



**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:**

x \_\_\_\_\_ Ben Heimsath, Chair  
x \_\_\_\_\_ Witt Featherston, Vice Chair  
x \_\_\_\_\_ Kevin Koch  
ab \_\_\_\_\_ Carl Larosche  
x \_\_\_\_\_ Trey McWhorter  
x \_\_\_\_\_ Harmony Grogan

x \_\_\_\_\_ Jaime Alvarez  
x \_\_\_\_\_ Roxanne Evans  
x \_\_\_\_\_ 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.

Santiago spoke on the TXDoT expansion of IH-35.

Steve Walthall spoke on the Pleasant Valley Schoolhouse.

Dewey Poteet spoke on the Pleasant Valley Schoolhouse.

Meghan King spoke on Preservation Austin updates.

### **APPROVAL OF MINUTES**

1. **December 13, 2023** – Offered for consent approval.
2. **January 10, 2024** – Offered for consent approval.

**MOTION: Approve the minutes per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

### **BRIEFINGS**

3. **Presentation on the Equity-Based Preservation Plan**  
Presenter: Cara Bertron

### **CONSENT/CONSENT POSTPONEMENT AGENDA**

**Item 4 was pulled for discussion.**

#### **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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

**Item 7 was pulled for discussion.**

- 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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

- 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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

- 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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

**Item 11 was pulled for discussion.**

**Item 12 was pulled for discussion.**

**Item 13 was pulled for discussion.**

- 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.

**MOTION: Postpone the public hearing to March 6<sup>th</sup>, 2024, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

**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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

**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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

**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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

**Item 18 was pulled for discussion.**

**Item 19 was pulled for discussion.**

**Item 20 was pulled for discussion.**

**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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

**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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

**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.

**MOTION: Approve the application per passage of the consent agenda on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

**Item 24 was pulled for discussion.**

## **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.

Meghan King and Bertha Delgado spoke in favor of the project.

**MOTION: Close the public hearing on a motion by Commissioner Rubio. Commissioner Alvarez seconded the motion. Vote: 10-0. The motion passed.**

**MOTION: Reopen the public hearing and recommend historic zoning based on Architecture, Historical Associations, and Community Value on a motion by Commissioner Rubio. Commissioner Alvarez seconded the motion. Vote: 10-0. The motion passed.**

### **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.

Francois Levy and Todd Piccus spoke in favor of the project.

**MOTION: Close the public hearing on a motion by Commissioner Rubio. Commissioner Koch seconded the motion. Vote: 10-0. The motion passed.**

**Commissioner Dudley left the dais.**

**MOTION: Approve the application as presented in accordance with staff recommendation on a motion by Commissioner Rubio. Commissioner Koch seconded the motion. Vote: 9-0. The motion passed.**

**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.

Jeff Baessler spoke in favor of the project.

**Commissioner Featherston left the dais.**

**MOTION: Close the public hearing on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote: 8-0. The motion passed.**

**MOTION: Reopen the public hearing and postpone to the March 6<sup>th</sup>, 2024 meeting, inviting the applicant to the February 21<sup>st</sup>, 2024 meeting of the Architectural Review Committee, on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote: 8-0. The motion passed.**

**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.

Clifton Ladd spoke in opposition to the project.

**Commissioner Dudley returned to the dais.**

**MOTION: Close the public hearing on a motion by Commissioner Rubio. Commissioner McWhorter seconded the motion. Vote: 9-0. The motion passed.**

**MOTION: Reopen the public hearing and initiate historic zoning based on Architecture and Community Value on a motion by Commissioner Rubio. The motion by Commissioner Rubio failed due to the lack of a second.**

**MOTION: Reopen the public hearing and postpone to the March 6<sup>th</sup>, 2024 meeting on a motion by Commissioner Grogan. Commissioner Koch seconded the motion. Vote: 8-1. Commissioner Rubio opposed the motion. The motion passed.**

**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.

Patrick Dailey spoke in favor of the project. Clifton Ladd spoke in opposition.

**MOTION: Close the public hearing on a motion by Commissioner Rubio. Commissioner McWhorter seconded the motion. Vote: 9-0. The motion passed.**

**MOTION: Reopen the public hearing and postpone to the March 6<sup>th</sup>, 2024 meeting, inviting the applicant to the February 21<sup>st</sup>, 2024 meeting of the Architectural Review Committee, on a motion by Commissioner Rubio. Commissioner Grogan seconded the motion. Vote: 9-0. The motion passed.**

**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.

Sky Currie spoke in favor of the project.

**MOTION: Close the public hearing on a motion by Commissioner Rubio. Commissioner Koch seconded the motion. Vote: 9-0. The motion passed.**

**MOTION: The application was approved with the following friendly amendment on a motion by Commissioner Koch. Commissioner Rubio seconded the motion. Vote: 9-0. The friendly amendment from Commissioner Koch was to make modifications based on the historic photograph. This was accepted by the maker of the motion and Commissioner Rubio, who seconded the motion.**

**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.

Sky Currie spoke in favor of the project.

**MOTION: Close the public hearing on a motion by Commissioner Rubio. Commissioner Koch seconded the motion. Vote: 9-0. The motion passed.**

**MOTION: Reopen the public hearing and postpone to the March 6<sup>th</sup>, 2024 meeting on a motion by Commissioner Rubio. Commissioner Koch seconded the motion. Vote: 9-0. The motion passed.**

#### **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.

Rodney Palmer and Bill McKean spoke in favor of the project.

**MOTION: Close the public hearing on a motion by Commissioner Rubio. Commissioner Koch seconded the motion. Vote: 9-0. The motion passed.**

**MOTION: Approve the demolition permit application in accordance with staff's recommendation on a motion by Commissioner Koch. Commissioner Heimsath seconded the motion. Vote: 5-4. Commissioners Dudley, Grogan, Rubio, and McWhorter opposed the motion. The motion failed.**

**MOTION: Reopen the public hearing and postpone to the March 6<sup>th</sup>, 2024 meeting, inviting the applicant to the February 21<sup>st</sup> Architectural Review Committee meeting, on a motion by Commissioner Grogan. Commissioner Rubio seconded the motion. Vote: 9-0. The motion passed.**

**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.

Adam Friedman spoke in favor of the project.

**MOTION: Close the public hearing on a motion by Commissioner Koch. Commissioner Rubio seconded the motion. Vote: 9-0. The motion passed.**

**MOTION: Approve the demolition permit application in accordance with staff's recommendation on a motion by Commissioner Koch. Commissioner Castillo seconded the motion. Vote: 7-2. Commissioners Dudley and Rubio opposed the motion. The motion passed.**

### **Commission Items**

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

Santiago and Bertha Delgado spoke in favor of the project.

**MOTION: Take out of order after Item 3 and before Item 4 on a motion by Commissioner Koch. Commissioner Rubio seconded the motion. Vote: 10-0. The motion passed.**

**MOTION: Send letter to Planning Commission as written, on a motion by Commissioner Featherston. Commissioner Evans seconded the motion. Vote: 10-0. The motion passed.**

### **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 – 9:13, on a motion by Commissioner Rubio. Commissioner McWhorter seconded the motion. Vote: 9-0. The motion passed.**

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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.

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