



**HISTORIC LANDMARK COMMISSION  
WEDNESDAY, June 1, 2022 – 6:00 PM  
CITY HALL - Council Chambers  
301 W. 2<sup>nd</sup> 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:**

☒ Terri Myers, Chair  
☒ Ben Heimsath, Vice Chair  
☒ Anissa Castillo  
☒ Witt Featherston  
☒ Kevin Koch

☒ Carl Larosche  
☒ Trey McWhorter  
☒ Blake Tollett  
☒ Beth Valenzuela  
☒ Caroline Wright

## **DRAFT MINUTES**

### **CALL TO ORDER**

#### **PUBLIC 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. May 4, 2022 – 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: 10-0.**

#### **2. BRIEFINGS**

- A. No items.

#### **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-2021-195456 – 1617 New York Ave. – Discussion (postponed May 4, 2022)**

#### **Council District 1**

Proposal: Commission-initiated historic zoning.

Owner's agent: Holly Arthur

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

Committee Feedback: Relocate the chimney to avoid disrupting the existing gable end and window. Retain the historic-age window for later replacement.

Staff Recommendation: Should the Commission choose not to recommend historic zoning against the owner's wishes, encourage the applicant to implement Committee feedback, then release the permit.

Holly Arthur spoke in opposition to historic zoning. There were no speakers in favor.

**MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote: 10-0.**

**MOTION: Approve the project and withdraw historic zoning initiation. Release the application upon the completion of a City of Austin Documentation Package, on a motion by Commissioner Heimsath. Commissioner Larosche seconded the motion. Vote: 10-0.**

### **A.2. PR-2022-014784 – 1403 E. Cesar Chavez St. – Discussion (postponed May 4, 2022)**

#### **Council District 3**

Proposal: Commission-initiated historic zoning.

Owner's agent: Robert Abbott

City Staff: Kimberly Collins, Historic Preservation Office, 512-978-1801

Staff Recommendation: Recommend historic zoning per 2016 East Austin survey results. Should the Commission decide against recommendation, release the demolition permit upon completion of a City of Austin Documentation Package.

Victoria Haase, Brad Harrison, Ross Anders, Andy Wilkinson, and Jerry Garcia spoke in opposition to historic zoning. There were no speakers in favor.

**MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 10-0.**

**MOTION: Recommend historic zoning based on architectural significance and historical associations, on a motion by Commissioner Koch. Commissioner Myers seconded the motion. Vote: 10-0.**

**A.3. PR-2022-033331 – 902 E. 7<sup>th</sup> St. – Discussion  
Council District 1**

Proposal: Commission-initiated historic zoning.

Applicant: Francisco Resendiz

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

Staff Recommendation: Recommend historic zoning per 2016 East Austin survey results. Should the Commission decide against recommendation, release the relocation permit upon completion of a City of Austin Documentation Package.

Premal Amin, Nic Castillo, and Francisco Resendez spoke in opposition to historic zoning. There were no speakers in favor.

**MOTION: Close public hearing, on a motion by Commissioner Koch.  
Commissioner Featherston seconded the motion. Vote: 10-0.**

**MOTION: Recommend historic zoning based on architectural significance  
and historical associations, on a motion by Commissioner Koch.  
Commissioner Myers seconded the motion. Vote: 10-0.**

**A.4. DA-2022-040962 – 310-312 Colorado St. – Discussion  
Council District 9**

Proposal: Commission-initiated historic zoning.

Applicant: Michele Lynch

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

Staff Recommendation: Do not recommend historic zoning. Consider indefinite postponement or release of the demolition permit upon completion of a City of Austin Documentation Package.

Titus Parkes, David Byers, Garry Brown, Miriam Conner, Daniela Silva, Paula Kothamn, Meghan King, and Daniel Ronan spoke in favor of historic zoning. David Ott, Michelle Lynch, Daniel Kavelman, Jessica Cohen, and Alex Stedman spoke in opposition of historic zoning.

**MOTION: Take items A.4, A.5, A.6, and A.7 together, on a motion by  
Commissioner Heimsath. Commissioner Koch seconded the motion. Vote:  
10-0.**

**MOTION: Keep public hearing open and indefinitely postpone, on a  
motion by Commissioner Koch. Commissioner Featherston seconded the  
motion. Vote 10-0.**

**MOTION AMENDMENT: With the original motion – Invite the applicant  
to attend a meeting of the Architectural Review Committee when  
submitting for Site Plan Review, amendment proposed by Commissioner  
Heimsath, Commissioner Larosche accepts. Vote: 10-0.**

**A.5. DA-2022-040962 – 316-318 Colorado St./201-209 W. 4<sup>th</sup> St. – Discussion  
Council District 9**

Proposal: Commission-initiated historic zoning.

Applicant: Michele Lynch  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: In consideration of the applicant's commitment to retain the building façade at 201-209 W. 4<sup>th</sup> St., postpone indefinitely or release the associated permits upon completion of a City of Austin Documentation Package.

**Item taken together with A.4, A.5, A.6, and A.7.**

**A.6. DA-2022-040962 – 211 W. 4<sup>th</sup> St. – Discussion  
Council District 9**

Proposal: Commission-initiated historic zoning.

Applicant: Michele Lynch

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

Staff Recommendation: In consideration of the applicant's commitment to retain the building façade, postpone indefinitely or release the associated permits upon completion of a City of Austin Documentation Package.

**Item taken together with A.4, A.5, A.6, and A.7.**

**A.7. DA-2022-040962 – 213 W. 4<sup>th</sup> St. – Discussion  
Council District 9**

Proposal: Commission-initiated historic zoning.

Applicant: Michele Lynch

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

Staff Recommendation: In consideration of the applicant's commitment to retain the building façade, postpone indefinitely or release the associated permits upon completion of a City of Austin Documentation Package.

**Item taken together with A.4, A.5, A.6, and A.7.**

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

**B.1. HR-2022-064555 – 4402 Speedway – Applicant requested postponement  
Hyde Park Local Historic District  
Council District 9**

Proposal: Addition/remodel and demo & new construction of rear accessory structure.

Applicant: Will Mitchell and Christopher Balli

City Staff: Kimberly Collins, Historic Preservation Office, 512-978-1801

Staff Recommendation: Grant applicant-requested postponement.

**MOTION: Postpone the public hearing to July 6, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**B.2. HR-2022-065858 – 504 E. 5<sup>th</sup> St. – Pulled for Discussion  
Old Depot Hotel**

**Council District 9**

Proposal: Exterior work.

Applicant: Tere O'Connell

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

Committee Feedback: Provide more images of Phase 2 site planning to explore relationship of adjacent new construction with historic building and with streetscape.

Staff Recommendation: Concur with Committee feedback and request that applicant confirm mortar composition with laboratory testing prior to repair. Approve the application.

Tere O'Connell spoke in favor of the project. There were no speakers in opposition.

**MOTION: Close the public hearing and approve Phase 1 of the project with a required 8-foot encroachment design revision, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote 9-1-0. Commissioner Wright recused herself from this item.**

**B.3. HR-2022-062618 – 1100 E. 8<sup>th</sup> St. – Pulled for Discussion**

**Lindemann House**

**Council District 1**

Proposal: Window replacement.

Applicant: Amanda Wahlstrom

City Staff: Kimberly Collins, Historic Preservation Office, 512-978-1801

Staff Recommendation: Approve the application but encourage the applicant to repair, rather than replace, any original windows at front and sides of house or where visible from the street. Consider approval of rear window replacement with door. Should the Commission allow replacement, encourage the applicant to keep and store the existing window so that the alteration may be reversed in the future.

Renee Godinez spoke in favor of the project. There were no speakers in opposition.

**MOTION: Close public hearing, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote: 10-0.**

**MOTION: Postpone and reopen the public hearing to July 6, 2022, with a request for the applicant to provide additional information, on a motion by Commissioner Wright. Commissioner Koch seconded the motion. Vote: 10-0.**

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

**C.1. HR-2021-154877 – 1411 Ethridge Ave. – Discussion (postponed May 4, 2022)**

**Old West Austin National Register District**

**Council District 10**

Proposal: Demolish a contributing building.

Applicant: Rebecca Burrisk

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

Staff Recommendation: Consider initiating historic zoning. Should the Commission decide against initiation over owner objection, require completion of a City of Austin Documentation Package prior to permit release. New construction in National Register districts must be reviewed by the Commission prior to release of the demolition permit.

Melissa Villasenor-Dye spoke in favor of the project. There were no speakers in opposition.

**MOTION: Close public hearing, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**MOTION: Release the demolition permit upon the completion of a City of Austin Documentation Package, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 10-0.**

**C.2. HR-2022-001198 – 804 Rutherford Pl. – Consent (postponed May 4, 2022)**

**Travis Heights – Fairview Park National Register District  
Council District 9**

Proposal: Convert duplex to single-family house and remodel exterior. Construct a rear addition, pool, and pool-house.

Applicant: Nash Garrison

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

Staff Recommendation: Comment on and release the plans, strongly encouraging the applicant to retain and repair existing brick at the main façade, to retain and repair existing trim and hood at front door and replace vents in-kind, or to retain the historic materials on-site for future restoration if removal is necessary.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**C.3. PR-2021-200516 – 512 E. Monroe St. – Applicant-requested postponement (postponed May 4, 2022)**

**Travis Heights – Fairview Park National Register District  
Council District 9**

Proposal: Demolish a contributing building and build new construction.

Applicant: Linda Sullivan

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

Staff Recommendation: Grant the applicant's postponement request to July 6, 2022.

**MOTION: Postpone the public hearing to July 6, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**C.4. HR-2022-016431 – 1803 Kenwood Ave. – Pulled for Discussion (postponed May 4, 2022)**

**Travis Heights – Fairview Park National Register District Council District 9**

Proposal: Demolish a circa 1937 single-story residence.

Applicant: Ben Goudy

City Staff: Kimberly Collins, Historic Preservation Office, 512-978-1801

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

Ben Goudy spoke in favor of the project. Melanie Martinez, Susan Armstrong Fisher, and Paula Kothman spoke in opposition.

**MOTION: Extend the meeting to 10:30 PM, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote 9-1. Commissioner Larosche opposes the motion. The motion passes.**

**MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0.**

**MOTION: Release the demolition permit upon the completion of a City of Austin Documentation Package, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 10-0.**

**C.5. PR-2022-002404 – 1315 & 1317 Newning Ave. – Applicant requested postponement (postponed May 4, 2022)**

**Travis Heights – Fairview Park National Register District Council District 9**

Proposal: Demolish a contributing building.

Applicant: Jorden Russell & Ricca Keepers

City Staff: Kimberly Collins, Historic Preservation Office, 512-978-1801

Staff Recommendation: Grant the applicant requested postponement to July 6<sup>th</sup>, 2022 HLC and extend invitation to ARC.

**MOTION: Postpone the public hearing to July 6, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**C.6. HR-2022-026102 – 1205 Alta Vista Ave. – Pulled for Discussion (postponed May 4, 2022)**

**Travis Heights – Fairview Park National Register District Council District 9**

Proposal: Demolish a contributing building and build new construction.

Applicant: Christopher Zuniga

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Approve the demolition application upon completion of a City of Austin Documentation Package. Comment on and release new construction plans.

Melanie Martinez and Susan Armstrong Fisher spoke in opposition of the project. There were no speakers in favor.

**MOTION: Close public hearing, on a motion by Commissioner Larosche. Commissioner Castillo seconded the motion. Vote: 10-0.**

**MOTION: Postpone and reopen the public hearing to July 6, 2022, on a motion by Commissioner Heimsath. Commissioner Larosche seconded the motion. Vote: 10-0.**

**C.7. PR-2022-051261 – 906 Maufrais St. – Consent  
West Line National Register District  
Council District 9**

Proposal: Build new ADU.

Applicant: Roy Jensen

City Staff: Andrew Rice, Historic Preservation Office, 512-974-1686

Staff Recommendation: Comment on and release the plans.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**C.8. PR-2022-057196 – 1406 Alta Vista Ave. – Consent  
Travis Heights – Fairview Park National Register District  
Council District 9**

Proposal: New construction

Applicant: Richard Weiss

City Staff: Andrew Rice, Historic Preservation Office, 512-974-1686

Staff Recommendation: Comment on and release the plans.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**C.9. PR-2022-059926 – 3104 Harris Blvd. – Consent  
Old West Austin National Register District  
Council District 10**

Proposal: Demolish a contributing building and build new construction.

Applicant: Stuart Sampley

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

Staff Recommendation: Approve the demolition application upon

completion of a City of Austin Documentation Package. Comment on and release plans for new construction.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**C.10. PR-2022-051491 – 1810 Mohle Dr. – Consent  
Old West Austin National Register District  
Council District 10**

Proposal: Demolish a contributing building.

Applicant: DAR Construction

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

Staff Recommendation: Approve the demolition permit upon completion of a City of Austin Documentation Package. Demolition permits in National Register Historic Districts may not be released prior to Historic Landmark Commission review of new construction plans.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**C.11. PR-2022-001195 – 1407 Hartford Rd. – Consent  
Old West Austin National Register District  
Council District 10**

Proposal: Window replacement.

Applicant: Suzanne Marsaglia

City Staff: Andrew Rice, Historic Preservation Office, 512-978-1686

Staff Recommendation: If associations with the Granville family are not found to be sufficient evidence to support initiating historic zoning, comment on and release the application.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**C.12. PR-2022-065334 – 1909 Kenwood Ave. – Pulled for Discussion  
Travis Heights – Fairview Park National Register District  
Council District 9**

Proposal: Build new construction.

Applicant: Chris Krager

City Staff: Kimberly Collins, Historic Preservation Office, 512-978-1801

Staff Recommendation: Comment on and release the plans upon completion of a City of Austin Documentation Package.

Chris Krager spoke in favor of the project. Francesco Passanti, David Prado, Sage White, Richard Kilmer, and Susan Armstrong Fisher spoke in opposition.

**MOTION: Extend the meeting to 10:45 PM, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote 10-0.**

**MOTION: Postpone and keep the public hearing open to July 6, 2022, with an invitation to the Architectural Review Committee, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion. Vote: 8-2. Commissioners Koch and Featherston oppose the motion. The motion passes.**

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

**D.1. PR-2022-032448 – 2002 Scenic Dr. – Discussion (postponed May 4, 2022)  
Council District 10**

Proposal: Demolish a ca. 1929 house.

Applicant: Stephen Hawkins

City Staff: Kimberly Collins, Historic Preservation Office, 512-978-1801

Staff Recommendation: Consider initiating historic zoning. Should the Commission decide against initiation over owner objection, require completion of a City of Austin Documentation Package prior to permit release. Should the Commission decide against initiation, approve the application upon receipt of a City of Austin Documentation Package.

Eran Montoya, Ryan Perstac, Michael Whellan, and Michael Gaudini spoke in favor of the project. David Brown and Meghan King spoke in opposition.

**MOTION: Extend the meeting to 11:00 PM, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote 10-0.**

**MOTION: Extend the meeting to 11:15 PM, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote 10-0.**

**MOTION: Extend the meeting to 11:30 PM, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote 10-0.**

**MOTION: Close public hearing, on a motion by Commissioner Tollett. Commissioner Featherston seconded the motion. Vote: 10-0.**

**MOTION: Reopen the public hearing and initiate historic zoning based on architecture and historical associations, on a motion by Commissioner Tollett. Commissioner Myers seconded the motion. Vote: 9-1-0. Commissioner Featherston abstained from the vote. The motion passes.**

**D.2. SP-2020-0297C – 1100 E. 5<sup>th</sup> St. – Discussion (postponed May 4, 2022)  
Council District 3**

Proposal: Demolish a ca. 1948 Quonset hut.

Applicant: Cristina Cordoba

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: If the Commission feels that the warehouse's associations are individually significant, along with its clear architectural merit, consider initiation of historic zoning. Should the Commission decide against initiation, approve the application upon receipt of a City of Austin Documentation Package.

Richard Suttle spoke in favor of the project. There were no speakers in opposition.

**MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 10-0.**

**MOTION: Release the demolition permit upon the completion of a City of Austin Documentation Package, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 10-0.**

**D.3. PR-2022-053331 – 707 W. Slaughter Ln. – Consent  
Council District 5**

Proposal: Demolish a ca. 1971 structure.

Applicant: Rodney Bennett

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

Staff Recommendation: Approve the demolition application upon completion of a City of Austin Documentation Package.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**D.4. PR-2022-062570 – 814 E. 45<sup>th</sup> St. – Consent  
Council District 9**

Proposal: Demolish a ca. 1939 structure.

Applicant: Sonny Delgado

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

Staff Recommendation: Approve the demolition application upon completion of a City of Austin Documentation Package.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**D.5. PR-2022-062642 – 1704 Newton St. – Consent  
Council District 9**

Proposal: Demolish a ca. 1941 structure.

Applicant: Roy Jensen

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

Staff Recommendation: Approve the demolition application upon completion of a City of Austin Documentation Package.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.**

**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**

**B. Commissioner Summer Training**

**C. Future Agenda Items**

**ADJOURNMENT – 11:29 PM, on a motion by Commissioner Tollett. Commissioner McWhorter seconded the motion. Vote 10-0.**

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 Kalan Contreras, Senior Planner, at 512-974-2727; Kimberly Collins, Senior Planner, 512-978-1801; or Amber Allen, Historic Preservation Planner II, at 512-974-3393.