



**HISTORIC LANDMARK COMMISSION**  
**WEDNESDAY, August 2, 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>.

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely and will be allowed up to three minutes to provide their comments. **Registration no later than noon the day before the meeting is required for remote participation by telephone.** To register to speak remotely, email [preservation@austintexas.gov](mailto:preservation@austintexas.gov) or call Amber Allen at (512) 974-3393.

**COMMISSION MEMBERS:**

       **x Ben Heimsath, Chair**  
       **x Witt Featherston, Vice Chair**  
       **x Kevin Koch**  
       **x Carl Larosche**  
       **x Trey McWhorter**  
       **x Harmony Grogan**

       **x Jaime Alvarez**  
       **x Roxanne Evans**  
       **x Raymond Castillo**  
       **x JuanRaymon Rubio**  
       **ab Tara Dudley**

## **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. **July 5, 2023** – Offered for consent approval.

## **BRIEFINGS**

### **2. Recent Preservation Triumphs**

Presenter: Melissa Alvarado

### **3. 517 Bouldin Ave.**

Presenter: Kalan Contreras

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

### **Historic Zoning Applications**

#### **4. C14H-2023-0079 – 2502 Jarratt Ave. – Discussion**

**Griffin House**

**Council District 10**

Proposal: Owner-initiated historic zoning.

Applicant: Kristina Kuperschmid

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

Staff Recommendation: Recommend historic zoning.

Kristina Kuperschmid spoke in favor of the project. There were no speakers in opposition.

**MOTION: Close the public hearing, on a motion by Commissioner Featherston.**

**Commissioner McWhorter seconded the motion. Vote 10-0.**

**MOTION: Reopen the public hearing and recommend historic zoning base on historic associations and architecture, on a motion by Commissioner Rubio. Commissioner Castillo seconded the motion. Vote 9-1. Commissioner Heimsath opposed the motion. The motion passed.**

#### **5. DA-2023-075240 – 606 E. 3<sup>rd</sup> St. – Discussion**

**Council District 9**

Proposal: Commission-initiated historic zoning.

Applicant: Linda Sullivan & Warren Wellborn

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

Staff Recommendation: Consider whether the building sufficiently meets the criteria for designation; if so, recommend historic zoning. Should the Commission choose to release the relocation permit, require completion of an archaeological investigation that meets state standards per the 2016 Commission motion, as well as completion of a City of Austin Documentation Package with measured drawings following the standards of the Historic American Buildings Survey.

**MOTION: Take items 5 and 6 together, on a motion by Commissioner Featherston.**

**Commissioner Larosche seconded the motion. Vote 10-0.**

#### **6. DA-2023-075240 – 608 E. 3<sup>rd</sup> St. – Discussion**

### **Council District 9**

Proposal: Commission-initiated historic zoning.

Applicant: Linda Sullivan & Warren Wellborn

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

Staff Recommendation: Consider whether the building sufficiently meets the criteria for designation; if so, recommend historic zoning. Should the Commission choose to release the relocation permit, require completion of an archaeological investigation that meets state standards per the 2016 Commission motion, as well as completion of a City of Austin Documentation Package with measured drawings following the standards of the Historic American Buildings Survey.

Warren Wellborn and Mark Seigman spoke in favor of the project. Herbe Franks spoke in opposition.

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

**MOTION: Reopen the public hearing and recommend historic zoning for both 606 and 608 E. 3<sup>rd</sup> Street based on architecture and community value, on a motion by Commissioner Rubio. Commissioner Koch seconded the motion. Vote 4-1-5. Commissioners Rubio, Koch, Grogan, and Evans supported the motion. Commissioner Featherston abstained. The remaining Commissioners opposed the motion. The motion failed.**

**MOTION: Release relocation permit application pending receipt of a City of Austin Documentation Package and archeological studies for both properties, on a motion by Commissioner Larosche. Commissioner Heimsath seconded the motion. Vote 8-2. Commissioners Grogan and Rubio opposed the motion. The motion passed.**

### **Historic Landmark and Local Historic District Applications**

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

Proposal: Addition/demolition/alteration (Postponed July 5, 2023)

Applicant: Richard Garrod

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

Staff Recommendation: Grant the applicant's postponement request to September 6, 2023.

**8. HR-2023-059459 – 2000 Maple Ave. – Consent  
Rogers-Washington-Holy Cross Local Historic District  
Council District 1**

Proposal: Window replacements (Postponed July 5, 2023)

Applicant: Rob DeChant

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

Staff Recommendation: Approve the application per Committee feedback.

**MOTION: Approve the project in accordance with staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

**9. HR-2023-087085 – 605 Highland Ave. – Consent  
Smoot-Terrace Park Local Historic District  
Council District 9**

Proposal: Rehabilitation.

Applicant: Zak Robinson

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

Staff Recommendation: Approve the application with the request that the door hood be constructed to remove as little historic fabric as possible if removed or replaced in the future.

**MOTION: Approve the project in accordance with staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

**10. HR-2023-087103 – 402 W 12<sup>th</sup> St. – Applicant-Requested Postponement  
A. O. Watson House  
Council District 9**

Proposal: Addition/remodel.

Applicant: Robbie Anderson

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

Staff Recommendation: Grant the applicant's postponement request to September 6, 2023.

**MOTION: Postpone the public hearing to September 6, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Evans seconded the motion. Vote 10-0.**

**11. HR-2023-087189 – 1312 Newning Ave. – Consent  
Moore-Williams House  
Council District 9**

Proposal: Addition/remodel.

Applicant: O'Connell Architecture

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

Staff Recommendation: Approve the application as-is, but suggest retaining existing separation of belvedere and attic, rather than adding a rear dormer.

**MOTION: Approve the project in accordance with staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

**12. HR-2023-085124 – 801 Oakland Ave. – Discussion  
Smoot-Terrace Park Local Historic District  
Council District 9**

Proposal: Porch remodel and restoration.

Applicant: Katharine Bayer

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

Staff Recommendation: Either invite the applicant to the Architectural Review Committee or approve the application with the omission of the gable-end window.

Katharine Bayer and Scott Mitchell 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 seconded the motion. Vote 10-0.**

**MOTION: Approve the application upon staff receipt and administrative review of revisions, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote 9-1. Commissioner Rubio opposed the motion. The motion passed.**

#### **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 July 5, 2023)

Applicant: Linda Sullivan

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

Staff Recommendation: Grant the applicant's postponement request to September 6, 2023.

**MOTION: Postpone the public hearing to September 6, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Evans seconded the motion. Vote 10-0.**

**14. HR-2023-043027 – 1409 Alta Vista Ave. – Applicant-Requested Postponement  
Travis Heights – Fairview Park National Register District  
Council District 9**

Proposal: Addition/remodel. (Postponed July 5, 2023)

Applicant: Lindsey Peavler

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

Staff Recommendation: Grant the applicant requested postponement to September 6, 2023.

**MOTION: Postpone the public hearing to September 6, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Evans seconded the motion. Vote 10-0.**

**15. HR-2023-075378 – 816 Congress Ave. – Consent  
Congress Avenue National Register District  
Council District 9**

Proposal: Landscape alterations.

Applicant: Nykea Keitt

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 staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

- 16. HR-2023-084134 – 2100 Newfield Ln. – Consent  
Old West Austin National Register District  
Council District 10**

Proposal: Porch alterations.

Applicant: William Kane

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 staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

- 17. HR-2023-075048 – 3001 Funston St. – Application Withdrawn  
Old West Austin National Register District  
Council District 10**

- 18. PR-2023-076607 – 96 Rainey St. – Discussion  
Rainey Street National Register District  
Council District 9**

Proposal: Total demolition.

Applicant: Katarina Smolenkova

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

Staff Recommendation: Consider whether the building sufficiently meets the designation criteria; if so, initiate historic zoning. Should the Commission feel that the building does not adequately meet the criteria, strongly recommend adaptive reuse and rehabilitation, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package. New construction drawings in National Register districts must be reviewed by the Historic Landmark Commission prior to demolition permit release.

Jeff Krolicki spoke in favor of the project. There were no speakers in opposition.

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

**MOTION: Reopen and postpone the public hearing to September 6, 2023, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote 9-1. Commissioner Rubio opposed the motion. The motion passed.**

- 19. HR-2023-087176 – 719 Congress Ave. – Pulled for Discussion  
Congress Avenue National Register District  
Council District 9**

Proposal: Exterior renovation.

Applicant: Robbie Anderson

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

Staff Recommendation: Comment on and release the plans.

Emily Little 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 seconded the motion. Vote 10-0.**

**MOTION: Release the application with comments, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote 10-0.**

**20. PR-2023-071143 – 81 Waller St. – Discussion  
Willow-Spence National Register District  
Council District 3**

Proposal: Total demolition.

Applicant: Joshua Albarez

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

Staff Recommendation: Consider whether the building's integrity and historical associations are sufficient to meet the designation requirements. If so, initiate historic zoning. If the Commission chooses to release the demolition permit, require completion of a City of Austin Documentation Package. New construction drawings must be reviewed by the Historic Landmark Commission prior to demolition permit release.

Maria Gonzalez 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 seconded the motion. Vote 10-0.**

**MOTION: Release the application pending review of the new construction drawings and receipt of a City of Austin Documentation package, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote 9-1. Commissioner Rubio opposed the motion. The motion passed.**

**Demolition and Relocation Permit Applications**

**21. PR-2023-069646 – 400 Brady Ln. – Applicant-Requested Postponement  
Council District 8**

Proposal: Total demolition (postponed July 5, 2023)

Applicant: Alberto Rodriguez

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

Staff Recommendation: Grant the applicant's request and postpone to September 6, 2023.

**MOTION: Postpone the public hearing to September 6, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Evans seconded the motion. Vote 10-0.**

**22. PR-2023-069492 – 1006 E. 39<sup>th</sup> St. – Consent  
Council District 9**

Proposal: Total demolition (postponed July 5, 2023)

Applicant: DAR Construction

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

Staff Recommendation: Release the demolition application upon receipt of a City of Austin Documentation Package.

**MOTION: Approve the project in accordance with staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

**23. PR-2023-081754 – 4707 Reyes St. – Consent  
Council District 1**

Proposal: Total demolition

Applicant: Roy Jensen

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 staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

**24. PR-2023-082551 – 909 W. Gibson St. – Consent  
Council District 1**

Proposal: Total demolition

Applicant: DAR Construction

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

Staff Recommendation: Strongly encourage adaptive reuse and rehabilitation, 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 staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

**25. PR-2023-082290 – 2300 Euclid Ave. – Consent  
Council District 3**

Proposal: Total demolition

Applicant: Robert Abbott

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



Staff Recommendation: Strongly encourage adaptive reuse and rehabilitation, 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 staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

**26. PR-2023-084059 – 3406 Merrie Lynn Ave. – Consent  
Council District 9**

Proposal: Total demolition

Applicant: Mark Hutchinson

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 staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

**27. PR-2023-081243 – 2407 McCullough St. – Consent  
Council District 10**

Proposal: Total demolition

Applicant: Stephen Hawkins

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

Staff Recommendation: Release the demolition application upon receipt of a City of Austin Documentation Package.

**MOTION: Approve the project in accordance with staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

**28. PR-2023-084993 – 1409 Crestwood Rd. – Consent  
Council District 9**

Proposal: Partial demolition

Applicant: Kevin Sullivan

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

Staff Recommendation: Approve the application upon completion of a City of Austin Documentation Package.

**MOTION: Approve the project in accordance with staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

**29. PR-2023-084145 – 5901 Cary Dr. – Consent  
Council District 7**

Proposal: Partial demolition

Applicant: Clare Bradford

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

Staff Recommendation: Approve the modification plans after receipt of a City of Austin Documentation Package, encouraging the applicant to maintain existing opening sizes and locations at the portions of the house visible from the street.

**MOTION: Approve the project in accordance with staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 10-0.**

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

30. Architectural Review Committee – Appoint new Committee members.

**MOTION: Appoint Commissioners Koch, Rubio, and Grogan to the Architectural Review Committee, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote 10-0.**

31. Operations Committee – Appoint new Committee members.

**MOTION: Appoint Commissioners Featherston, Koch, and Larosche to the Operations Committee, on a motion by Commissioner Larosche. Commissioner Castillo seconded the motion. Vote 10-0.**

32. Grants Committee – Appoint new Committee members.

**MOTION: Appoint Commissioners Evans, Alvarez, and McWhorter to the Grants Committee, on a motion by Commissioner McWhorter. Commissioner Featherston seconded the motion. Vote 10-0.**

33. Preservation Plan Committee – Appoint new Committee members.

**MOTION: Appoint Commissioners Castillo, Dudley, and Grogan to the Preservation Plan Committee, on a motion by Commissioner Featherston. Commissioner Rubio seconded the motion. Vote 10-0.**

**ADJOURNMENT – 9:05PM on a motion by Commissioner Featherston. Commissioner Grogan seconded the motion. Vote 10-0.**

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For more information on the Historic Landmark Commission, please contact Kalan Contreras, Historic Preservation Officer, at 512-974-2727; or Amber Allen, Historic Preservation Planner III, at 512-974-3393.

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