



HISTORIC LANDMARK COMMISSION
Monday, May 19, 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. April 28, 2014

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

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

1. C14H-2014-0002 – Barton-Keaton House, 3006 Glenview Avenue

Applicant: Historic Landmark Commission

Owners: Chase and Andrea Hamilton

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

Staff Recommendation: Do not recommend historic zoning, but recommend the design changes previously suggested for the new construction.

2. C14H-2014-0003 – Leland Street Calcasieu Cottages, 311 Leland Street

Applicant: Historic Landmark Commission

Owner: Ron Flores

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Do not recommend historic zoning, but encourage the owner to relocate rather than demolish these cottages.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1976-0012 – Postpone to June 23, 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.

2. C14H-1976-0017

Chicago House, 607 Trinity Street

Proposal: Reconstruct the historic awning.

Applicant: Doug Guller

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

Committee Recommendation: Not reviewed

Staff Recommendation: Approve as proposed.

3. C14H-1979-0010-A

Hofheintz-Reissig Store, 600 E. 3rd Street

Proposal: Construct two pavilions.

Applicant: Jamie Crawley, architect

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

Staff Recommendation: Approve as proposed.

4. LHD-2014-0005 – Postpone to June 23, 2014 at applicant's request.

3907 Avenue C (Hyde Park)

Proposal: Construct a two-story rear addition and re-configure front windows and the front porch.

Applicant: Doug Keating

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

Committee Recommendation: Pending

Staff Recommendation: Pending

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: Giles Harrison, owner

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

Staff Recommendation: Approve the demolition of the existing house upon completion of a City of Austin Documentation Package, and upon Commission review of the new construction for the site. The applicant will present preliminary plans for Commission input at the meeting; he has very recently met with the neighborhood association and incorporated some of their suggestions into revised plans, but the neighborhood association has not had the opportunity to review the revised plans for this project.

2. **NRD-2014-0029**
1622 W. 10th Street (Clarksville)
Proposal: Demolish a ca. 1900 contributing house.
Applicant: Ronnie Baylor, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning.
3. **NRD-2014-0034**
1504 Northwood Road (Old West Austin)
Proposal: Construct a rear addition and reconfigure the front of a ca. 1937 contributing house.
Applicant: Cater Joseph, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to June 23, 2014 – the applicant has not completed zoning review of this proposal.
4. **NRD-2014-0039**
800 Congress Avenue (Congress Avenue)
Proposal: Demolish a ca. 1982 contributing house and construct a new 2-story building in its place.
Applicant: Scott Magic, Michael Hsu Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit as proposed.
5. **NRD-2014-0040**
505 Oakland Avenue (West Line)
Proposal: Construct a new office complex.
Applicant: Earl Swisher and John Puhr, architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed.
6. **NRD-2014-0041**
1719 Palma Plaza (Old West Austin)
Proposal: Construct a new two-story house.
Applicant: Steven Radke
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit with the recommendations that the applicant simplify the range of materials for the proposed house and set the garage back from the front façade.
7. **NRD-2014-0042**
3205 Beverly Road (Old West Austin)
Proposal: Construct a new two-story house.

Applicant: Steven Radke
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit with the recommendations that the applicant consider more of a one-story street presence for the house, consider wood siding as the primary material for the house, and pull the garage back behind the front façade to the greatest extent possible.

8. NRD-2014-0043

217 Congress Avenue (Congress Avenue)

Proposal: Reconfigure the non-historic storefronts, construct a set-back second story addition.

Applicant: Kevin Stewart

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

Staff Recommendation: Release the permit with the recommendations that the applicant consider wood-framed windows in the second story of the former Joseph Building.

9. NRD-2014-0044

94 Rainey Street (Rainey Street)

Proposal: Demolish the non-historic rear house, construct a new rear addition to the front house; reconfigure the side windows of the front house.

Applicant: Chris Parker

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

Staff Recommendation: Release the permit with the recommendation that the applicant consider retaining both sets of double side windows at the front of the side elevations.

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

1. HDP-2014-0100

502 E. Monroe Street – Postpone to June 23, 2014 at the applicant's request.

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-2014-0157

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.

3. **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: Release the permit upon completion of a City of Austin Documentation Package.
4. **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: Encourage relocation and re-use of the house, but release the permit upon completion of a City of Austin Documentation Package.
5. **HDP-2014-0326 and HDP-2014-0327**
710 E. 41st Street
Proposal: Demolish a ca. 1949 school building and the ca. 1949 convent.
Applicant: Michele Rogerson Lynch
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permits upon completion of a City of Austin Documentation Package.
6. **HDP-2014-0336**
2402 Bridle Path
Proposal: Demolish a ca. 1941 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage re-use and rehabilitation if feasible; encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
7. **HDP-2014-0337**
1607 Sunset Lane
Proposal: Demolish a ca. 1949 house.
Applicant: Paclik Enterprises
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
8. **HDP-2014-0338**
2206 Lindell Avenue
Proposal: Demolish a ca. 1949 house.
Applicant: Brodie Builders
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage reuse of the house if feasible, then encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

9. **HDP-2014-0339**
2100 E. 14th Street
Proposal: Demolish a ca. 1906 house.
Applicant: Newcastle Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to June 23, 2014 to consider alternatives to demolition.
10. **HDP-2014-0340**
3805 Red River Street
Proposal: Demolish a ca. 1947 house.
Applicant: Southwest Destructors
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Initiate historic zoning.
11. **HDP-2014-0341**
1900 Holly Street
Proposal: Demolish a ca. 1951 house.
Applicant: DAR Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend re-use of the structure if possible; if not, recommend relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.
12. **HDP-2014-0343**
206 W. 33rd Street
WITHDRAWN – NO ACTION IS REQUIRED.

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

1. **DBN-2014-0001 – 907, 909, and 911 Congress Avenue.**
Postpone to June 23, 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. **Late submission: The Sims House – 212 West 33rd Street, C14H-1996-0001**

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.