HISTORIC LANDMARK COMMISSION
WEDNESDAY, March 5th, 2025 – 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.

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, (D-8) Chair
_____ Roxanne Evans (Mayor), Vice Chair
_____ VACANT (D-1)
_____ VACANT (D-2)
_____ Kevin Koch (D-3)
_____ Raymond Castillo (D-4)
_____ Harmony Grogan (D-5)
_____ Carl Larosche (D-6)
_____ Jaime Alvarez (D-7)
_____ VACANT (D-9)
_____ Trey McWhorter (D-10)

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. **February 5, 2025** – Offered for consent approval.

BRIEFINGS

2. **Briefing on Public Comment Period for Downtown Historic Resource Survey.**
   Presenter: Sofia Wagner

PUBLIC HEARINGS/DISCUSSION AND ACTION

Historic Zoning Applications

3. **C14H-2025-0022 – 1701 San Gabriel St.**
   Council District 9
   Proposal: Owner-initiated historic zoning.
   Applicant: Whitehall Co-op
   City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
   Staff Recommendation: Grant the applicant's request to postpone the public hearing to March 5, 2025.

Historic Landmark and Local Historic District Applications

4. **HR-2024-095142 – 2504 Bridle Path**
   Culberson House
   Council District 10
   Proposal: Addition, new doors and windows, new cabana, new siding. (Postponed February 5, 2025)
   Applicant: Minnie Webb
   City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
   Staff Recommendation: Application withdrawn.

5. **HR-2025-014398 – 4105 Avenue G**
   Hyde Park Local Historic District
   Council District 9
   Proposal: Two-story addition, new roof, and restoration.
   Applicant: Max Hambly
   City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
   Staff Recommendation: Comment on plans.

6. **HR-2025-017456 – 200 The Circle**
   Brunson House
   Council District 9
   Proposal: Partial demolition, addition to the garage.
   Applicant: Slade Hebert
   City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
   Staff Recommendation: Comment on plans.

National Register District Permit Applications

7. HR-2024-123060 – 1003 Maufrais St.
West Line National Register Historic District
Council District 9
Proposal: Addition and remodel, new construction of a cabana and pool. (Postponed February 5, 2025)
Applicant: Jennifer Hanlen
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Application withdrawn.

8. PR-2024-159632 – 705 West Lynn St.
West Line National Register Historic District
Council District 9
Proposal: Total demolition.
Applicant: DAR Construction
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans. Alternatively, postpone the public hearing to invite the applicant to the Architectural Review Committee to discuss alternatives to total demolition, and to continue communication with neighborhood groups.

9. HR-2025-005732 – 1412 Preston Ave.
Old West Austin National Register Historic District
Council District 10
Proposal: Convert carport to garage, addition and remodel to front entry and rear.
Applicant: Carissa Slater
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans, encouraging the applicant to retain the existing façade to allow the building to continue to contribute to the historic district.

10. HR-2025-007269 – 503 E Annie St.
Travis Heights-Fairview Park National Register Historic District
Council District 9
Proposal: Two new construction single-family residences with attached carport, covered patios, uncovered deck, and pool.
Applicant: Lincoln Davidson
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans.

11. HR-2025-015133 – 1707 Alameda Dr.
Travis Heights-Fairview Park National Register Historic District
Council District 9
Proposal: Partial demolition, two-story addition.
Applicant: Gary Wang
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans.

12. HR-2025-015334 – 1802 Northwood Rd.

Old West Austin National Register Historic District
Council District 10
Proposal: New construction two-story rear unit.
Applicant: Roy Jensen
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans, encouraging the applicant to use horizontal siding and to choose windows with a different light pattern.

13. PR-2025-009478 – 2307 Windsor Rd. #2
Old West Austin National Register Historic District
Council District 10
Proposal: Total demolition.
Applicant: Kirk Zajac
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Postpone the application to the April 2, 2025 meeting.

14. HR-2025-010863 – 1803 Travis Heights Blvd.
Travis Heights-Fairview Park National Register Historic District
Council District 9
Proposal: Two-story addition, new carport, remove old carport.
Applicant: Nick Mehl
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans.

Demolition and Relocation Permit Applications

15. DA 2024-165526 – 2600 E Martin Luther King Jr. Blvd.
Council District 1
Proposal: Total demolition. (Postponed February 5, 2025).
Applicant: Drenner Group
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Concur with Committee feedback and release the demolition permit upon receipt of a City of Austin Documentation Package, encouraging the applicant to continue working with the neighborhood on future site development outside the Commission's purview.

16. PR-2025-008236 – 4901 Ridge Oak Dr.
Council District 10
Proposal: Total demolition.
Applicant: DAR Demolition
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Consider initiating historic zoning along with documentation submitted by the applicant regarding the structural condition of the house. If designation is not pursued, encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

17. PR-2025-011181 – 932 E 53rd St.

Council District 4
Proposal: Total demolition.
Applicant: Roy Jensen
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.

18. PR-2025-008862 – 1310 Haskell St.
Council District 3
Proposal: Total demolition.
Applicant: Roy Jensen
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

DISCUSSION AND ACTION ITEMS

Determinations of Eligibility for Partial Ad Valorem Tax Relief

19. Conduct a hearing and vote on certifying eligibility and recommending properties for partial ad valorem tax exemptions for historic landmarks for 2025.

COMMITTEE UPDATES

20. Grants Committee – Discussion on scheduling meeting dates for the Grants Committee.
Members: Commissioners McWhorter, Alvarez.

21. Operations Committee – Discussion on scheduling meeting dates for the Operations Committee.
Members: Commissioners Koch, Larosche.

22. Architectural Review Committee – Comments on the February 12, 2025 meeting.
Members: Commissioners Koch, Grogan, Alvarez.

23. Preservation Plan Committee – Comments on the February 12, 2025 Preservation Plan Celebration.
Members: Commissioners Heimsath, Evans, Castillo.

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 Sam Fahnestock, Historic Preservation Planner II, at 512-974-3393; Austin Lukes, Historic Preservation Planner Senior, at 512-978-0766; or Kalan Contreras, Historic Preservation Officer, at 512-974-2727.

Historic Landmark Commission 2025
Meeting Dates & Deadlines

Fees for the Historic Landmark Commission must be paid in full prior to the fee deadline to be placed on the agenda for the corresponding HLC meeting.

Application Deadline	Fee Deadline	Meeting Date
Friday, December 13, 2024	Thursday, December 19, 2024	**Wednesday, January 8, 2025**
Friday, January 10, 2025	Thursday, January 16, 2025	**Wednesday, February 5, 2025**
Friday, February 7, 2025	Thursday, February 13, 2025	**Wednesday, March 5, 2025**
Friday, March 7, 2025	Thursday, March 13, 2025	**Wednesday, April 2, 2025**
Friday, April 11, 2025	Thursday, April 17, 2025	**Wednesday, May 7, 2025**
Friday, May 9, 2025	Thursday, May 15, 2025	**Wednesday, June 4, 2025**
Friday, June 6, 2025	Thursday, June 12, 2025	**Wednesday, July 2, 2025**
Friday, July 11, 2025	Thursday, July 17, 2025	**Wednesday, August 6, 2025**
Friday, August 8, 2025	Thursday, August 14, 2025	**Wednesday, September 3, 2025**
Friday, September 5, 2025	Thursday, September 11, 2025	**Wednesday, October 1, 2025**
Friday, October 10, 2025	Thursday, October 16, 2025	**Wednesday, November 5, 2025**
Friday, November 7, 2025	Thursday, November 13, 2025	**Wednesday, December 3, 2025**