



**HISTORIC LANDMARK COMMISSION**  
**WEDNESDAY, February 7<sup>th</sup>, 2024 – 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 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.
2. **January 10, 2024** – Offered for consent approval.

## **BRIEFINGS**

### **3. Presentation on the Equity-Based Preservation Plan**

Presenter: Cara Bertron

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

### **Historic Zoning Applications**

#### **4. C14H-2023-0136 – 1201 E 7<sup>th</sup> 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.

### **Heritage Grant Applications**

#### **5. HR-2023-160038 – 421 E 6<sup>th</sup> St.**

**Paggi Carriage Shop**

**Council District 9**

Proposal: Roof improvements.

Applicant: Caitlyn Schwab

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

Staff Recommendation: Approve Certificates of Appropriateness for all Heritage Grant projects.

#### **6. HR-2023-160051 – 412 Congress Ave.**

**Kreisle Building**

**Council District 9**

Proposal: Roof improvements.

Applicant: Caitlyn Schwab

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

Staff Recommendation: Approve Certificates of Appropriateness for all Heritage Grant projects.

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

#### **7. HR-2023-004371 – 1211 San Bernard St.**

**Giese-Stark Store**

**Council District 1**

Proposal: Renovation and remodel.

Applicant: François Lévy

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

Staff Recommendation: Approve the application.

**8. HR-2023-148863 – 1209 Rosewood Ave.**

**Haynes-Delashwah House**

**Council District 1**

Proposal: Landscape work.

Applicant: Cameron Campbell

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

Staff Recommendation: Approve the application. The applicant has amended the design to incorporate Committee feedback.

**9. HR-2023-005072 – 509 E. 6<sup>th</sup> St.**

**Risher-Roach Building A**

**Council District 9**

Proposal: Rehabilitate building and repaint painted brick.

Applicant: Patrick Lucas

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

Staff Recommendation: Approve the application.

**10. HR-2023-005072 – 511 E. 6<sup>th</sup> St.**

**Risher-Roach Building B**

**Council District 9**

Proposal: Rehabilitate building and repaint painted brick.

Applicant: Patrick Lucas

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

Staff Recommendation: Approve the application.

**11. HR-2023-132220 – 2506 Givens Ave.**

**Rogers-Washington-Holy Cross Local Historic District**

**Council District 9**

Proposal: Addition and remodel.

Applicant: Roy Jensen

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

Staff Recommendation: Invite the applicant to the next meeting of the Architectural Review Committee to discuss alternatives to the proposed protected façade modifications.

**National Register District Permit Applications**

**12. HR-2023-122500 – 1010 Harwood Pl.**

**Travis Heights-Fairview Park National Register Historic District**

**Council District 9**

Proposal: Demolition of building and new construction. (Postponed January 10<sup>th</sup>, 2024)

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.

- 13. HR-2023-001087 – 402 Lockhart Dr.**  
**Travis Heights-Fairview Park National Register Historic District**  
**Council District 9**  
Proposal: Demolition of building and new construction. (Postponed January 10<sup>th</sup>, 2024)  
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.
- 14. HR-2023-043027 – 1409 Alta Vista Ave.**  
**Travis Heights-Fairview Park National Register Historic District**  
**Council District 9**  
Proposal: Addition and remodel. (Postponed January 10<sup>th</sup>, 2024)  
Applicant: Lindsey Peavler  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Grant the applicant's postponement request to March 6<sup>th</sup>, 2024.
- 15. HR-2023-005055 – 1604 Niles Rd.**  
**Old West Austin National Register Historic District**  
**Council District 10**  
Proposal: Construction of additions, pool, and ADU.  
Applicant: Nicholas Oddo  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Comment on plans, encouraging the applicant to avoid disturbing any original landscape elements that remain of Pat Fleming's design. The proposed modifications will have a limited effect on the overall form of the original portion of the building.
- 16. HR-2023-005067 – 500 E 6<sup>th</sup> St.**  
**Sixth Street National Register Historic District**  
**Council District 9**  
Proposal: Remodel and repair building.  
Applicant: Patrick Lucas  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Comment on plans and encourage applicants to salvage and retain brickwork removed during window installation at the secondary elevation and consider alternate designs for wraparound awnings as shown in the earliest Sanborn maps to reduce the visual impact of new windows at the secondary façade, using historic photos where available.
- 17. HR-2023-005087 – 513 E 6<sup>th</sup> St.**  
**Sixth Street National Register Historic District**  
**Council District 9**  
Proposal: Remodel and repair building.  
Applicant: Patrick Lucas  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Comment on plans.

18. **HR-2023-005097 – 514 E 6<sup>th</sup> St.**  
**Sixth Street National Register Historic District**  
**Council District 9**  
Proposal: Remodel building and repaint painted brick.  
Applicant: Patrick Lucas  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Concur with Committee feedback and comment on plans, encouraging the applicant to consider using historic photos when replacing the storefront and awning.
19. **HR-2023-005147 – 603 Red River St.**  
**Sixth Street National Register Historic District**  
**Council District 9**  
Proposal: Remodel building and repaint painted brick.  
Applicant: Patrick Lucas  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Comment on plans, concurring with Committee feedback and requesting that the applicant omit door enlargement and new brick detailing at the central bay, as modifications to the building's original masonry may preclude future landmark designation; additionally, request that original awning brackets are stored on-site for later reinstallation. The applicant has amended the proposal to accommodate staff and Committee feedback.

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

20. **PR-2023-158329 – 2802 Pearce Rd.**  
**Council District 10**  
Proposal: Total demolition. (Postponed January 10<sup>th</sup>, 2024)  
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 March 6, 2024, to allow time for additional research.
21. **PR-2023-101976 – 1206 E 13<sup>th</sup> St.**  
**Council District 1**  
Proposal: Partial demolition.  
Applicant: Sam Davis  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: If the Commission feels that the windows do not negatively impact the probability of landmark designation, approve the application. Alternately, invite the applicant to the next meeting of the Architectural Review Committee to discuss alternatives to proposed vinyl windows.
22. **PR-2023-162417– 1403 Elton Ln.**  
**Council District 10**  
Proposal: Total demolition.  
Applicant: Gonzalez Construction

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.

**23. PR-2023-163776– 508 El Paso St.**

**Council District 3**

Proposal: Total demolition.

Applicant: Gonzalez 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.

**24. PR-2024-000257– 711 W Monroe St.**

**Council District 9**

Proposal: Total demolition.

Applicant: DAR Construction

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

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

**Commission Items**

- 25.** Discussion and possible recommendation to City Council regarding the Texas Department of Transportation’s planned expansion of IH-35.

**DISCUSSION ITEMS**

- 26. Grants Committee** – Discussion on scheduling meeting dates for the Grants Committee.

**COMMITTEE UPDATES**

- 27. Architectural Review Committee** – Updates from previous meeting.

- 28. Operations Committee** – Updates from previous meeting.

- 29. 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.