



**Historic Landmark Commission
MINUTES**

**SPECIAL CALLED MEETING
Monday, July 28, 2014**

The Historic Landmark Commission convened in a special called hearing on Monday, July 28, 2014 at One Texas Center (Room 325), 505 Barton Springs Road in Austin, Texas.

Chair Laurie Limbacher called the public hearing to order at 7:05 p.m.

Commission Members in Attendance:

Chair, Laurie Limbacher, Andrea Roberts, Mary Jo Galindo, Leslie Wolfenden-Guidry and Terri Myers

Commission Members absent: *Commissioners Dan Leary and Vice Chair John Rosato*

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. July 14, 2014

MOTION: Approve the minutes of the July 14, 2014 Historic Landmark Commission public as per passage of the consent agenda on a motion by Commissioner Myers. 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-2014-0007 – 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.

Caroine Wright, Alyson McGee, Evan Thompson, Gregory Smith, Tere O'Connell, Linda Team, Linda Guerrero, Anne Harris, Robert Mace, Kim Barker and Kathy Echols spoke in support. Karen Browning, Matt Williams and Jim Bennett spoke in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 5-0 vote.

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

**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.

Sharon Wang McKinney spoke in support. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

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

**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.

George Thomas and Monica Woods spoke in support of historic zoning. No speakers in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 5-0 vote.

MOTION: Recommend historic zoning on a motion by Commissioner Roberts. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote.

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.

MOTION: Approve the Certificate of Appropriateness as proposed; as per passage of the consent agenda on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 5-0 vote.

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.

MOTION: Approve the Certificate of Appropriateness as proposed; as per passage of the consent agenda on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 5-0 vote.

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.

MOTION: Approve the Certificate of Appropriateness as proposed; as per passage of the consent agenda on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 5-0 vote.

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.

Jared Gossett spoke in support of the project. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Wolfenden-Guidry. Commissioner Galindo second the motion on a 5-0 vote.

COMMENTS: **Take the addition to a single gable in place of a double gable. Do not change the windows on the front façade from a single window configuration to a side by side double configuration.**

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.

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

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.

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

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.

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

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.

Matt Ates, Patrick Terry and Evan Thompson spoke in support of the proposed design. There were no speakers in opposition. The public hearing was closed on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 5-0 vote.

MOTION: follow staff recommendation to approve the sign without the exposed neon lighting on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 5-0 vote.

6. **NRD-2014-0034**
1504 Northwood Road – **POSTPONE TO August 25, 2014** so the applicant can complete zoning review.

MOTION: Post-pone the public hearing to August 25, 2014 on a motion by Commissioner Galindo. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote.

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.

MOTION: Post-pone the public hearing to August 25, 2014 on a motion by Commissioner Galindo. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote.

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.

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 Roberts second the motion on a 5-0 vote.

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.

David Jones and Marsha Topham spoke in support of the demolition. Sharron Howell originally signed to speak in opposition but spoke in support after finding out more information. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

MOTION: Support the staff recommendation to release the demolition permit on a motion by Commissioner Roberts. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote.

4. HDP-2014-0495

1109 Angelina Street

Proposal: Demolish 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.

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

MOTION: Release the permit in accordance with staff's recommendation and encourage the applicant to relocate the house over demolishing on a motion by Commissioner Roberts. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote.

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.

MOTION: Post-poner the public hearing to August 25, 2014 on a motion by Commissioner Galindo. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote.

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.

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 Roberts second the motion on a 5-0 vote.

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.

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 Roberts second the motion on a 5-0 vote.

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.

Don Garner spoke in support of relocation over demolition. Eric Thompson spoke in opposition to demolition and relocation. Tom Hatch provided clarifying comments to support relocation. The public hearing was closed on a motion by Commissioner Wolfenden-Guidry. Commissioner Galindo second the motion on a 5-0 vote.

MOTION: Postpone the public hearing to August 25, 2014 to allow staff to do additional research on a motion by Commissioner Myers. Commissioner Roberts second the motion on a 5-0 vote.

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.

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 Roberts second the motion on a 5-0 vote.

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.

MOTION: Post-pone the public hearing to August 25, 2014 on a motion by Commissioner Galindo. Commissioner Wolfenden-Guidry second the motion on a 5-0 vote.

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 : 9:52

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.

DRAFT