



**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>.

**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  
ab \_\_\_\_\_ Raymond Castillo  
x \_\_\_\_\_ JuanRaymon Rubio  
x \_\_\_\_\_ 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.

Clifton Ladd spoke on the Norwood House, bringing the property to the Commissions attention.

Meghan King spoke on Preservation Austin updates.

### **APPROVAL OF MINUTES**

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

**MOTION: Minutes approve on consent, on a motion by Commissioner Larosche.**  
**Commissioner Featherston seconded. Vote 10-0.**

## **BRIEFINGS**

### **2. TxDOT Project Updates**

Presenter: Rebecca Dobrasko

**Briefing moved to Nov. 1<sup>st</sup> HLC meeting.**

### **3. Recent Preservation Accomplishments**

Presenter: Staff

## **CONSENT/CONSENT POSTPONEMENT AGENDA**

### **Historic Zoning Applications**

#### **4. PR-2022-143328 – 7304 Knox Ln.**

**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.

**MOTION: Indefinitely postponed, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Featherston seconded the motion. Vote 10-0.**

**Item 5 was pulled for discussion.**

#### **6. C14H-2023-0105 – 719 Congress Ave.**

**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.

**MOTION: Per passage of the consent postponement agenda, postpone the public hearing to the November 1<sup>st</sup>, 2023 meeting, on a motion by Commissioner Larsoche. Commissioner Featherston seconded the motion. Vote 10-0.**

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

#### **7. HR-2023-087103 – 402 W 12<sup>th</sup> St.**

**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.

**MOTION: Per passage of the consent postponement agenda, postpone the public hearing to the November 1<sup>st</sup>, 2023 meeting, on a motion by Commissioner Larsoche. Commissioner Featherston seconded the motion. Vote 10-0.**

**8. HR-2023-075383 – 1403 W. 9<sup>th</sup> St.**

**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)

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

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

**Gatewood House - Landmark**

**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)

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

**National Register District Permit Applications**

**10. HR-2023-043027 – 1409 Alta Vista Ave.**

**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.

**MOTION: Per passage of the consent postponement agenda, postpone the public hearing to the November 1<sup>st</sup>, 2023 meeting, on a motion by Commissioner Larsoche. Commissioner Featherston seconded the motion. Vote 10-0.**

**Item 11 was pulled for discussion.**

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

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

- 13. HR-2023-108633 – 806 Rutherford Pl.  
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.

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

- 14. PR-2023-109126 – 1713 Summit VW.  
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.

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

**Item 15 was pulled for discussion.**

**Item 16 was pulled for discussion.**

**Item 17 was pulled for discussion.**

**Demolition and Relocation Permit Applications**

**18. PR-2023-095572 – 1101 Garner Ave.  
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.

**MOTION: Per passage of the consent postponement agenda, postpone the public hearing to the November 1<sup>st</sup>, 2023 meeting, on a motion by Commissioner Larsoche. Commissioner Featherston seconded the motion. Vote 10-0.**

**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.

**Item 20 was pulled for discussion.**

**21. PR-2023-087319 – 2505 E. Cesar Chavez St.  
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.

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

**22. PR-2023-107891 – 1304 Angelina St.  
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.

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

**Item 23 was pulled for discussion.**

**Item 24 was pulled for discussion.**

**25. PR-2023-112741 – 3900 Becker Ave.  
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.

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

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

**26. 4109 Avenue A  
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.

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

**PUBLIC HEARINGS/DISCUSSION AND POSSIBLE ACTION**

**Historic Zoning Applications**

**5. C14H-2023-0092 – 1104 E. 10<sup>th</sup> St.  
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.

Mark Rogers spoke in favor of the project. There were no speakers in opposition.

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

**MOTION; Recommend historic zoning based on Architecture and Historic Associations, on a motion by Commissioner Dudley. Commissioner Featherston seconded the motion. Vote 10-0.**

**National Register District Permit Applications**

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

**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.

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

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

**The Commission took No Action on the review of the proposed demolition permit application, directing staff to release upon review of new construction and 75-day clock.**

**MOTION: Reopen the public hearing and postpone to the November 1<sup>st</sup>, 2023 meeting, on a motion by Commissioner Featherston. Commissioner Koch seconded the motion. Vote 8-2. Commissioner Grogan and Rubio opposed the motion. The motion passed.**

**15. PR-2023-103994 – 4210 Wilshire Pkwy.**

**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.

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

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

**MOTION: Reopen the public hearing and postpone to the November 1<sup>st</sup>, 2023 meeting, on a motion by Commissioner Rubio. Commissioner Featherston seconded the motion. Vote 10-0.**

**16. HR-2023-118825 – 514 E. Live Oak St.  
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.

Michael Linehan spoke in favor of the project. Susan Armstrong Fisher, Clifton Ladd, and Terri Myers spoke in opposition.

**MOTION: Keep the public hearing open and postpone to November 1<sup>st</sup>, 2023 and invite to the Architectural Review Committee, on a motion by Commissioner Larosche. Commissioner Alvarez seconded the motion. Vote 10-0.**

**Demolition and Relocation Permit Applications**

**17. PR-2023-087312 – 701 Sparks Ave.  
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.

Mike McHone and Rahim Toberriahi spoke in favor of the project. Barbara Epstein, Robin Turner, Linda Team, Terri Myers, and Randall Soiledu spoke in opposition.

**MOTION: Keep the public hearing open and postpone the November 1<sup>st</sup>, 2023, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote 10-0.**

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

Joshua Brunsmann spoke in favor. Berta Delgado spoke in opposition.

**MOTION: Keep the public hearing open and initiate historic zoning based on Architecture and Historic Association, on a motion by Commissioner Koch. Commissioner Rubio seconded the motion. Vote 10-0.**

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

**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.

**MOTION: Close the public hearing and release the demolition permit application per staff recommendation, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote 7-3. Commissioners Rubio, Featherston, and Dudley opposed the motion. The motion passed.**

**24. PR-2023-116387 – 4604 Crestway Dr.**

**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.

**MOTION: Keep the public hearing open and postpone to November 1<sup>st</sup>, 2023, on a motion by Commissioner McWhorter. Commissioner Featherston seconded the motion. Vote 10-0.**

**Commission Items**

**27. 2024 HLC Meeting Schedule**

**MOTION: Approve the 2024 HLC meeting schedule, on a motion by Commissioner Featherston. Commissioner McWhorter seconded the motion. Vote 10-0.**

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

**MOTION: Appoint Commissioner Heimsath to the Preservation Plan Committee.  
Vote 10-0.**

**ADJOURNMENT – 9:13PM – on a motion by Commissioner Larosche. Seconded by Commissioner Featherston. 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.