



**Historic Landmark Commission  
MINUTES**

**SPECIAL CALLED MEETING  
Monday, July 14, 2014**

The Historic Landmark Commission convened in a special called hearing on Monday, July 14, 2014 at One Texas Center (Room 325), 505 Barton Springs Road in Austin, Texas.

Chair Laurie Limbacher called the public hearing to order at 7:12 p.m.

**Commission Members in Attendance:**

*Chair, Laurie Limbacher, Vice Chair John Rosato, Andrea Roberts, Mary Jo Galindo and Terri Myers*

**Commission Members absent:** *Commissioners Dan Leary and Leslie Wolfenden-Guidry*

**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. May 19, 2014

**MOTION:** Approve the minutes of the May 19, 2014 Historic Landmark Commission public as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts 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-2014-0004 – Leffingwell House**

**910 Christopher Street**

Applicant: Petra Rogers, owner

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

Staff Recommendation: Recommend historic zoning.

There were no speakers in support or in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Rosato second the motion on a 5-0 vote.

**MOTION: Recommend historic zoning on a motion by Commissioner Rosato. Commissioner Myers second the motion on a 5-0 vote.**

**2. C14H-2014-0005 – 902 W. 30<sup>th</sup> Street – CASE WITHDRAWN**

**The applicant has withdrawn his request for demolition of the structure and will rehabilitate the existing structure.**

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

**3. C14H-2014-0006 – Scales-Mays House**

**606 W. Johanna Street**

Applicant: Historic Landmark Commission

Owner: 606 Johanna, LLC

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

Staff Recommendation: Do not recommend historic zoning.

**MOTION: Follow the staff recommendation to not recommend historic zoning as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.**

**4. C14H-2014-0007 – Red River International House**

**3805 Red River Street**

Applicant: Historic Landmark Commission

Owner: Delta H Corporation

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

Staff Recommendation: Recommend historic zoning.

Elizabeth Anderson and Terre O'Connell spoke in support of historic zoning. Karen Browning and Jim Bennett spoke in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 5-0 vote.

**MOTION: Recommend historic zoning on a motion by Commissioner Myers. The motion was second by Commissioner Galindo. The motion was retracted by Commissioner Myers in favor of a motion to post-pone the case.**

**MOTION:** Postpone the public hearing to July 28, 2014 and instruct staff to seek evaluation by a structural engineer and report back on a motion by Commissioner Myers and Commissioner Rosato. Commissioner Galindo second the motion on a 5-0 vote.

5. **C14H-2014-0008 – 1622 W. 10<sup>th</sup> Street – CASE WITHDRAWN**  
**The applicant has withdrawn his request to demolish the house.**  
Applicant: Historic Landmark Commission  
Owner: Ronnie Baylor  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

**B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

1. **C14H-1976-0012**  
**Morley Brothers Drug Store, 209 E. 6<sup>th</sup> Street**  
Proposal: Install see-through metal grates over existing glass block in the sidewalk in front of the building.  
Applicant: Werner Campbell  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: When the proposal was to cover the glass blocks with ceramic tile, the Committee's recommendation was to find another means to eliminate the potentially dangerous situation that does not involve the removal of or covering over the glass blocks in the sidewalk. The Committee has not reviewed the latest proposal.  
Staff Recommendation: Approve the proposal to install metal grates over the glass blocks as this will address the safety issues at the site, preserve the glass blocks in place, and allow for their visibility.

No speakers in support or in opposition. The public hearing was closed on a motion by Commissioner Roberts. Commissioner Galindo second the motion on a 5-0 vote.

**MOTION:** Approve the certificate of appropriateness with the selection of choice "A" metal grate or the choice on the left side of the picture presented in the presentation on a motion by Commissioner Roberts. Commissioner Galindo second the motion on a 5-0.

2. **C14H-1979-0010-A**  
**Hofheintz-Reissig Store, 600 E. 3<sup>rd</sup> Street**  
Proposal: Construct two pavilions.  
Applicant: Jamie Crawley, architect  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation Approve as proposed.

**MOTION:** Follow the staff recommendation to approve the Certificate of Appropriateness as proposed; as per passage of the consent agenda on a

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

**3. C14H-1978-0035 – Jacoby-Pope Building  
200 E. 6<sup>th</sup> Street**

Proposal: Construct new metal awnings.

Applicant: Clayton + Little, architects

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

Committee Recommendation: Lighten the appearance of the awning.

Staff Recommendation: While the applicant has complied with the Committee's recommendations, staff still recommends a more traditional look and materials for the proposed awnings on this historic landmark building.

**MOTION:** Follow the staff recommendation to approve the Certificate of Appropriateness as per staff recommendation; as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

**4. C14H-1990-0006 – Mount Bonnell  
3800 Mount Bonnell Road**

Proposal: Install a new marker at the base of the staircase.

Applicant: City Parks and Recreation Department

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

**MOTION:** Follow the staff recommendation to approve the Certificate of Appropriateness as proposed; as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

**5. C14H-1992-0002– Armstrong-Odom House  
614 Blanco Street**

Proposal: Construct a new development on a vacant lot.

Applicant: Clayton + Little, architects

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

Committee Recommendation: Approve as proposed.

Staff Recommendation: Approve as proposed.

James Schowenbaum spoke in support. Susana Gimson, Peter MacNeilage, Gene Waugh, Allen Kaplan, and Linda MacNeilage spoke in opposition. James Schowenbaum rebuttled. Emily Little provided clarifying comments as the architect for the project. The public hearing was closed on a motion by Commissioner Rosato. Commissioner Roberts second the motion on a 5-0 vote.

**MOTION:** Follow the Committee and staff recommendation to approve the Certificate of Appropriateness as proposed on a motion by Commissioner Rosato. Commissioner Roberts second the motion on a 5-0 vote.

**6. LHD-2014-0010 – 3812 Duval Street  
Hyde Park**

Proposal: Construct a second story addition.  
Applicant: Murray Legge, architect  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Committee Recommendation: Approve as proposed.  
Staff Recommendation: Approve as proposed.

**MOTION:** Follow the staff recommendation to approve the Certificate of Appropriateness as proposed; as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

**7. LHD-2014-0005 – 3907 Avenue C – Postponement request by applicant to July 28, 2014**

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

**MOTION:** Postpone the public hearing to July 28, 2014 on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 5-0 vote.

**C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

**1. NRD-2013-0109**

**1710 W. 34<sup>th</sup> Street (Old West Austin)**

Proposal: Construct a new 2-story house.  
Applicant: Harrison Giles, owner  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Reduce the scale and massing of the proposed house to be more compatible with the character of the district.

**COMMENTS:** No additional comments to the staff recommendation.

**2. 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: Recommend that the applicant not change the front of the house – and maintain the existing façade.

**MOTION:** Postpone the public hearing to July 28, 2014 on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 5-0 vote.

**3. NRD-2014-0055**

**1505 Westover Road (Old West Austin)**

Proposal: Convert a one-story house to a two-story house.

Applicant: James D. Holland, architect

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

Staff Recommendation: Recommend that the applicant re-think the proposal to transform this house, and consider a rear addition rather than altering the front of the house.

**COMMENTS:** No additional comments to the staff recommendation.

**4. NRD-2014-0057**

**1513 Northwood Road (Old West Austin)**

Proposal: Construct a side and rear addition.

Applicant: Mark and Leslie Love, owners

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

Staff Recommendation: Approve as proposed.

**COMMENTS:** No additional comments to the staff recommendation.

**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 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:** Follow the staff recommendation to release the demolition permit as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

**2. HDP-2014-0326 and HDP-2014-0327**

**710 E. 41<sup>st</sup> 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.

Steve Metcalfe, Pattye Henderson and Linda Team spoke in support of the demolition. Hal Morris spoke in opposition. Steve Metcalfe rebuttled. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Rosato second the motion on a 4-0-1 (Commissioner Myers recused and off the dias).

**MOTION:** Release the permit in accordance with the staff recommendation on a motion by Commissioner Rosato. Commissioner Limbacher second the motion on a 4-0-1 vote (Commissioner Myers recused and off the dias).

**MOTION:** Continue the meeting past 10:00 P.M. on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 5-0 vote.

**3. HDP-2014-0272**

**509 Lockhart Drive**

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

Applicant: Ben Stark

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

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

Ben Stark spoke in support of the demolition. Michelle Webber, Russell Fraser, Gretchen Otto and Melanie Martinez spoke in opposition. The public hearing was closed on a motion by Commissioner Rosato. Commissioner Roberts second the motion on a 5-0 vote.

**MOTION:** Follow staff recommendation to release the permit on a motion by Commissioner Rosato. Commissioner Galindo second the motion on a 4-1 vote. Commissioners Rosato, Galindo, Limbacher and Roberts voting aye. Commissioner Myers voting nay.

**4. HDP-2014-0339**

**2100 E. 14<sup>th</sup> Street**

Proposal: Demolish a ca. 1906 house.

Applicant: Newcastle Homes

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

Staff Recommendation: Initiate historic zoning.

**MOTION:** Postpone the public hearing to August 25, 2014 on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 5-0 vote.

**5. HDP-2014-0408**

**1612 Willow Street**

Proposal: Demolish a ca. 1906 house.

Applicant: DAR Construction

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

Staff Recommendation: Initiate historic zoning.

Jeff Bullard spoke in support of demolition. Benhur Leyva, Edie Cassell, Alberto Martinez and Cynthia Gowava spoke in opposition. Jeff Bullard rebutted. The public hearing was closed on motion by Commissioner Myers. Commissioner Roberts second the motion on a 4-1 vote.

**MOTION:** Follow staff recommendation to release the permit on a motion by Commissioner Rosato. Commissioner Limbacher second the motion on a 4-1 vote (Those voting aye were Commissioners Rosato, Limbacher, Galindo and Roberts. Those voting nay were Commissioner Myers).

**6. HDP-2014-0440  
1008 E. 9th Street**

Proposal: Demolish a ca. 1885 house.  
Applicant: Jeff Krolicki  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Initiate historic zoning.

**MOTION:** Postpone the public hearing to August 25, 2014 on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 5-0 vote.

**7. HDP-2014-0441  
3301 Stevenson Avenue**

Proposal: Demolish a ca. 1950 house.  
Applicant: Brian Fuchs  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

**MOTION:** Follow the staff recommendation to release the demolition permit as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

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

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

Postpone to August 25, 2014 for further progress on remedying the site conditions and proposing a rehabilitation plan for the buildings.

**VII. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR PARTIAL EXEMPTION FROM AD VALOREM PROPERTY TAXES -**

**A. See attached list**

**MOTION:** Recommend the properties on the list to receive the partial exemption from ad valorem property taxes on a motion by Commissioner by Galindo. Commissioner Roberts second the motion on a 5-0 vote.



**VIII. DISCUSSION AND POSSIBLE ACTION ON THE COMMISSION'S ANNUAL REPORT.**

**MOTION:** Approve the annual report on a motion by Commissioner by Galindo. Commissioner Roberts second the motion on a 5-0 vote.

**IX. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDING PRIORITY AREAS FOR PROPOSED HISTORIC STRUCTURE SURVEYS**

**MOTION:** Designate East Austin as the highest ranking area in need of structural surveys with the Bouldin Neighborhood being the 2<sup>nd</sup> highest priority and Tarry Town Neighborhood being the 3<sup>rd</sup> in priority on a motion by Commissioner Myers. Commissioner Limbacher second the motion on a 5-0 vote.

**X. COMMITTEE REPORTS**

- A. Certificates of Appropriateness Review Committee
- B. Operations Committee
- C. Grants Committee
- D. Preservation Plan Committee

**XI. NEW BUSINESS**

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

**ADJOURNMENT at 11:02 P.M.**

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For more information on the Historic Landmark Commission, please contact Steve Sadowsky at 512-974-6454.