



HISTORIC LANDMARK COMMISSION
WEDNESDAY, January 10th, 2024 – 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. **December 13, 2023** – Offered for consent approval.

BRIEFINGS

2. Briefing on Heritage Preservation Grant FY24 Recommendations

Presenter: Melissa Alvarado

PUBLIC HEARINGS/DISCUSSION AND POSSIBLE ACTION

Historic Zoning Applications

3. 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.

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-2023-0145 – 309 Park Ln.

Yarrington House

Council District 9

Proposal: Owner-initiated historic zoning.

Applicant: Lori Martin

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

Staff Recommendation: Staff recommends the proposed zoning change from single family-neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) to single family-historic landmark-neighborhood conservation-neighborhood plan (SF-3-H-NCCD-NP) combining district.

6. C14H-2023-0147 – 1311 E. Cesar Chavez St.

Johnson & Johnson Building/House

Council District 3

Proposal: Owner-initiated historic zoning.

Applicant: Jordan Nelson

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

Staff Recommendation: Staff recommends the proposed zoning change from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) to general commercial services-mixed use-historic landmark-conditional overlay-

neighborhood plan (CS-MU-H-CO-NP) combining district zoning.

Heritage Grant Applications

7. **C14H-2023-0147 – 1311 E. Cesar Chavez St.
Johnson & Johnson Building/House
Council District 3**
Proposal: Renovation/remodel.
Applicant: Jordan Nelson
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve the application.

Historic Landmark and Local Historic District Applications

8. **HR-2023-160070 – 704 Highland Ave.
Smoot-Terrace Park Local Historic District
Council District 9**
Proposal: Partial demolition/addition.
Applicant: Lindsey Peavler
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve the application.
9. **HR-2023-160077 – 4312 Avenue B
Hyde Park Local Historic District
Council District 9**
Proposal: New construction ADU.
Applicant: Daniel Dunigan
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Approve the application.
10. **HR-2023-160702 – 201 E. 6th Street
Nichols-Gellman House
Council District 9**
Proposal: Remodel/repair.
Applicant: Sky Currie
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Concur with Committee feedback, encouraging its further implementation where possible, and request that the building be restored to an earlier era within the building's period of significance to better align with the proposal for 209 East 6th, but approve the application. The applicant has amended the design to include some Committee feedback.
11. **HR-2023-160714 – 209 E. 6th Street
Morley Brothers Drugstore
Council District 9**
Proposal: Remodel/repair.
Applicant: Sky Currie
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Approve the proposed repairs. Encourage sign retention, as it has gained significance over time, but should the recommended THC documentation support sign removal, approve the remainder of the application on the condition that the sign be stored on-site in a climate-controlled area for potential future reinstallation, rather than removed from its historic context.

12. HR-2023-160752 – 520-522 E. 6th Street

Carrington Store

Council District 9

Proposal: Rehabilitate/repoint brick.

Applicant: Sky Currie

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

Staff Recommendation: Approve the application, provided that the applicant receives the appropriate approvals from the Texas Historical Commission for this RTHL property.

National Register District Permit Applications

13. HR-2023-122500 – 1010 Harwood Pl.

Travis Heights-Fairview Park National Register Historic District

Council District 9

Proposal: Demolition/new construction. (Postponed December 13, 2023)

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.

14. HR-2023-001087 – 402 Lockhart Dr.

Travis Heights-Fairview Park National Register Historic District

Council District 9

Proposal: Demolition/new construction. (Postponed December 13, 2023)

Applicant: William Kane

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

Staff Recommendation: Comment on plans and request a City of Austin Documentation Package.

15. HR-2023-043027 – 1409 Alta Vista Ave.

Travis Heights-Fairview Park National Register Historic District

Council District 9

Proposal: Addition/remodel. (Postponed December 13, 2023)

Applicant: Lindsey Peavler

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

Staff Recommendation: Comment on plans.

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

Travis Heights-Fairview Park National Register Historic District

Council District 9

Proposal: Demolition/new construction. (Postponed December 13, 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.

17. HR-2023-122515 – 1621 W. 14th St.

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

Proposal: Addition/remodel. (Postponed December 13, 2023)

Applicant: David Khaetzki

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

Staff Recommendation: Comment on plans.

18. HR-2023-149931 – 2716 Wooldridge Dr.

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

Proposal: Demolition/new construction. (Postponed December 13, 2023)

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 February 7, 2024 in order to invite the applicant to the next meeting of the Architectural Review Committee.

19. HR-2023-155105 – 4106 Lullwood Rd.

**Wilshire National Register Historic District
Council District 9**

Proposal: Addition/remodel; replace windows & doors.

Applicant: Kevin Sullivan

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

Staff Recommendation: Comment on plans.

20. HR-2023-155129 – 1100 Lorrain St.

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

Proposal: New construction ADU.

Applicant: Bill Page

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

Staff Recommendation: Comment on plans.

21. HR-2023-128292 – 3001 Funston St.

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

Proposal: New construction.

Applicant: Russell Smith

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

Staff Recommendation: Comment on plans.

22. **HR-2023-159503 – 519 E. Mary St.**
Travis Heights-Fairview Park National Register Historic District
Council District 10
Proposal: New construction.
Applicant: Davey McEathron
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans. Consider inviting the applicant to the next Architectural Review Committee meeting, as the property is adjacent to the Mary Street Historic District.
23. **HR-2023-160720 – 218 E. 6th St.**
Sixth Street National Register Historic District
Council District 9
Proposal: Remodel/repair/window replacement.
Applicant: Sky Currie
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans, encouraging applicant to retain applied decorative details at cornice. The applicant has amended the design to reflect Committee feedback.
24. **HR-2023-160745 – 505-507 E. 6th St.**
Sixth Street National Register Historic District
Council District 9
Proposal: Renovation/remodel/replace windows.
Applicant: Sky Currie
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans. The proposed alterations do not preclude future landmark designation.
25. **HR-2023-161547 – 606 E. 6th St.**
Sixth Street National Register Historic District
Council District 9
Proposal: Renovation/remodel/repair limestone/add awning.
Applicant: Sky Currie
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans.
26. **HR-2023-160869 – 610 E. 6th St.**
Sixth Street National Register Historic District
Council District 9
Proposal: Renovation/remodel/repaint façade.
Applicant: Sky Currie
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans.
27. **HR-2023-160912 – 616 E. 6th St.**
Sixth Street National Register Historic District
Council District 9

Proposal: Renovation/remodel/enlarge openings.

Applicant: Sky Currie

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

Staff Recommendation: Comment on plans.

**28. HR-2023-160924 – 618 E. 6th St.
Sixth Street National Register Historic District
Council District 9**

Proposal: Move entry/new awning/repaint/repair brick.

Applicant: Sky Currie

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

Staff Recommendation: Comment on plans.

**29. HR-2023-161000 – 719-721 E. 6th St.
Sixth Street National Register Historic District
Council District 9**

Proposal: Renovation/remodel/repair/replace entry door.

Applicant: Sky Currie

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

Staff Recommendation: Comment on plans.

**30. HR-2023-161015 – 723-725 E. 6th St.
Sixth Street National Register Historic District
Council District 9**

Proposal: Renovation/remodel, demo/addition, adding windows and awning.

Applicant: Sky Currie

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

Staff Recommendation: Comment on plans.

Demolition and Relocation Permit Applications

**31. PR-2023-138200 – 6804 Mesa Dr.
Council District 10**

Proposal: Total demolition. (Postponed December 13, 2023)

Applicant: Victoria Haase

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.

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

Proposal: Total demolition. (Postponed December 13, 2023)

Applicant: Jeff Howard

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.

- 33. PR-2023-115579 – 812 W Elizabeth St.
Council District 9**
Proposal: Total demolition. (Postponed December 13, 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.
- 34. PR-2023-151749 – 1119 Tillery St.
Council District 3**
Proposal: Total demolition.
Applicant: Luciana Corwin
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, but release the permit upon completion of a City of Austin Documentation Package.
- 35. PR-2023-157751 – 2307 Quarry Rd.
Council District 10**
Proposal: Total demolition.
Applicant: Luciana Corwin
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-2023-157233 – 3705 Balcones Dr.
Council District 10**
Proposal: Total demolition.
Applicant: DAR Construction
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. While the association with the Clabaugh family of geologists is strong, the building lacks architectural distinction.
- 37. PR-2023-158329 – 2802 Pearce Rd.
Council District 10**
Proposal: Total demolition.
Applicant: Ross Rathgeber
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Either encourage rehabilitation and adaptive reuse but release the demolition upon completion of a City of Austin Documentation Package, or postpone the public hearing to February 7, 2024, to allow time for additional research.
- 38. PR-2023-151263 – 1711 Newton St.
Council District 9**

Proposal: Partial demolition.

Applicant: Ross Rathgeber

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

Staff Recommendation: Consider initiation of historic zoning. Should the Commission choose not to initiate historic zoning at this time, approve the application for the church building, as it does not remove or obscure character-defining features and thus does not preclude the possibility of later designation. Strongly encourage a more sympathetic design for the rear building, but release the permit upon completion of a City of Austin Documentation Package.

COMMITTEE UPDATES AND POSSIBLE ACTION

- 39. **Architectural Review Committee** – Updates from previous meeting.
- 40. **Operations Committee** – Updates from previous meeting.
- 41. **Grants Committee** – Future meeting to be scheduled.
- 42. **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 Sam Fahnestock, Historic Preservation Planner II, at 512-974-3393.