

DRAFT



HISTORIC LANDMARK COMMISSION
WEDNESDAY, July 6, 2022 – 6:00 PM
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:

<u> </u> x Terri Myers, Chair	<u> </u> ab Harmony Grogan
<u> </u> x Ben Heimsath, Vice Chair	<u> </u> x Trey McWhorter
<u> </u> x Anissa Castillo	<u> </u> x Blake Tollett
<u> </u> x Witt Featherston	<u> </u> x Beth Valenzuela
<u> </u> x Kevin Koch	<u> </u> x Caroline Wright
<u> </u> x Carl Larosche	

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. June 1, 2022 – Offered for consent approval

MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote: 10-0.

2. BRIEFINGS

A. 80 Chicon St. – Proposed Demolition
Presenter: Kalan Contreras

B. Equity-Based Historic Preservation Plan
Presenter: Cara Bertron

- C. **Preservation Austin**
Presenter: Meghan King

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-2022-0078 – 813 Park Blvd. – Discussion
Council District 9**

Proposal: Owner-initiated historic zoning.

Owner's agent: Lori Martin

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

Staff Recommendation: Staff recommends the proposed zoning change from family residence (SF-3) – conditional overlay (CO) – neighborhood plan (NP) to family residence (SF-3) – conditional overlay (CO) – neighborhood plan (NP) – historic landmark (H) combining district zoning.

Lori Martin spoke in favor of historic zoning. There were no speakers in opposition.

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

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

A.2. **C14H-2022-0073 – 1122 Colorado St. – Discussion
Council District 9**

Proposal: Owner-initiated historic zoning.

Owner's agent: Brian Evans

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

Staff Recommendation: Staff recommends the proposed zoning change from Central Business District (CBD) zoning to Central Business District – Historic Landmark (CBD-H) combining district zoning.

Brian Evans spoke in opposition of 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: Recommend historic zoning based on architectural significance and historical associations, on a motion by Commissioner Heimsath.
Commissioner Larosche seconded the motion. Vote: 10-0.**

**A.3. PR-2022-032448 – 2002 Scenic Dr. – Discussion
Council District 10**

Proposal: Commission-initiated historic zoning.

Applicant: Stephen Hawkins

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

Staff Recommendation: Staff recommends the proposed zoning change from family residence – neighborhood plan (SF-3-NP) zoning to family residence – historic landmark – neighborhood plan (SF-3-H-NP) combining district zoning. Should the Commission decide against recommendation over owner objection, require completion of a City of Austin Documentation Package prior to permit release.

Lisa Gilbert and David Brown spoke in favor of historic zoning. Will Cardwell, Eran Montoya, Dennis Duffy, April Romero Brown, Ryan Perstac, Michael J. Gaudini, and Michael J. Whellan all spoke in opposition.

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

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

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

B.1. HR-2022-064555 – 4402 Speedway – Discussion (postponed June 1, 2022)

**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: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Encourage the applicant to repair, rather than replacing, fenestration at main elevation. Consider referral to the Architectural Review Committee.

Francois levy spoke in favor of the project. There were no speakers in opposition.

Commissioner Featherston off the dais.

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

MOTION: Invite to the Architectural Review Committee and direct staff for administrative approval upon review of revisions., on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote: 9-0.

B.2. HR-2022-062618 – 1100 E. 8th St. – Consent (postponed June 1, 2022)

Lindemann House

Council District 1

Proposal: Window replacement.

Applicant: Amanda Wahlstrom

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

Staff Recommendation: Request that the applicant retain the rear window to be removed on-site for replacement in the future, then approve the application. The applicant has amended the proposal to be more sensitive to the building's historic fabric.

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

B.3. HR-2022-084104 – 6301 Bluff Springs Rd. – Discussion Postponement

Sebron Sneed House

Council District 2

Proposal: New construction.

Applicant: Christi Mueck

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

Staff Recommendation: Postpone the public hearing to August 3, 2022, to allow the applicant time to obtain the observation report and recommendation discussed in provided correspondence from 2015, and to investigate the feasibility of archaeological monitoring.

Ryan Malooly spoke in opposition of postponement. There were no speakers in favor.

MOTION: Postpone and keep the public hearing open to August 3, 2022, with an invitation to the Architectural Review Committee, on a motion by Commissioner Heimsath. Commissioner Larosche seconded the motion. Vote: 10-0.

B.4. HR-2022-068314 – 1802 Lavaca St. – Consent

McDonald-McGowan House

Council District 9

Proposal: Demolish rear brick wall.

Applicant: Lezlie Tram Le

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

Staff Recommendation: Approve the application. The applicant has provided information that shows the wall was constructed in the 1970s.

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

B.5. HR-2022-084176 – 1119 E. 11th St. – Consent

Thomas Family Home

Council District 1

Proposal: Renovation.

Applicant: Henry Ho

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

Staff Recommendation: Approve the application. The applicant has amended the plans to implement Committee feedback.

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

B.6. HR-2022-084089 – 1108 W. 9th St. – Consent

Brass-Goddard House

Council District 9

Proposal: Addition/remodel.

Applicant: Mitch Peterson

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

Staff Recommendation: Approve the application for the addition, garage/guesthouse modifications, and repairs, concurring with Committee feedback. The applicant has amended the plans to implement Committee feedback.

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

B.7. HR-2022-075037 – 3909 Avenue G – Discussion

Hildreth-Flanagan-Heierman House

Council District 9

Proposal: Pool.

Applicant: Jovanne Bernal

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

Staff Recommendation: Refer the application to the Architectural Review Committee if the Commission feels that the pool and associated sitework compromise its integrity.

Janet Salazar and Jovanne Bernal spoke in favor of the project. There were no speakers in opposition.

MOTION: Postpone and keep the public hearing open to August 3, 2022, with an invitation to the Architectural Review Committee, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion. Vote: 9-0.

**B.8. HR-2022-084891 – 510 Baylor St. – Pulled for Discussion
Raymond-Morley House
Council District 9**

Proposal: Addition/remodel and rehabilitation.

Applicant: Donna Carter

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

Staff Recommendation: Approve the application on the condition that shingles, rather than standing-seam metal, are used for the roof replacement, and request that the applicant provide mortar analysis documentation and paint swatches.

Donna Carter spoke in favor of the project. There were no speakers in opposition.

Commissioner Featherston returns to dais. Commissioner Valenzuela off the dais.

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

MOTION: Approve the application with comments from staff and Commissioner Wright, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 9-0.

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

**C.1. PR-2021-200516 – 512 E. Monroe St. – Applicant-requested postponement (postponed June 1, 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.

MOTION: Postpone the public hearing to August 3, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0.

**C.2. PR-2022-002404 – 1315 & 1317 Newning Ave. – Pulled for Discussion (postponed June 1, 2022)
Travis Heights – Fairview Park National Register District**

Council District 9

Proposal: Demolish a contributing building.

Applicant: Jorden Russell & Ricca Keepers

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.

Ricca Keepers, Natalie Roper spoke in favor of the project. Clifton Ladd, Paula Kothmann, Susan Armstrong Fisher spoke in opposition.

Commissioner Valenzuela returns to the dais.

MOTION: Postpone the public hearing to August 3, 2022, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

C.3. HR-2022-026102 – 1205 Alta Vista Ave. – Pulled for Discussion (postponed June 1, 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.

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

MOTION: Postpone the public hearing to August 3, 2022, on a motion by Commissioner Heimsath. Commissioner Featherston seconded the motion. Vote: 10-0.

C.4. HR-2022-065334 – 1909 Kenwood Ave. – Pulled for Discussion (postponed June 1, 2022)

Travis Heights – Fairview Park National Register District Council District 9

Proposal: Build new construction.

Applicant: Chris Krager

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

Staff Recommendation: Comment on and release the plans.

Daniel Dunigan spoke in favor of the project. Paula Kothmann, Francero Passanti, Richard Kilmer, and Mislarah Benet spoke in opposition.

Extend the meeting to 10:30 PM. Vote 10-0.

MOTION: Close public hearing, on a motion by Commissioner Valenzuela. Commissioner Heimsath seconded the motion. Vote: 10-0.

MOTION: Release the drawings, on a motion by Commissioner Featherston. Commissioner Koch seconded the motion. Vote: 7-3. Commissioners Myers, Heimsath, and Castillo in opposition. The motion passes.

**C.5. HR-2022-070860 – 407 E. Monroe St. – Pulled for Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing garage and build new construction.

Applicant: Oam Parkash

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 new construction plans.

Eva Kanash spoke in favor of the project. Clifton Ladd spoke in opposition.

MOTION: Postpone and keep the public hearing open to August 3, 2022, with an invitation to the Architectural Review Committee, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0.

**C.6. HR-2022-065802 – 1017 Reagan Ter. – Consent
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Addition/remodel.

Applicant: Vanessa Francis

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

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 Koch. Commissioner Larosche seconded the motion. Vote: 10-0.

**C.7. HR-2022-067914 – 2107 Brackenridge St. – Pulled for Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing building and build new construction.

Applicant: Roy Jensen

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. Comment on plans.

Sudan Armstrong Fisher spoke in opposition of the project. There were no speakers in favor.

Extend the meeting to 10:45 PM. Vote 10-0.

MOTION: Postpone and keep the public hearing open to August 3, 2022, with an invitation to the Architectural Review Committee, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

**C.8. HR-2022-084158 – 1510 Pease Rd. – Consent
Old West Austin National Register District
Council District 10**

Proposal: New construction.

Applicant: Jason McNair

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

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 Koch. Commissioner Larosche seconded the motion. Vote: 10-0.

**C.9. HR-2022-084153 – 1512 Pease Rd. – Consent
Old West Austin National Register District
Council District 10**

Proposal: Demolish a contributing building and build new construction.

Applicant: Jason McNair

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 new construction plans.

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

**C.10. HR-2022-084150 – 1706 Alta Vista Ave. – Consent
Travis Heights – Fairview Park National Register District
(noncontributing)
Council District 9**

Proposal: New construction.

Applicant: Jason McNair

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

Staff Recommendation: Comment on and release plans.

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

**C.11. HR-2022-084107 – 1004 Spence St. – Pulled for Discussion
Willow-Spence National Register District
Council District 3**

Proposal: Demolish an ADU and build new construction.

Applicant: Carissa Slater

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

Staff Recommendation: Comment on and release the plans. Approve the demolition permit.

Becky Jeane and the property owner 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: 10-0.

MOTION: Release the drawings, on a motion by Commissioner Koch. Commissioner Myers seconded the motion. Vote: 10-0.

**C.12. HR-2022-084067 – 3001 Oakmont Blvd. – Consent
Old West Austin National Register District (noncontributing)
Council District 10**

Proposal: Demolish an ADU and build new construction.

Applicant: Jennifer Young

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. Comment on plans.

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

**C.13. HR-2022-084095 – 1616 Northumberland Rd. – Consent
Old West Austin National Register District
Council District 10**

Proposal: New construction.

Applicant: Janel Davis

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

Staff Recommendation: Comment on and release plans.

MOTION: Postpone the public hearing to August 3, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0.

**C.14. HR-2022-084934 – 1609 Mohle Dr. – Consent
Old West Austin National Register District
Council District 10**

Proposal: Relocation of a contributing building and build new construction.

Applicant: Christine Hirt

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 Koch. Commissioner Larosche seconded the motion. Vote: 10-0.

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

**D.1. PR-2022-066309 – 908 E 13th St. – Discussion
Council District 1**

Proposal: Partially demolish a ca. 1920 house.

Applicant: Jay Bolsega

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

Staff Recommendation: Consider initiating historic zoning. Should the Commission decide against initiation, encourage applicant to consider a 2-story addition instead of a 3-story addition, then release the permit upon completion of a City of Austin Documentation package.

Joshua Brunsman 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, and invite to the Architectural Review Committee, on a motion by Commissioner Heimsath. Commissioner Larosche seconded the motion. Vote: 10-0.

**D.2. PR-2022-0776600 – 1400 Garden St. – Discussion
Council District 3**

Proposal: Partially demolish a ca. 1893 house.

Applicant: Lisa Vela

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

Staff Recommendation: Consider initiation of historic zoning. Should the Commission decide against initiation, encourage applicant to retain the house's main elevation as-is, then release the permit upon completion of a City of Austin Documentation Package.

Katie Stevens spoke in favor of the project. There were no speakers in opposition.

Extend the meeting to 11:00 PM. Vote 10-0.

Commissioner Featherston off dais.

MOTION: Postpone and keep the public hearing open to August 3, 2022, with an invitation to the Architectural Review Committee, on a motion by Commissioner Koch. Commissioner Myers seconded the motion. Vote: 9-0.

**D.3. PR-2022-077197 – 1601 Cedar Ave. – Pulled for Discussion
Council District 1**

Proposal: Partially demolish a ca. 1914 house.

Applicant: Darius Heads

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

Staff Recommendation: Encourage applicant to reconsider enclosing the front porch and widening window openings, then release the permit upon completion of a City of Austin Documentation Package.

MOTION: Postpone and keep the public hearing open to August 3, 2022, with an invitation to the Architectural Review Committee, on a motion by Commissioner Heimsath. Commissioner Koch 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. 4203 Speedway – Consent
Hyde Park Local Historic District
Council District 9**

Proposal: Tax abatement application

Applicant: Madison Inselmann

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

Staff Recommendation: Approve the abatement.

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

**F.2. 807 Baylor St. – Consent
Castle Hill Local Historic District
Council District 9**

Proposal: Tax abatement application

Applicant: Tere O’Connell

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

Staff Recommendation: Approve the abatement.

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

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. Approve Annual Report

MOTION: Approve the Annual Report, on a motion by Commissioner Tollett. Commissioner Heimsath seconded the motion. Vote: 9-0.

C. Future Agenda Items

ADJOURNMENT – 10:56 PM on a motion by Commissioner Koch, Commissioner Larosche second 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 Kalan Contreras, Senior Planner, at 512-974-2727; or Amber Allen, Historic Preservation Planner II, at 512-974-3393.