



HISTORIC LANDMARK COMMISSION
WEDNESDAY, December 13, 2023 – 6:00 PM
Permitting and Development Center – Room 1405
6310 Wilhelmina Delco Drive
Austin, TX 78752

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 Sam Fahnestock 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. **November 1, 2023** – Offered for consent approval.

BRIEFINGS

2. Heritage Grants

Presenter: Melissa Alvarado

PUBLIC HEARINGS/DISCUSSION AND POSSIBLE ACTION

Historic Zoning Applications

3. 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: Staff recommends the proposed zoning change from central business district (CBD) to central business district-historic landmark (CBD-H) combining district zoning.

4. PR-2023-087312 – 701 Sparks Ave.

Council District 9

Proposal: Commission-initiated historic zoning.

Applicant: Historic Landmark Commission

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.

5. C14H-2023-0136 – 1201 E 7th St.

Green & White Grocery

Council District 3

Proposal: Commission-initiated historic zoning.

Applicant: Historic Landmark Commission

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

Staff Recommendation: Staff recommends the proposed zoning change from transit-oriented development-neighborhood plan (TOD-NP) to transit-oriented development-neighborhood plan-historic landmark (TOD-H-NP) combining district zoning.

6. C14H-2023-0143 – 2315 Lake Austin Blvd.

Deep Eddy Cabaret

Council District 10

Proposal: Owner-initiated historic zoning.

Applicant: Rebecca Wallisch

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

Staff Recommendation: Staff recommends the proposed zoning change from neighborhood commercial-neighborhood plan (LR-NP) to neighborhood commercial-neighborhood plan-historic landmark (LR-H-NP) combining district zoning.

Heritage Grant Applications

- 7. HR-2023-147049 – 3908 Avenue B**
Baker School – Landmark
Council District 9
Proposal: Restoration/replace windows.
Applicant: Tere O’Connell
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve Certificates of Appropriateness for the proposed Heritage Grant projects.
- 8. HR-2023-149179 – 2300 Rosewood Avenue**
Madison Log Cabin – Landmark
Council District 1
Proposal: Rehabilitation.
Applicant: Kim McKnight
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve Certificates of Appropriateness for the proposed Heritage Grant projects.

Historic Landmark and Local Historic District Applications

- 9. HR-2023-087103 – 402 W 12th St.**
A. O. Watson House – Landmark
Council District 9
Proposal: Addition/remodel. (Postponed November 1, 2023)
Applicant: Robbie Anderson
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Grant the applicant's request and postpone the public hearing to January 10, 2024.
- 10. HR-2023-117181 – 1300 E 4th St.**
Texaco Depot – Landmark
Council District 3
Proposal: Paint a mural.
Applicant: Sky Currie
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve the application.
- 11. PR-2023-136701 – 4004 Avenue H**
Hyde Park Local Historic District
Council District 9
Proposal: Demolish ADU.
Applicant: DAR Construction
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve the application.

- 12. HR-2023-147510 – 4306 Duval St.
Hyde Park Local Historic District
Council District 9**
Proposal: Addition/remodel.
Applicant: Hattie Sherman
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Postpone the public hearing to January 10, 2024 in order to invite the applicant to the Architectural Review Committee to explore alternative window placement at the street-facing portion of the addition.
- 13. HR-2023-149027 – 1415 Lavaca St.
Bartholomew-Robinson Building – Landmark
Council District 9**
Proposal: Restoration/new construction.
Applicant: Nick Faust
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Request that the applicant use transparent balcony railings rather than aluminum planters and that the new addition be set back as much as possible from the original building, but approve the application as proposed. The applicant has amended the design to respond to staff and Committee feedback on increasing the addition's compatibility.
- 14. HR-2023-148863 – 1209 Rosewood Ave.
Haynes-Delashwah House – Landmark
Council District 1**
Proposal: Landscape work.
Applicant: Cameron Campbell
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Postpone the public hearing to January 10, 2024 in order to invite the applicant to the next available meeting of the Architectural Review Committee.
- 15. HR-2023-149242 – 1108 W 9th St.
Brass-Goddard House – Landmark
Council District 9**
Proposal: Replace windows.
Applicant: Tim Cuppett
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve the application, provided that any historic-age 1:1 window screens are retained.
- 16. HR-2023-122483 – 709 Bouldin Ave.
Woody House – Landmark
Council District 9**
Proposal: Landscape work.
Applicant: Steve Terebecki
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve the application.

17. **HR-2023-149250 – 1407 W 9th St.
William Pillow House – Landmark
Council District 9**
Proposal: Addition/remodel.
Applicant: Rodney Bennett
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve the application.
18. **HR-2023-149304 – 1109 W 9th St.
A.W. and Ida Brill House – Landmark
Council District 9**
19. **HR-2023-137827 – 809 Baylor St.
Castle Hill Local Historic District
Council District 9**
Proposal: Addition/remodel.
Applicant: Ryan Stewart
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve the application.

National Register District Permit Applications

20. **HR-2023-043027 – 1409 Alta Vista Ave.
Travis Heights – Fairview Park National Register District
Council District 9**
Proposal: Addition/remodel. (Postponed November 1, 2023)
Applicant: Lindsey Peavler
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans.
21. **HR-2023-118820 – 1102 Maufrais St.
West Line National Register District
Council District 9**
Proposal: Addition/remodel. (Postponed November 1, 2023)
Applicant: Kevin Sims
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans.
22. **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 November 1, 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. The building does not meet the criteria for landmark designation.

23. 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 November 1, 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.

24. HR-2023-122515 – 1621 W 14th St.

**Old West Austin National Register District
Council District 9**

Proposal: Addition/remodel. (Postponed November 1, 2023)

Applicant: David Khaetzki

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

Staff Recommendation: Comment on plans.

25. HR-2023-122500 – 1010 Harwood Pl.

**Travis Heights-Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing structure and build new construction.

Applicant: Lindsey Peavler

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

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

26. PR-2023-143279 – 1104 Eason St.

**West Line National Register District
Council District 9**

Proposal: Demolition.

Applicant: Victoria Haase

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

Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package. The Commission must review any new construction within the National Register Historic District prior to release of the demolition permit.

27. HR-2023-147071 – 1610 Preston Ave.

**Old West Austin National Register District
Council District 10**

Proposal: New construction.
Applicant: Chester Wilson
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans, encouraging simpler massing.

**28. HR-2023-149931 – 2716 Wooldridge Dr.
Old West Austin National Register District
Council District 10**

Proposal: Demolish a contributing structure and build new construction.
Applicant: Amy Jameson
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, but release the demolition permit upon completion of a City of Austin Documentation Package. Postpone the public hearing on the new construction to January 10, 2023 in order to invite the applicant to the next meeting of the Architectural Review Committee.

Demolition and Relocation Permit Applications

**29. PR-2023-095572 – 1101 Garner Ave.
Council District 5**

Proposal: Total demolition. (Postponed November 1, 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 not, encourage rehabilitation and adaptive reuse, but release the demolition permit upon receipt of a City of Austin Documentation Package.

**30. PR-2023-115579 – 812 W Elizabeth St.
Council District 9**

Proposal: Total demolition. (Postponed November 1, 2023)
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.

**31. PR-2023-142462 – 402 Lockhart Dr.
Council District 9**

Proposal: Total demolition.
Applicant: William Kane
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package. New construction must be reviewed by the Historic Landmark Commission prior to permit release.

- 32. PR-2023-138200 – 6804 Mesa Dr.
Council District 10**
Proposal: Total demolition.
Applicant: DAR Construction
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Consider initiation of historic zoning. Should the Commission decide against historic zoning, release the demolition permit upon completion of a City of Austin Documentation Package.
- 33. PR-2023-131697 – 1716 Bouldin Ave.
Council District 9**
Proposal: Total demolition.
Applicant: Jonathan Butler; DAR Construction
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.
- 34. PR-2023-138904 – 1804 E 22nd St.
Council District 1**
Proposal: Total demolition.
Applicant: Brian Kline
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.
- 35. PR-2023-141282 – 4316 Airport Blvd.
Council District 9**
Proposal: Total demolition.
Applicant: Robert Abbott
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, but release the demolition permit upon completion of a City of Austin Documentation Package.
- 36. PR-2023-142185 – 2705 Stratford Dr.
Council District 8**
Proposal: Total demolition.
Applicant: John Grable
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse but release the demolition permit upon completion of a City of Austin Documentation Package.
- 37. PR-2023-132210 – 1707 Singleton Ave.
Council District 1**
Proposal: Total demolition.
Applicant: William Jones
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Encourage rehabilitation and adaptive reuse but release the demolition permit upon completion of a City of Austin Documentation Package.

38. PR-2023-140202 – 2004 Meadowbrook Dr.

Council District 10

Proposal: Total demolition.

Applicant: Jennifer Smith

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.

39. PR-2023-142740 – 2200 Forest Trl.

Council District 10

Proposal: Partial demolition.

Applicant: Linda 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.

40. PR-2023-143946 – 1406 Juliet St.

Council District 9

Proposal: Partial demolition.

Applicant: Davey McEathron

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

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

41. PR-2023-143639 – 97 San Saba St.

Council District 3

Proposal: Relocation.

Applicant: Lacy Stone

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

Staff Recommendation: Strongly encourage rehabilitation and adaptive reuse, as the house helps to tell the story of the East Cesar Chavez commercial building, but release the relocation permit upon completion of a City of Austin Documentation Package.

42. DA-2023-1431 – 4700 S Congress Ave. 10

Council District 3

Proposal: Total demolition.

Applicant: Michelle Lynch

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.

43. DA-2023-1431 – 4702 S Congress Ave. 18/19

Council District 3

Proposal: Total demolition.

Applicant: Michelle Lynch

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

Staff Recommendation: Strongly recommend rehabilitation and adaptive reuse of cottages, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

44. DA-2023-1431 – 4702 S Congress Ave. 20

Council District 3

Proposal: Total demolition.

Applicant: Michelle Lynch

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.

COMMITTEE UPDATES AND POSSIBLE ACTION

45. Architectural Review Committee – Updates from previous meeting.

46. Operations Committee – Updates from previous meeting.

47. Grants Committee – Future meeting to be scheduled.

48. 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; Amber Allen, Historic Preservation Planner III, at 512-974-8069; or Sam Fahnestock, Historic Preservation Planner II, at 512-974-3393.