



HISTORIC LANDMARK COMMISSION
WEDNESDAY, May 3, 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>ab</u> Ben Heimsath	<u>x</u> Harmony Grogan
<u>x</u> Jaime Alvarez	<u>x</u> Trey McWhorter
<u>ab</u> Roxanne Evans	<u>x</u> Raymond Castillo
<u>x</u> Witt Featherston, Interim Chair	<u> </u> Vacant
<u>x</u> Kevin Koch	<u> </u> Vacant
<u>ab</u> 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.

Meghan King spoke on Preservation Austin updates.

APPROVAL OF MINUTES

1. **April 5, 2023** – Offered for consent approval.

MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

PUBLIC HEARINGS/DISCUSSION AND POSSIBLE ACTION

Code Revisions

2. C20-2022-009 – Sixth Street Code Revision – Staff-Requested Postponement

Staff Recommendation: Postpone to June 7, 2023 due to notification error.

MOTION: Postpone the public hearing to June 7, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

2023 Heritage Grant recipient applications

3. HR-2023-012834 – 1316 W. 6th St. – Applicant-Requested Postponement to July 5th, 2023 meeting.

Smoot Family Home

Council District 9

Proposal: Restoration work (Postponed April 5, 2023)

Applicant: Yung-Ju Kim

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

Staff Recommendation: Postpone the public hearing to the July 5, 2023 meeting.

MOTION: Postpone the public hearing to July 5, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

Historic Landmark and Local Historic District Applications

4. HR-2022-096727 – 606 E. 3rd St./1005 Lydia St. – Discussion Postponement

Robertson Stuart & Mair Local Historic District

Council District 1

Proposal: Relocation of property into Local Historic District (Postponed April 5, 2023)

Applicant: Douglas Manchester, Werner Wellborn

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

Staff Recommendation: Staff has not received any updates. Postpone the public hearing to the June 7, 2023 meeting.

MOTION: Take items 4 and 22 together, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote 6-0.

MOTION: Postpone the public hearing to June 7, 2023, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote 6-0.

5. HR-2022-122453 – 115 E. 5th 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 June 7, 2023.

MOTION: Postpone the public hearing to June 7, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

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

Proposal: Carport remodel (Postponed April 5, 2023)

Applicant: Hughes Holland

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

Staff Recommendation: Approve the application. The applicant has amended the design to address 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 McWhorter seconded the motion. Vote: 6-0.

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

Proposal: Window replacement (Postponed April 5, 2023)

Applicant: Suzanne Marsaglia

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

Staff Recommendation: Approve the application. The applicant has amended the proposal to replace only windows at secondary elevations.

MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

**8. HR-2023-041382 – 114 W. 33rd St. – Consent
Aldridge Place Local Historic District
Council District 9**

Proposal: New construction on an empty lot.

Applicant: Jen Lo

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

Staff Recommendation: Approve the application, encouraging the applicant to further differentiate the new building from the surrounding historic-aged buildings by simplifying decorative elements.

MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

**9. HR-2023-043058 – 809 Lydia St. – Consent
Robertson/Stuart & Mair Local Historic District**

Council District 9

Proposal: Roof and masonry repair.

Applicant: Tere O'Connell

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 McWhorter seconded the motion. Vote: 6-0.

10. HR-2023-043047 – 4200 Avenue H – Consent

Hyde Park Local Historic District

Council District 9

Proposal: Addition/remodel.

Applicant: Tere O'Connell

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

Staff Recommendation: Approve the application. The applicant has amended the proposal in response to 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 McWhorter seconded the motion. Vote: 6-0.

11. HR-2023-034969 – 204-206 E. 6th St. – Discussion

Hannig Building

Council District 9

Proposal: Paint on brick.

Applicant: John Whatley

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

Staff Recommendation: Approve the awning removal, door restoration, blade sign, and foil window sign. Do not approve application of paint to historic masonry.

MOTION: Close the public hearing, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote 6-0.

MOTION: Approved staff recommendation, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote 6-0.

National Register District Permit Applications

12. 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 April 5, 2023)

Applicant: Linda Sullivan

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

Staff Recommendation: Grant the applicant's postponement request to June 7, 2023.

MOTION: Postpone the public hearing to June 7, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

**13. 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 April 5, 2023)

Applicant: Victoria Carpenter

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

Staff Recommendation: Grant the applicant requested postponement to June 7, 2023.

MOTION: Postpone the public hearing to June 7, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

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

Proposal: Relocation (Postponed April 5, 2023)

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 June 7, 2023 meeting.

MOTION: Postpone the public hearing to June 7, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

**15. HR-2023-027364 – 1611 Drake Ave. – Consent
Travis Heights-Fairview Park National Register District
Council District 9**

Proposal: New construction on an empty lot. (Postponed April 5, 2023)

Applicant: Dawn Moore

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 McWhorter seconded the motion. Vote: 6-0.

**16. HR-2023-043031 – 1509 Travis Heights Blvd. – Discussion
Travis Heights-Fairview Park National Register District
Council District 9**

Proposal: Addition/remodel.

Applicant: John Puhr

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

Staff Recommendation: Comment on plans and request a City of Austin Documentation Package.

MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote 6-0.

MOTION: Release the permit upon receipt of a City of Austin Documentation Package, on a motion by Commissioner Koch. Commissioner Alvarez seconded the motion. Vote 6-0.

**17. HR-2023-035030 – 1505 Newfield Ln. – Consent
Old West Austin National Register District
Council District 10**

Proposal: Demolish a contributing structure and build new construction.

Applicant: Renee Godinez

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.

MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

**18. HR-2023-022628 – 1006 Eason Street. – Consent
West Line National Register District
Council District 9**

Proposal: Build new construction.

Applicant: Dustin Johnson

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 McWhorter seconded the motion. Vote: 6-0.

**19. HR-2023-041379 – 2907 Glenview Ave. – Consent
Old West Austin National Register District
Council District 10**

Proposal: Exterior work.

Applicant: Paul DeGroot

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 McWhorter seconded the motion. Vote: 6-0.

20. HR-2023-041371 – 1411 Ethridge Ave. – Consent

Old West Austin National Register District

Council District 10

Proposal: Build new construction.

Applicant: Linda Sullivan

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 McWhorter seconded the motion. Vote: 6-0.

**21. HR-2023-043027 – 1409 Alta Vista Ave. – Consent
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Addition/remodel.

Applicant: Lindsey Peavler

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 McWhorter seconded the motion. Vote: 6-0.

Demolition and Relocation Permit Applications

**22. PR-2022-123716 – 608 E. 3rd St. – Discussion Postponement
Council District 9**

Proposal: Demolition of a residential structure. (Postponed on April 5, 2023)

Applicant: Douglas Manchester, Werner Wellborn

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

Staff Recommendation: Staff has not received any updates. Postpone the public hearing to the June 7, 2023 meeting.

Taken with item 4.

**23. PR-2023-030371 – 401 Ridgewood Rd. – Applicant-Requested Postponement
Council District 8**

Proposal: Total demolition

Applicant: Ross Rathgeber

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

Staff Recommendation: Consider initiation of historic zoning, or postpone the public hearing to June 7, 2023, to allow time for further research.

MOTION: Postpone the public hearing to June 7, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

24. PR-2023-029667 – 1904 Raleigh Ave. – Discussion

Council District 10

Proposal: Total demolition

Applicant: DAR Construction

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

Staff Recommendation: Consider whether the Naumanns' tenure in the house, from 1953 to 1960, is sufficient time to establish a significant historical association with the house. If so, initiate historic zoning; if not, strongly encourage adaptive reuse, but release the demolition permit upon completion of a City of Austin Documentation Package.

Megan Lin spoke in favor of the project. There was no opposition.

MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote 6-0.

MOTION: Release the permit upon receipt of a City of Austin Documentation Package, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote 6-0.

**25. PR-2023-020353 – 702 W. Monroe St. – Consent
Council District 9**

Proposal: Relocation

Applicant: Thomas Hemphill

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse, but 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 McWhorter seconded the motion. Vote: 6-0.

**26. PR-2023-034850 – 1504 Willow St. – Discussion
Council District 3**

Proposal: Total demolition

Applicant: Nick Ammons

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

Staff Recommendation: Consider whether the house's historical significance is sufficient to initiate historic zoning. If not, strongly encourage adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

Kaleb Coleman spoke in favor of the project. There was no opposition.

MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote 6-0.

MOTION: Release the permit upon receipt of a City of Austin Documentation Package, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote 6-0.

**27. PR-2023-030839 – 4601 Edgemont Dr. – Consent
Council District 10**

Proposal: Partial demolition

Applicant: Joe Boyle

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

Staff Recommendation: Encourage the applicant to set the addition back at least 15' or beyond the ridgeline of the house, whichever is greater, then release the partial 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 Koch. Commissioner McWhorter seconded the motion. Vote: 6-0.

**28. PR-2023-037106 – 1902 W. 30th St. – Consent
Council District 10**

Proposal: Total demolition

Applicant: DAR Construction

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

Staff Recommendation: Strongly encourage rehabilitation and adaptive reuse 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 McWhorter seconded the motion. Vote: 6-0.

COMMITTEE UPDATES AND POSSIBLE ACTION

29. Architectural Review Committee – Updates from previous meeting. (2 vacancies)

MOTION: Appoint Commissioner Castillo to the Architectural Review Committee, on a motion by Commissioner Featherston. Commissioner Koch seconded the motion. Vote 6-0.

30. Operations Committee – Future meetings to be scheduled. (1 vacancy)

31. Grants Committee – Future meeting to be scheduled. (2 vacancies)

32. Preservation Plan Committee – Future meeting to be scheduled. (1 vacancy)

STAFF ITEMS AND POSSIBLE ACTION

33. 2023 Commission Elections

MOTION: Postpone the Elections to June 7, 2023, on a motion by Commissioner Grogan. Commissioner McWhorter seconded the motion. Vote 6-0.

FUTURE AGENDA ITEMS

34. 2023 Commissioner Training and Retreat – Summer 2023

ADJOURNMENT – 6:56PM, on a motion by Commissioner Grogan. Commissioner McWhorter second. Vote 6-0.

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.