



**HISTORIC LANDMARK COMMISSION**  
**WEDNESDAY, October 4, 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:**

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

\_\_\_\_\_ **Jaime Alvarez**  
\_\_\_\_\_ **Roxanne Evans**  
\_\_\_\_\_ **Raymond Castillo**  
\_\_\_\_\_ **JuanRaymon Rubio**  
\_\_\_\_\_ **Tara Dudley**

## **AGENDA**

### **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.

### **APPROVAL OF MINUTES**

1. **September 6, 2023** – Offered for consent approval.

## **BRIEFINGS**

2. **TxDOT Project Updates**  
Presenter: Rebecca Dobrasko
3. **Recent Preservation Accomplishments**  
Presenter: Staff

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

### **Historic Zoning Applications**

4. **PR-2022-143328 – 7304 Knox Ln. – Discussion**  
**Running Rope Ranch**  
**Council District 10**  
Proposal: Commission-initiated historic zoning. (Indefinitely postponed April 5, 2023)  
Applicant: Ricca Keepers  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: See staff report.
5. **C14H-2023-0092 – 1104 E. 10<sup>th</sup> St. – Discussion**  
**Depew-Cherico-Frazier House**  
**Council District 1**  
Proposal: Owner-initiated historic zoning.  
Applicant: Mark Rogers  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Recommend historic zoning.
6. **C14H-2023-0105 – 719 Congress Ave. – Staff-Requested Postponement**  
**State Theatre**  
**Council District 9**  
Proposal: Commission-initiated historic zoning.  
Applicant: Historic Landmark Commission  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Postpone the public hearing to November 1, 2023.

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

7. **HR-2023-087103 – 402 W 12<sup>th</sup> St. – Applicant-Requested Postponement**  
**A. O. Watson House - Landmark**  
**Council District 9**  
Proposal: Addition/remodel. (postponed September 6, 2023)  
Applicant: Robbie Anderson  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Grant the applicant's postponement request to November 1, 2023.
8. **HR-2023-075383 – 1403 W. 9<sup>th</sup> St. – Consent**

**Ben Pillow House - Landmark**

**Council District 9**

Proposal: Porch addition/remodel.

Applicant: Victoria Haase

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

Staff Recommendation: Approve the application. (Attended the 9/13/2023 meeting of the Architectural Review Committee)

**9. HR-2023-087195 – 2900 Tarry Trl. – Consent**

**Gatewood House**

**Council District 10**

Proposal: Build new landscape construction on the property. (Postponed September 6, 2023)

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. (Attended the 9/13/2023 meeting of the Architectural Review Committee)

**National Register District Permit Applications**

**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 September 6, 2023)

Applicant: Lindsey Peavler

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

Staff Recommendation: Grant the applicant requested postponement to November 1, 2023.

**11. PR-2023-076607 – 96 Rainey St. – Discussion**

**Rainey Street National Register District (noncontributing)**

**Council District 9**

Proposal: Total demolition and new construction (Postponed September 6, 2023)

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.

**12. HR-2023-108618 – 1505 W. 10<sup>th</sup> St. – Consent**

**West Line National Register District (noncontributing)**

**Council District 9**

Proposal: Build new construction.

Applicant: Sean Reynolds

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

- 13. HR-2023-108633 – 806 Rutherford Pl. – Consent**  
**Travis Heights – Fairview Park National Register District**  
**Council District 9**  
Proposal: Replace existing windows and doors.  
Applicant: Carina Coel  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Comment on plans, encouraging applicant to retain existing double entry doors and retain historic-age screens at accent windows.
- 14. PR-2023-109126 – 1713 Summit VW. – Consent**  
**Old West Austin National Register District**  
**Council District 10**  
Proposal: Demolish a contributing structure.  
Applicant: DAR Construction  
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 and review of the new construction drawings.
- 15. PR-2023-103994 – 4210 Wilshire Pkwy. – Consent**  
**Wilshire National Register District**  
**Council District 9**  
Proposal: Demolish a contributing structure. Proposed fencing around the property, the empty lot is to serve as a yard extension for the neighboring property. No new construction will be proposed.  
Applicant: Robert Abbott  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Encourage adaptive reuse and rehabilitation, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.
- 16. HR-2023-118825 – 514 E. Live Oak St. – Consent**  
**Travis Heights-Fairview Park National Register District**  
**Council District 9**  
Proposal: Demolish a contributing structure and build new construction.  
Applicant: Hemashree Dunakhe  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Comment on and release the plans. Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

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

- 17. PR-2023-087312 – 701 Sparks Ave. – Discussion**  
**Council District 9**

Proposal: Total demolition (Postponed September 6, 2023)  
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.

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

Proposal: Total demolition (Postponed September 6, 2023)  
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. Grant the applicant requested postponement to November 1, 2023.

**19. PR-2023-089804 – 4601 Chiappero Trl. – Application Withdrawn  
Council District 7**

The applicant will be attending the October meeting of the Architectural Review Committee to discuss rehabilitation and design proposals.

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

Proposal: Total demolition (Postponed September 6, 2023)  
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.

**21. PR-2023-087319 – 2505 E. Cesar Chavez St. – Consent  
Council District 3**

Proposal: Relocation  
Applicant: Clayton Penn  
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.

**22. PR-2023-107891 – 1304 Angelina St. – Consent  
Council District 1**

Proposal: Total demolition  
Applicant: Kristin Kittrell  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Encourage adaptive reuse and rehabilitation, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**23. PR-2023-117075 – 812 W. 12<sup>th</sup> St. – Discussion  
Council District 9**

Proposal: Total demolition  
Applicant: Christina Buckner  
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. Further research following the 2021 recommendation for case postponement or initiation of historic zoning did not yield additional information sufficient to demonstrate that the building met the merits of historic designation.

**24. PR-2023-116387 – 4604 Crestway Dr. – Consent  
Council District 10**

Proposal: Total demolition  
Applicant: Brian Fuchs  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Strongly encourage rehabilitation and adaptive reuse, then deconstruction and reuse of materials, but release the demolition permit upon completion of a City of Austin Documentation Package.

**25. PR-2023-112741 – 3900 Becker Ave. – Consent  
Council District 9**

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.

**Tax Abatement for Rehabilitation of Property in a Local Historic District**

**26. 4109 Avenue A – Consent  
Council District 9**

Proposal: Tax Abatement Application  
Applicant: Samantha Eshelman  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Approve the application.

**Commission Items**

**27. 2024 HLC Meeting Schedule**

**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** – Updates from previous meeting and appointment of new member.

### **ADJOURNMENT**

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, Historic Preservation Officer, at 512-974-2727; or Amber Allen, Historic Preservation Planner III, at 512-974-3393.