



**HISTORIC LANDMARK COMMISSION**  
**WEDNESDAY, April 5, 2023 – 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 Ben Heimsath, Interim Chair</b>	<u>      </u> <b>x Harmony Grogan</b>
<u>      </u> <b>x Jaime Alvarez</b>	<u>      </u> <b>x Trey McWhorter</b>
<u>      </u> <b>x Roxanne Evans</b>	<u>      </u> <b>ab Beth Valenzuela</b>
<u>      </u> <b>x Witt Featherston</b>	<u>      </u> <b>x Caroline Wright</b>
<u>      </u> <b>x Kevin Koch</b>	<u>      </u> <b>Vacant</b>
<u>      </u> <b>ab 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 spoke about updates within preservation Austin Organization. Kathy Robinson spoke about The Reuse People Organization and their upcoming events and services.

### **APPROVAL OF MINUTES**

1. **March 1, 2023** – Offered for consent approval.

**MOTION:** Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.

### **BRIEFINGS**

2. **West Downtown Austin National Register Historic District**  
Presenter: Emily Payne

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

### **Historic Zoning Applications**

3. **PR-2022-143328 – 7304 Knox Ln. – Applicant-Requested Indefinite Postponement (Commission-Initiated Historic Zoning March 1, 2023)**  
**Council District 10**

Proposal: Commission-initiated historic zoning

Applicant: Ricca Keepers

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

Staff Recommendation: Grant the applicant's request and postpone the public hearing to October 4, 2023.

**MOTION: Postpone the public hearing to October 4, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote: 8-0.**

4. **ZC-2023-019106 – 1700 Hartford Rd. - Discussion**  
**Lewallen House**  
**Council District 10**

Proposal: Owner-initiated historic zoning

Applicant: Lori Martin

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

Staff Recommendation: Recommend historic zoning.

Lori Martin spoke in favor of historic zoning. There was no opposition.

**MOTION: Close the public hearing, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote 8-0.**

**MOTION: Recommend historic zoning on the basis of Architecture and Historical Associations, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote 8-0.**

### **2023 Heritage Grant recipient applications**

5. **HR-2023-012834 – 1316 W. 6<sup>th</sup> St. – Applicant-Requested Postponement**  
**Smoot Family Home**  
**Council District 9**

Proposal: Restoration work

Applicant: Yung-Ju Kim

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

Staff Recommendation: Grant the applicants request and postpone the public hearing to the May 3, 2023 meeting.

**MOTION: Postpone the public hearing to May 3, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote: 8-0.**

**6. HR-2023-032950 – 713 Congress Ave. – Consent**

**Paramount Theatre**

**Council District 9**

Proposal: Continued restoration work

Applicant: Lauren Womack

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

Staff Recommendation: Approve Certificates of Appropriateness for the proposed Heritage Grant projects.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**7. HR-2023-029682 – 900 Chicon St. – Consent**

**Huston-Tillotson Administration Building**

**Council District 1**

Proposal: Restoration work

Applicant: Canary Gallion

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

Staff Recommendation: Approve Certificates of Appropriateness for the proposed Heritage Grant projects.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**8. HR-2023-011822 – 507 E. 10<sup>th</sup> St. – Consent**

**German Free School**

**Council District 9**

Proposal: Alteration work

Applicant: Tere O'Connell

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

Staff Recommendation: Approve Certificates of Appropriateness for the proposed Heritage Grant projects.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**9. HR-2023-012842 – 2310 San Gabriel St. – Consent**

**Neill-Cochran House**

**Council District 9**

Proposal: Restoration work

Applicant: Rowena Dasch

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

Staff Recommendation: Approve Certificates of Appropriateness for the proposed Heritage Grant projects.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**10. HR-2023-032956 – 3805 Red River St. – Consent  
Red River International House  
Council District 9**

Proposal: Restoration work

Applicant: Tracy Hirschman Hutson

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

Staff Recommendation: Approve Certificates of Appropriateness for the proposed Heritage Grant projects.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**11. HR-2022-154658 – 1209 E 11<sup>th</sup> St. – Consent  
Hillside Pharmacy  
Council District 1**

Proposal: ADA parking/egress

Applicant: Jade Place

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

Staff Recommendation: Approve Certificates of Appropriateness for the proposed Heritage Grant projects.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**12. HR-2023-029691 – 401 W 2<sup>nd</sup> St. – Consent  
J. P. Schneider Store  
Council District 9**

Proposal: Alterations

Applicant: Tom Moorman

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

Staff Recommendation: Approve Certificates of Appropriateness for the proposed Heritage Grant projects.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**Historic Landmark and Local Historic District Applications**

**13. HR-2022-096727 – 606 E. 3<sup>rd</sup> St./1005 Lydia St. – Discussion Postponement**

**Robertson Stuart & Mair Local Historic District  
Council District 1**

Proposal: Relocation of property into Local Historic District (Postponed January 11, 2023)

Applicant: Douglas Manchester, Werner Wellborn

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

Staff Recommendation: Postpone the public hearing to the May 3, 2023 meeting.

Werner Wellborn spoke on the item.

**MOTION: Take items 13 and 27 together, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote 8-0.**

**MOTION: Postpone the public hearing to May 3, 2023, on a motion by Commissioner McWhorter. Commissioner Grogan seconded the motion. Vote: 8-0.**

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

Proposal: Addition/demolition/alteration (Postponed March 1, 2023)

Applicant: Richard Garrod

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

Staff Recommendation: Grant the applicant's postponement request to May 3, 2023.

**MOTION: Postpone the public hearing to May 3, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote: 8-0.**

**15. HR-2022-178783 – 718 Congress Ave. – Consent  
Townsend-Thomson Building  
Council District 9**

Proposal: Alterations (Postponed March 1, 2023)

Applicant: Fred Hubnik

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

Staff Recommendation: Approve the application. The applicant has amended the proposal per Commission request to include repair rather than replacement.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**16. HR-2023-011827 – 610 Baylor St. – Consent  
Castle Hill Local Historic District  
Council District 9**

Proposal: New construction ADU & exterior work

Applicant: Renee Godinez

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 Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**17. HR-2023-018007 – 3813 Avenue H. – Consent  
Hyde Park Local Historic District  
Council District 9**

Proposal: Carport remodel

Applicant: Derek Barcinski

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

Staff Recommendation: Request that the applicant omit exposed rafter tails at the front of the new garage apartment, then approve the Certificate of Appropriateness.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**18. HR-2023-020343 – 1610 Watchhill Rd. – Discussion  
Hoefgen-Wilson-Ransom House  
Council District 10**

Proposal: Carport remodel

Applicant: Hughes Holland

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

Staff Recommendation: Consider whether the carport addition has achieved significance in its own right; if so, invite the applicant to the Architectural Review Committee to consider alternative designs.

Jimmy Holland spoke in favor of the project. There was no opposition.

**MOTION: Close the public hearing, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote 8-0.**

**MOTION: Reopen and postpone the public hearing to May 3, 2023 and invite the applicant to the Architectural Review Committee, on a motion by Commissioner Koch. Commissioner Evans seconded the motion. Vote 8-0.**

**19. HR-2023-026663 – 4008 Avenue G. – Discussion  
Hyde Park Local Historic District  
Council District 9**

Proposal: Window replacement

Applicant: Suzanne Marsaglia

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

Staff Recommendation: Request that the applicant either repair existing windows if not deteriorated beyond repair, or use wood replacement windows at the front of the house, rather than composite windows.

Madeline Penn and John-David Penn spoke in favor of the project. There was no opposition.

**MOTION: Close the public hearing, on a motion by Commissioner Grogan. Commissioner Featherston seconded the motion. Vote 8-0.**

**MOTION: Reopen and postpone the public hearing to May 3, 2023, on a motion by Commissioner Wright. Commissioner Evans seconded the motion. Vote 8-0.**

**20. HR-2023-031136 – 1407 W. 9<sup>th</sup> St. – Consent**

**William Pillow House  
Council District 9**

Proposal: Exterior work

Applicant: Emily Little

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

Staff Recommendation: Approve the application if proposed fencing is deemed appropriate by the Commission. The applicant has amended the proposal to reflect Committee feedback.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**National Register District Permit Applications**

**21. 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 March 1, 2023)

Applicant: Linda Sullivan

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

Staff Recommendation: Grant the applicant's postponement request to May 3, 2023.

**MOTION: Postpone the public hearing to May 3, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote: 8-0.**

**22. 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 March 1, 2023)

Applicant: Victoria Carpenter

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

Staff Recommendation: Grant the applicant requested postponement to May 3, 2023.

**MOTION: Postpone the public hearing to May 3, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote: 8-0.**

**23. HR-2023-032962 – 2131 William Barton Dr. – Consent  
Zilker Park National Register District  
Council District 8**

Proposal: Rehabilitate the Barton Springs Bathhouse

Applicant: Laurie Limbacher

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

Staff Recommendation: Comment on and release plans, encouraging the applicant to move lit sign indoors.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**24. HR-2023-014850 – 503 Terrace Dr. – Pulled for Discussion  
Travis Heights – Fairview Park National Register District  
Council District 9**

Proposal: Exterior work to front façade of existing structure and new construction of a second structure in front of existing.

Applicant: Eduardo Ponce

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

Staff Recommendation: Comment on and release the plans.

Eduardo Prince spoke in favor of the project. Susan Armstrong Fisher, Francesco Passanti, and Melanie Martinez spoke in opposition.

**MOTION: Close the public hearing, on a motion by Commissioner Featherston. Commissioner Grogan seconded the motion. Vote 8-0.**

**MOTION: Release the application, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote 8-0.**

**25. PR-2023-026817 – 1513 Murray Ln. – Applicant-Requested Postponement  
Old West Austin National Register District  
Council District 10**

Proposal: Relocation

Applicant: John Faulk

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

Staff Recommendation: Grant the applicants request and postpone the public hearing to the May 3, 2023 meeting.

**MOTION: Postpone the public hearing to May 3, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote: 8-0.**

**26. HR-2023-027364 – 1611 Drake Ave. – Pulled for Discussion  
Travis Heights-Fairview Park National Register District  
Council District 9**

Proposal: New construction on an empty lot



Applicant: Dawn Moore  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Comment on and release the plans.

Jody Urquhart spoke in favor of the project. Susan Armstrong Fisher and Melanie Martinez spoke in opposition.

**MOTION: Close the public hearing, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote 8-0.**

**MOTION: Reopen and postpone the public hearing to May 3, 2023 and invite the applicant to the Architectural Review Committee, on a motion by Commissioner Featherston. Commissioner Koch seconded the motion. Vote 8-0.**

#### **Demolition and Relocation Permit Applications**

**27. PR-2022-123716 – 608 E. 3<sup>rd</sup> St. – Discussion Postponement  
Council District 9**

Proposal: Demolition of a residential structure. (Postponed on January 11, 2023)  
Applicant: Douglas Manchester, Werner Wellborn  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Postpone the public hearing to the May 3, 2023 meeting.

**Taken with item 13.**

**28. PR-2023-014371 – 2200 San Antonio St. – Consent  
Council District 9**

Proposal: Demolition  
Applicant: Evan Horne  
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. The loss of the building's relationship to the original house on the lot impacts its ability to convey its significance.

**MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**29. PR-2023-138571 – 2514 Pearl St. – Consent  
Council District 9**

Proposal: Window replacement  
Applicant: Christine Rishebarger  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Encourage the applicant to repair and retain historic-age wood windows at the original portion of the house; if replacement is required due to deterioration, encourage clad-wood replacement windows over vinyl at the original public-facing elevations; but release the partial 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 Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**30. PR-2023-018526 – 4304 Parkwood Rd. – Consent  
Council District 9**

Proposal: Partial demolition

Applicant: Shea Spain

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

Staff Recommendation: Release 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 Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**31. PR-2023-016278 – 2607 Bridle Path – Consent  
Council District 10**

Proposal: Partial demolition

Applicant: Jeb Barmish

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 Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**32. PR-2023-026372 – 2008 Canterbury St. – Consent  
Council District 3**

Proposal: Demolition

Applicant: Dale Thornton

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

Staff Recommendation: Release 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 Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

**33. PR-2023-028500 – 702 W. Johanna St. – Consent  
Council District 3**

Proposal: Demolition

Applicant: Robert Abbott

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

Staff Recommendation: Release 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 Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

#### **COMMITTEE UPDATES AND POSSIBLE ACTION**

- 34. Architectural Review Committee – Updates from previous meeting. (2 vacancies)**

**MOTION: Appoint Commissioner Wright and Heimsath to the Architectural Review Committee, on a motion by Commissioner Koch. Commissioner Wright seconded the motion. Vote 8-0.**

- 35. Operations Committee – Future meetings to be scheduled. (1 vacancy)**

- 36. Grants Committee – Future meeting to be scheduled. (2 vacancies)**

- 37. Preservation Plan Committee – Future meeting to be scheduled. (1 vacancy)**

#### **STAFF ITEMS AND POSSIBLE ACTION**

- 38. 2023 Landmark Inspection Results – Updated List**

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

**MOTION: Approve the updated Inspection Results, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote: 8-0.**

- 39. 2023 Budget Recommendations**

**MOTION: Recommend a budget for a Preservation Plan Community Ambassador, on a motion by Commissioner Grogan. Commissioner Heimsath seconded the motion. Vote: 8-0.**

#### **FUTURE AGENDA ITEMS**

- 40. Chair/Vice Chair Elections – May/June Agenda**

- 41. 2023 Commissioner Training and Retreat – Summer 2023**

**ADJOURNMENT – 8:07 PM, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote 8-0.**

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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.

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