Chair Laurie Limbacher called the public hearing to order at 7:13p.m.

Commission Members in Attendance:

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

Commission Members not present:

John Rosato and Terri Myers, absent.

Staff in Attendance: Steve Sadowsky, Tori Haase and Wendy Rhoades

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 of the November 18, 2013, December 6, 2013, December 16, 2013 and January 27, 2014 minutes of the Historic Landmark Commission public hearings on a motion by Commissioner Roberts. Commissioner Leary second the motion with a 5-0 vote. (Commissioners Rosato and Myers absent)

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

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.

John Donisi spoke in support. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo second the motion with a 5-0 vote.

MOTION: Grant the zoning change from MF-5 to CS-MU with the addition of an overlay that gives an additional 25 foot buffer to the proposed 35 foot buffer around the historic structure and also to bring the new construction plans back to the HLC for review on a motion by Commissioner Galindo. Commissioner Leary second the motion with a 5-0 vote.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1976-0001

Sheeks-Robertson House, 610 West Lynn Street

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.

Applicant: Stuart Brummett, Clayton + Little, Architects

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.

MOTION: Approve the Certificate of Appropriateness in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

2. C14H-2006-0034

North Austin Sub-Station (Sparky Park), 3701 Grooms Street

Proposal: Rehabilitate the sub-station building by removing a portion of the east wall, installing a folding glass door system and canopy; clean masonry.

Applicant: City of Austin Parks and Recreation Department (Kim McKnight)

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

Committee Recommendation: Approve as proposed with the recommendation that the applicant be sure that the flashing at the canopy is sufficient to deter moisture penetration to underlying masonry.

Staff Recommendation: Approve as proposed.

MOTION: Approve the Certificate of Appropriateness in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Postpone the public hearing to April 28, 2014 on a motion by Commissioner Leary. Commissioner Galindo second the motion with a 5-0 vote.

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:

MOTION: Postpone the public hearing to April 28, 2014 on a motion by Commissioner Leary. Commissioner Galindo second the motion with a 5-0 vote.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. 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: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit as proposed.

COMMENTS: No additional comments; Item passed as part of the consent agenda on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

2. NRD-2014-0021

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.

COMMENTS: No additional comments; Item passed as part of the consent agenda on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

Teri O'Connell and Eddie Abeyta spoke in support. Jeff Howard, Anne Lindeman Wheat, Jill Rowe, Elizabeth Wendland spoke in opposition. Richard Suttle rebutted. The public hearing was closed on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion with a 5-0 vote.

COMMENTS: Commissioner Limbacher encouraged the applicant to study the treatment of the interior property line wall and respond to the concerns regarding scale of the blank/shared wall. Commissioner Leary appreciated the work and effort put into the design and responses to concerns addressed by the HLC.

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.

COMMENTS: No additional comments; Item passed as part of the consent agenda on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

**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.

MOTION: Postpone the public hearing to April 28, 2014 on a motion by Commissioner Leary. Commissioner Galindo second the motion with a 5-0 vote.

**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

MOTION: Postpone the public hearing to April 28, 2014 on a motion by Commissioner Leary. Commissioner Galindo second the motion with a 5-0 vote.

**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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

**2. HDP-2014-0100
502 E. Monroe Street**

Proposal: Demolish a ca. 1926 house.

Applicant: Donovan Paul Company

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

Seth Thornton, Jack Fisk and Skyler Book spoke in support. The public hearing was closed on Commissioner Leary's motion. Commissioner Galindo second the motion on a 5-0 vote.

MOTION: Post-pone the public hearing to April 28, 2014 and ask Staff to explore all possibilities for rehabilitation or any alternatives to demolition on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

**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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

**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.

MOTION: Postpone the hearing to April 28, 2014 in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

**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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

Daniel Verdin spoke in support. David Olds, Jarred Maxwell, Marc McDaniel, Jolene Kiolbassa, Robert Duncan, spoke in opposition. The public hearing was closed on a motion by Commissioner Galindo and second by Commissioner Roberts with a 5-0 vote.

MOTION: Postpone the public hearing to April 28, 2014 to allow time for the applicant and City Staff to look into viability of rehabilitation and research the archeological artifacts found on the lot as well as the significance of the occupants on a motion by Commissioner Leary. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation on a motion by Commissioner Roberts. Commissioner Leary second the motion on a 5-0 vote.

**VI. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR PARTIAL EXEMPTION FROM AD VALOREM PROPERTY TAXES – Properties which have passed inspection with no repairs recommended.
See attached list, incorporated by reference here.**

MOTION: Approve the partial exemption from ad valorem property taxes for both properties that are state designated and for those needing tax relief to ensure their preservation on a motion by Commissioner Galindo. The motion was second by Commissioner Wolfenden-Guidry with a 4-0-1 vote (Commissioner Leary recused).

VII. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

- B. Operations Committee
- C. Grants Committee
- D. Preservation Plan Committee

VIII. NEW BUSINESS

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

ADJOURNMENT : 9:30p.m.

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.