



**HISTORIC LANDMARK COMMISSION  
WEDNESDAY, October 5, 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>.

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely and will be allowed up to three minutes to provide their comments. **Registration no later than noon the day before the meeting is required for remote participation by telephone.** To register to speak remotely, email [preservation@austintexas.gov](mailto:preservation@austintexas.gov) or call Amber Allen at (512) 974-3393.

**COMMISSION MEMBERS:**

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

\_\_\_\_\_ Harmony Grogan  
\_\_\_\_\_ Trey McWhorter  
\_\_\_\_\_ Blake Tollett  
\_\_\_\_\_ Beth Valenzuela  
\_\_\_\_\_ Caroline Wright

## **AGENDA**

### **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.

### **APPROVAL OF MINUTES**

1. **September 7, 2022** – Offered for consent approval

## **BRIEFINGS**

2. **308-314/316 Congress Avenue**  
Presenter: Michael Whellan

## **PUBLIC HEARINGS/DISCUSSION AND POSSIBLE ACTION**

### **Historic Landmark and Local Historic District Applications**

3. **HR-2022-084104 – 6301 Bluff Springs Rd. – Applicant requested postponement Council District 2**  
Proposal: New construction (Postponed September 7, 2022)  
Applicant: Christi Mueck  
City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801  
Staff Recommendation: Staff recommends extending the applicant postponement for 3 months to the January 2023 HLC meeting to allow time for the applicant to bring the requested materials from the August HLC meeting of a Preservation Plan containing the following elements: a professional engineering report with stabilization recommendations and implementation program, a professional archaeological assessment/report, including an acceptable plan for monitoring of the ruins, a field study of the Site with the likelihood of adverse effects on known or possible unknown resources on the site, including any need for exploratory testing, monitoring, or mitigation if historic resources or remains may be unearthed during construction.
4. **HR-2022-060641 – 800 Edgecliff Ter. – Applicant requested postponement Helena and Robert Ziller House Council District 9**  
Proposal: New construction of a therapy pool house (Postponed September 7, 2022)  
Applicant: Pam Kostas  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Grant the Applicant's request and postpone the public hearing to November 2, 2022.
5. **HR-2022-119336 – 900 Blanco St./1202 W. 9<sup>th</sup> St./901 Shelley Ave. – Applicant requested postponement Castle Hill Local Historic District Council District 9**  
Proposal: Addition/remodel (Postponed September 7, 2022)  
Applicant: Tyler Rush  
City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801  
Staff Recommendation: Grant the Applicant's request and postpone the public hearing to November 2, 2022.
6. **HR-2022-122453 – 115 E. 5<sup>th</sup> St. – Consent Heierman House Council District 9**

Proposal: Addition/demolition/alteration (Postponed September 7, 2022)

Applicant: Richard Garrod

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: Approve the application with the following conditions: the top addition be of a lighter color that resembles the Frost tower parking structure behind it and that any recommendations advised by the THC due to the RTHL status be followed.

**7. HR-2022-096727 – 606 E. 3<sup>rd</sup> St./1005 Lydia St. – Discussion**

**Robertson-Stuart Mair Local Historic District**

**Council District 1**

Proposal: Relocation of home into historic district

Applicant: Travis Young

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: Consider initiating historic landmark zoning. If the Commission chooses not to initiate landmark zoning, encourage rehabilitation and adaptive reuse, but approve the relocation, and release the permit upon completion of a City of Austin

Documentation Package

**8. HR-2022-135906 – 404 Atlanta St. – Consent**

**Charles Johnson House/American Legion Building**

**Council District 10**

Proposal: Partial demolition/addition

Applicant: Peter Dick

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: Approve the plans with the following conditions in accordance with the Texas Historic Commission's Project Review letter dated September 11, 2022: the elevator addition shall be structurally independent and not tied into the historic structure, for application directly in contact with the historic building's limestone masonry, use a type N mortar mix (see THC letter for specific mix ratios), provide for the installation of expansion/control joint material to separate the new elevation addition from the historic building to allow the greatest level of reversibility possible. Additionally, the owner is encouraged to salvage and store appropriately the two 6:6 double-hung wood sash windows planned for removal to allow for future re-use.

**9. HR-2022-137075 – 3952 Berkman Dr. – Consent**

**Mueller Control Tower**

**Council District 9**

Proposal: Addition/landscape project

Applicant: Ilse Frank

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

Staff Recommendation: Approve the application, concurring with Committee feedback.

**10. HR-2022-137402 – 609 Baylor St. – Consent**

**Castle Hill Local Historic District**

**Council District 9**

Proposal: New construction ADU and pool

Applicant: Sydney Steadman

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

Staff Recommendation: Approve the application, concurring with Committee feedback. The applicant has amended the design to implement Committee feedback.

**11. HR-2022-137410 – 4001 Avenue C – Discussion**

**Mary Lowry House**

**Council District 9**

Proposal: Demolish a garage and construct new ADU

Applicant: Sergey Belov

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

Staff Recommendation: Approve the pre-revision design or refer to the Architectural Review Committee for more feedback on the new design.

**12. HR-2022-137425 – 3909 Avenue G – Consent**

**Flanagan-Heierman House**

**Council District 9**

Proposal: Window replacement

Applicant: Charles Melanson

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

Staff Recommendation: Approve the application, concurring with Committee feedback.

**National Register District Permit Applications**

**13. PR-2021-200516 – 512 E. Monroe St. – Applicant-Requested Postponement**

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

**Council District 9**

Proposal: Demolish a contributing house and build new construction (postponed September 7, 2022)

Applicant: Linda Sullivan

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

Staff Recommendation: Grant the Applicant's request and postpone the public hearing to November 2, 2022.

**14. PR-2022-002404 – 1315 & 1317 Newning Ave. – Applicant requested Postponement**

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

**Council District 9**

Proposal: Demolish a contributing building. (postponed September 7, 2022)

Applicant: Natalie Roper

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: Grant the Applicant's request and postpone the public hearing to November 2, 2022.

**15. HR-2022-119952 – 1618 Palma Plz. – Consent**

**Old West Austin National Register District (noncontributing)**

**Council District 9**

Proposal: Revised new construction of previously approved project

Applicant: Randy Chupik

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: Comment on and release the plans.

- 16. HR-2022-130288 – 1205 Bickler Rd. – Consent**  
**Travis Heights – Fairview Park National Register District**  
**Council District 9**  
Proposal: Addition/remodel  
Applicant: Christopher Clifton  
City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801  
Staff Recommendation: Comment on and release the plans
- 17. HR-2022-130284 – 2112 Clifton St. – Consent**  
**Travis Heights – Fairview Park National Register District**  
**Council District 9**  
Proposal: Addition/remodel  
Applicant: Nick Mehl  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Comment on and release the plans.
- 18. PR-2022-117676 – 2706 Wooldridge Dr. – Discussion**  
**Old West Austin National Register District**  
**Council District 10**  
Proposal: Demolition of a contributing property  
Applicant: DAR Construction  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: If the Commission feels that the historical associations with the Joseph family are sufficient for designation, consider initiation of historic zoning.  
Otherwise, strongly encourage adaptive reuse, but release the demolition permit upon receipt of a City of Austin Documentation Package.
- 19. HR-2022-136135 – 1515 Mohle Dr. – Consent**  
**Old West Austin National Register District**  
**Council District 10**  
Proposal: Demolish a contributing structure circa 1938 and build new construction  
Applicant: Rodney Bennett  
City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801  
Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, comment on the new construction plans, and release the permit upon completion of a City of Austin Documentation Package.
- 20. HR-2022-132714 – 1810 Mohle Dr. – Consent**  
**Old West Austin National Register District**  
**Council District 10**  
Proposal: New construction  
Applicant: Todd Chessher  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Comment on and release the plans.
- 21. HR-2022-133067 – 1201 Canterbury St. – Consent**

**Willow-Spence National Register District**

**Council District 3**

Proposal: New construction ADU

Applicant: Jessica Braun

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

Staff Recommendation: Comment on and release the plans.

**22. SB-2022-135187 – 900 Congress Ave. – Discussion**

**Congress Avenue National Register District**

**Council District 9**

Proposal: Signage

Applicant: Danny Woods

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

Staff Recommendation: Consider the proposed new sign's visual impact when compared with the existing non-compliant signage. Should the Commission allow the second sign, approve the application upon the condition that the proposed sign's size be reduced.

**Demolition and Relocation Permit Applications**

**23. PR-2022-092566 – 4008 N. Lamar Blvd. – Discussion**

**Council District 10**

Proposal: Demolition of a ca. 1926 house (postponed September 7, 2022)

Applicant: Todd Cruz

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

Staff Recommendation: No action.

**24. PR-2022-102410 – 1721 E. 38<sup>th</sup> St. – Administratively Approved**

**Council District 9**

**25. DA-2022-122913 – 1800 Guadalupe St. – Applicant-Requested Postponement**

**Council District 9**

Proposal: Demolition of a residential structure.

Applicant: Augustine Verrengia

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: Grant the Applicant's request and postpone the public hearing to November 2, 2022.

**26. PR-2022-118744 – 1905 Tillotson Ave. – Consent**

**Council District 1**

Proposal: Demolition of a ca. 1918 house.

Applicant: Lisa Vela

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

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

**27. PR-2022-129297 – 4513 Avenue B – Unit 2 – Consent**

**Council District 9**

Proposal: Demolition of a rear ADUs.

Applicant: Jeremy Vincik

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

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

**28. PR-2022-130978 – 2711 Manor Rd. – Consent**

**Council District 1**

Proposal: Demolition of a ca. 1930 house and detached garage.

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.

**29. PR-2022-130994 – 2713 Manor Rd. – Consent**

**Council District 1**

Proposal: Demolition of a ca. 1947 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.

**30. PR-2022-130934 – 2715 Manor Rd. – Consent**

**Council District 1**

Proposal: Demolish a duplex moved onto the lot in 1959 from 1401 Congress Ave.

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.

**31. PR-2022-123716 – 608 E. 3<sup>rd</sup> St. – Discussion**

**Council District 9**

Proposal: Demolition of a ca. 1880 house.

Applicant: Travis Young

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: Consider initiating historic landmark zoning. If the Commission chooses not to initiate landmark zoning, encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**32. PR-2022-129227 – 2106 Matthews Dr. – Consent**

**Council District 10**

Proposal: Demolition of a ca. 1946 house.

Applicant: Tisha Ritta

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.

**33. PR-2022-134255 – 605 E. 47<sup>th</sup> St. – Consent  
Council District 9**

Proposal: Demolition of a ca. 1942 house.

Applicant: Ricca Keepers

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

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

**34. PR-2022-134604 – 118 Lightsey Rd. – Administratively Approved  
Council District 9**

**STAFF DISCUSSION AND POSSIBLE ACTION**

**35. 2023 Historic Landmark Commission Meeting Schedule**

**COMMITTEE UPDATES**

**36. Architectural Review Committee – Updates from previous meeting.**

**37. Operations Committee – Future meeting to be scheduled.**

**38. Grants Committee – Future meeting to be scheduled.**

**39. Preservation Plan Committee – Updates from previous meeting.**

**FUTURE AGENDA ITEMS**

No items.

**ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 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, at 512-974-1801; or Amber Allen, Historic Preservation Planner II, at 512-974-3393.