



**HISTORIC LANDMARK COMMISSION**  
**WEDNESDAY, April 3<sup>rd</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

late Jaime Alvarez  
late Roxanne Evans  
x Raymond Castillo  
x JuanRaymon Rubio  
late 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.

Scott Henson spoke on his research projects and booklets.

Wolf Sittler spoke on Norwood House.

Samantha Smoot spoke on 409 E Monroe.

Meghan King spoke on Preservation Austin updates.

### **APPROVAL OF MINUTES**

1. **March 6, 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**

2. **Presentation on Resolution no. 20230914-078 regarding the installation of an LGBTQIA+ historical marker at 4<sup>th</sup> & Colorado**  
Presenter: Toby Johnson
3. **Presentation on Code Department processes**  
Presenter: Sonya Herrera

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

**Item 4 was pulled for discussion.**

**Item 5 was pulled for discussion.**

**Item 6 was pulled for discussion.**

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

7. **HR-2023-020047 – 4004 Avenue H  
Hyde Park Local Historic District  
Council District 9**  
Proposal: Addition of porch and Accessory Dwelling Unit.  
Applicant: J.C. Schmeil  
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 8 was pulled for discussion.**

9. **HR-2024-030185 – 1504 West Lynn St.  
Violet Crown  
Council District 10**  
Proposal: Construct addition, remodel, and repaint building.

Applicant: Reed Critendon  
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. PR-2024-014961 – 801 Lydia St.  
Robertson/Stuart & Mair Local Historic District  
Council District 1**  
Proposal: Total demolition.  
Applicant: Jennifer Hanlen  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Deny the demolition request.

**MOTION: Postpone the public hearing to May 1<sup>st</sup>, 2024, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 10-0. The motion passed.**

#### **National Register District Permit Applications**

- 11. HR-2023-043027 – 1409 Alta Vista Ave.  
Travis Heights-Fairview Park National Register Historic District  
Council District 9**  
Proposal: Addition and remodel. (Postponed March 6, 2024)  
Applicant: Lindsey Peavler  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Grant the applicant's postponement request to May 1, 2024 meeting.

**MOTION: Postpone the public hearing to May 1<sup>st</sup>, 2024, per passage of the consent postponement agenda, on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 10-0. The motion passed.**

- 12. HR 2024-016555 – 2321 Hartford Rd.  
Old West Austin National Register Historic District  
Council District 10**  
Proposal: Addition and remodel.  
Applicant: Roy Jensen  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Comment on plans. The applicant has amended the proposal to include 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.**

13. **HR-2024-028800 – 1008 Spence St.**  
**Willow-Spence National Register Historic District**  
**Council District 3**  
Proposal: New construction of an accessory dwelling unit.  
Applicant: Becky Jeanes  
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.**

14. **HR-2024-030218 – 1510 Wooldridge Dr.**  
**Old West Austin National Register Historic District**  
**Council District 10**  
Proposal: Partial demolition and addition.  
Applicant: Victoria Carpenter  
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 15 was pulled for discussion.**

16. **PR-2024-025938 – 2715 Wooldridge Dr.**  
**Old West Austin National Register Historic District**  
**Council District 10**  
Proposal: Total demolition.  
Applicant: DAR Construction  
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.

**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.**

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

17. **PR-2024-008708 – 2200 W 9<sup>th</sup> St.**  
**Council District 10**  
Proposal: Total demolition.  
Applicant: Michael/William Kane  
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.**

**Item 18 was pulled for discussion.**

**19. PR-2024-018113 – 1401 Elton Ln.**

**Council District 10**

Proposal: Partial demolition.

Applicant: DAR 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.**

**Item 20 was pulled for discussion.**

**21. PR-2024-022486 –2407 S 3<sup>rd</sup> St.**

**Council District 3**

Proposal: Total demolition.

Applicant: Priscilla Glover

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.**

**22. PR-2024-020630 – 5304 Western Hills Dr.**

**Council District 10**

Proposal: Partial demolition.

Applicant: Clean Tag Permits

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

Staff Recommendation: Approve the application, encouraging the applicants to limit modifications to the front windows and reduce the profile of the added bay. The proposed changes do not appear to preclude the building's future eligibility as a historic landmark, given that most replacements appear like-for-like.

**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-2024-021401 – 3405 Willow Springs Rd.**  
**Council District 3**  
Proposal: Relocation.  
Applicant: Ricca Keepers  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Release the relocation 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.**

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

#### **Historic Zoning Applications**

- 4. C14H-2024-0011 – 1206 E 13<sup>th</sup> St/1209 Bob Harrison**  
**Fashionette Beauty Shop**  
**Council District 1**  
Proposal: Owner-initiated historic zoning. (Postponed March 6, 2024)  
Applicant: Belinda Davis  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Staff recommends the proposed zoning change from family residence-neighborhood plan (SF-3-NP) to family residence-historic landmark-neighborhood plan (SF-3-H-NP).

Belinda Davis spoke in favor of the project.

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

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

**MOTION: The initiation was approved with the following friendly amendment on a motion by Commissioner Koch. Commissioner Dudley seconded the motion. Vote: 10-0. The motion passed. The friendly amendment from Commissioner Koch was to add Architecture to the list of historic zoning criteria. This was accepted by the maker of the motion and Commissioner Dudley, who seconded the motion.**

- 5. C14H-2024-0016 – 3110 West Ave.**  
**Russell and Jean Lee House**  
**Council District 9**  
Proposal: Owner-initiated historic zoning.  
Applicant: Robin Abrams  
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727  
Staff Recommendation: Staff recommends the proposed zoning change from family

residence-conditional overlay-neighborhood plan (SF-3-CO-NP) to family residence-historic landmark-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district zoning.

Simon Atkinson and Theresa Clark spoke in favor of the project.

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

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

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

**6. HR-2024-007660 – 4204 Avenue H  
Hyde Park Local Historic District  
Council District 9**

Proposal: Rehabilitate building and construct an addition. (Postponed March 6, 2024)

Applicant: Steve Krauklis

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

Staff Recommendation: Postpone the public hearing to allow additional time for the applicant to implement Committee feedback and invite the applicant to the April meeting of the Architectural Review Committee. NOTE: Revisions were not received in time for staff review; new materials not reflected here may be available in backup.

Steve Krauklis spoke in favor of the project.

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

**MOTION: Approve the plans on a motion by Commissioner Koch. Commissioner Grogan seconded the motion. Vote: 9-1. Commissioner Rubio opposed the motion. The motion passed.**

**8. HR-2024-029019 – 1114 W 9<sup>th</sup> St.  
Shelby House  
Council District 9**

Proposal: Replace shingle roof with metal roof.

Applicant: Amanda Seats

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

Staff Recommendation: Postpone the public hearing to May 1, 2024, and invite the applicant to the Architectural Review Committee to discuss alternative period-appropriate roofing options. Request that the applicant investigate replacement with like-for-like architectural shingles, or a metal-shingle roof, rather than traditional metal roofing; alternately, request that the applicant provide historic photos of original roofing to substantiate the request for metal roofing.

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

**MOTION: Approve metal roof on a motion by Commissioner Featherston. Commissioner Rubio seconded the motion. Vote: 10-0. The motion passed.**

#### **National Register District Permit Applications**

**15. PR-2024-018182 – 2307 Windsor Rd. #2**

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

Proposal: Total demolition.

Applicant: DAR 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.

Demolition permits in National Register Historic Districts cannot be released until the Historic Landmark Commission has reviewed plans for new construction on the site.

**MOTION: Postpone the public hearing to May 1, 2024 meeting on a motion by Commissioner Koch. Commissioner Rubio seconded the motion. Vote: 10-0. The motion passed.**

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

**18. PR-2024-008278 – 2102 Four Oaks Ln.**

**Council District 5**

Proposal: Total demolition.

Applicant: Ryan Rodenberg

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.

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

**MOTION: Reopen the public hearing and initiate historic zoning based on Architecture and Historical Associations on a motion by Commissioner Rubio. Commissioner Dudley seconded the motion. Vote: 9-1. Commissioner McWhorter opposed the motion. The motion passed.**

**20. PR-2024-025110 – 3205 Tom Green St.**

**Council District 9**

Proposal: Total demolition.

Applicant: David Whitworth

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.



Mary Ingle spoke against the project.

David Whitworth spoke in favor of the project.

**MOTION: Deny the postponement request on a motion by Commissioner Koch. Commissioner Featherston seconded the motion. Vote: 9-1. Commissioner Heimsath opposed the motion. The motion passed.**

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

**MOTION: Postpone the public hearing to May 1, 2024 meeting on a motion by Commissioner Rubio. Commissioner Alvarez seconded the motion. Vote: 7-3. Commissioners Koch, McWhorter, and Featherston opposed the motion. The motion passed.**

### **DISCUSSION AND ACTION ITEMS**

#### **Commission Items**

24. Vote to approve members of the Preservation Plan Working Group and Preservation Plan Committee to speak on behalf of the Commission in presentations to boards, commissions, and community groups about the Preservation Plan.

**MOTION: Approve members of the Preservation Plan Working Group and Preservation Plan Committee to speak on behalf of the Commission on a motion by Commissioner Castillo. Commissioner Featherston seconded the motion. Vote: 10-0. The motion passed.**

25. Vote on membership changes to Grants Committee and Preservation Plan Committee.

**MOTION: Approve membership change to Grants Committee and Preservation Plan Committee on a motion by Commissioner Featherston. Commissioner Koch seconded the motion. Vote: 10-0. The motion passed.**

26. Create a working group to form budget recommendations for FY 2024-25.

**MOTION: Approve the creation of a working group to form budget recommendations on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0. The motion passed.**

27. Vote to approve a letter to Council on Resolution no. 20240215-025 for environmental sustainability.

**MOTION: Approve the letter to Council on environmental sustainability as written on a motion by Commissioner Rubio. Commissioner Featherston seconded the motion. Vote: 10-0. The motion passed.**

### **COMMITTEE UPDATES**

28. **Grants Committee** – Discussion on scheduling meeting dates for the Grants Committee.
29. **Operations Committee** – Discussion on scheduling meeting dates for the Operations Committee.
30. **Architectural Review Committee** – Updates from March 13, 2024 meeting.
31. **Preservation Plan Committee** – Updates from March 20, 2024 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.