



HISTORIC LANDMARK COMMISSION

Monday, July 28, 2014 – 7:00 P.M.

REGULAR MEETING

Room 325, One Texas Center

505 Barton Springs Road

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. July 14, 2014

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

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

1. C14H-2014-0007 – 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 if the structural engineer's report is positive for preservation.

2. C14H-2014-0009 – Clappart-Bannerman-Castro House
1207 E. 8th Street

Applicant: Phoebe Allen, agent for the owner, Sharon Wang McKinney

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

**3. C14H-2014-0010 – Majors-Butler-Thomas House
1119 E. 11th Street**

Applicant: Monica Woods, Richard Thomas, members of the Thomas family, and the City of Austin
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend historic zoning.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2014-0005

3907 Avenue C (Hyde Park)

Proposal: Construct a two-story rear addition, replace the front windows, and reconfigure the front stoop.
Applicant: Doug Keating, architect
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

2. LHD-2014-0487

4001 Avenue H (Hyde Park)

Proposal: Construct a connector between the house and garage apartment; reconfigure the garage apartment.
Applicant: Wall 2 Wall Construction
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

**3. C14H-2010-0009 – Voss House
1501 Northwood Road**

Proposal: Construct a new wood fence around the side and back of the house.
Applicant: David Roberts, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Not reviewed.
Staff Recommendation: Approve as proposed.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2014-0058

1003 Shelley Avenue (West Line)

Proposal: Construct a two-story rear addition and a one-story side addition; reconfigure the front windows of a ca. 1923 contributing house; construct a garage apartment.
Applicant: Tara Kaminski, Gossett Jones Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Lower and simplify the roofline of the proposed two-story addition; avoid a blank wall on the front of the two-story addition; maintain the existing fenestration pattern on the front of the existing house;

avoid the metal-roofed awning proposed for the front windows. Approve the garage apartment as proposed.

2. NRD-2014-0062

2211 Windsor Road (Old West Austin)

Proposal: Remove non-historic additions, and construct new additions.

Applicant: Tina Contros

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

Staff Recommendation: Approve as proposed with the recommendation that the applicant maintain the existing front entry gable rather than the horizontally-configured roofline proposed to maintain more of the historic appearance of the house.

3. NRD-2014-0064

2702 Jefferson Street (Old West Austin)

Proposal: Demolish a ca. 1942 house.

Applicant: Tom Blackwell

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

Staff Recommendation: Recommend adaptive re-use or relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package and the Commission's review of plans for new construction on the site.

4. NRD-2014-0067

1514 W. 29th Street (Old West Austin)

Proposal: Construct a two-story garage with studio at the rear of the lot.

Applicant: Elizabeth Purcell

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

Staff Recommendation: Approve as proposed.

5. NRD-2014-0073

515 Congress Avenue (Congress Avenue and Sixth Street)

Proposal: Install a new blade sign and a new wall sign for P.Terry's Burgers.

Applicant: Maggie Star

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

Staff Recommendation: Approve the size of the signs, but deny the exposed neon lighting.

6. NRD-2014-0034

1504 Northwood Road – POSTPONE TO August 25, 2014 so the applicant can complete zoning review.

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

1. HDP-2014-0440 – POSTPONE TO August 25, 2014.

1008 E. 9th Street

Proposal: Demolish a ca. 1885 house.

Applicant: Jeff Krolicki, Dick Clark Architecture

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to August 25, 2014; the owners are considering restoration and rehabilitation of the house rather than demolition.

2. HDP-2014-0470

1704 Eva Street

Proposal: Demolish a ca. 1906 house.

Applicant: Stephen Finnerty

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

Staff Recommendation: Encourage rehabilitation and re-use if feasible, but otherwise release the permit and strongly encourage the applicant to consider the scale and architectural context of the surrounding historic houses in the neighborhood in designing a new house for this site.

3. HDP-2014-0491

3402 Clawson Road

Proposal: Demolish a ca. 1950 house.

Applicant: Max Hambly

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

Staff Recommendation: Strongly encourage the applicant to reconsider demolition and rehabilitate and reuse the existing house and setting if feasible; but otherwise, release the permit upon completion of a City of Austin Documentation Package.

4. HDP-2014-0495

1109 Angelina Street

Proposal: Relocate a ca. 1950 to outside the city.

Applicant: Sherry Chang

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

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

5. HDP-2014-0553

1106 Woodland Avenue

Proposal: Demolish a ca. 1939 house and a ca. 1948 secondary dwelling unit.

Applicant: Jeff Bridgewater

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

Staff Recommendation: Release the permit for the secondary dwelling unit but postpone the hearing on the main house to August 25, 2014 to explore alternatives to demolition.

6. HDP-2014-0566

905 W. Johanna Street

Proposal: Demolish a ca. 1948 house.

Applicant: Moore-Tate Projects and Design

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

Staff Recommendation: Encourage adaptive re-use of the house if feasible, then recommend relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

7. HDP-2014-0567

1901 Willow Street

Proposal: Demolish a ca. 1922 house.

Applicant: Harsh Doshy

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

Staff Recommendation: Encourage retention and re-purposing to the greatest extent possible, but if not feasible, then encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

8. HDP-2014-0568

206 E. Live Oak Street

Proposal: Demolish a ca. 1926 house with a ca. 1939 addition.

Applicant: Don Garner

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

Staff Recommendation: Initiate historic zoning.

9. HDP-2014-0569

1902 New York Avenue

Proposal: Demolish a ca. 1915 house.

Applicant: Miller Construction

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

Staff Recommendation: Encourage rehabilitation and re-use of the structure if it is structurally sound. If not, then encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

V. 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.

VI. COMMITTEE REPORTS

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

VII. 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.