



**Historic Landmark Commission
MINUTES**

**REGULAR MEETING
Monday, May 19, 2014**

The Historic Landmark Commission convened in a regular meeting on Monday, May 19, 2014 at City Hall (Council Chambers), 301 W. 2nd Street in Austin, Texas.

Chair Laurie Limbacher called the public hearing to order at 7:18 p.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

Commission Members absent:

Commissioner Andrea Roberts

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. April 28, 2014

MOTION: Approve the minutes of the April 28, 2014 Historic Landmark Commission public as per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

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.

There were no speakers in support. Chase Hamilton spoke in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Rosato second the motion on a 4-1 vote. Those members voting aye were: Commissioners Limbacher, Rosato, Galindo and Leary voting aye. Those members voting nay were: Commissioner Myers.

MOTION: Approval of Staff Recommendation on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

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.

Casey Gallagher, Michelle Webber, Melanie Martinez and Karen Wright spoke in support of historic zoning. Ron Flores spoke in opposition. Casey Gallagher rebutted. The public hearing was closed on a motion by Commissioner Leary. Commissioner Myers second the motion on a 5-0 vote.

MOTION: Recommend historic zoning on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 3-2 vote. Those members voting aye were: Commissioner Limbacher, Commissioner Galindo and Commissioner Myers. Those members voting nay were: Commissioner Rosato and Commissioner Leary. The motion failed.

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.

MOTION: Postpone the hearing to June 23, 2014 on a motion by Commissioner Galindo. Commissioner Leary second the motion on a 5-0 vote.

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.

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. Commissioner Galindo second the motion on a 5-0 vote.

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.

Jamie Crawley and Chuck Smith spoke in support. No speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

MOTION: Postpone to June 23, 2014 and request that the applicant attend the June 9, 2014 Certificate of Appropriateness committee meeting to gain further input on alternatives to the current design on a motion by Commissioner Leary. Commissioner Myers second the motion on a 5-0 vote.

**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

MOTION: Postpone the hearing to June 23, 2014 on a motion by Commissioner Galindo. Commissioner Leary second the motion on a 5-0 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: 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.

MOTION: Approve release of the demolition permit in accordance with staff's recommendation on a motion by Commissioner Leary. Commissioner Galindo second the motion on 5-0 vote.

MOTION: Postpone the public hearing of the review of new construction plans to June 23, 2014 on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 5-0 vote.

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.

George Vance McGee spoke in support. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Leary second the motion on a 5-0 vote.

MOTION: Initiate historic zoning on a motion by Commissioner Leary. Commissioner Myers second the motion on a 5-0 vote.

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.

MOTION: Postpone the hearing to June 23, 2014 on a motion by Commissioner Galindo. Commissioner Leary second the motion on a 5-0 vote.

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.

COMMENTS: No additional comments to staff's recommendation.

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.

COMMENTS: No additional comments to staff's recommendation.

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.

COMMENTS: No additional comments to staff's recommendation.

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.

COMMENTS: No additional comments to staff's recommendation.

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.

COMMENTS: No additional comments to staff's recommendation.

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.

COMMENTS: No additional comments to staff's recommendation.

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.

MOTION: Postpone the hearing to June 23, 2014 on a motion by Commissioner Galindo. Commissioner Leary second the motion on a 5-0 vote.

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.

Daniel Verdin spoke in support. Mark McDaniel and Holly Cooper spoke in opposition. Daniel Verdin rebutted. The public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

MOTION: Initiate historic zoning and direct staff to conduct further research the history of the structure on a motion by Commissioner Leary. Commissioner Myers second the motion on a 5-0 vote.

MOTION: Continue the meeting past 10 p.m. on a motion by Commissioner Galindo. The motion was second by Commissioner Leary on a 5-0 vote.

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.

MOTION: Approve release of the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

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.

Sergio Lozano spoke in support of the demolition application. No speakers in opposition. The public hearing was closed on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

MOTION: Initiate historic zoning and direct staff to conduct further resesarch on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 5-0 vote.

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.

MOTION: Postpone the hearing to June 23, 2014 on a motion by Commissioner Galindo. Commissioner Leary second the motion on a 5-0 vote.

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.

MOTION: Approve release of the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

7. HDP-2014-0337

1607 Sunset Lane

Proposal: Demolish a ca. 1949 house.

Applicant: Paalik Enterprises

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve release of the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

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.

MOTION: Approve release of the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

**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.

MOTION: Postpone the hearing to June 23, 2014 on a motion by Commissioner Galindo. Commissioner Leary second the motion on a 5-0 vote.

**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.

Karen Browning and Jim Bennett spoke in support of demolition. Tere O'Connell spoke in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Leary second the motion on a 5-0 vote.

MOTION: Initiate historic zoning on a motion by Commissioner Galindo. Commissioner Myers second the motion on a 4-0-1 vote. Commissioner Leary was off the dias and recused from the vote.

**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.

MOTION: Approve release of the demolition permit in accordance with the staff recommendation as per passage of the consent agenda on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

**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.

MOTION: Postpone the hearing to June 23, 2014 on a motion by Commissioner Galindo. 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 -

A. Late submission: The Sims House – 212 West 33rd Street, C14H-1996-0001

MOTION: Recommend The Sims House at 212 W 33rd Street to receive the partial exemption from ad valorem property taxes on a motion by Commissioner Leary. Commissioner Galindo second the motion on a 5-0 vote.

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 : 10:26 p.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.