



HISTORIC LANDMARK COMMISSION
Monday, September 22, 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. August 25, 2014

III. BRIEFINGS

None

IV. PUBLIC HEARINGS

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

1. **C14H-2011-0002 – Routon-Alvarez-Lopez House**
809 E. 9th Street

Applicants: Mary Helen Lopez, Guadalupe Neighborhood Development Corporation

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. **C14H-1978-0035 – Jacoby-Pope Building**
200 E. 6th Street

Proposal: Construct rooftop deck awning covers.
Applicant: Sean O'Brien, Colina West
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Keep as minimal a profile as possible and use a standing seam roof for the covers.
Staff Recommendation: Approve as proposed.

**2. C14H-1974-0023 – French Legation
802 San Marcos Street**

Proposal: Repair the wood access ramp and repair/replace areas of wood rot and water damage on the water table and door jambs.
Applicant: Martha George Withers, director
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

**3. C14H-1995-0004 – Dozier-Beal House
1503 West Avenue**

Proposal: Replace the non-historic picture window on the south elevation with four 1:1 windows matching existing windows in the house.
Applicant: Doug Nissen, architect
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

**4. C14H-2009-0013 – Kappa Kappa Gamma House
2001 University Avenue**

Proposal: Remove existing one-story additions to the back of the house and construct a three-story addition in their place.
Applicant: John Rawlins, Good, Fulton & Farrell Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

**5. LHD-2014-0020 – 1115 W. 11th Street
Castle Hill**

Proposal: Construct a new house on a vacant lot.
Applicant: Dick Clark Architecture
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Split decision; no recommendation.
Staff Recommendation: Approve as proposed.

**6. LHD-2014-0024 – 4206 Avenue H
Hyde Park**

Proposal: Remove the existing entry hood and construct a pergola in its place; construct a new concrete porch and new front walk.
Applicant: Dason Whitsett, architect
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

7. **HDP-2014-0339 – 2100 E. 14th Street**
 Proposal: Preserve and restore the existing house; construct a rear addition and a detached secondary dwelling unit.
 Applicant: Newcastle Homes; Jamie Crawley, architect
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Committee Recommendation: Approve as proposed.
 Staff Recommendation: Approve as proposed.

8. **HDP-2014-0440 – 1008 E. 9th Street**
 Proposal: Preserve and restore the existing house; construct a rear addition. The applicant will be seeking historic landmark designation for this house.
 Applicant: Harris and Catherine O'Malley, owners; Jeff Krolicki, Dick Clark Architecture, architect
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Committee Recommendation: Approve as proposed.
 Staff Recommendation: Approve as proposed.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. **NRD-2014-0063**
1013 Gaston Avenue (Old West Austin)
 Proposal: Construct a two-story addition and reconfigure the front of the contributing house.
 Applicant: Hayley Partners
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Approve as proposed.

2. **NRD-2014-0068**
806 Patterson Avenue (West Line)
 Proposal: Demolish a ca. 1917 contributing house.
 Applicant: Greenbelt Homes
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Either postpone to October 27, 2014 under the Commission's 180-day demolition delay process, or release the permit upon completion of a City of Austin Documentation Package, and upon the Commission's review of plans for a replacement structure.

3. **NRD-2014-0078**
1631 Palma Plaza (Old West Austin) – POSTPONE TO OCTOBER 27, 2014 at the applicant's request.
 Proposal: Demolish a contributing house and construct a new house.
 Applicant: Morris Yates
 City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
 Staff Recommendation: Postpone to October 27, 2014 at the applicant's request.

4. **NRD-2014-0082**
1415 Westover Road (Old West Austin) – Postpone to October 27, 2014 to allow the applicant to complete zoning review.

Proposal: Construct a two-story addition.
Applicant: Cory Pomeroy
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to October 27, 2014

5. **NRD-2014-0084**
1208 W. 8th Street (West Line)
Proposal: Demolish a contributing house.
Applicant: Kris Owens
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Either postpone to October 27, 2014 under the Commission's 180-day demolition delay process, or release the permit upon completion of a City of Austin Documentation Package, and upon review of the plans for a new structure for the site.
6. **NRD-2014-0090**
1006 Elm Street (West Line)
Proposal: Demolish a non-contributing house and construct a new house.
Applicant: Homes by Park, Inc.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve with the recommendation that the applicant consider retaining the existing house, which while non-contributing due to age, is compatible with the historic district; if retaining the existing house will not work, then simplify the rooflines, locate the rooftop deck more towards the rear of the house, and simplify the siding patterns to make the new house more compatible with the contributing houses within the district.
7. **NRD-2014-0091**
3204 Bryker Drive (Old West Austin)
Proposal: Demolish a rear addition and the detached garage and construct a new two-story rear addition.
Applicant: Sophia Razzaque
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve with the recommendation that the front wall of the addition have more variation in detail or more fenestration to avoid the appearance of a large front-gabled blank wall from the street.
8. **NRD-2014-0096**
2321 Hartford Road (Old West Austin)
Proposal: Replace a second-story screened porch with an addition.
Applicant: Watermark Homes, Inc.
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed.
9. **NRD-2014-0097**
3302 Funston Street (Old West Austin) – POSTPONE TO OCTOBER 27, 2014 to allow the applicant to complete zoning review.
10. **NRD-2014-0098**
1717 Palma Plaza (West Line)

Proposal: Construct a new single family home.
Applicant: Steven Radke
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed.

11. NRD-2014-0100

500 E. 6th Street (Sixth Street)

Proposal: Construct a rooftop addition; replace windows.
Applicant: Ken Johnson, Michael Hsu Architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Set the rooftop activities, vegetation, and trees back from the parapet in accordance with the Architectural Design Guidelines for Sixth Street.

12. NRD-2014-0101

516 E. 6th Street (Sixth Street)

Proposal: Construct a deck over a parking lot.
Applicant: Steve Simon
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed.

13. NRD-2014-0102

1010 W. 10th Street (West Line)

Proposal: Construct a new multi-family condominium building.
Applicant: Joseph Boyle
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Approve as proposed with the recommendation to vary the planes of the building and consider a more traditional fenestration pattern to make the building more compatible with the historic character of the district.

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

1. HDP-2014-0704

915 W. 22nd Street

Proposal: Relocate a ca. 1915 house to Elroy, Texas.
Applicant: Warren Wellborn
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

2. HDP-2014-0716

83 Perdenales Street

Proposal: Demolish a ca. 1935 house.
Applicant: Troy DeFrates
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

3. HDP-2014-0770

1803 Singleton Avenue

Proposal: Demolish a ca. 1950 house.

Applicant: Andrew Ramirez

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

Staff Recommendation: Encourage relocation over demolition, but release the permit.

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

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

Postpone to October 27, 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 ACVB HERITAGE GRANTS

A. French Legation, 802 San Marcos Street

Proposed work: Repair wood access ramp, repair or replace areas of wood rot and water damage on the north elevation.

Requested amount: \$31,000

Grants Committee Recommendation: Approve for \$31,000.

NOTE: For backup material, please see the grant application under the Certificate of Appropriateness application at B.2 above.

VII. COMMITTEE REPORTS

A. Certificates of Appropriateness Review Committee

B. Operations Committee

C. Grants Committee

D. Preservation Plan Committee

VIII. 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 Kalan Contreras, Historic Preservation Office, 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, City Historic Preservation Officer, at 512-974-6454.