



HISTORIC LANDMARK COMMISSION

MONDAY, January 24, 2022– 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
 ab Anissa Castillo
 x Witt Featherston
 x Kevin Koch
 x Carl Larosche

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

AGENDA

CALL TO ORDER

CITIZEN COMMUNICATION: GENERAL

The first (10) speakers who register to speak prior to the meeting will be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Mike McHone spoke.

1. APPROVAL OF MINUTES

December 17, 2021 – Offered for consent approval

MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion.
Vote: 9-0.

2. PRESENTATIONS, DISCUSSION, AND POSSIBLE ACTION

Consider nomination of Bradford Patterson for a three-year term on the Austin Economic Development Corporation (AEDC) board

MOTION: Renominate Bradford Patterson, on a motion by Commissioner Heimsath. Commissioner Larosche seconded the motion. Vote: 8-0. Commissioner Koch off the dias.

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. PR-2021-137925 – 1505 Forest Trl. – Discussion
Council District 10**

Proposal: Commission-initiated historic zoning.

Owner's Representative: Carolina Escamilla

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

Staff Recommendation: The house meets the criteria for landmark designation for its unique architecture, landscape features, and historical association with Charles E. Green, editor of the *Austin American-Statesman* for over 30 years; the commission may want to consider the character of Green's writings in determining whether to recommend historic zoning.

MOTION: Postpone the public hearing to February 28, 2022, on a motion by Commissioner Heimsath. Commissioner Tollett seconded the motion. Vote: 9-0.

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

**B.1. HR-2021-202819 – 2402 San Gabriel St. – Consent postponement to February 28, 2022
Rev. Jacob Fontaine Gold Dollar Building
Council District 9**

Proposal: Remove second-story balcony enclosure and roof.

Applicant: Natalia Lopez

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

Staff Recommendation: Postpone the case to February 28, 2022.

MOTION: Postpone the public hearing to February 28, 2022, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

B.2. Not used.

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

C.1. HR-2021-180207 – 906 E. 14th St. – Consent (postponed December 17,

2021)

Swedish Hill National Register District

Council District 1

Proposal: Addition/remodel.

Applicant: Oliver Shuttlesworth

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

Committee Feedback: Reduce plate height, consider rotating addition, reconsider cladding material, reconsider window configuration.

Staff Recommendation: Comment on and release the plans.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

C.2. HR-2021-193614 – 1808 W. 6th St. – Consent (postponed December 17, 2021)

West Line National Register District

Council District 1

Proposal: Construct eight condominium units.

Applicant: Jim Lindsey

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

Committee Feedback: Density and gabled roofs are compatible; brick is more often used as an accent material within the district; location at a major intersection makes more commercial-feeling design choices appropriate.

Staff Recommendation: Comment on and release new construction plans.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

**C.3. HR-2021-193601 – 201 Park Ln. – Pulled for Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing duplex.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation, but approve the demolition application upon completion of a City of Austin Documentation Package. The demolition permit may not be released until plans for new construction are reviewed by the Historic Landmark Commission.

Glen Bowman spoke in favor if the project. Clifton Ladd spoke in opposition of the project.

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

MOTION: Release the permit in accordance with staff recommendations, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote: 9-0.

**C.4. HR-2022-001198 – 804 Rutherford Pl. – Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing duplex and build new construction.

Applicant: Vance Cobb

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

Staff Recommendation: Consider postponement to the February 28, 2022 meeting of the Historic Landmark Commission to allow further research of the building's contribution to the historic development pattern on Rutherford Place. Should the Commission decide against postponement, comment on and release the plans and release the demolition permit upon completion of a City of Austin Documentation Package.

Clifton Ladd and Russell Lambrecht spoke in opposition of the project.
There were no speakers in favor.

MOTION: Postpone the public hearing to February 28, 2022, on a motion by Commissioner Larosche. Commissioner Heimsath seconded the motion. Vote: 9-0.

**C.5. HR-2021-200516 – 512 E. Monroe St. – Pulled for Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing house.

Applicant: Linda Sullivan

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but approve the application upon completion of a City of Austin Documentation Package. Plans for new construction must be reviewed by the Historic Landmark Commission prior to demolition permit release.

Ingrid Featherston and Sara Johnson spoke in favor of the project. John Trowbridge and Clifton Ladd spoke in opposition of the project.

MOTION: Postpone the public hearing to February 28, 2022 with an invitation to the Architectural Review Committee, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-0.

**C.6. HR-2021-207562 – 84 Rainey St. – Consent
Rainey Street National Register District
Council District 9**

Proposal: Relocate a contributing house.

Applicant: Amanda Swor

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

Committee Feedback: Relocation will impact integrity of location and setting but is preferable to demolition.

Staff Recommendation: Release the relocation permit.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

**C.7. HR-2021-200636 – 522 Congress Ave. – Pulled for Discussion
Congress Avenue Historic District
Council District 9**

Proposal: Sculpture installation.

Applicant: David Kahn & Todd Cruz

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

Staff Recommendation: Comment on and release the plans.

Sean O'Brien and Michele VouHyfte spoke in favor of the project. There were no speakers in opposition.

MOTION: Release the permit in accordance with the staff recommendation, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion. Vote: 6-3. Commissioners McWhorter, Heimsath, Featherston, Koch, Valenzuela, and Wright vote in favor. Commissioners Larosche, Tollett, and Myers vote in opposition/ The motion passes.

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

**D.1. PR-2021-191960 – 4528 Avenue F – Consent
Council District 9**

Proposal: Partially demolish a ca. 1930 building to construct a side addition. Partially demolish and remodel existing ADU. Add screens to existing front porch. Replace windows and door. Replace roof.

Applicant: William Totten

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

Staff Recommendation: Approve the application, encouraging the applicant to retain original windows at the main elevation.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

D.2. PR-2021-195456 – 1617 New York Ave. – Discussion

Council District 1

Proposal: Partially demolish and construct a one-story addition and a two-story addition to a ca. 1889-1910 building. Add a chimney.

Applicant: Holly Arthur

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

Staff Recommendation: Consider initiating historic zoning as recommended by the 2016 survey. Should the Commission choose not to initiate, encourage the applicant to relocate or omit the chimney and reduce the scale of the two-story addition, then release the permit upon completion of a City of Austin Documentation Package.

Holly Arthur spoke in favor of the project. There were no speakers in opposition.

MOTION: Initiate historic zoning based on architecture and historical associations, with an invitation to the Architectural Review Committee, on a motion by Commissioner Koch. Commissioner Heimsath seconded the motion. Vote: 9-0.

MOTION AMENDMENT: Resend initiation of historic zoning, on a motion by Commissioner Koch. Commissioner Heimsath does not accept the amendment. The motion amendment fails.

MOTION: Approve the Certificate of Appropriateness for the proposed project excluding the fireplace element, on a motion by Commissioner Heimsath. Commissioner Larosche seconds the motion. Vote 9-0.

D.3. PR-2021-176664 – 4608 Avenue H – Pulled for Discussion

Council District 9

Proposal: Demolish a ca. 1949 house.

Applicant: Daniel Fields & Greg Ruopp

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

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

Dan Fields spoke in favor of the project. Sam Ebriuq spoke in opposition of the project.

MOTION: Release the permit upon the completion of a City of Austin Documentation Package, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote: 9-0.

D.4. PR-2021-193617 – 1208 S. 5th St. – Consent

Council District 9

Proposal: Demolish a ca. 1946 house.

Applicant: DAR Construction

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
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 Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

**D.5. PR-2021-191341 – 3621 Windsor Rd. – Discussion
Council District 10**

Proposal: Demolish a ca. 1949 house and garage.

Applicant: Michael Gaudini

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

Staff Recommendation: Consider initiating historic zoning. Should the Commission decide against historic zoning, encourage adaptive reuse and rehabilitation or relocation, then release the demolition permit upon completion of a City of Austin Documentation Package.

Michael Whellan and Carolyn Harez spoke in favor of the project. There were no speakers in opposition.

MOTION: Close public hearing and release the permit upon the completion of a City of Austin Documentation Package, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-0.

**D.6. PR-2021-196484 – 904 Christopher St. – Consent
Council District 9**

Proposal: Demolish a ca. 1937 house and detached garage.

Applicant: Roy Jensen

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

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 Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

**D.7. PR-2021-200118 – 1709 Eva St. – Consent
Council District 9**

Proposal: Demolish a ca. 1912 house.

Applicant: James Legeai

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

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 Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

**D.8. PR-2021-002617 – 608 E. 41st St. – Consent
Council District 9**

Proposal: Replace windows, open enclosed front porch, remove chimney, replace roof, add dormer, remove decorative brackets, and construct a two-story addition to a ca. 1930 one-story house.

Applicant: Holly Arthur

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

Staff Recommendation: Approve the application upon completion of a City of Austin Documentation Package, encouraging the applicant to simplify the addition's roofline, push the addition back further from the existing roof ridge, omit the dormer at the main elevation, retain original decorative details and fenestration, and simplify the east elevation to appear more understated from Peck Avenue.

MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

**D.9. PR-2021-202292 – 607 E. 38th St. – Pulled for Discussion
Council District 9**

Proposal: Demolish a ca. 1935 duplex.

Applicant: Lisa Vela

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

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

Jorge Alzaga and George Gonzalez spoke in favor of the project. There were no speakers in opposition.

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

MOTION: Release the permit upon the completion of a City of Austin Documentation Package, on a motion by Commissioner Heimsath. Commissioner Tollett seconded the motion. Vote: 9-0.

**D.10. DA-2021-203008 – 307 E. 5th St. – Consent
Council District 9**

Proposal: Demolish a ca. 1920 commercial building.

Applicant: Kelly Wright & Stephen McPharlin

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264
Staff Recommendation: Encourage rehabilitation and adaptive reuse 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 Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

**D.11. DA-2021-203008 – 311 E. 5th St. – Consent
Council District 9**

Proposal: Demolish a ca. 1929 commercial building.
Applicant: Kelly Wright & Stephen McPharlin
City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264
Staff Recommendation: Encourage rehabilitation and adaptive reuse 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 Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

**D.12. PR-2021-204187 – 2809 French Pl. – Consent
Council District 9**

Proposal: Demolish a ca. 1954 house.
Applicant: Abraham Rothbaum
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse or relocation but approve the application 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 Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

**D.13. DA-2022-001289 – 1700 Lavaca St. – Discussion
Council District 9**

Proposal: Demolish a ca. 1883 commercial building.
Applicant: Leah Bojo
City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264
Staff Recommendation: Consider initiation of historic zoning based on architecture and historical associations with Haenel's Cash Store, an early and longstanding central Austin grocery. If the commission chooses not to initiate historic zoning, encourage rehabilitation and adaptive reuse but release the permit upon completion of a City of Austin Documentation Package.

Drew Raffaele spoke in favor of the project. There were no speakers in opposition.

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

MOTION: Release the permit upon the completion of a City of Austin Documentation Package, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote: 7-2. Commissioner Myers, Featherston, Koch, Larosche, Tollett, Valenzuela, and Wright vote in favor. Commissioners Heimsath and McWhorter vote in opposition. The motion passes.

**D.14. DA-2022-001274 – 1704 Lavaca St. – Consent
Council District 9**

Proposal: Demolish a ca. 1903 commercial building.

Applicant: Leah Bojo

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse 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 Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

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. No items.

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

MOTION: Extend the meeting to 10:30 PM, on a motion by Commissioner Koch. Commissioner Tollett seconded the motion. Vote: 6-3. Commissioners Myers, Heimsath, Koch, McWhorter, Tollett, and Wright vote in favor. Commissioners Larosche, Featherston, and Valenzuela vote in opposition. The motion passes.

a. Update on Preservation Plan Working Group

Presentation by Cara Bertron

b. Preparation of Historic Landmark Commission budget proposal

B. Hybrid meeting format

Future meetings will allow public comment in person or by phone

C. Future Agenda Items

ADJOURNMENT – 10:30 PM. 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; 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

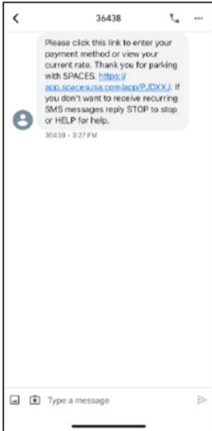
Parking is available at the City Hall parking garage and is free with validation.

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

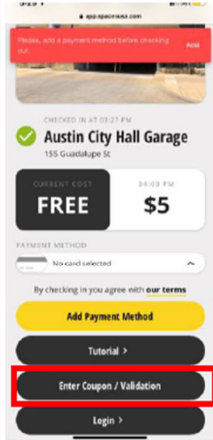
A second option will be to use a new touch-free parking process which allows drivers to enter the garage and park using their smartphones. This technology is phone number based, allowing drivers to call phone numbers that will be posted in the lanes to enter or exit. No app download is required. This 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

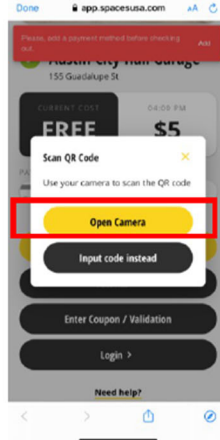
1. Click link in text message that SPACES sent.



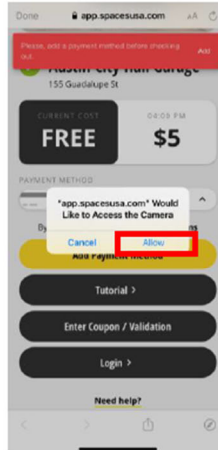
2. Click “Enter Coupon/Validation.”



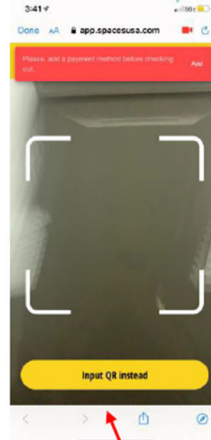
3. Click “Open Camera” from box that pops up.



4. Click “Allow.”



5. Camera will open with box.

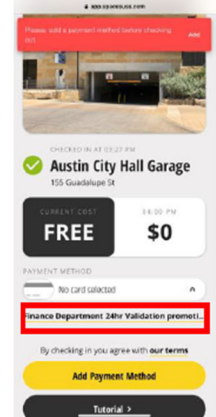


6. Point camera at QR code on display. It can take a few seconds to recognize. Parker may need to move their phone closer or farther away to get it to work.



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.