REGULAR MEETING OF THE HISTORIC LANDMARK COMMISSION
WEDNESDAY, NOVEMBER 5, 2025, AT 6:00 P.M.
CITY HALL, COUNCIL CHAMBERS
301 W. 2ND STREET
AUSTIN, TEXAS

Some members of the Historic Landmark 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, please use the QR code or link at the end of this document. For questions, please email preservation@austintexas.gov.

CURRENT COMMISSIONERS

BEN HEIMSATH, CHAIR (D-8)
ROXANNE EVANS, VICE CHAIR (D-2)
JEFFREY ACTON (MAYOR)
JAIME ALVAREZ (D-7)
HARMONY GROGAN (D-5)
KEVIN KOCH (D-3)
CARL LAROSCHE (D-6)
TREY MCWHORTER (D-10)
JUDAH RICE (D-4)
BAT TANIGUCHI (D-9)
VACANT (D-1)

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

The first 10 speakers signed up before the call to order may have three minutes to speak on items not posted on the agenda.

APPROVAL OF MINUTES

1. Approve the minutes of the Historic Landmark Commission regular meeting on October 1, 2025.

STAFF BRIEFINGS

2. Staff briefing regarding Heritage Preservation Grant Launch. Presentation by Kristina Koufos, Project Coordinator, Heritage Tourism Division, Austin Arts, Culture, Music and Entertainment.

3. Staff briefing regarding updates to the Equity-Based Preservation Plan progress dashboard. Presentation by Cara Bertron, Program Manager II, Historic Preservation Office, Austin Planning.

PUBLIC HEARINGS/DISCUSSION ITEMS

Historic Zoning

4. C14H-2025-0105- 1112 W. 10th St.
Simmons-Glaser House
Council District 9
Proposal: Owner-initiated historic zoning.
Applicant: Lori Martin
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Recommend the proposed zoning change from family residence-historic district-neighborhood plan (SF-3-HD-NP) to family residence-historic landmark-historic district-neighborhood plan (SF-3-H-HD-NP) combining district zoning.

Historic Landmark and Local Historic District Applications

5. HR-2025-099714; C14H-2013-0008 – 1504 E. 11th St.
Ethel Pearl's Beauty Salon
Council District 1
Proposal: Rehabilitate and remodel a landmark building. (Postponed by staff on October 1, 2025)
Applicant: Mike Hale
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Approve the Certificate of Appropriateness in concurrence with Architectural Review Committee feedback.

6. HR-2025-118292; C14H- 2004-0002 – 108 W. 33rd St.
Ocie Speer House
Council District 9
Proposal: Remodel existing guesthouse and construct a second-story addition with attached garage.
Applicant: Lindsey Peavler
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Approve the Certificate of Appropriateness in concurrence with Architectural Review Committee feedback.

7. HR-2025-131488; C14H-1996-0001 – 212 W. 33rd St.
Simms House
Council District 9
Proposal: Replace doors and windows with same size; paint; remove and replace existing asbestos tile roof.
Applicant: Paul Balmuth
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Approve the Certificate of Appropriateness.

National Register Historic District Permit Applications

8. SP-2025-082872; HR-2025-115686 – 2300 E. 2nd St. and 2341 Corta St.
Santa Rita Courts National Register Historic District
Council District 3
Proposal: Rehabilitate and remodel a multi-family apartment complex. (Postponed by applicant on October 1, 2025)
Applicant: Dunaway Associates
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans and release the application in concurrence with Architectural Review Committee feedback.

9. PR-2025-112882 – 514 E. Monroe St.
Travis Heights National Register Historic District
Council District 9
Proposal: Demolish a contributing building and partially demolish another contributing building. (Postponed by applicant on October 1, 2025)
Applicant: Roy Jensen
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for partial and total demolition and release the application. The Historic Landmark Commission must review plans for new construction in National Register districts before demolition permits may be issued.

10. PR-2025-088150; HR-2025-113285 – 2514 Wooldridge Dr.
Old West Austin National Register Historic District
Council District 10
Proposal: Demolish a contributing building. (Postponed by HLC on October 1, 2025)
Applicant: Clean Tag Permits
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Consider whether the building's significance offsets potential integrity issues when evaluating for landmark eligibility. If so, initiate historic zoning; if not, encourage rehabilitation and adaptive reuse, then relocation or deconstruction and salvage, but approve the demolition permit application upon completion of a City of Austin Documentation Package.

11. PR-2025-088150; HR-2025-113285 – 2514 Wooldridge Dr.
Old West Austin National Register Historic District
Council District 10
Proposal: Construct a new building. (Postponed by HLC on October 1, 2025)
Applicant: Clean Tag Permits
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans for new construction and release the application in concurrence with Architectural Review Committee feedback.

12. PR-2025-103903 – 1513 Murray Ln.
Old West Austin National Register Historic District
Council District 10
Proposal: Demolish a contributing building.
Applicant: Clean Tag Permits
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, relocation, or deconstruction and salvage over demolition, but approve the demolition permit application upon completion of a City of Austin Documentation Package. The Historic Landmark Commission must review plans for new construction in National Register districts before demolition permits may be issued.

13. PR-2025-105857 – 702 Winflo Dr.
West Line National Register Historic District
Council District 10
Proposal: Demolish a contributing building.
Applicant: Roy Jensen
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Encourage rehabilitation and adaptive reuse, relocation, or deconstruction and salvage over demolition, but approve the demolition permit application upon completion of a City of Austin Documentation Package. The Historic Landmark Commission must review plans for new construction in National Register districts before demolition permits may be issued.

14. HR-2025-116823; PR-2025-114651 – 1110 Travis Heights Blvd.
Travis Heights National Register Historic District
Council District 9
Proposal: Remodel residence and construct a rear two-story addition.
Applicant: Lindsey Peavler
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for the rear addition and release the application.

15. **HR-2025-116701; PR-2025-114360 – 2102 Kenwood Ave.**
Travis Heights National Register Historic District
Council District 9
Proposal: Construct new garage.
Applicant: Christopher Clifton
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for new construction and release the application.

16. **DA-2025-131651 – 408 Congress Ave.**
Congress Avenue National Register Historic District
Council District 9
Proposal: Demolish a ca. 1885 building.
Applicant: Kelly Wright
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, relocation, or deconstruction and salvage over demolition, but approve the demolition permit application upon completion of a City of Austin Documentation Package. The Historic Landmark Commission must review plans for new construction in National Register districts before demolition permits may be issued.

17. **PR-2025-121780 – 1105 Maufrais St.**
West Line National Register Historic District
Council District 9
Proposal: Demolish a contributing building.
Applicant: Karen Rodewald
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, relocation, or deconstruction and salvage over demolition, but approve the demolition permit application upon completion of a City of Austin Documentation Package. The Historic Landmark Commission must review plans for new construction in National Register districts before demolition permits may be issued.

18. **PR-2025-124908 – 2602 Wooldridge Dr.**
Old West Austin National Register Historic District
Council District 10
Proposal: Construct new guest house and cabana.
Applicant: Stephen Hawkins
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for new construction and release the application.

19. PR-2025-129953 – 1811 Palma Plz.
Old West Austin National Register Historic District
Council District 9
Proposal: Demolish a contributing building.
Applicant: Joshua Brunsmann
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Encourage rehabilitation and adaptive reuse, relocation, or deconstruction and salvage over demolition, but approve the demolition permit application upon completion of a City of Austin Documentation Package. The Historic Landmark Commission must review plans for new construction in National Register districts before demolition permits may be issued.

20. HR-2025-132065 – 78 Rainey St.
Rainey Street National Register Historic District
Council District 9
Proposal: Construct an addition.
Applicant: Amanda Swor
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans and release the application in concurrence with Architectural Review Committee feedback.

Demolition and Relocation Permit Applications

21. PR-2025-112941 – 2821 Salado St.
Council District 9
Proposal: Demolish a ca. 1923 building.
Applicant: Roy Jensen
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, relocation, or deconstruction and salvage over demolition, but approve the demolition permit application upon completion of a City of Austin Documentation Package.

22. PR-2025-118128 – 4708 Avenue H
Council District 9
Proposal: Demolish a ca. 1928 building and a ca. 1970 building.
Applicant: Karen Rodewald
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse, relocation, or deconstruction and salvage over demolition, but approve the demolition permit application upon completion of a City of Austin Documentation Package.

23. PR-2025-118578 – 2002 New York Ave.
Council District 1
Proposal: Relocate a ca. 1940 structure.
Applicant: Nick Foxx
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Encourage rehabilitation and adaptive reuse, but approve the relocation permit application upon completion of a City of Austin Documentation Package.

DISCUSSION AND ACTION ITEMS

24. Approve a recommendation for Commission initiation of historic zoning for Bethany Cemetery, sponsored by Vice-Chair Evans and Commissioner Koch.

COMMITTEE UPDATES

25. Update from the Architectural Review Committee regarding comments from the October 8, 2025, meeting.
26. Update from the Operations Committee regarding comments from the October 17, 2025, meeting.
27. Updates from the Preservation Plan Committee regarding comments from the October 17, 2025, meeting.

FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance, please contact the Liaison or TTY users' route through 711. A person may request language access accommodations no later than 48 hours before the scheduled meeting. Please call or email Hunter Sturgill at Austin Planning, at 512-974-3393, preservation@austintexas.gov , to request service or for additional information.

For more information on the Historic Landmark Commission, please contact Hunter Sturgill at 512-974-3393, preservation@austintexas.gov.

REGISTER TO SPEAK



https://forms.office.com/g/AH2zdpcC8W

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**