REGULAR MEETING OF THE HISTORIC LANDMARK COMMISSION
WEDNESDAY, DECEMBER 3, 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)
TONYA PLEASANT-WRIGHT (D-1)
JUDAH RICE (D-4)
BAT TANIGUCHI (D-9)

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

The first 10 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

APPROVAL OF MINUTES

1. Approve the minutes of the Historic Landmark Commission regular meeting on November 5, 2025.

STAFF BRIEFINGS

2. Staff briefing regarding Preservation Plan Summit. Presentation by Cara Bertron, Program Manager II, Historic Preservation Office, Austin Planning. (Sponsored by Vice-Chair Evans and Commissioner Taniguchi)

PUBLIC HEARINGS/DISCUSSION ITEMS

Historic Landmark and Local Historic District Applications

3. HR-2025-137105; C14H-1998-0006 – 701 Congress Ave.
Stephen F. Austin Hotel
Council District 9
Proposal: Replace windows and doors and repair balcony railings.
Applicant: Leslie Wells
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Approve the Certificate of Appropriateness.

4. HR-2025-137112; C14H- 2000-0014 – 709 Congress Ave.
Brush-Turner-Hirshfeld Building
Council District 9
Proposal: Rehabilitate a landmark building.
Applicant: Leslie Wells
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Approve the Certificate of Appropriateness.

5. PR-2025-144142; C14H-2020-0069 – 2406 E. Martin Luther King Jr. Blvd.
Rogers-Washington-Holy Cross Local Historic District
Council District 1
Proposal: Demolish a contributing building.
Applicant: Dmitriy Dubrovsky
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Postpone the application to the January 7, 2026 meeting.

National Register Historic District Permit Applications

6. **PR-2025-103903 – 1513 Murray Ln.**
   Old West Austin National Register Historic District
   Council District 10
   Proposal: Demolish a contributing building. (Postponed by applicant on November 5, 2025)
   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.

7. **PR-2025-121780 – 1105 Maufrais St.**
   West Line National Register Historic District
   Council District 9
   Proposal: Demolish a contributing building. (Postponed by applicant on November 5, 2025)
   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.

8. **HR-2025-135323– Congress Avenue between Cesar Chavez Street and 7th Street**
   Congress Avenue National Register Historic District; Sixth Street National Register Historic District
   Council District 9
   Proposal: Construct streetscape improvements.
   Applicant: Romani Lalani
   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-2025-142120 – 1806 Drake Ave.**
   Travis Heights National Register Historic District
   Council District 9
   Proposal: Demolish a contributing building.
   Applicant: Fernando Guevara
   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.

10. HR-2025-144182 – 1608 Pease Rd.
Old West Austin National Register Historic District
Council District 10
Proposal: Construct a new building.
Applicant: Roy Jensen
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for new construction and release the application.

11. HR-2025-144243 – 210 W. 6th St.
Sixth Street National Register Historic District
Council District 9
Proposal: Rehabilitate a contributing building and Recorded Texas Historic Landmark.
Applicant: Michael Whellan
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans in concurrence with Architectural Review Committee feedback and release the application.

Demolition and Relocation Permit Applications

12. PR-2025-112941 – 2821 Salado St.
Council District 9
Proposal: Demolish a circa 1923 building. (Postponed by HLC on November 5th, 2025)
Applicant: Roy Jensen
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Strongly 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.

13. DA-2025-142965 – 2117 W. 49th St. – Rosedale School
Council District 7
Proposal: Partially demolish a circa 1939 building, deconstructing and reconstructing the historic age façade to be incorporated into a new apartment building.
Applicant: Drenner Group
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Concur with Architectural Review Committee feedback. Encourage further rehabilitation and adaptive reuse to the greatest extent possible, but release the proposed permit for partial demolition, deconstruction, and reconstruction of the building's façade closer to the street upon completion of 1) a City of Austin documentation package, including HABS Level One measured drawings of the portions of the building constructed within the 50-year period of significance, for archiving at the Austin History Center; and 2) a plan for deconstruction and reconstruction describing how the façade move will be

completed per National Park Service guidance. The applicant has implemented Architectural Review Committee feedback in retaining the oldest and most visible portion of the building, rather than demolishing it entirely. The proposed project represents the result of compromise among AISD, the new property owners, City staff, and the Architectural Review Committee; thus, staff has identified it as the most likely strategy for preserving any of the historic building. While the Commission should always encourage rehabilitation and adaptive reuse to the greatest extent possible, given the challenges associated with the property's sale and redevelopment, City staff acknowledges that the proposed project is likely the only outcome that retains any of the building's historic form, materials, or fenestration.

14. DA-2025-141132 – 906 W. 22nd St.

Council District 9

Proposal: Demolish a circa 1927 building.

Applicant: Justin Cadieux

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

Staff Recommendation: Should the Commission find that the building sufficiently meets the criteria for landmark designation, initiate historic zoning. Otherwise, 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.

15. PR-2025-138065 – 907 E. 13th St.

Council District 1

Proposal: Demolish a house constructed between circa 1873 and 1884.

Applicant: Charlie Jones

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

Staff Recommendation: Should the Commission find that the building sufficiently meets the criteria for landmark designation, initiate historic zoning. Otherwise, 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.

16. PR-2025-131605 – 601 North Bluff Dr.

Council District 2

Proposal: Demolish a circa 1946 building.

Applicant: Bryan Wierwille

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.

17. PR-2025-137436 – 2611 Woodmont Ave.

Council District 10

Proposal: Demolish a circa 1940 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.

18. PR-2025-141795 – 3006 Fruth St.
Council District 9
Proposal: Demolish a circa 1936 building.
Applicant: Karen Rodewald
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.

19. PR-2025-139336 – 812 Park Blvd.
Council District 9
Proposal: Demolish a circa 1937 building.
Applicant: Alexis Barrera
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.

COMMITTEE UPDATES

20. Update from the Architectural Review Committee regarding the November 12, 2025, meeting.

21. Update from the Operations Committee regarding the November 19, 2025, meeting.

22. Update from the Preservation Plan Committee regarding the November 12, 2025, meeting and the November 21, 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**