



**HISTORIC LANDMARK COMMISSION
WEDNESDAY, November 2, 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>.

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 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. **October 5, 2022** – Offered for consent approval

BRIEFINGS

2. Palm District plan

Presenter: Mark Walters

PUBLIC HEARINGS/DISCUSSION AND POSSIBLE ACTION

Historic Zoning Applications

3. C14H-2022-0139 – 2311 Woodlawn Blvd. – Discussion

The Felts-Moss House

Council District 10

Proposal: Owner-initiated historic zoning

Applicant: John Pieratt

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

Staff Recommendation: Recommend historic zoning.

Historic Landmark and Local Historic District Applications

4. HR-2022-119336 – 900 Blanco St./1202 W. 9th St./901 Shelley Ave. – Consent

Castle Hill Local Historic District

Council District 9

Proposal: Addition/remodel (Postponed October 5, 2022)

Applicant: Tyler Rush

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

Staff Recommendation: Staff recommends approval of the plans with the following conditions: notes are added to the plans that the carriage house is moved under structural engineer supervision via lifting and rotating the structure, not deconstruction and rebuild; and if there is significant deterioration found resulting in the need for deviance from the approved plans that the case return to the Historic Landmark Commission for approval.

5. HR-2022-122453 – 115 E. 5th St. – Discussion

Heierman House

Council District 9

Proposal: Addition/demolition/alteration (Postponed October 5, 2022)

Applicant: Richard Garrod

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

Staff Recommendation: Staff recommends that the Commission postpone the application to allow time for the following conditions to be met which also align with recommendations from the Texas Historical Commission: that the rooftop addition is lowered from 16' in height to 12-13' and integration of an alternate design that does not require the demolition of a large portion of the rear elevation.

6. HR-2022-060641 – 800 Edgecliff Ter. – Consent

Helena and Robert Ziller House

Council District 9

Proposal: New construction of a therapy pool house (Postponed October 5, 2022)

Applicant: Pam Kostas

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

Staff Recommendation: Approve the application. The applicant has amended the design to incorporate Committee feedback, and the new building does not appear to significantly affect the viewshed to the main house.

**7. HR-2022-096727 – 606 E. 3rd St./1005 Lydia St. – Applicant-Requested Postponement
Robertson-Stuart Mair Local Historic District
Council District 1**

Proposal: Relocation of home into historic district (Postponed October 5, 2022)

Applicant: Douglas Manchester

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

Staff Recommendation: Grant the applicant's postponement request to December 14, 2022

**8. HR-2022-138071 – 1606 Niles Rd. – Applicant-Requested Postponement
Pease Mansion
Council District 10**

Proposal: Addition/remodel

Applicant: Emily Little; John Hallock

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

Staff Recommendation: Grant the applicant's postponement request to December 14, 2022.

**9. HR-2022-152852 – 4308 Duval St. – Discussion
Hyde Park Local Historic District
Council District 9**

Proposal: Addition/remodel

Applicant: Joshua Carel

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

Staff Recommendation: Either refer the application to the Architectural Review Committee or approve the application with the exclusion of the cupola.

**10. HR-2022-155777 – 706 Oakland Ave. – Discussion
Webster House
Council District 9**

Proposal: Addition/remodel

Applicant: Emily Kettlewell

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

Staff Recommendation: Postpone to December 14th, 2022, to provide time for the applicant to document and provide plans aligned with Citywide Design Standards. The revised plans should include retaining historic windows and doors that have 50% or more of their wood or metal sash members intact. This may be documented via a historic window and door inventory provided to Staff, along with spec details of any replacement windows.

**11. HR-2022-155542 – 1409 Newning Ave. – Discussion
Brass-Milam House
Council District 9**

Proposal: New front door/entry

Applicant: Amanda Cochran-McCall

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

Staff Recommendation: Postpone and extend an invitation to the next Architectural Review Committee to allow the applicant time to propose an alternate design that more closely complies with Citywide Design Guidelines for local historic landmarks.

12. HR-2022-156155 – 811 W. Live Oak St. – Consent

Green Pastures

Council District 3

Proposal: Relocation/partial demolition/exterior work

Applicant: Hanna Ward

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

Staff Recommendation: Approved the plans as submitted

13. HR-2022-156160 – 316 Congress Ave. – Discussion

W. B. Smith Building

Council District 9

Proposal: 3rd & Congress Project

Applicant: Michael Whellan

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

Staff Recommendation: Postpone to December 14th, 2022 and refer to the next upcoming Architectural Review Committee meeting to allow the applicant time to provide additional materials, including elevations and material details, and to refine the design to better comply with the Citywide Historic Design Standards.

National Register District Permit Applications

14. 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 October 5, 2022)

Applicant: Linda Sullivan

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

Staff Recommendation: Grant the applicant's postponement request to December 14, 2022.

15. 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 October 5, 2022)

Applicant: Natalie Roper

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

Staff Recommendation: Grant the applicant requested postponement to December 14th, 2022.

16. HR-2022-146276 – 1506 W. 32nd St. – Consent

Old West Austin National Register District

Council District 10

Proposal: Demolish a contributing structure and build new construction

Applicant: Sean Guess

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 and release plans for new construction or consider referral to the Architectural Review Committee.

**17. HR-2022-152876 – 2512 Wooldridge Dr. – Consent
Old West Austin National Register District
Council District 10**

Proposal: Demolish a contributing structure and build new construction
Applicant: Linda Sullivan
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Release the demolition permit and comment on plans.

**18. PR-2022-144178 – 1006 Eason St. – Consent
West Line National Register District
Council District 9**

Proposal: Demolish a contributing structure
Applicant: Dustin Johnson
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-1801
Staff Recommendation: New construction in National Register districts requires Historic Landmark Commission review prior to demolition permit release.

**19. HR-2022-152804 – 201 Park Ln. – Consent
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: New construction
Applicant: Glen Boehm
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Concur with Committee feedback. Comment on and release plans.

**20. HR-2022-152879 – 1020 Spence St. – Discussion
Willow-Spence National Register District
Council District 3**

Proposal: Partial demolition and addition to contributing structure
Applicant: Christopher Myers
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Invite the applicant to the next meeting of the Architectural Review Committee. While the proposed addition is somewhat compatible, proposed changes to the main house would preclude future designation and render the building noncontributing to the National Register district and any future local district.

**21. HR-2022-155521 – 1907 Kenwood Ave. – Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing structure and build new construction
Applicant: Brianna Nixon
City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: Staff recommends that the Commission postpone the application to the December 14th, 2022, HLC meeting to allow time for the applicant to consider an alternative design that does not include the demolition of the original structure and allows the applicant to take advantage of historic tax credits. If the Commission chooses not to postpone, encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

- 22. HR-2022-155536 – 1407 Alta Vista Ave. – Consent**
Travis Heights – Fairview Park National Register District
Council District 9
Proposal: Addition/remodel + new construction ADU
Applicant: Joey Gallahan
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans and release the permit upon receipt of a City of Austin Documentation Package.
- 23. HR-2022-155175 – 1414 Westover Rd. – Consent**
Old West Austin National Register District
Council District 10
Proposal: Construct new garage
Applicant: Douglas Powell
City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801
Staff Recommendation: Comment on and release the plans.
- 24. HR-2022-155454 – 210 W. 6th St. – Consent**
Sixth Street National Register District
Council District 9
Proposal: Exterior work
Applicant: Paul Bielamowicz
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on and release plans, requesting that the applicant consider the following amendments to the plan: do not replace original glazing where intact, and choose replacement glazing that matches original where needed; do not use replacement glazing that appears reflective, tinted, or otherwise incompatible with the historic building; carefully disassemble and store portions of the steel windows at north elevations removed for door installation for potential future rehabilitation or reconstruction.
- 25. HR-2022-156152 – 2212 E. Windsor Rd. – Consent**
Old West Austin National Register District
Council District 10
Proposal: Addition/remodel
Applicant: Carissa Slater
City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801
Staff Recommendation: Comment on and release the plans.
- 26. HR-2022-156263 – 308 Congress Ave. – Discussion**
Congress Avenue National Register Building
Council District 9

Proposal: 3rd & Congress Project

Applicant: Michael Whellan

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

Staff Recommendation: Postpone to December 14th, 2022 and refer to the next upcoming Architectural Review Committee meeting to allow the applicant time to provide additional materials, including elevations and material details, and to refine the design to better comply with the Citywide Historic Design Standards.

27. HR-2022-156268 – 314 Congress Ave. – Discussion

Congress Avenue National Register Building

Council District 9

Proposal: 3rd & Congress Project

Applicant: Michael Whellan

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

Staff Recommendation: Postpone to December 14th, 2022 and refer to the next upcoming Architectural Review Committee meeting to allow the applicant time to provide additional materials, including elevations and material details, and to refine the design to better comply with the Citywide Historic Design Standards.

28. SB-2022-156551 – 900 Congress Ave. – Consent

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: Concur with Committee feedback.

29. SB-2022-129156/129174 – 1001 Congress Ave. – Consent

Congress Avenue National Register District

Council District 9

Proposal: Signage

Applicant: Scott Vaughan

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

Staff Recommendation: Approve the application with the following conditions: 1) Amend the sign lighting to be halo-lit rather than internally lit. 2) Either reduce the size of the street-level signage at the south elevation or remove the south elevation logo sign from the application.

Demolition and Relocation Permit Applications

30. DA-2022-122913 – 1800 Guadalupe St. – Discussion

Council District 9

Proposal: Demolition of a residential structure. (Postponed October 5, 2022)

Applicant: Augustine Verrengia

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

Staff Recommendation: Recommend historic zoning for architecture, historical associations, and community value; or postpone to December 14th HLC meeting for more research.

31. **PR-2022-123716 – 608 E. 3rd St. – Applicant-Requested Postponement
Council District 9**
Proposal: Demolition of a residential structure. (Postponed October 5, 2022)
Applicant: Douglas Manchester
City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801
Staff Recommendation: Grant the applicant’s postponement request to December 14, 2022.
32. **PR-2022-138505 – 1106 W. Monroe St. – Consent
Council District 9**
Proposal: Demolition of a residential structure.
Applicant: Joey Melgoza
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.
33. **PR-2022-137252 – 2102 Bowman Ave. – Consent
Council District 10**
Proposal: Demolition of a residential structure.
Applicant: Ricca Keepers
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Strongly encourage rehabilitation and adaptive reuse but release the demolition permit upon completion of a City of Austin Documentation Package.
34. **PR-2022-140670 – 1313 Newton St. – Consent
Council District 9**
Proposal: Relocation of a residential structure.
Applicant: John Picciandra
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Release the relocation permit upon completion of a City of Austin Documentation Package.
35. **PR-2022-145378 – 707 W. Monroe St. – Consent
Council District 9**
Proposal: Demolition of a residential structure.
Applicant: Oscar Gomez
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-1801
Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but approve the demolition application upon completion of a City of Austin Documentation Package.
36. **PR-2022-148514 – 801 Bouldin Ave. – Consent
Council District 9**
Proposal: Demolition of a residential structure.
Applicant: Roy Jensen
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse but release the demolition permit upon completion of a City of Austin Documentation Package.

**37. PR-2022-142458 – 5700 Grover Ave. – Consent
Council District 7**

Proposal: Demolition of a commercial structure.

Applicant: Melissa Hawthorne

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

Staff Recommendation: If there is no strong community objection, encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**38. PR-2022-145835 – 4402 Ramsey Ave. – Consent
Council District 10**

Proposal: Demolition of a residential structure.

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 demolition permit upon completion of a City of Austin Documentation Package.

COMMITTEE UPDATES

39. Architectural Review Committee – Updates from previous meeting.

40. Operations Committee – Future meeting to be scheduled.

41. Grants Committee – Future meeting to be scheduled.

42. 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.