



**HISTORIC LANDMARK COMMISSION
WEDNESDAY, August 3, 2022 – 6:00 PM
CITY HALL - Council Chambers
301 W. 2nd 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>.

COMMISSION MEMBERS:

<u> </u> x Terri Myers, Chair	<u> </u> x Harmony Grogan
<u> </u> x Ben Heimsath, Vice Chair	<u> </u> x Trey McWhorter
<u> </u> x Anissa Castillo	<u> </u> x Blake Tollett
<u> </u> ab Witt Featherston	<u> </u> x Beth Valenzuela
<u> </u> x Kevin Koch	<u> </u> x Caroline Wright
<u> </u> x Carl Larosche	

APPROVED 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.

Meghan King gave an update from Preservation Austin about upcoming events and opportunities.

APPROVAL OF MINUTES

1. **July 6, 2022** – Offered for consent approval

MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

BRIEFINGS

2. **Law Department – Update with Grants Committee**

Presenter: Neal Falgoust

3. Initial Concepts for Heritage Wayfinding Design

Presenter: Melissa Alvarado and John Bosio

PUBLIC HEARINGS/DISCUSSION AND POSSIBLE ACTION

Historic Zoning Applications

4. C14H-2022-0098 – 1605 Leona St. – Discussion

Donley-Goode-Walton House

Council District 1

Proposal: Owner-initiated historic zoning.

Owner: Nneka Shoulds

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

Staff Recommendation: Recommend historic zoning.

Nneka Shoulds spoke in favor of historic zoning. There were no speakers in opposition.

MOTION: Close public hearing, on a motion by Commissioner Larosche. Commissioner McWhorter seconded the motion. Vote: 10-0.

MOTION: Recommend historic zoning based on architectural significance and historical associations, on a motion by Commissioner Heimsath. Commissioner Castillo seconded the motion. Vote: 10-0.

Historic Landmark and Local Historic District Applications

5. HR-2022-084104 – 6301 Bluff Springs Rd. – Discussion

Sebron Sneed House

Council District 2

Proposal: New construction (Postponed July 6, 2022)

Applicant: Christi Mueck

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Committee Feedback: recommend stabilizing the ruins, an engineering stabilization plan, and ongoing archaeological monitoring of any excavation within the historic footprint. In addition, they continued the request that development does not obscure the view of the ruins.

Staff Recommendation: Staff recommends postponing to the next HLC meeting on September 7, 2022 until the applicant brings the Commission a Preservation Plan containing the following elements: a professional engineering report with stabilization recommendations and implementation program, a professional archaeological assessment/report, including an acceptable plan for monitoring of the ruins, a field study of the Site with the likelihood of adverse effects on known or possible unknown resources on the site, including any need for exploratory testing, monitoring, or mitigation if historic resources or remains may be unearthed during construction.

Saeedah Minhas, Ryan Malooly, Tracy Chen, and George Gonzales all spoke in favor of the project. There were no speakers in opposition.

MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote: 10-0.

Commissioner Valenzuela off dais.

MOTION: Reopen and postpone the public hearing to September 7, 2022, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote: 9-0.

**6. HR-2022-075037 – 3909 Avenue G – Consent
Hildreth-Flanagan-Heierman House
Council District 9**

Proposal: Pool (Postponed July 6, 2022)

Applicant: Jovanne Bernal

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

Committee Feedback: Move the pool further back from the road to reduce visibility. Reduce opacity of plantings.

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

MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

**7. HR-2022-084876 – 4005 Avenue B – Consent
Hyde Park Local Historic District
Council District 9**

Proposal: Addition/remodel and ADU new construction

Applicant: Chip Moore

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: Approve the application as proposed

MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

**8. HR-2022-105301 – 1126 W. 6th St. – Discussion
Castle Hill Local Historic District
Council District 9**

Proposal: 1100 Block W. 6th Street Project

Applicant: Andy Linseisen

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

Committee Feedback: Set the second floor back from the reconstructed façade. Do not exactly replicate existing openings at second floor

Staff Recommendation: Refer the project to the Architectural Review Committee for further feedback. The proposed project renders a contributing building noncontributing, though the design appears to take some cues from the historic structure.

Richard Suttle and Lukasz Selachui spoke in favor of the project. Linda Cangelosie spoke in neutrality. There were no speakers in opposition.

Commissioner Valenzuela returns to dais.

MOTION: Take items 8 and 21 together, on a motion by Commissioner Larosche. Commissioner McWhorter seconded the motion. Vote 10-0.

MOTION: Close public hearing, on a motion by Commissioner Heimsath. Commissioner Larosche seconded the motion. Vote: 10-0.

MOTION: Approve the project in accordance with the staff recommendation, on a motion by Commissioner Heimsath. Commissioner Larosche seconded the motion. Vote: 7-3. Commissioners Koch, Wright, and Valenzuela in opposition. The motion passes.

9. HR-2022-103067 – 813 Park Blvd. – Consent

Miller-Long House

Council District 9

Proposal: Rehabilitation

Applicant: Lori Martin

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

Staff Recommendation: Approve the application.

MOTION: Approve the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

10. HR-2022-101729 – 1304 Newning Ave. – Application Withdrawn

Gullett House

National Register District Permit Applications

11. PR-2021-200516 – 512 E. Monroe St. – Applicant-Requested Postponement

Travis Heights – Fairview Park National Register District

Council District 9

Proposal: Demolish a contributing house and build new construction (postponed July 6, 2022)

Applicant: Linda Sullivan

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

Staff Recommendation: Grant the applicant's request and postpone to the September 7, 2022 meeting.

MOTION: Postpone the public hearing to September 7, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.

12. Not used.

**13. PR-2022-002404 – 1315 & 1317 Newning Ave. – Applicant-Requested Postponement
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing building. (postponed July 6, 2022)

Applicant: Natalie Roper

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: If the Commission finds the historic association meets the criteria for landmarking, initiate historic zoning based on architecture and historic association. If the Commission chooses not to initiate, encourage rehabilitation and adaptive reuse, then relocation over demolition.

MOTION: Postpone the public hearing to September 7, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.

**14. HR-2022-026102 – 1205 Alta Vista Ave. – Pulled for Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing building and build new construction (postponed July 6, 2022)

Applicant: Christopher Zuniga

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

Staff Recommendation: Approve the demolition application upon completion of a City of Austin Documentation Package. Comment on and release new construction plans.

Clifton Ladd, Paula Kothmann, Susan Armstrong Fisher, and Melanie Martinez all spoke in opposition of the project. There were no speakers in favor.

Commissioner Valenzuela off dais.

MOTION: Close public hearing, on a motion by Commissioner Larosche. Commissioner McWhorter seconded the motion. Vote: 9-0.

MOTION: Take no action and let the 180-day hold run out, on a motion by Commissioner Larosche. Commissioner McWhorter seconded the motion. Vote: 9-0.

**15. HR-2022-070860 – 407 E. Monroe St. – Pulled for Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing building and build new construction (postponed July 6, 2022)

Applicant: Oam Parkash

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. Comment on new construction plans. The applicant has implemented Committee feedback.

Eva Konvit and Oam Parkash spoke in favor of the project. Clifton Ladd, Paula Kothmann, Susan Armstrong Fisher, and Melanie Martinez all spoke in opposition.

Commissioner Valenzuela returns to dais.

MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote: 10-0.

MOTION: Release the project in accordance with the staff recommendation, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 10-0.

**16. HR-2022-067914 – 2107 Brackenridge St. – Pulled for Discussion
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: Demolish a contributing building and build new construction (postponed July 6, 2022)

Applicant: Roy Jensen

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

Staff Recommendation: Approve the demolition permit upon completion of a City of Austin Documentation Package. Comment on plans.

Melanie Martinez and Susan Armstrong Fisher spoke in opposition of this project. There were no speakers in favor.

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

MOTION: Reopen and postpone the public hearing to September 7, 2022 with an invitation to the Architectural Review Committee, on a motion by Commissioner Koch. Commissioner Heimsath seconded the motion. Vote: 10-0.

**17. HR-2022-084095 – 1616 Northumberland St. – Consent
Old West Austin National Register District
Council District 10**

Proposal: New construction (postponed July 6, 2022)

Applicant: Janel Davis

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

Staff Recommendation: Comment on and release plans.

MOTION: Release the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

**18. HR-2022-094167 – 2607 McCallum Dr. – Consent
Old West Austin National Register District
Council District 10**

Proposal: Revision to previously approved project

Applicant: John Curry

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

Staff Recommendation: Comment on and release plans for new construction.

MOTION: Release the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

**19. HR-2022-085537 – 1217 Bickler Rd. – Administratively Approved
Travis Heights – Fairview Park National Register District**

**20. HR-2022-098161 – 1804 Brackenridge St. – Applicant-Requested Postponement
Travis Heights – Fairview Park National Register District
Council District 9**

Proposal: New construction + ADU

Applicant: Lindsey Peavler

City Staff: Kimberly Collins, Historic Preservation Office, 512-974-1801

Staff Recommendation: Staff encourages postponement to the September 7th

HLC meeting and extending an invitation to the next Architectural Review Committee.

MOTION: Postpone the public hearing to September 7, 2022, per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.

**21. DA-2022-098782 – 1116/1116-B W. 6th St. – Discussion
West Line National Register District
Council District 9**

Proposal: Demolish and construct a multi-use development

Applicant: Andy Linseisen

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

Committee Feedback: Retain the historic commercial building at 1116 W. 6th Street, rather than demolishing and reconstructing the façade. Maintain the rhythm of the street, using existing patterns as reference. Do not rely on plantings to enhance pedestrian experience.

Do not deconstruct the building for use as courtyard entrance. Retain textural details.

Staff Recommendation: Concur with Committee feedback. Consider referral to the September meeting of the Architectural Review Committee meeting for further discussion.

Strongly encourage preservation and adaptive reuse, but release the demolition permits upon completion of a City of Austin Documentation Package.

This item was taken up with item 8.

**22. HR-2022-104374 – 2611 Webberville Rd. – Consent
Parque Zaragoza Bathhouse
Council District 3**

Proposal: Rehabilitation

Applicant: Laurie Limbacher

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

Committee Feedback: Rework shade structures to be less obtrusive to view. Use lighter screen with design that mimics original casement windows. Look to designs at Deep Eddy and Barton Springs to determine level of change. Do not alter arched openings. Consider artwork at chimney structures.

Staff Recommendation: Concur with Committee feedback and encourage the applicant to retain as much historic fabric as possible and to retain and store any original material removed where new openings are unavoidable. Comment on and release plans.

MOTION: Release the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

Demolition and Relocation Permit Applications

**23. PR-2022-077660 – 1400 Garden St. – Pulled for Discussion
Council District 3**

Proposal: Partial demolition of a ca. 1893 house (postponed July 6, 2022)

Applicant: Lisa Vela

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

Staff Recommendation: Consider initiation of historic zoning. Should the Commission decide against initiation, encourage applicant to retain the house's main elevation as-is, then release the permit upon completion of a City of Austin Documentation Package.

Shane Pavonetti spoke in favor of the project. There were no speakers in opposition.

MOTION: Close public hearing, on a motion by Commissioner Larosche. Commissioner McWhorter seconded the motion. Vote: 10-0.

MOTION: Release the project in accordance with the staff recommendation, on a motion by Commissioner Koch. Commissioner Tollett seconded the motion. Vote: 10-0.

**24. PR-2022-077197 – 1601 Cedar Ave. – Consent
Council District 1**

Proposal: Partial demolition of a ca. 1914 house (postponed July 6, 2022)

Applicant: Darius Heads

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

Committee Feedback: Provide documentation of deterioration. Do not implement incompatible modifications to porch, roof, and window openings.

Staff Recommendation: Approve the application. The applicant has amended the plans to rehabilitate, rather than replace, most of the building's historic fabric.

MOTION: Release the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

25. PR-2022-075394 – 3107 Speedway – Discussion

Council District 9

Proposal: Partial demolition of a ca. 1965 house

Applicant: Norrat Kalantari

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-1801

Staff Recommendation: Take no action on the pending partial demolition permit application.

Jackie Doyle spoke in opposition of the project. There were no speakers in favor.

MOTION: Close public hearing, on a motion by Commissioner McWhorter.

Commissioner Koch seconded the motion. Vote: 10-0.

MOTION: Take no action on the demolition permit, and direct staff to pursue any and all legal recourse against the owner and contractor for demolishing the building without approval from the Historic Landmark Commission, on a motion by Commissioner Myers. Commissioner Heimsath seconded the motion. Vote: 10-0.

26. PR-2022-064526 – 1514 Newton St. – Pulled for Discussion

Council District 9

Proposal: Demolition of a ca. 1916 house

Applicant: Trisha Holloway-Kendall

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

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

Courtney Gill spoke in favor of the project. Susan Armstrong Fisher spoke in opposition of the project.

MOTION: Close public hearing, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.

MOTION: Release the project in accordance with the staff recommendation, on a motion by Commissioner Koch. Commissioner McWhorter seconded the motion. Vote: 7-3. Commissioners Grogan, Valenzuela, and Myers in opposition. The motion passes.

27. PR-2022-096458 – 609 E. 50th St. – Consent

Council District 9

Proposal: Demolition of a ca. 1949 house

Applicant: Michael Kane

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

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

MOTION: Release the project in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner Koch seconded the motion. Vote: 10-0.

28. PR-2022-096688 – 2201 E. 16th St. – Pulled for Discussion
Council District 1

Proposal: Demolition of a ca. 1939 house (postponed July 6, 2022)
Applicant: Lorenzo Hernandez
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

Richard Mathias spoke in favor of the project. Randi Hensley spoke in opposition of the project.

MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote: 10-0.

MOTION: Release the project in accordance with the staff recommendation, on a motion by Commissioner Larosche. Commissioner Koch seconded the motion. Vote: 10-0.

**29. PR-2022-092566 – 4008 N. Lamar Blvd. – Pulled for Discussion
Council District 10**

Proposal: Demolition of a ca. 1926 house
Applicant: Todd Cruz
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-1801
Staff Recommendation: Encourage adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

Todd Cruz spoke in favor of the project. There were no speakers in opposition.

MOTION: Extend the meeting to 10:10pm. Vote 10-0.

MOTION: Close public hearing, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote: 10-0.

MOTION: Reopen and postpone the public hearing to September 7, 2022, on a motion by Commissioner Larosche. Commissioner Castillo seconded the motion. Vote: 10-0.

Demolition by Neglect Cases

No items.

Tax Abatement for Rehabilitation of Property in a Local Historic District

No items.

COMMITTEE UPDATES

- 30.** Architectural Review Committee
- 31.** Operations Committee
- 32.** Grants Committee

33. Preservation Plan Committee

Commissioner Myers stepped down as member of the Preservation Plan Committee.
Commissioners Grogan and Larosche joined the committee.

FUTURE AGENDA ITEMS

No items.

ADJOURNMENT – 10:08 PM on a motion by Commissioner Koch, Commissioner Larosche second the motion. Vote 10-0.

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For more information on the Historic Landmark Commission, please contact Kalan Contreras, Senior Planner, at 512-974-2727; Kimberly Collins, Senior Planner, at 512-974-1801; or Amber Allen, Historic Preservation Planner II, at 512-974-3393.

The minutes were approved at the September 7, 2022 meeting on Commissioner Koch's motion, Commissioner Featherston second on a 6-0 vote.