



HISTORIC LANDMARK COMMISSION
WEDNESDAY, November 1, 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>.

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 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. **October 4, 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. **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 December 13, 2023.
5. **PR-2023-089094 – 1100 E 2nd St.**
Council District 9
Proposal: Commission-initiated historic zoning.
Applicant: Historic Landmark Commission
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Recommend historic zoning per survey for the older building. 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. Encourage relocation over demolition, but approve the demolition application for the rear building upon completion of a City of Austin Documentation Package.
6. **C14H-2023-0115 – 1193 San Bernard St.**
Mitchell House
Council District 1
Proposal: Owner-initiated historic zoning.
Applicant: Trace Tankersley
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Staff recommends the proposed zoning change from single family-neighborhood plan (SF-3-NP) to single family-neighborhood plan-historic landmark (SF-3-H-NP) combining district zoning.

Historic Landmark and Local Historic District Applications

7. **HR-2023-087103 – 402 W 12th St.**
A. O. Watson House - Landmark
Council District 9

Proposal: Addition/remodel. (postponed October 4, 2023)
Applicant: Robbie Anderson
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Grant the applicant's postponement request to December 13, 2023.

**8. HR-2023-122539 – 3904 Avenue G
Hyde Park Local Historic District
Council District 9**

Proposal: Build a new construction ADU.
Applicant: Ernesto Cragnolnio
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage the applicant to include windows on the front elevation of the ADU but approve the application as-is, as the building will be minimally visible from the primary street.

**9. HR-2023-131661 – 1107 E 10th St.
Robertson/Stuart & Mair Local Historic District
Council District 1**

Proposal: Build a new construction ADU.
Applicant: Matthew Jordan
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve the application.

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 October 4, 2023)
Applicant: Lindsey Peavler
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on and release plans.

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

Proposal: New construction (Postponed October 4, 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. 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. (Postponed October 4, 2023)

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.

**13. 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. (postponed October 4, 2023)

Applicant: Hemashree Dunakhe

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

Staff Recommendation: Comment on plans. Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

**14. HR-2023-118820 – 1102 Maufrais St.
West Line National Register District
Council District 9**

Proposal: Addition/remodel.

Applicant: Kevin Sims

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

Staff Recommendation: Grant the applicant's requested postponement to December 13, 2023.

**15. HR-2023-104210 – 1303 ½ Hillside Ave.
Travis Heights-Fairview Park National Register District (noncontributing)
Council District 9**

Proposal: Build a new construction ADU.

Applicant: Ernesto Cragno

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

Staff Recommendation: Comment on and release the plans.

**16. PR-2023-125036 – 1610 Preston Ave.
Old West Austin National Register District
Council District 10**

Proposal: Demolish a construction structure.

Applicant: DAR Construction

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but approve the demolition application upon completion of a City of Austin Documentation Package. Comment on and release the plans.

17. **HR-2023-122515 – 1621 W 14th St.
Old West Austin National Register District
Council District 9**
Proposal: Addition/remodel.
Applicant: David Khaetzki
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans and invite the applicant to the Architectural Review Committee.

18. **HR-2023-126269 – 3209 Oakmont Blvd.
Old West Austin National Register District (noncontributing)
Council District 10**
Proposal: Build new construction.
Applicant: Roy Jensen
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on and release plans.

Demolition and Relocation Permit Applications

19. **PR-2023-087312 – 701 Sparks Ave.
Council District 9**
Proposal: Total demolition (Postponed October 4, 2023)
Applicant: DAR Construction
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Initiate historic zoning. The building is architecturally unique in style and appears to have significant historical associations.

20. **PR-2023-095572 – 1101 Garner Ave.
Council District 5**
Proposal: Total demolition (Postponed October 4, 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. 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.

21. **PR-2023-116387 – 4604 Crestway Dr.
Council District 10**
Proposal: Total demolition (Postponed October 4, 2023)
Applicant: Brian Fuchs
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Consider initiation of historic zoning. Should the Commission decide against initiation, 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.

- 22. PR-2023-115579 – 812 W. Elizabeth St.
Council District 9**
Proposal: Total demolition
Applicant: Linda Sullivan
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Consider whether the building’s integrity is sufficient to meet the merits of landmark designation. If so, initiate historic zoning. Should the Commission decide against initiation, encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

Commission Items

- 23. 1201 E 7th Street
Green and White Grocery
Council District 3**
Proposal: Initiation of historic zoning.
Applicant: Historic Landmark Commission, letters from Commissioner Rubio Alvarez

COMMITTEE UPDATES AND POSSIBLE ACTION

- 24. Architectural Review Committee** – Updates from previous meeting.
- 25. Operations Committee** – Updates from previous meeting. Discuss upcoming HOME Initiative from City Council.
- 26. Grants Committee** – Future meeting to be scheduled.
- 27. Preservation Plan Committee** – Updates from previous meeting.

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; or Sam Fahnestock, Historic Preservation Planner II.