REGULAR MEETING OF THE HISTORIC LANDMARK COMMISSION
WEDNESDAY, MARCH 4, 2026, 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 February 4, 2026.

PUBLIC HEARINGS/DISCUSSION ITEMS

Historic Zoning

2. C14H-1987-0016 – 810 W. 10th St.
Mayer-Howse House
Council District 9
Proposal: Recommend ordinance cleanup via Commission-initiated historic zoning to Planning Commission and City Council.
Applicant: Historic Landmark Commission
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Staff recommends the proposed zoning change from general office-equitable transit-oriented development-equitable transit-oriented density bonus (GO-ETODDBETOD) district zoning to general office-historic landmark-equitable transit-oriented development-equitable transit-oriented density bonus (GO-H-ETOD-DBETOD) district zoning as a means of correcting the existing administrative record.

National Register Historic District Permit Applications

3. HR-2025-145729 – 2100 Barton Springs Rd.
Zilker Park
Barton Springs Bridge
Council District 8
Proposal: Construct a new bridge, reconstruct trails, and restore the stream bank. (Postponed by HLC on February 4, 2026)
Applicant: Paulinda Lanham
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on and release the plans, encouraging the applicant to comply with THC feedback when received. Request that the applicant follow the appropriate City process if other contributing structures are to be removed or modified.

4. LM-2025-155778; HR-2026-014183 – 617 Congress Ave.
Congress Avenue National Register Historic District
Council District 9
Proposal: Reconfigure the primary facade and construct a balcony.
Applicant: Jeff Schindler; Jeb Barmish
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for alterations and release the application.

5. **HR-2026-014204 – 809 Congress Ave.**
Congress Avenue National Register Historic District
Council District 9
Proposal: Demolish a compatible building, retaining the Congress Avenue facade.
Applicant: Carson Nelson
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Encourage rehabilitation and adaptive reuse of remaining historic-age material, but approve the demolition permit application. The Historic Landmark Commission must review new construction drawings prior to permit release in National Register Historic Districts.

6. **HR-2026-010143 – 1611 Preston Ave.**
Old West Austin National Register Historic District
Council District 10
Proposal: Reconfigure existing front wall and construct an addition.
Applicant: Meegan Beddoe
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for alterations and proposed addition and release the application.

7. **PR-2026-015633 – 1508 Pease Rd.**
Old West Austin National Register Historic District
Council District 10
Proposal: Construct a new residence.
Applicant: Paul Zubeldia
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for new construction and release the application.

Demolition and Relocation Permit Applications

8. **PR-2026-012921 – 844 Airport Blvd.**
Council District 3
Proposal: Demolish a restaurant.
Applicant: Katie Congdon; Douglas Frey
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.

DISCUSSION AND ACTION ITEMS

9. Approve budget recommendation to Council for FY 2026-27, sponsored by Vice-Chair Evans and Commissioner Taniguchi.

10. Approve a recommendation for Commission initiation of historic zoning for the Hill-Thomson House at 1906 Maple Ave., sponsored by Commissioner Alvarez and Commissioner Pleasant-Wright.

11. Discuss nominations and possible action to approve a member to represent the Historic Landmark Commission on the Downtown Commission.

12. Discuss nominations and possible action to approve a member for the Preservation Plan Committee.

Determinations of Eligibility for Partial Ad Valorem Tax Relief

13. Conduct a hearing and vote on certifying eligibility and recommending properties for partial ad valorem tax exemptions for historic landmarks for 2026.

COMMITTEE UPDATES

14. Update from the Architectural Review Committee regarding the February 11, 2026 meeting.
Members: Commissioners Koch, Alvarez, and Grogan.

15. Update from the Operations Committee regarding the February 18, 2026 meeting.
Members: Commissioners Rice, Acton, and McWhorter.

16. Update from the Preservation Plan Committee regarding the February 10, 2026 meeting.
Members: Commissioners Larosche, Evans, and Taniguchi.

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.

PARKING AND VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

REGISTER TO SPEAK

All participants wishing to address the Commission must register to speak. Public participation is available by teleconference or in-person. Presentations and handouts are requested to be emailed by 12 PM, the day before the meeting.

Teleconference Registration

Registration for participation by teleconference closes at 12 PM, the day before the meeting. Teleconference code and additional information to be provided after the closing of the teleconference registration period.

In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at 5:45 PM, the day of the meeting. Please scan the QR code below with a mobile device or click on the link below. A mobile device will also be available at the meeting for public use for the purpose of speaker registration.

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



Historic Landmark Commission 2026
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 12, 2025	Thursday, December 18, 2025	**Wednesday, January 7, 2026**
Friday, January 9, 2026	Thursday, January 15, 2026	**Wednesday, February 4, 2026**
Friday, February 6, 2026	Thursday, February 12, 2026	**Wednesday, March 4, 2026**
Friday, March 6, 2026	Thursday, March 12, 2026	**Wednesday, April 1, 2026**
Friday, April 10, 2026	Thursday, April 16, 2026	**Wednesday, May 6, 2026**
Friday, May 8, 2026	Thursday, May 14, 2026	**Wednesday, June 3, 2026**
Friday, June 5, 2026	Thursday, June 11, 2026	**Wednesday, July 1, 2026**
Friday, July 10, 2026	Thursday, July 16, 2026	**Wednesday, August 5, 2026**
Friday, August 7, 2026	Thursday, August 13, 2026	**Wednesday, September 2, 2026**
Friday, September 11, 2026	Thursday, September 17, 2026	**Wednesday, October 7, 2026**
Friday, October 9, 2026	Thursday, October 15, 2026	**Wednesday, November 4, 2026**
Friday, November 6, 2026	Thursday, November 12, 2026	**Wednesday, December 2, 2026**