



HISTORIC LANDMARK COMMISSION
WEDNESDAY, April 2nd, 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 (D-2), Vice
Chair
_____ Jeffrey Acton (Mayor)
_____ Harrison Eppright (D-1)
_____ Kevin Koch (D-3)
_____ Raymond Castillo (D-4)

_____ Harmony Grogan (D-5)
_____ Carl Larosche (D-6)
_____ Jaime Alvarez (D-7)
_____ Bat Taniguchi (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. **March 5, 2025** – Offered for consent approval.

PUBLIC HEARINGS/DISCUSSION AND ACTION

Historic Zoning Applications

2. **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 May 7, 2025.

Historic Landmark and Local Historic District Applications

3. **HR-2025-026162 – 503 E Mary St.
Mary Street Local Historic District
Council District 9**
Proposal: Addition to the rear.
Applicant: Miguel Cantu
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Approve the application.

National Register District Permit Applications

4. **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 March 5, 2025)
Applicant: Jennifer Hanlen
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Grant the applicant's request to postpone the public hearing to May 7, 2025.
5. **PR-2024-159632 – 705 West Lynn St.
West Line National Register Historic District
Council District 9**
Proposal: Total demolition. (Postponed March 5, 2025).
Applicant: DAR Construction
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans.
6. **HR-2025-023066 – 1820 W 10th St.
Clarksville National Register Historic District**

Council District 9

Proposal: Partial demolition, addition to existing house, new construction two-story unit.

Applicant: Chloe Ingram

City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766

Staff Recommendation: Comment on plans.

7. PR-2025-009478 – 2307 Windsor Rd. Unit 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: Consider postponement to the May 7, 2025, public hearing to allow additional time for research and community feedback, as well as to invite the applicant to the Architectural Review Committee.

8. HR-2025-028113 – 1507 Lorrain St.

Old West Austin National Register Historic District

Council District 10

Proposal: Demolish a carport and construct a garage as well as a rear covered patio.

Applicant: Tisha Ritta

City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766

Staff Recommendation: Comment on plans.

9. PR-2025-024836 – 1324 Alta Vista Ave.

Travis Heights-Fairview Park National Register Historic District

Council District 9

Proposal: Total demolition.

Applicant: Susan Parten

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.

Demolition and Relocation Permit Applications

10. 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 pending structural documentation submitted by the applicant. 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.

11. PR-2025-017540 – 2307 Bridle Path.

Council District 10

Proposal: Total demolition.

Applicant: Nick Foxx

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.

12. PR-2025-022277 – 1307 Crestwood Rd.

Council District 9

Proposal: Total demolition.

Applicant: Bill Totten

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.

13. PR-2025-026197 – 4523 Avenue B

Council District 9

Proposal: Partial demolition and addition.

Applicant: Jennifer Smith

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

Staff Recommendation: Approve the application, encouraging the applicant to move the addition at least 15' from the front wall of the house, upon completion of a City of Austin

Documentation Package.

14. PR-2025-142715 – 1301 Shoal Creek Blvd.

House Park

Council District 9

Proposal: Repair grandstands, replace failing ADA infrastructure, demolish existing press box, and construct new press box.

Applicant: Austin Independent School District

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

Staff Recommendation: Encourage a one-story press box, rather than a two-story box, but concur with Committee feedback and approve the application upon completion of a City of Austin Documentation Package.

15. PR-2025-025231 – 6004 Spancreek Cir.

Council District 10

Proposal: Total demolition.

Applicant: Joel Nolan

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.

DISCUSSION ITEMS

16. Presentation and discussion on proposed amendments to the University Neighborhood Overlay (UNO), which includes height allowances, uses, affordability requirements, district boundaries, parking standards, and design criteria. Presenter: Alan Pani.

DISCUSSION AND ACTION ITEMS

17. Discuss nominations and possible action to approve a member to represent the Historic Landmark Commission on the Downtown Commission.
18. Conduct officer elections for 2025.
19. Approve budget recommendation for FY 2025-26.
20. Vote to nominate members to the Grants Committee, Operations Committee, and Preservation Plan Committee.

Determinations of Eligibility for Partial Ad Valorem Tax Relief

21. Consider the 2025 applications for partial ad valorem tax exemptions for historic properties and vote on recommending them for approval or disapproval.

COMMITTEE UPDATES

22. **Grants Committee** – Discussion on scheduling meeting dates for the Grants Committee. Members: Commissioners McWhorter, Alvarez.
23. **Operations Committee** – Discussion on scheduling meeting dates for the Operations Committee. Members: Commissioners Koch, Larosche.
24. **Architectural Review Committee** – Comments on the March 12, 2025 meeting. Members: Commissioners Koch, Grogan, Alvarez.
25. **Preservation Plan Committee** – Discussion on scheduling meeting dates for the Preservation Plan Committee. 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