



**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>.

**COMMISSION MEMBERS:**

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

**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.

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

**APPROVAL OF MINUTES**

1. **September 7, 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: 9-0.**

**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.

**MOTION: Postpone the public hearing to January 11, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 9-0.**

**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.

**MOTION: Postpone the public hearing to November 2, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 9-0.**

**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.

**MOTION: Postpone the public hearing to November 2, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 9-0.**

**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.

**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: 9-0.**

**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.

Douglas Manchester and Travis Young spoke in favor of the project. Mark Czigan, Joseph Tracey, and Jordan Baxter spoke in opposition.

**MOTION: Postpone the public hearing to November 2, 2022, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 9-0.**

**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.

**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: 9-0.**

**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.

**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: 9-0.**

**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.

**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: 9-0.**

**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.

Sergey Belov and Seema Agarwala spoke in favor of the project. There were no speakers in opposition.

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

**MOTION: Release the application in accordance with staff recommendation to approve the pre-revision design with invitation to the Architectural Review Committee meeting, on a motion by Commissioner Koch. Commissioner Featherston seconds the motion. Vote 9-0.**

**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.

**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: 9-0.**

**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.

**MOTION: Postpone the public hearing to November 2, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 9-0.**

**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.

**MOTION: Postpone the public hearing to November 2, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 9-0.**

**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.

**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: 9-0.**

**16. HR-2022-130288 – 1205 Bickler Rd. – Pulled for Discussion  
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.

Tom Blank and Richard Mathias spoke in favor of the project. There were no speakers in opposition.

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

**MOTION: Release the application with revision to carport separation from main structure, on a motion by Commissioner Heimsath. Commissioner McWhorter seconds the motion. Vote 9-0.**

**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.

**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: 9-0.**

**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.

Melissa Daywood spoke in favor of the project. There were no speakers in opposition.

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

**MOTION: Release the project in accordance with the staff recommendation, on a motion by Commissioner Koch. Commissioner Tollett seconded the motion. Vote: 9-0.**

**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.

**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: 9-0.**

**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.

**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: 9-0.**

**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.

**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: 9-0.**

**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.

Brooke Biddle and Alex Smith spoke in favor of the project. There were no speakers in opposition.

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

**MOTION: Deny the project, on a motion by Commissioner Koch. Commissioner Larosche seconds the motion. Vote 9-0.**

**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.

**The Commission chooses to take no action and let the review time-out on October 17, 2022.**

**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.

**MOTION: Postpone the public hearing to November 2, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 9-0.**

**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.

**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: 9-0.**

**27. PR-2022-129297 – 4513 Avenue B – Unit 2 – Pulled for Discussion  
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.

Jeremy Vincik and Srinivas Nedunuri spoke in favor of the project. There were no speakers in opposition.

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

**MOTION: Release the project in accordance with the staff recommendation, on a motion by Commissioner Featherston. Commissioner Grogan seconded the motion. Vote: 9-0.**

**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.

**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: 9-0.**

**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.

**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: 9-0.**

**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.

**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: 9-0.**

**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.

**MOTION: Take this item with item 7, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote 9-0.**

**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.

**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: 9-0.**

**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.

**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: 9-0.**

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

**STAFF DISCUSSION AND POSSIBLE ACTION**

- 35. 2023 Historic Landmark Commission Meeting Schedule**

**MOTION: Approve the 2023 Meeting Schedule, on a motion by Commissioner Tollett. Commissioner McWhorter seconded the motion. Vote 9-0.**

**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 – 9:17 PM on a motion by Commissioner Tollett, Commissioner McWhorter 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; Kimberly Collins, Senior Planner, at 512-974-1801; or Amber Allen, Historic Preservation Planner II, at 512-974-3393.

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