



**Historic Landmark Commission
MINUTES**

**REGULAR MEETING
Monday, April 28, 2014**

The Historic Landmark Commission convened in a regular meeting on Monday, April 28, 2014 at City Hall (Council Chambers), 301 W. 2nd Street in Austin, Texas.

Chair Laurie Limbacher called the public hearing to order at 7:22p.m.

Commission Members in Attendance:

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

Staff in Attendance: Steve Sadowsky and 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.

There were no speakers

II. APPROVAL OF MINUTES

1. March 24, 2014

MOTION: Approve the minutes of the March 24, 2014 Historic Landmark public as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

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.

MOTION: Approve the Certificate of Appropriateness in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

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.

MOTION: Postpone the hearing to May 19, 2014 on a motion by Commissioner Myers. Commissioner Leary second the motion on a 7-0 vote.

**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:

MOTION: Postpone the hearing to May 19, 2014 on a motion by Commissioner Myers. Commissioner Leary second the motion on a 7-0 vote.

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.

No speakers in support or in opposition. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Leary second the motion on a 7-0 vote.

MOTION: Postpone the hearing to May 19, 2014 on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 7-0 vote.

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.

Andrea and Chase Hamilton spoke in support. Joan Holladay, Melinda Ferrell and Jane Broduax spoke in opposition. Andrea Hamilton rebutted. The public hearing was closed on a motion by Commissioner Wolfendend-Guidry. Commissioner Myers second the motion on a 7-0 vote.

MOTION: Initiate historic zoning and direct staff to conduct additional research on the existing structure on a motion by Commissioner Leary. Commissioner Myers second the motion on a 7-0 vote.

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.

COMMENTS: No additional comments to the staff recommendation.

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.

MOTION: Postpone the hearing to May 19, 2014 on a motion by Commissioner Myers. Commissioner Leary second the motion on a 7-0 vote.

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.

COMMENTS: No additional comments to the staff recommendation.

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.

Hugh Jefferson Randolph spoke in support of the project. No speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 7-0 vote.

COMMENTS: In addition to the staff recommendation, Commissioner Wolfenden-Guidry commented that the dormers need to be smaller.

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.

MOTION: Postpone the hearing to June 23, 2014 per the applicant's request on a motion by Commissioner Myers. Commissioner Leary second the motion on a 7-0 vote.

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.

Ron Flores spoke in support. Angela Reed, Melanie Martinez, Casey Gallagher, Saundra Kirk, Ester Matthews and Eugene Kubelka spoke in opposition. Ron Flores provided clarifying comments. The public hearing was closed on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 7-0 vote.

Clarification was given that the owner is seeking a relocation permit instead of a demolition permit.

MOTION: Initiate historic zoning and direct staff to conduct additional research on the groupings of Calcasieu cottages in the city on a motion by Commissioner Wolfenden-Guidry. Commissioner Myers second the motion on a 7-0 vote.

MOTION: Extend the meeting past 10pm on a motion by Commissioner Galindo. The motion was second by Commissioner Wolfenden-Guidry on a 7-0 vote.

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.

Daniel Verdin spoke in support. Mark McDaniel spoke in opposition. Mr. Verde provided clarifying comments. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Wolfenden-Guidry second the motion on a 6-0 vote.

MOTION: Postpone to May 19th and direct staff to work with the City Arborist to determine on a motion by Commissioner Rosato. Commissioner Galindo second the motion on a 6-0 vote (Commissioner Leary off the dias).

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.

MOTION: Release the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

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.

MOTION: Postpone the hearing to May 19 on a motion by Commissioner Myers. Commissioner Leary second the motion on a 7-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

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.

Tyler Johnson spoke in support. No speakers in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 6-0 vote (Commissioner Leary off the dias).

MOTION: Postpone the hearing to May 19 on a motion by Commissioner Myers. Commissioner Leary second the motion on a 6-0 vote (Commissioner Leary off the dias).

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.

MOTION: Release the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

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.

MOTION: Postpone the hearing to May 19 on a motion by Commissioner Myers. Commissioner Leary second the motion on a 7-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

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.

No speakers in support or in opposition. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote (Commissioners Rosato and Leary not present).

MOTION: Release the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Myers. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote (Commissioners Rosato and Leary not present).

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.

MOTION: Release the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

**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.

MOTION: Release the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

**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.

MOTION: Release the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

**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.

Michelle Webber, Saundra Kirk and Russell Fraser spoke in support of postponing the hearing for this case. Ben Stark spoke in opposition to the postponement. The public hearing was closed on a motion by Commissioner Leary. Commissioner Roberts second the motion on a 7-0 vote.

MOTION: Postpone the public hearing to June 23, 2014 on Commissioner Myers. Commissioner Galindo second the motion on a 7-0 vote.

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.

MOTION: Release the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 7-0 vote.

18. HDP-2014-0284

1905 Haskell Street

Proposal: Demolish a ca. 1915 house.

Applicant: Srinaya Durasawin

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

Staff Recommendation: Encourage relocation but release the permit upon completion of a COA documentation package.

Alex Zwarun spoke in support. Phil Thomas and Eliza Montoya spoke in opposition. Alex Zwarun provided clarifying comments. The public hearing was closed on Commissioner Galindo's motion. Commissioner Roberts second the motion on a 5-0 vote (Commissioner Leary and Rosato not present).

MOTION: Release the permit in accordance with the staff recommendation on a motion by Commissioner Wolfenden-Guidry. Commissioner Galindo second the motion on a 5-0 vote (Commissioner Leary and Rosato not present).

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.

MOTION: Postpone the hearing to May 19 on a motion by Commissioner Myers. Commissioner Leary second the motion on a 7-0 vote.

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.

MOTION: Recommend list "A" to receive the partial exemption from ad valorem property taxes and not recommend list "B" for the partial exemption from ad valorem property taxes on a motion by Commissioner Myers. Commissioner Leary second the motion on a 6-0-1 vote (Commissioner Leary recused).

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.

MOTION: Approve the release of grant funds in accordance with the recommendation of the Grants Committee for each project listed. Approval of grants for the Paramount Theater/Austin Theater Alliance, 713 Congress Avenue, and State Theater/Austin Theater Alliance, 719 Congress Avenue are conditional upon review and approval of a Certificate of Appropriateness as per the consent agenda on a motion by Commissioner Leary's motion. Commissioner Rosato second the motion on a 6-0-1 vote (Commissioner Wolfenden-Guidry recused).

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: 11:06

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.