



**HISTORIC LANDMARK COMMISSION  
WEDNESDAY, September 7, 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:**

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

       **x** Harmony Grogan  
       **ab** Trey McWhorter  
       **ab** Blake Tollett  
       **x** Beth Valenzuela  
       **x** Caroline Wright

**APPROVED 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.

Meghan King gave an update from Preservation Austin about upcoming events and opportunities.

**APPROVAL OF MINUTES**

1. **August 3, 2022** – Offered for consent approval

**Commissioners Castillo and Valenzuela arrive later in the meeting.**

**MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

## **BRIEFINGS**

### **2. Equity-Based Preservation Plan**

Presenter: Cara Bertron

### **3. Historic Design Standards**

Presenter: Cara Bertron

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

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

#### **4. HR-2022-084104 – 6301 Bluff Springs Rd. – Applicant requested postponement Sebron Sneed House Council District 2**

Proposal: New construction (Postponed August 3, 2022)

Applicant: Christi Mueck

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

Staff Recommendation: Grant the applicant's postponement request to the next HLC meeting on October 5, 2022 to allow additional time for the applicant to bring the Commission the materials requested at the August 3<sup>rd</sup>, 2022 meeting: 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.

**MOTION: Postpone the public hearing to October 5, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

#### **5. HR-2022-060641 – 800 Edgecliff Ter. – Consent Postponement Helena and Robert Ziller House Council District 9**

Proposal: New construction of a therapy pool house

Applicant: Pam Kostas

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

Staff Recommendation: Postpone the public hearing to October 5, 2022. Notification sent in error.

**MOTION: Postpone the public hearing to October 5, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

#### **6. HR-2022-110246 – 2711 Nueces St. – Consent ZTA Sorority House Council District 9**

Proposal: Addition/remodel

Applicant: Creighton Hoover

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

Staff Recommendation: Approve the application, encouraging the applicant to step the addition in 1' on each side to enhance differentiation and to ensure that new concrete ramps and porches do not adversely affect the historic foundation, skirting, and/or exterior cladding where old and new elements meet.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**7. HR-2022-119928 – 1208 Inks Ave. – Consent**

**Stuart House**

**Council District 1**

Proposal: Roof work

Applicant: Mary Kleypas

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

Staff Recommendation: Approval of the roof replacement with any of the following materials: in-kind composition shingles, wooden shake shingles, or metal shingles that mimic the look of wooden shingles. If possible, solar panels should be mounted flush to the pitch of the roof and match the roof material in color to reduce visibility.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**8. 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

Applicant: Tyler Rush

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

Staff Recommendation: Staff recommends postponement to the October 5, 2022 Historic Landmark Commission meeting and extending an invitation to attend the next Architectural Review Committee Meeting.

**MOTION: Postpone the public hearing to October 5, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**9. HR-2022-122453 – 115 E. 5<sup>th</sup> St. – Applicant-Requested Postponement**

**Heierman House**

**Council District 9**

Proposal: Addition/demolition/alteration

Applicant: Richard Garrod

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

Staff Recommendation: Postpone to the October 5, 2022 meeting and extend an additional invitation to the Architectural Review Committee providing time for the applicant to contact the Texas Historical Commission-Division of Architecture since this is a Recorded Texas Historic Landmark (RTHL), and the Austin History Center for further research on the 1890 appearance, and to prepare a 3D rendering of any rooftop addition as viewable from street level.

**MOTION: Postpone the public hearing to October 5, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

#### **National Register District Permit Applications**

**10. 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 August 3, 2022)

Applicant: Linda Sullivan

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

Staff Recommendation: Grant the applicant's postponement request to the October 5, 2022 meeting.

**MOTION: Postpone the public hearing to October 5, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**11. 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 August 3, 2022)

Applicant: Natalie Roper

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

Staff Recommendation: Grant the applicant's request and postpone to the October 5, 2022 meeting.

**MOTION: Postpone the public hearing to October 5, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**12. HR-2022-067914 – 2107 Brackenridge St. – Consent  
Travis Heights – Fairview Park National Register District  
Council District 9**

Proposal: Demolish a contributing building and build new construction (postponed August 3, 2022)

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.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**13. HR-2022-098161 – 1804 Brackenridge St. – Application Withdrawn  
Travis Heights – Fairview Park National Register District**

**14. HR-2022-112041 – 2110 Kenwood Ave. – Consent  
Travis Heights – Fairview Park National Register District  
Council District 9**

Proposal: New construction of an accessory dwelling unit (ADU)

Applicant: Erik Gonzalez

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

Staff Recommendation: Approve the application as submitted with the suggestion that the window design of the ADU references the Ranch Style windows of the primary house where possible on the East elevation.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**15. PR-2022-106735 – 1200 Marshall Ln. – Consent  
West Line National Register District  
Council District 9**

Proposal: Demolish a contributing house.

Applicant: Amanda Hendrix

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

Staff Recommendation: Approve the application upon completion of a City of Austin Documentation Package. Historic Landmark Commission review of new construction plans is required prior to demolition permit release within National Register Historic Districts.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**16. HR-2022-119946 – 1206 Marshall Ln. – Consent  
West Line National Register District  
Council District 9**

Proposal: Demolish a contributing house and build new construction

Applicant: Victoria Haase

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 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 Featherston seconded the motion. Vote: 6-0.**

**17. PR-2022-120739 – 314 Le Grande Ave. – Consent  
Travis Heights – Fairview Park National Register District  
Council District 9**

Proposal: Demolish a contributing house. No new construction is proposed for the lot.

Applicant: DAR Construction

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.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**18. HR-2022-120509 – 3104 Oakmont Blvd. – Consent  
Old West Austin National Register District  
Council District 10**

Proposal: Demolish a contributing house and build new construction

Applicant: Taylor Steed

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 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 Featherston seconded the motion. Vote: 6-0.**

**Demolition and Relocation Permit Applications**

**19. PR-2022-092566 – 4008 N. Lamar Blvd. – Discussion Postponement  
Council District 10**

Proposal: Demolition of a ca. 1926 house (postponed August 3, 2022)

Applicant: Todd Cruz

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

Staff Recommendation: No action.

**MOTION: Postpone the public hearing to the October 5, 2022 meeting, on a motion by Commissioner Koch. Commissioner Heimsath seconded the motion. Vote: 6-0.**

**20. PR-2022-102410 – 1721 E. 38<sup>th</sup> St. – Consent Postponement  
Council District 9**

Proposal: Demolition of a ca. 1947 house.

Applicant: Lisa Vela

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

Staff Recommendation: Postpone the public hearing to October 5, 2022 due to system notification error.

**MOTION: Postpone the public hearing to October 5, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**21. PR-2022-104592 – 1007 W. Milton St. – Consent Postponement  
Council District 9**

Proposal: Partial demolition of a ca. 1930 house.

Applicant: Tisha Ritta

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

Staff Recommendation: Postpone the public hearing to October 5, 2022 due to system notification error.

**MOTION: Postpone the public hearing to October 5, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**22. PR-2022-107099 – 3107 Perry Ln. – Consent  
Council District 10**

Proposal: Demolition of a ca. 1952 house.

Applicant: Ricca Keepers

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

Staff Recommendation: Encourage adaptive reuse but release the demolition permit 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 Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**23. PR-2022-104288 – 1010 Springdale Rd. – Consent  
Council District 3**

Proposal: Demolition of a ca. 1939 house.

Applicant: Jason Hauck

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 Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**24. PR-2022-110570 – 2505 Indian Trl. – Consent  
Council District 10**

Proposal: Demolition of a ca. 1938 house.

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 Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**25. PR-2022-114407 – 707 Huerta St. –Consent  
Council District 3**

Proposal: Demolition of a house moved onto the lot in 1952.

Applicant: Taylor Jackson

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

Staff Recommendation: Encourage adaptive reuse, then relocation over demolition, but release the demolition permit 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 Koch. Commissioner Featherston seconded the motion. Vote: 6-0.**

**26. PR-2022-116243 – 1810 Dexter St. – Discussion  
Council District 5**

Proposal: Demolition of a ca. 1953 house built by A. D. Stenger.

Applicant: Andre Desnoyers

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

Staff Recommendation: Consider whether the home's architecture and associations are sufficient to initiate historic zoning on the property. Should the Commission decide against initiation, encourage adaptive reuse but release the demolition permit upon completion of a City of Austin Documentation Package.

Nic Andreani spoke in favor of the project. There were no speakers in opposition.

**Commissioners Castillo joins the dais.**

**MOTION: Close the public hearing, on a motion by Commissioner Featherston. Commissioner Koch seconds the motion. Vote 7-0.**

**MOTION: Release the application in accordance with staff recommendations, on a motion by Commissioner Heimsath. Commissioner Featherston seconds the motion. Vote 7-0.**

**COMMITTEE UPDATES**

- 27.** Architectural Review Committee – Updates from previous meeting.
- 28.** Operations Committee – Future meeting to be scheduled.
- 29.** Grants Committee – Future meeting to be scheduled and current vacancies.



30. Preservation Plan Committee – Updates from previous meeting.

**FUTURE AGENDA ITEMS**

No items.

**ADJOURNMENT – 7:34 PM on a motion by Commissioner Koch, Commissioner Grogan second the motion. Vote 7-0.**

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, at 512-974-1801; or Amber Allen, Historic Preservation Planner II, at 512-974-3393.

**The minutes were approved at the October 5, 2022 meeting on Commissioner Larosche's motion, Commissioner Koch second on a 9-0 vote.**