



**HISTORIC LANDMARK COMMISSION
MONDAY, November 15, 2021 – 6:00 PM**

MEETING WILL BE HELD IN PERSON AT CITY HALL

**Council Chambers
301 W. 2nd Street
Austin, TX 78701**

Some members of the Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>.

COMMISSION MEMBERS:

x Terri Myers, Chair
x Ben Heimsath, Vice Chair
x Anissa Castillo
x Witt Featherston
x Kevin Koch
x Carl Larosche

x Kelly Little
x Trey McWhorter
ab Blake Tollett
x Beth Valenzuela
ab Caroline Wright

AGENDA

CALL TO ORDER

CITIZEN COMMUNICATION: GENERAL

The first (10) speakers who register to speak no later than noon the day before the meeting will be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

1. APPROVAL OF MINUTES

A. October 25, 2021 – Offered for consent approval

MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

2. PRESENTATIONS, DISCUSSION, AND POSSIBLE ACTION

A. C14H-1982-0001-F – 916 Congress St. – Larmour, Jacob Block F update
Presenters: Eric Tyler

3. PUBLIC HEARINGS

A. Discussion and Possible Action on Applications for Historic Zoning, Discussion and Action on Applications for Historic District Zoning, and Requests to Consider Initiation of Historic Zoning Cases

A.1. C14H-2000-0005; HR-2021-103182 – 10621 Pioneer Farms Dr. – Consent postponement to December 17, 2021 Evangelical Lutheran Church Council District 1

Proposal: Commission-initiated historic zoning on the Evangelical Lutheran Church building when relocated to 10621 Pioneer Farms Dr.

Applicant: Mike Ward

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Postpone to allow the relocation to be completed.

MOTION: Postpone the public hearing indefinitely, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Myers seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

A.2. C14H-2000-0005; HR-2021-103182 – 13300 Dessau Rd. – Consent postponement to December 17, 2021 Evangelical Lutheran Church Council District 7

Proposal: Commission-initiated removal of historic zoning from the parcel from which the Evangelical Lutheran Church is being moved.

Applicant: Mike Ward

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Postpone to allow the relocation to be completed.

MOTION: Postpone the public hearing indefinitely, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Myers seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

A.3. PR-2021-139064 – 1601 Cedar Ave. – Discussion Council District 1

Proposal: Commission-initiated historic zoning.

Applicant: Garrett Hill

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Recommend historic zoning.

MOTION: Postpone the public hearing indefinitely to preserve the Commission's future ability to initiate and recommend historic zoning, and in light of the withdrawal of the demolition request, on a motion by Commissioner Koch. Commissioner Little seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

MOTION: Take item A.4 out of order, on a motion by Commissioner Larosche. Commissioner Myers seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

**A.4. DA-2021-132111 – 301 San Jacinto Street – Discussion
Council District 9**

Proposal: Commission-initiated historic zoning.

Applicant: Amanda Surman

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Recommend historic zoning.

Richard T. Suttle Jr. spoke in opposition of historic zoning. There were no speakers in favor.

MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Little seconded the motion. Vote: 9-0.

MOTION: Recommend historic zoning based on architecture, historical associations, and community value, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 9-0.

B. Discussion and Possible Action on Applications for Certificates of Appropriateness

**B.1. HR-2021-157034 – 3810 Duval St. – Discussion
Hyde Park Local Historic District
Council District 9**

Proposal: Construct additions to contributing house and noncontributing ADU.

Applicant: Michael Diani

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Consider postponement to the December 17, 2021 Historic Landmark Commission meeting and an invitation to the Architectural Review Committee.

Paul Carapetyah and Julia Spann spoke in favor of the project. Kathy Jackson spoke in opposition.

MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Myers seconded the motion. Vote: 8-0. Commissioner Featherston off the dais.

MOTION: Reopen and postpone the public hearing to December 17, 2021 with an invitation to the Architectural Review Committee, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote: 8-0-1. Commissioners Heimsath, Myers, Castillo, Koch, Larosche, Little,

McWhorter, and Valenzuela in favor. Commissioner Featherston abstains due to joining the dais late. The motion passes.

**B.2. HR-2021-148730 – 1600 Gaston Ave. – Discussion Postponement (indefinite postponement with application & permit withdrawn)
Davis House
Council District 9**

Proposal: Construct an addition and replace windows.

Applicant: Gina Andre

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: See staff report.

Gina Andre spoke in favor of the project. There were no speakers in opposition.

MOTION: Close public hearing, on a motion by Commissioner Larosche. Commissioner McWhorter seconded the motion. Vote: 9-0.

MOTION: Reopen and postpone the public hearing to December 17, 2021 with an invitation to the Architectural Review Committee, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 9-0.

**B.3. HR-2021-166282 – 807 Baylor St. – Consent postponement to December 17, 2021
Castle Hill Local Historic District
Council District 9**

Proposal: Rehabilitate residence and construct addition.

Applicant: Sam Gopel

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Grant the applicant's postponement request.

MOTION: Postpone the public hearing to December 17, 2021, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Myers seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

C. Discussion and Possible Action on Applications for Permits within National Register Districts

**C.1. HR-2021-154877 – 1411 Ethridge Ave. – Discussion (postponed October 25, 2021)
Old West Austin National Register District
Council District 9**

Proposal: Demolish a contributing house.

Applicant: Michael Whellan

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Consider initiating historic zoning. Should the Commission decide against initiation, require completion of a City of Austin Documentation Package prior to permit release.

Rebecca Burrisk requested indefinite postponement and offered to withdraw demolition permit as the property owner. There were no speakers in opposition.

MOTION: Close public hearing, on a motion by Commissioner Larosche. Commissioner Myers seconded the motion. Vote: 9-0.

MOTION: Reopen public hearing, on a motion by Commissioner Valenzuela. Commissioner McWhorter seconded the motion. Vote: 9-0.

MOTION: Postpone the public hearing indefinitely, on a motion by Commissioner Little. Commissioner Myers seconded the motion. Vote: 9-0.

C.2. HR-2021-151742 – 1519 W 32nd St. – Consent (postponed October 25, 2021)

**Old West Austin National Register District
Council District 10**

Proposal: Construct second-floor addition and replace windows, siding, porch.

Applicant: Ben Pruitt

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Committee Feedback: Retain historic material wherever possible. Set addition back. Rework dormers.

Staff Recommendation: Comment on and release plans.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

C.3. HR-2021-160884 – 2515 Harris Blvd. – Consent

**Old West Austin National Register District
Council District 9**

Proposal: Addition/remodel.

Applicant: Mitch Patterson

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Comment on and release plans.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

**C.4. HR-2021-160026 – 1012 Shelley Ave. – Consent
West Line National Register District
Council District 9**

Proposal: Demolish rear addition and detached garage; construct new rear addition and garage with accessory dwelling unit.

Applicant: Adam Mosier

City Staff: Elizabeth, Historic Preservation Office, 512-974-1264

Staff Recommendation: Comment on and release plans.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

**C.5. HR-2021-161222 – 1508 W. 29th St. – Consent
Old West Austin National Register District
Council District 10**

Proposal: Addition.

Applicant: Lindsay Shillington

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Comment on and release plans.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

**C.6. HR-2021-168400 – 504 Leland St. – Consent
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish existing one-story house and construct a two-story house.

Applicant: Brian Randall

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package. Comment on and release plans for new construction.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

**C.7. HR-2021-161990 – 514 Terrace Dr. – Consent
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Window replacement.

Applicant: Suzanne Marsaglia

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on and release plans.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

D. Discussion and Possible Action on Applications for Demolition or Relocation

D.1. PR-2021-087495 – 812 W. 12th St. – Consent postponement to December 17, 2021 (postponed October 25, 2021)

Council District 9

Proposal: Demolish a ca. 1946 commercial building.

Applicant: Neil Vickers

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Grant the applicant's postponement request.

MOTION: Postpone the public hearing indefinitely, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Myers seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

D.2. PR-2021-151456 – 3506 Duval St. – Consent (postponed October 25, 2021)

Council District 9

Proposal: Partially demolish a ca. 1934 house and construct a second-story and rear addition.

Applicant: Benjamin Formby

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Committee Feedback: Release the permit.

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

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

D.3. PR-2021-149935 – 2003 Hamilton Ave. – Consent Council District 1

Proposal: Partially demolish a ca. 1925 house.

Applicant: John Moreno

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Consider a less radical transformation of the front façade that would retain this house's contributing status in the potential College Heights Historic District, but otherwise release the permit upon completion of a City of Austin Documentation Package.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

**D.4. PR-2021-148307 – 2500 Rosewood Ave. – Discussion
Council District 1**

Proposal: Demolish a ca. 1948 house.

Applicant: James Legeai

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Postpone to December 17, 2021 to gather more information on Bert and Hazel Adams and to fully evaluate alternatives to demolition.

Mark Vornberg spoke in favor of the project. There were no speakers in opposition.

MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Little seconded the motion. Vote: 9-0.

MOTION: Postpone the public hearing to December 17, 2021, on a motion by Commissioner Little. Commissioner McWhorter seconded the motion. Vote: 9-0.

**D.5. PR-2021-155277 – 2412 Vista Ln. – Consent
Council District 10**

Proposal: Demolish a ca. 1947 house.

Applicant: Dave Kilpatrick

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

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

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

**D.6. PR-2021-156625 – 2003 Willow St. – Consent
Council District 3**

Proposal: Partially demolish and construct an addition to a ca. 1910 house.

Applicant: Michael Deere

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Release the permit.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

D.7. DA-2021-074501 & DA-2021-147611 – 211 W. Koenig Ln. – Consent Council District 4

Proposal: Demolish a ca. 1952-1960 church complex.

Applicant: Victoria Haase

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Encourage rehabilitation and adaptive re-use, but release the permits upon completion of a City of Austin Documentation Package.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

D.8. PR-2021-164123 – 1912 Tillotson Ave. – Consent Council District 1

Proposal: Demolish a ca. 1931 house.

Applicant: Jim Wittliff

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

D.9. PR-2021-160810 – 1007 Chicon St. – Consent Council District 1

Proposal: Demolish a ca. 1933 house.

Applicant: DAR Construction

City Staff: Steve Sadowsky, Historic Preservation Office, 512-974-6454

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

E. Discussion and Possible Action on Demolition by Neglect Cases

E.1. No items.

F. Discussion and Possible Action on Applications for Tax Abatement for Rehabilitation of Property in a Local Historic District

F.1. 607 Oakland Ave. – Consent

**Smoot Terrace Park Local Historic District
Council District 9**

Proposal: Tax abatement application for previously approved Certificate of Appropriateness

Applicant: Kefetew Selassie

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Approve tax abatement for eligible costs

MOTION: Approve the tax abatement in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

F.2. 508 E. Mary St. – Consent

**Mary Street Local Historic District
Council District 9**

Proposal: Tax abatement application for previously approved Certificate of Appropriateness

Applicant: Roger Fisher

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Approve tax abatement for eligible costs

MOTION: Approve the tax abatement in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 8-0, Commissioner Featherston off the dais.

4. COMMISSION AND STAFF ITEMS

A. Discussion and Possible Action on Committee Reports

A.1. Architectural Review Committee

A.2. Operations Committee

A.3. Grants Committee

A.4. Preservation Plan Committee

B. 2022 Meeting Dates

MOTION: Approve 2022 meeting dates, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 9-0.

C. Future Agenda Items

ADJOURNMENT – 8:05 PM, Motion by Commissioner Myers. Commissioner Koch seconded the motion. Vote: 9-0.

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 2 days (48 hours) before the meeting date. Please call the Historic Preservation Office at 512-974-3393 for additional information; TTY users route through Relay Texas at 711.

For more information on the Historic Landmark Commission, please contact Elizabeth Brummett, Manager, Historic Preservation Office, at 512-974-1264; Steve Sadowsky, Historic Preservation Officer, at 512-974-6454; Kalan Contreras, Senior Planner, at 512-974-2727; or Amber Allen, Historic Preservation Planner II, at 512-974-3393.

REGISTER TO SPEAK INSTRUCTIONS

Participants who wish to speak during the Public Hearing will be able to register at the meeting. A sign-in binder will be available on the limestone ledge as you enter Council Chambers 30 minutes prior to the meeting and will be closed at 6:00 PM when the meeting has started, so please arrive early if you wish to register to speak. In the binder, each agenda item will have its own speaker registration page with 3 sections. The first section is for the Applicant/Owner Team. The second and third sections will be for citizen comments, one for those who wish to speak in favor of the item, and the other for those who wish to speak in opposition to the item. If you do not sign-in to speak by the beginning of the meeting, then you will not be able to speak the duration of the meeting.

COVID 19 PROTOCOLS & REQUIREMENTS

Participants are required to wear masks while on City property and should observe social distancing. Disposable masks will be provided to anyone who is not wearing proper face coverings.

PARKING & VALIDATION

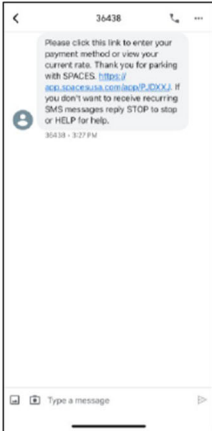
Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

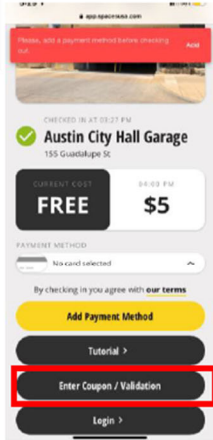
A second option will be to use a new touch-free parking process which allows drivers to enter the garage and park using their smartphones. This technology is phone number based, allowing drivers to call phone numbers that will be posted in the lanes to enter or exit. No app download is required. This video shows how the technology works. Note the video does not demonstrate the available coupon /code option, see attached document. Attached is a reference document that shows how a person can validate their parking using a QR code which will be displayed in chambers. *See additional information below.*

SPACES Parking Validation Process – QR Code

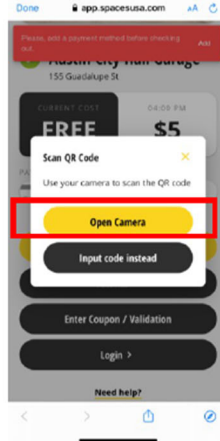
1. Click link in text message that SPACES sent.



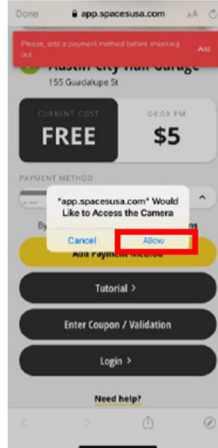
2. Click “Enter Coupon/Validation.”



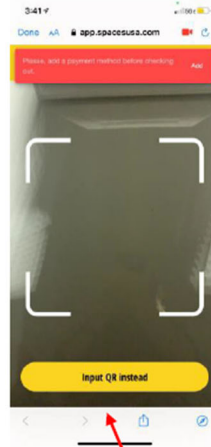
3. Click “Open Camera” from box that pops up.



4. Click “Allow.”



5. Camera will open with box.

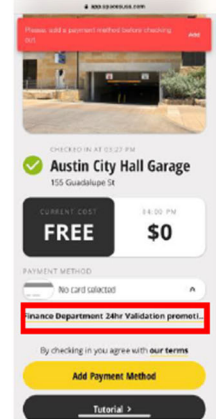


6. Point camera at QR code on display. It can take a few seconds to recognize. Parker may need to move their phone closer or farther away to get it to work.



Note: If QR code doesn't work, click "input QR instead" and type the number code that can be found below the QR code on the display.

7. Once it QR code is recognized, the camera will disappear. A 24-hour validation will appear on screen.



Validation is complete. Parker can head to garage and exit by calling the exit phone number. After exiting, they will get a text receipt.