



HISTORIC LANDMARK COMMISSION
WEDNESDAY, January 11, 2023 – 6:00 PM
City of Austin Permitting & Development Center
Conference Room 1405
6310 Wilhelmina Delco Dr.
Austin, TX 78752

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> x Harmony Grogan
<u> </u> x Ben Heimsath, Vice Chair	<u> </u> x Trey McWhorter
<u> </u> ab 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> ab 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.

There were no speakers.

APPROVAL OF MINUTES

1. **November 2, 2022** – Offered for consent approval

MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-0.

PUBLIC HEARINGS/DISCUSSION AND POSSIBLE ACTION

Historic Zoning Applications

**3. PR-2022-169534 – 2203 E. Cesar Chavez St. – Discussion
Council District 3**

Proposal: Commission-initiated historic zoning.

Applicant: Art Ramirez

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

Staff Recommendation: Further research on the property, per the Commission's 12-14-2022 request, did not yield additional findings to bolster the building's historical associations beyond broad patterns of development. Encourage adaptive reuse and rehabilitation, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

Myung Lemond and Kevin Woodworth spoke in opposition of historic zoning. There were no speakers in favor.

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

MOTION: Release the relocation permit upon receipt of a complete City of Austin Documentation Package, on a motion by Commissioner Heimsath. Commissioner Featherston seconded the motion. Vote: 9-0.

Historic Landmark and Local Historic District Applications

**4. HR-2022-122453 – 115 E. 5th St. – Applicant-Requested Postponement
Heierman House
Council District 9**

Proposal: Addition/demolition/alteration (Postponed December 14, 2022)

Applicant: Richard Garrod

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

Staff Recommendation: Grant the applicant's postponement request to February 1, 2023.

MOTION: Postpone the public hearing to February 1, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-0.

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

Proposal: Relocation of home into historic district (Postponed December 14, 2022)

Applicant: Douglas Manchester

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

Staff Recommendation: Grant the applicant's postponement request to April 5, 2023.

MOTION: Postpone the public hearing to April 5, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-0.

6. HR-2022-155777 – 706 Oakland Ave. – Consent

Webster House

Council District 9

Proposal: Addition/remodel (Postponed December 14, 2022)

Applicant: Emily Kettlewell

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

Staff Recommendation: Approve the application. The applicant has changed the proposed new door, window trim, and retaining wall in accordance with 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 Featherston seconded the motion. Vote: 9-0.

7. HR-2022-170074 – 613 Blanco St. – Discussion

Castle Hill Local Historic District

Council District 9

Proposal: Addition/remodel (Postponed December 14, 2022)

Applicant: Madison Blair

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

Staff Recommendation: Refer the application to the January meeting of the Architectural Review Committee meeting.

David Weber and Ben Warshard spoke in favor of the project. Randy Brown spoke in opposition.

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

MOTION: Approve the application with the submitted revision of Option 1 for the third-floor siding, on a motion by Commissioner Koch. Commissioner Wright seconded the motion. Vote: 9-0.

MOTION AMMENDMENT: Approve both revision options addressing the siding on the third-floor addition, on a motion by Commissioner Heimsath. Commissioner Featherston seconds the motion. Vote 3-6. The motion amendment fails.

8. SB-2022-173982 – 315 Congress Ave. – Consent

Swift Building

Council District 9

Proposal: Signage

Applicant: Chad Griffin

City Staff: Andrew Rice, Historic Preservation Office, 512-974-1686

Staff Recommendation: Approve the sign design but require indirect illumination or halo lighting instead of the proposed internally lit cabinet. Alternatively, provide an exception to allow the illuminated sign as-is with removal of non-compliant window signage.

MOTION: Approve the project in accordance with the staff recommendation for Option 1, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-0.

National Register District Permit Applications

**9. 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 November 2, 2022)

Applicant: Linda Sullivan

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

Staff Recommendation: Grant the applicant's postponement request to February 1, 2023.

MOTION: Postpone the public hearing to February 1, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-0.

**10. 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 November 2, 2022)

Applicant: Victoria Carpenter

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

Staff Recommendation: Grant the applicant requested postponement to February 1, 2023.

MOTION: Postpone the public hearing to February 1, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-0.

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

Proposal: Partially demolish a contributing structure with addition/remodel (postponed December 14, 2022)

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.

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

MOTION: Initiate historic zoning, on a motion by Commissioner Koch. Commissioner Myers seconded the motion. Motion withdrawn.

MOTION: Take item out of order, on a motion by Commissioner Koch. Commissioner Heimsath seconds the motion. Vote 9-0.

MOTION: No action.

**12. HR-2022-165753 – 1804 Brackenridge St. – Pulled for Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing house and build new construction (postponed December 14, 2022)

Applicant: Lindsey Peavler

City Staff: Andrew Rice, Historic Preservation Office, 512-974-1686

Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package. Comment on plans for new construction.

Melanie Martinez spoke in opposition to the project. There were no speakers in favor.

MOTION: Keep public hearing open and postpone to the February 1, 2023 meeting and the Architectural Review Committee, on a motion by Commissioner Heimsath. Commissioner McWhorter seconds the motion. Vote 9-0.

**13. HR-2022-172625 – 409 E. Monroe St. – Pulled for Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing house and build new construction (postponed December 14, 2022 due to notification error)

Applicant: Oam Parkash

City Staff: Andrew Rice, Historic Preservation Office, 512-974-1686

Staff Recommendation: Release the demolition permit upon completion of a City of Austin Documentation Package and comment on plans.

Terry Irion, Eva Konvit, and Nick Mehl spoke in favor of the project. Bonnie Orr, Joel Rasmussen, Francesco Passanti, Melanie Martinez, Susie Mauldin, Robin Sanders, Samantha Smoot, and Melanie Sherwood spoke in opposition.

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

MOTION: Initiate historic zoning, on a motion by Commissioner Tollett. Commissioner Wright seconded the motion. Motion withdrawn.

MOTION: Reopen the public hearing and postpone to the February 1, 2023 meeting, on a motion by Commissioner Koch. Commissioner Tollett seconds the motion. Vote 9-0.

**14. HR-2022-174215 – 1021 Bonham Ter. – Consent
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Addition/remodel

Applicant: Jennifer Smith

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

Staff Recommendation: Comment on and release plans upon completion of a City of Austin Documentation Package, encouraging the applicant to retain original exterior materials throughout.

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: 9-0.

**15. HR-2022-174519 – 3210 Bryker Dr. – Consent
Old West Austin National Register District
Council District 10**

Proposal: Garage addition/remodel

Applicant: Derek Barcinski

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 Featherston seconded the motion. Vote: 9-0.

**16. HR-2022-173003 – 1212 W. 9th St. – Historic Review Not Required
West Line National Register District**

Property was demolished and new construction was built in 2010, rendering the property noncontributing.

**17. SB-2022-182726 – 200 W. 6th St. – Consent
Sixth Street National Register District
Council District 9**

Proposal: Signage

Applicant: Roberta Baker

City Staff: Andrew Rice, Historic Preservation Office, 512-974-1686

Staff Recommendation: Approve the application.

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: 9-0.

Demolition and Relocation Permit Applications

**18. PR-2022-123716 – 608 E. 3rd St. – Applicant-Requested Postponement to April HLC
meeting
Council District 9**

Proposal: Demolition of a residential structure. (Postponed December 14, 2022)

Applicant: Douglas Manchester

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

Staff Recommendation: Grant the applicant's postponement request to April 5, 2023.

MOTION: Postpone the public hearing to April 5, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-0.

**19. PR-2022-163800 – 801 A/B W. Johanna St. – Consent
Council District 3**

Proposal: Demolition of a residential structure. (postponed December 14, 2022)

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 permits 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: 9-0.

**20. PR-2022-143328 – 7304 Knox Ln. – Applicant-Requested Postponement
Council District 10**

Proposal: Demolition of a residential structure.

Applicant: Ricca Keepers

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

Staff Recommendation: Consider initiation of historic zoning, and request that a plan for archaeological monitoring be submitted to the Historic Landmark Commission for review.

MOTION: Postpone the public hearing to February 1, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-0.

**21. PR-2022-175256 – 4705 Balcones Dr. – Discussion
Council District 10**

Proposal: Demolition of a residential structure.

Applicant: Romina Cardiello

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

Staff Recommendation: Consider whether the property meets designation criteria. If the Commission decides against initiation of historic zoning, release the demolition permit upon completion of a City of Austin Documentation Package. If the Commission determines that the property meets the required criteria for historic zoning, initiate historic zoning.

Cristy Strub and Alex Finnell spoke in favor of the project. There were no speakers in opposition.

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

MOTION: Release the demolition permit upon receipt of a complete City of Austin Documentation Package, on a motion by Commissioner McWhorter. Commissioner Wright seconded the motion. Vote 9-0.

**22. PR-2022-170841 – 2201 Euclid Ave. – Consent
Council District 3**

Proposal: Demolition of a residential structure.

Applicant: William Kane

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: 9-0.

**23. PR-2022-172621 – 706 W. Johanna St. – Consent
Council District 3**

Proposal: Demolition of a residential structure.

Applicant: Daniel Madera

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.

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: 9-0.

COMMITTEE UPDATES

- 24. Architectural Review Committee – Updates from previous meeting.
- 25. Operations Committee – Future meeting to be scheduled.
- 26. Grants Committee – Future meeting to be scheduled.
- 27. Preservation Plan Committee – Updates from previous meeting.

FUTURE AGENDA ITEMS

No items.

ADJOURNMENT – 9:10pm on a motion by Commissioner Heimsath, seconded by Commissioner Tollett. 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; Andrew Rice, Planer III, at 512-974-1686; or Amber Allen, Historic Preservation Planner II, at 512-974-3393.

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