



HISTORIC LANDMARK COMMISSION
Monday, April 28, 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.

II. APPROVAL OF MINUTES

1. March 24, 2014

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

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

No cases

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1974-0025

St. Edward's University, 3001 S. Congress Avenue

Proposal: Repair work to the dome and stonework of the Main Building pursuant to an ACVB grant.

Applicant: Larry Irsik, Architexas

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

Committee Recommendation: Approve as presented.

Staff Recommendation: Approve as presented.

2. C14H-1976-0012 – Postpone to May 19, 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.

**3. LHD-2014-0005 – Postpone to May 19, 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. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2013-0109

1710 W. 34th Street (Old West Austin)

Proposal: Demolish a ca. 1941 contributing house and construct a 2-story house in its place.

Applicant: Harrison Giles

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

Staff Recommendation: Reconsider the demolition of the existing house and construct an addition. The proposed replacement house is completely out of character with the architecture of the historic district.

2. NRD-2014-0013

3006 Glenview Avenue (Old West Austin)

Proposal: Demolish a ca. 1938 contributing house and construct a 2-story house in its place.

Applicant: Lisa Ahart

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

Staff Recommendation: Release the permit with the recommendation that the applicant reconsider the style of the house – a neo-Queen Anne is not compatible with the historic character of the Bryker Woods section of the historic district; reconsider the use of vinyl windows, and eliminate the boxed chimney in favor of a masonry chimney.

3. NRD-2014-0015

1308 W. 9½ Street (West Line)

Proposal: Construct a new single-family house.

Applicant: Brian Dillard

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed with the recommendation that the applicant eliminate the front parking area/carport in favor of more of a grass yard as is typical of the district.

4. NRD-2014-0029

1622 W. 10th Street (Clarksville)

Proposal: Demolish a ca. 1934 contributing house.

Applicant: Aaron Pugh

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

Staff Recommendation: Postpone to May 19, 2014 to consider alternatives to demolition.

5. NRD-2014-0031

2415 Hartford Road (Old West Austin)

Proposal: Construct a new duplex.

Applicant: Tom Blackwell

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

Staff Recommendation: Release the permit as proposed.

6. NRD-2014-0034

1504 Northwood Road (Old West Austin)

Proposal: Construct a rear addition; reconfigure the front of the house.

Applicant: Cater Joseph

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

Staff Recommendation: Retain the existing front façade and lower the height of the rear addition to make it less visible from the street.

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

1. 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.

2. 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: Release the permit if the owner agrees to preserve one or more of the cottages either on-site or on an adjacent site, and allow the owner to convert the application for demolition to an application for relocation.

3. **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.
4. **HDP-2014-0176**
1905 Holly Street
Proposal: Demolish a ca. 1950 house.
Applicant: Jaroslaw Ostapowicz
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit.
5. **HDP-2014-0177**
3505 Mount Barker Drive
Proposal: Demolish a ca. 1957 house.
Applicant: Rose Gabriel, Bellissima Builders
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to May 19, 2014 to consider alternatives to demolition and to determine the identity of the architect of the house.
6. **HDP-2014-0181**
3002 Oak Crest Avenue
Proposal: Demolish a ca. 1953 house.
Applicant: Simeon Webster
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Strongly encourage the applicant to retain and adaptively reuse the house, but if the applicant persists in demolition, then 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.
7. **HDP-2014-0191**
3400 Windsor Road
Proposal: Partial demolition of a ca. 1939 house, reconfigure the front façade, and construct an addition.
Applicant: Lindsay Hunter
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Retain the historic Colonial Revival façade; release the permit to construct the addition.
8. **HDP-2014-0227**
809 W. Live Oak Street
Proposal: Demolish a ca. 1936 house.
Applicant: Sergio Lozano

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Rehabilitate and reuse the house if possible; if not, 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-2014-0228

1710 Canterbury Street

Proposal: Demolish a ca. 1948 house.

Applicant: Saldana 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.

10. HDP-2014-0229

606 W. Johanna Street

Proposal: Demolish a ca. 1917 house.

Applicant: Sergio Lozano

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

Staff Recommendation: Postpone to May 19, 2014 to consider alternatives to demolition.

11. HDP-2014-0248

1120 Fairmount Avenue

Proposal: Demolish a ca. 1948 house.

Applicant: Heidi Goebel

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.

12. HDP-2014-0259

2304 Enfield Road

Proposal: Demolish a ca. 1947 apartment house.

Applicant: Aaron Googins

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.

13. HDP-2014-0261

802 Lydia Street / 1114 E. 8th Street

Proposal: Demolish a ca. 1950 house.

Applicant: William Hodge

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.

14. HDP-2014-0262

2105 Comal Street

Proposal: Demolish a ca. 1920 house.

Applicant: Patriot Builders

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.

15. HDP-2014-0271

2705 Cherry Lane

Proposal: Demolish a ca. 1943 duplex.

Applicant: Homes by Parker, 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, for archiving at the Austin History Center.

16. HDP-2014-0272

509 Lockhart Drive

Proposal: Demolish a ca. 1937 house and a ca. 1940 rear house.

Applicant: Ben Stark

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

Staff Recommendation: Encourage retention of the front house, as it will be contributing to a probable local and National Register Historic District, 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.

17. HDP-2014-0274

2904 Enfield Road

Proposal: Demolish a ca. 1946 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.

18. HDP-2014-0284

1905 Haskell Street

Proposal: Demolish a ca. 1915 house.

Applicant: Srinya Durasawin

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

Staff Recommendation: Release the permit.

VI. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES.

1. DBN-2014-0001 – 907, 909, and 911 Congress Avenue.

Postpone to May 19, 2014 for further progress on remedying the site conditions and proposing a rehabilitation plan for the buildings.

VI. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR PARTIAL EXEMPTION FROM AD VALOREM PROPERTY TAXES.

A. Properties which have state designation or which are in need of tax relief to encourage their preservation, in accordance with the Texas Tax Code, and which have passed inspection.

See attached list, incorporated by reference here.

B. Properties which have state designation or which are in need of tax relief to encourage their preservation, in accordance with the Texas Tax Code, and which have FAILED inspection.

See attached list, incorporated by reference here.

VII. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR ACVB GRANTS

A. Paramount Theater/Austin Theater Alliance, 713 Congress Avenue

Proposal: Construct and install a new replica of the Paramount Theater blade sign.

Amount requested: \$47,000

Amount recommended by the Grants Committee: \$47,000.

B. State Theater/Austin Theater Alliance, 719 Congress Avenue

Proposal: Restore the historic marquee.

Amount requested: \$47,000

Amount recommended by the Grants Committee: \$34,500.

C. Driscoll Villa at Laguna Gloria/The Contemporary Austin, 3809 W. 35th Street

Proposal: Repaint and repair exterior wood features; fabricate 9 new striped awnings to replace existing.

Amount requested: \$13,381

Amount recommended by the Grants Committee: \$13,381.

D. St. Edward's University, 3001 South Congress Avenue

Proposal: Restore the Main Building tower.

Amount requested: \$30,000

Amount recommended by the Grants Committee: \$15,000.

NOTE: Grant applications and backup materials have been uploaded to the City's Boards and Commissions Website.

VIII. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

B. Operations Committee

C. Grants Committee

D. Preservation Plan Committee

IX. NEW BUSINESS

A. Items from Commission

B. Items from Staff

ADJOURNMENT

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.