



**HISTORIC LANDMARK COMMISSION**  
**WEDNESDAY, September 6, 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**  
       **ab Kevin Koch**  
       **x Carl Larosche**  
       **x Trey McWhorter**  
       **x Harmony Grogan**

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

## **APPROVED 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.

Santiago presented on concerns with tree removals and the I-35 project from TxDOT.

Meghan King presented updated from Preservation Austin.

Julio Massad, Margaret Des Mukes – Massad, and Jesse Denier spoke on Peter Pan Golf, raising their support for possible historic designation and historic zoning in the future.

### **APPROVAL OF MINUTES**

1. **August 2, 2023** – Offered for consent approval.

**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 9-0.**

### **BRIEFINGS**

2. **Recent Preservation Triumphs**  
Presenter: Staff

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

#### **Historic Zoning Applications**

3. **C14H-2023-0085 – 2101 Travis Heights Blvd. – Discussion**  
**Burks-Challstrom House**  
**Council District 9**  
Proposal: Owner-initiated historic zoning.  
Applicant: Lori Martin  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Recommend historic zoning.

Brian Peters and Clifton Ladd spoke in favor of the project.

**MOTION: Close the public hearing, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote 9-0.**

**Reopen the public hearing and recommend historic zoning based on Architecture and Historic Associations, on a motion by Commissioner Rubio. Commissioner Grogan seconded the motion. Vote 9-0.**

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

4. **HR-2022-122453 – 115 E. 5<sup>th</sup> St. – Application Withdrawn**  
**Heierman House**  
**Council District 9**
5. **HR-2023-087103 – 402 W 12<sup>th</sup> St. – Applicant-Requested Postponement**

**A. O. Watson House**

**Council District 9**

Proposal: Addition/remodel. (postponed August 2, 2023)

Applicant: Robbie Anderson

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

Staff Recommendation: Grant the applicant's postponement request 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 Larosche. Commissioner Featherston seconded the motion. Vote 9-0.**

**6. HR-2023-075383 – 1403 W. 9<sup>th</sup> St. – Applicant-Requested Postponement  
Smoot-Terrace Park Local Historic District  
Council District 9**

Proposal: Porch addition/remodel.

Applicant: Victoria Haase

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

Staff Recommendation: Grant the applicant's postponement request 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 Larosche. Commissioner Featherston seconded the motion. Vote 9-0.**

**7. HR-2023-087195 – 2900 Tarry Trl. – Pulled for Discussion  
Gatewood House  
Council District 10**

Proposal: Build new construction on the property.

Applicant: Linda Sullivan

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

Staff Recommendation: Concur with Committee feedback. Approve rear landscape alterations but request that applicant return with a street-elevation design that retains more of the open feel of the front lawn and simplifies the existing gate designs.

Tye Jeffery spoke in favor of the project. Dealey Herndon spoke in opposition.

**MOTION: Keep public hearing open and postpone to the October 4, 2023 meeting, with an invitation to the Architectural Review Committee, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote 8-1-0. Commissioner Larosche abstains, the motion passes.**

**8. HR-2023-097928 – 4014 Avenue G – Consent  
Hyde Park Local Historic District  
Council District 9**

Proposal: Window/door replacements.

Applicant: Linda Sullivan

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

Staff Recommendation: Approve the application with 6:6 and/or 8:8 replacement windows instead of the proposed 2:2 windows. Request that existing historic-age screens be stored on site if not used.

**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 9-0.**

#### **National Register District Permit Applications**

9. **PR-2021-200516 – 512 E. Monroe St. – Application Withdrawn  
Travis Heights – Fairview Park National Register District  
Council District 9**

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

Proposal: Addition/remodel. (Postponed August 2, 2023)

Applicant: Lindsey Peavler

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

Staff Recommendation: Grant the applicant requested postponement 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 Larosche. Commissioner Featherston seconded the motion. Vote 9-0.**

11. **PR-2023-076607 – 96 Rainey St. – Discussion  
Rainey Street National Register District (noncontributing)  
Council District 9**

Proposal: Total demolition and new construction

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. Comment on new construction plans.

**MOITION: Close the public hearing, on a motion by Commissioner Featherston. Commissioner Larosche seconded the motion. Vote 9-0.**

**MOTION: Reopen public hearing and postpone to the October 4, 2023 meeting, on a motion by Commissioner Featherston. Commissioner Dudley seconded the motion. Vote 9-0.**

12. **HR-2023-097934 – 801 Winflo Dr. – Consent  
West Line National Register District (noncontributing)**

**Council District 9**

Proposal: Build new construction.

Applicant: Paul Zubeldia

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 9-0.**

**13. HR-2023-104361 – 1800 Kenwood Ave. – Pulled for Discussion  
Travis Heights – Fairview Park National Register District  
Council District 9**

Proposal: Demolish a contributing house and build new construction.

Applicant: David Carr

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.

David Carr and Judy Painter spoke in favor of the project. Clifton Ladd spoke in opposition.

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

**MOTION: Approve the project per staff recommendation, on a motion by Commissioner Featherston. Commissioner Larosche seconded the motion. Vote 7-2. Commissioners Dudley and Rubio oppose the motion. The motion passes.**

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

Proposal: New construction.

Applicant: Joshua Albarez

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

Staff Recommendation: Comment on and release the plans.

Maria Gonzalez and Joshua Albarez spoke in favor of the project. There were no speakers in opposition.

**MOTION: close the public hearing, on a motion by Commissioner Larosche. Commissioner Alvarez seconded the motion. Vote 9-0.**

**MOTION: Invite to the Architectural Review Committee with administrative approval upon receipt of revisions and staff review, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote 9-0.**

## **Demolition and Relocation Permit Applications**

**15. PR-2023-069646 – 400 Brady Ln. – Consent  
Council District 8**

Proposal: Total demolition (postponed August 2, 2023)

Applicant: Alberto Rodriguez

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 staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 9-0.**

**16. PR-2023-067052 – 915 Columbus St. – Consent  
Council District 9**

Proposal: Total demolition

Applicant: Gabe Joseph

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 9-0.**

**17. PR-2023-048490 – 908 Josephine St. – Consent  
Council District 9**

Proposal: Total demolition

Applicant: Gabe Joseph

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

Staff Recommendation: Strongly 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 9-0.**

**18. PR-2023-087312 – 701 Sparks Ave. – Late Applicant-Requested Postponement  
Council District 9**

Proposal: Total demolition

Applicant: DAR Construction

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

Staff Recommendation: Consider initiation of historic zoning. The building is architecturally unique in style and appears to have significant historical associations.

**MOTION: Postpone the public hearing to October 4, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote 9-0.**

**19. PR-2023-090828 – 2044 E. Cesar Chavez St. – Consent  
Council District 3**

Proposal: Total demolition

Applicant: Jennifer Hanlen

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

Staff Recommendation: Strongly encourage 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 staff's recommendation, per passage of the consent agenda, on a motion by Commissioner Larosche. Motion seconded by Commissioner Featherston. Vote 9-0.**

**20. PR-2023-084707 – 1118 Azie Morton Rd. – Consent  
Council District 5**

Proposal: Partial demolition

Applicant: Linda Sullivan

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

Staff Recommendation: 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 9-0.**

**21. PR-2023-089804 – 4601 Chiappero Trl. – Discussion  
Council District 7**

Proposal: Total demolition

Applicant: David Tucker

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

Staff Recommendation: Consider whether the home's historical associations are sufficient for landmark designation; if so, initiate historic zoning. Should the Commission decide against initiation, release the permit upon completion of a City of Austin Documentation Package.

David Tucker spoke in favor of the project. There were no speakers in opposition.

**MOTION: Close the public hearing, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote 9-0.**

**MOTION: Reopen the public hearing and initiate historic zoning based on Architecture and Historical Associations, on a motion by Commissioner Grogan. Motion seconded by Commissioner Rubio. Vote 5-1-3. Commissioner Castillo, McWhorter, Grogan, Rubio. And Dudley supports the motion. Commissioner**

**Larosche abstains. Commissioner Heimsath, Featherston, and Alvarez oppose the motion. The motion fails.**

**MOTION: Reopen the public hearing and postpone to the October 4, 2023 meeting, on a motion by Commissioner Rubio. Commissioner Featherston seconded the motion. Vote 9-0.**

**22. PR-2023-095572 – 1101 Garner Ave. – Late Applicant-Requested Postponement Council District 5**

Proposal: Total demolition

Applicant: Ross Rathgerber

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

Staff Recommendation: Consider whether the building retains sufficient integrity to convey its significance. If so, initiate historic zoning and/or consider inviting the applicant to the Architectural Review Committee to discuss alternatives to demolition. Should the Commission decide against initiation, require a City of Austin Documentation Package prior to demolition permit release.

**MOTION: Postpone the public hearing to October 4, 2023, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote 9-0.**

**23. PR-2023-099661 – 2702 Enfield Rd. – Consent Council District 10**

Proposal: Partial demolition

Applicant: Carissa Slater

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

Staff Recommendation: Encourage the applicant to increase separation between the pool and the house and release the permit upon completion of a City of Austin Documentation Package. Alternatively, invite the applicant to the Architectural Review Committee.

**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 9-0.**

**24. PR-2023-089094 – 1100 E. 2<sup>nd</sup> St. – Discussion Council District 3**

Proposal: Total demolition

Applicant: Joshua Brunsmann

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

Staff Recommendation: Consider initiation of historic zoning per survey recommendations. Should the Commission decide against historic zoning, strongly encourage adaptive reuse and rehabilitation, then relocation over demolition, but release the permit upon receipt of a City of Austin Documentation Package for each structure.

Josh Brunsmann 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 9-0.**

**MOTION: Reopen the public hearing and postpone to the October 4, 2023 meeting, on a motion by Commissioner Rubio. Commissioner Alvarez seconded the motion. Vote 9-0.**

**25. PR-2023-088313 – 2009 S. 2<sup>nd</sup> St. – Unit A – Consent  
Council District 3**

Proposal: Partial demolition

Applicant: Davey McEathron

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

Staff Recommendation: Strongly encourage the applicant to retain the character-defining features of this Craftsman bungalow 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 9-0.**

**26. PR-2023-102181 – 1800 Ferdinand St. – Consent  
Council District 1**

Proposal: Total demolition

Applicant: Thomas Venditti

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

Staff Recommendation: 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 9-0.**

**Commission Items**

**27. 719 Congress Ave. – Discussion  
State Theatre  
Council District 9**

Proposal: Initiation of historic zoning.

Applicant: Historic Landmark Commission, letters from Commissioner Koch and Rubio

**MOTION: Initiate historic zoning, on a motion by Commissioner Larosche. Commissioner Rubio seconded the motion. Vote 9-0.**

**COMMITTEE UPDATES AND POSSIBLE ACTION**

**28. Architectural Review Committee – Updates from previous meeting.**

- 29. **Operations Committee** – Future meeting to be scheduled.
- 30. **Grants Committee** – Future meeting to be scheduled.
- 31. **Preservation Plan Committee** – Future meeting to be scheduled.

**ADJOURNMENT – 8:45pm, on a motion by Commissioner McWhorter. Commissioner Dudley seconded the motion. Vote 9-0.**

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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.

**Meeting minutes were approved at the October 4, 2023 meeting, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote 10-0.**