



HISTORIC LANDMARK COMMISSION
WEDNESDAY, March 1, 2023 – 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>.

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> x Anissa Castillo - late	<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> x 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. **January 11, 2023** – Offered for consent approval.

MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Tollett seconded the motion. Vote: 10-0.

BRIEFINGS

2. **Heritage Preservation Grant Award Recommendations**
Presenter: Melissa Alvarado

PUBLIC HEARINGS/DISCUSSION AND POSSIBLE ACTION

Historic Zoning Applications

3. ZC-2022-183567 – 3201 S. Lamar Blvd. - Discussion

Broken Spoke

Council District 5

Proposal: Council-initiated historic zoning

Applicant: City of Austin Council via Resolution 20221103-081

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

Staff Recommendation: Recommend historic zoning based on architecture, historic associations, and community value.

Annetta White, Don Green, and Donna Miller spoke in favor of historic zoning. There was no opposition.

MOTION: Close the public hearing, on a motion by Commissioner Koch. Commissioner Wright seconded the motion. Vote 9-1-0. Commissioner Featherston recused himself.

MOTION; Recommend historic zoning on the basis of Architecture, Historical Associations, and Community Value, on a motion by Commissioner Koch. Seconded by Commissioner Wright. Vote 9-1-0. Commissioner Featherston recused himself.

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 January 11, 2023)

Applicant: Richard Garrod

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 Larosche. Commissioner McWhorter seconded the motion. Vote: 10-0.

5. HR-2022-178783 – 718 Congress Ave. – Discussion

Townsend-Thomson Building

Council District 9

Proposal: Alterations

Applicant: Fred Hubnik

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

Staff Recommendation: Invite the applicant to the next meeting of the Architectural Review Committee and/or request additional project information outlined in the standards evaluation summary.

Fred Hubnik spoke in favor of the project. There was no opposition.

MOTION: Close the public hearing on a motion by Commissioner Koch, seconded by Commissioner Larosche. Vote 10-0.

MOTION: Approve the project excluding the front façade scope of work and invite the applicant to the next meeting of the Architectural Review Committee, postponing the remaining approval to the April 5th, 2023 meeting, on a motion by Commissioner Koch. Commissioner Valenzuela seconded the motion. Vote 10-0.

**6. HR-2023-011837 – 1710 Windsor Ave. – Consent
Fitzgerald-Upchurch-Wilkerson House
Council District 10**

Proposal: Addition/remodel

Applicant: Linda Sullivan

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

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 Tollett seconded the motion. Vote: 10-0.

**7. HR-2023-012847 – 2001 Maple Ave. – Consent
Rogers-Washington-Holy Cross Local Historic District
Council District 1**

Proposal: Exterior work

Applicant: Nicholas Galitzki

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

Staff Recommendation: Approve the application, provided that the applicant retains screen doors and other ironwork on-site for later replacement if historic age.

MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Tollett seconded the motion. Vote: 10-0.

**8. HR-2023-012858 – 4308 Duval St. – Consent
Hyde Park Local Historic District
Council District 9**

Proposal: Exterior work

Applicant: Joshua Carel

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

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 Tollett seconded the motion. Vote: 10-0.

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 January 11, 2023)

Applicant: Linda Sullivan

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 Larosche. Commissioner McWhorter seconded the motion. Vote: 10-0.

**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 January 11, 2023)

Applicant: Victoria Carpenter

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

Staff Recommendation: Grant the applicant requested postponement 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 Larosche. Commissioner McWhorter seconded the motion. Vote: 10-0.

**11. 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 January 11, 2023)

Applicant: Lindsey Peavler

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.

Mickey Peavler spoke in favor of the project. Susan Armstrong Fischer and Francesco Passanti spoke in opposition.

MOTION: Close the public hearing, on a motion by Commissioner Larosche. Commissioner Grogan seconds the motion. Vote 10-0.

MOTION: Approve the project and release the demolition permit upon receipt of a complete City of Austin Documentation Package, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote 7-3. Commissioners Grogan, Heimsath, and Myers in opposition.

**12. HR-2022-172625 – 409 E. Monroe St. – Consent
Travis Heights – Fairview Park National Register District**

Council District 9

Proposal: Partially demolish and remodel a contributing house (postponed January 11, 2023)

Applicant: Oam Parkash

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

Staff Recommendation: Comment on and release plans.

MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Tollett seconded the motion. Vote: 10-0.

**13. HR-2022-184659 – 1012 Gaston Ave. – Consent
Old West Austin National Register District
Council District 10**

Proposal: Addition/remodel

Applicant: Tisha Ritta

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

Staff Recommendation: Comment on and release plans.

MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Tollett seconded the motion. Vote: 10-0.

**14. HR-2023-004436 – 4206 Wilshire Pkwy. – Pulled for Discussion
Wilshire National Register District
Council District 9**

Proposal: Demolish a contributing house and build new construction

Applicant: Rich Lent & DAR Construction

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 and release 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 Tollett seconded the motion. Vote: 10-0.

MOTION AMMENDMENT: Pull item 14 for Discussion, on a motion by Commissioner Koch, seconded by Commissioner Tollett. Vote 10-0.

Richard Lent spoke in favor of the project. Daniel Brotrun spoke in neutrality of the project.

MOTION: Close the public hearing, on a motion by Commissioner Larosche, Commissioner Koch seconded the motion. Vote 10-0.

MOTION: Approve the revised project, on a motion by Commissioner Heimsath. Commissioner Larosche seconded the motion. Vote 10-0.

**15. HR-2023-001769 – 3005 Glenview Ave. – Consent
Old West Austin National Register District (noncontributing)**

Council District 10

Proposal: Build new construction

Applicant: Ramiro Guardiola

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

Staff Recommendation: Comment on and release 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 Tollett seconded the motion. Vote: 10-0.

16. HR-2023-002675 – 1702 Alameda Dr. – Pulled for Discussion

Travis Heights-Fairview Park National Register District

Council District 9

Proposal: Addition/remodel

Applicant: Glen Chappell

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

Staff Recommendation: Comment on and release plans, encouraging applicant to omit porch addition.

Glen Chappell spoke in favor of the project. There was no opposition.

MOTION: Close the public hearing on a motion by Commissioner Heimsath, seconded by Commissioner Grogan. Vote 10-0.

MOTION: Approve the project excluding porch, on a motion by Commissioner Heimsath. Commissioner Featherston seconded the motion. Vote 10-0.

17. HR-2023-002561 – 2521 Harris Blvd. – Consent

Old West Austin National Register District (noncontributing)

Council District 10

Proposal: Build new construction

Applicant: Ramiro Guardiola

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

Staff Recommendation: Comment on and release 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 Tollett seconded the motion. Vote: 10-0.

Demolition and Relocation Permit Applications

18. PR-2022-143328 – 7304 Knox Ln. – Discussion

Council District 10

Proposal: Demolition of a residential structure. (Postponed on January 11, 2023)

Applicant: Ricca Keepers

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

Staff Recommendation: Consider initiation of historic zoning. Should the Commission decide against historic zoning, release the demolition permit only upon receipt of a City of Austin Documentation Package and a plan for archaeological monitoring.

MOTION: Postpone the public hearing to the April 5, 2023 meeting, on a motion by Commissioner Heimsath. Motion is withdrawn.

MOTION: Initiate historic zoning based on Architecture, Historical Associations, Community Value, Landscape Features, and Archeology, on a motion by Commissioner Tollett. Commissioner McWhorter seconded the motion. Vote 10-0.

**19. PR-2022-185768 – 707 Meriden Ln. – Consent
Council District 10**

Proposal: Demolition of a residential structure.

Applicant: Chesney Coker

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

Staff Recommendation: Strongly recommend rehabilitation and 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 Tollett seconded the motion. Vote: 10-0.

**20. PR-2023-005025 – 3305 Duval St. – Discussion
Council District 10**

Proposal: Demolition of a residential structure. (Postponed on January 11, 2023)

Applicant: Ramiro Guardiola

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

Staff Recommendation: Consider whether Major General James E. Taylor's association with the house is sufficient to initiate historic zoning. Should the Commission decide against initiation, require a City of Austin Documentation Package prior to demolition permit release.

Linda Sullivan spoke in favor of the project. Barbara Epstein spoke in neutrality.

MOTION: Close the public hearing, on a motion by Commissioner Larosche. Commissioner Valenzuela seconds the motion. Vote 10-0.

MOTION: Release the demolition permit upon receipt of a complete City of Austin Documentation Package, on a motion by Commissioner Heimsath. Commissioner Larosche seconded the motion. Vote 8-2. Commissioners Myers and Valenzuela opposed.

**21. PR-2023-005113 – 509 Texas Ave. – Pulled for Discussion
Council District 9**

Proposal: Partial demolition of a residential structure. (Postponed on January 11, 2023)

Applicant: Dianna Skellenger

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

Staff Recommendation: Approve the application upon completion of a City of Austin Documentation Package, encouraging the applicant to remove decorative corbels and to move the addition back beyond the existing roof ridge.

Mary Byars and Diane Kett spoke in favor of the project. No one spoke in opposition.

MOTION: Close the public hearing, on a motion by Commissioner Valenzuela. Commissioner Larosche seconds the motion. Vote 10-0.

MOTION: Release the demolition permit upon receipt of a complete City of Austin Documentation Package, on a motion by Commissioner Heimsath. Commissioner Larosche seconded the motion. Vote 10-0.

22. PR-2023-007928 – 3805 Balcones Dr. – Consent Council District 10

Proposal: Demolition of a residential structure. (Postponed on January 11, 2023)

Applicant: DAR Construction

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.

MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner Tollett seconded the motion. Vote: 10-0.

Commissioner Castillo joins the dais.

COMMITTEE UPDATES AND POSSIBLE ACTION

- 23. Architectural Review Committee – Updates from previous meeting.
- 24. Operations Committee – Future meetings to be scheduled.
- 25. Grants Committee – Future meeting to be scheduled.
- 26. Preservation Plan Committee – Recommend Applicant List of New Members for Preservation Plan Working Group

Commissioner Grogan is appointed Chair of the Preservation Plan Committee, on a motion by Commissioner Larosche, seconded by Commissioner Heimsath. Vote 11-0.

STAFF ITEMS AND POSSIBLE ACTION

27. 2023 Landmark Inspection Results

See attached list of the results of the annual inspection of historic landmarks.

MOTION: Approve the 2023 Inspection Results, on a motion by Commissioner Heimsath, seconded by Commissioner Wright. Vote 10-1-0. Commissioner Tollett recuses himself.

FUTURE AGENDA ITEMS

No items.

ADJOURNMENT – 9:17pm on a motion by Commissioner Heimsath, seconded by Commissioner Valenzuela. Vote 11-0.

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