



**REGULAR MEETING OF THE HISTORIC LANDMARK COMMISSION
WEDNESDAY, JANUARY 7, 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>

CURRENT COMMISSIONERS

X BEN HEIMSATH, CHAIR (D-8)

X ROXANNE EVANS, VICE CHAIR (D-2)

X JEFFREY ACTON (MAYOR)

X JAIME ALVAREZ (D-7)

X HARMONY GROGAN (D-5)

X KEVIN KOCH (D-3)

X CARL LAROSCHE (D-6)

X TREY MCWHORTER (D-10)

X TONYA PLEASANT-WRIGHT (D-1)

X JUDAH RICE (D-4)

X BAT TANIGUCHI (D-9)

DRAFT MINUTES

CALL TO ORDER: 6:02PM

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.

Meghan King Namour spoke on Preservation Austin updates.

APPROVAL OF MINUTES

1. Approve the minutes of the Historic Landmark Commission regular meeting on December 3, 2025.

**MOTION: Approve the minutes per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0.
The motion passed.**

STAFF BRIEFINGS

PUBLIC HEARINGS/DISCUSSION ITEMS

Historic Zoning

2. C14H-2025-0117 – 1300-1308 Springdale Rd.

Bethany Cemetery

Council District 1

Proposal: Commission-initiated historic zoning.

Applicant: Historic Landmark Commission

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

Staff Recommendation: Grant the proposed zoning change from public-neighborhood plan (P-NP) to public-neighborhood plan-historic landmark (P-H-NP) combining district zoning.

Sue Spears Martin spoke in favor of historic zoning.

Misael Ramos spoke in favor of historic zoning.

Catalina spoke in favor of historic zoning.

Arro Smith spoke in favor of historic zoning.

Meghan King Namour spoke in favor of historic zoning.

MOTION: Close the public hearing on a motion by Commissioner Koch, seconded by Commissioner Pleasant-Wright. Vote 11-0. The motion passed.

MOTION: Recommend historic zoning per staff recommendation on the basis of community value, landscape features, and historical association on a motion by Vice Chair Evans. Commissioner Koch seconded the motion. Vote 11-0. The motion passed.

Historic Landmark and Local Historic District Applications

3. HR-2025-158116; C14H-2010-0006 – 1114 W. 10th St.

Castle Hill Local Historic District

Council District 9

Proposal: Replace porch, windows, roof, and side doors. Demolish garage and addition, replace with new garage and addition.

Applicant: Lindsay Maki

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

Staff Recommendation: Approve the Certificate of Appropriateness.

Jennifer Schell spoke in favor.

Lindsay Maki spoke in favor.

MOTION: Close the public hearing on a motion by Commissioner Koch, seconded by Commissioner Acton. Vote 11-0. The motion passed.

MOTION: Approve the Certificate of Appropriateness with the requirement that the existing historic windows at the front and side elevations be retained in place and repaired as needed instead of replaced, on a motion by Commissioner Koch. Commissioner Larosche seconded the motion. Vote 11-0. The motion passed.

4. HR-2025-158169; C14H-1986-0003 – 3710 Cedar St.

Confederate Woman's Home

Council District 9

Proposal: Construct an addition and replace several windows.

Applicant: Abby Penner

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

Staff Recommendation: Postpone the public hearing to the February 4, 2026 meeting and invite the applicant to the January 14, 2026 meeting of the Architectural Review Committee.

Abby Penner spoke in favor of postponement.

Nicholas Wallace spoke in opposition.

MOTION: Close the public hearing on a motion by Commissioner Larosche, seconded by Commissioner Koch. Vote 11-0. The motion passed.

MOTION: Reopen the public hearing and postpone to the February 4, 2026 meeting, inviting the applicant to attend the January 14, 2026 meeting of the Architectural Review Committee on a motion by Commissioner Larosche, seconded by Commissioner Rice. Vote 11-0. The motion passed.

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. (Postponed by HLC on December 3, 2025)

Applicant: Dmitriy Dubrovsky

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

Staff Recommendation: Postpone the application to the February 4, 2026 meeting

Dmitriy Dubrovsky spoke in favor of demolition.

Janet Burt spoke in favor of demolition.

Harry J. Daigle Jr. spoke in favor of demolition.

Samuel Leroy Daigle spoke in favor of demolition.

Misael Ramos spoke in opposition to demolition.

Lindsey Derrington spoke in opposition to demolition.

MOTION: Close the public hearing on a motion by Commissioner Larosche, seconded by Commissioner Acton. Vote 11-0. The motion passed.

MOTION: Reopen the public hearing and postpone to the February 4, 2026 meeting on a motion by Commissioner Koch, seconded by Commissioner Pleasant-Wright. Vote 9-1-1. Commissioner Taniguchi opposed. Commissioner Larosche abstained. The motion passed.

**6. SB-2025-158077; C14H-2014-0007 – 3805 Red River St.
Red River International House
Council District 9**

Proposal: Install a sign.

Applicant: Lindsey Derrington

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

Staff Recommendation: Approve the Certificate of Appropriateness.

MOTION: Approve the application per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0. The motion passed.

National Register Historic District Permit Applications

**7. 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 December 3, 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 Historic Districts before demolition permits may be issued.

MOTION: Postpone the public hearing to February 4, 2026 meeting per passage of the consent postponement agenda, on a motion by Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0. The motion passed.

**8. PR-2025-143402; HR-2025-157653 – 811 E. Riverside Dr.
Travis Heights-Fairview Park National Register Historic District
Council District 9**

Proposal: Remodel existing residence, including alteration of exterior walls and construction of a carport.

Applicant: Maria Jaimes

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

Staff Recommendation: Comment on plans for alterations and the addition and release the application, encouraging the applicant to reduce alterations to fenestration patterns on the street-facing elevations.

Alvaro Rolando Jaimes spoke in favor.

**MOTION: Approve the application per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0.
The motion passed.**

**9. PR-2025-144889; HR-2025-155496 – 2310 Windsor Rd.
Old West Austin National Register Historic District
Council District 10**

Proposal: Construct an addition and remodel the existing residence, detached garage, and rear house.

Applicant: Reed Critendon

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.

**MOTION: Approve the application per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0.
The motion passed.**

**10. PR-2025-155021– 1505 W. 13th St.
West Line National Register Historic District
Council District 9**

Proposal: Construct a new two-unit residence.

Applicant: Michael Hsu

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

Staff Recommendation: Comment on plans for new construction and release the application.

MOTION: Approve the application per passage of the consent agenda, on a motion by

**Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0.
The motion passed.**

11. PR-2025-147371 – 522 Sunny Ln.

**Travis Heights-Fairview Park National Register Historic District
Council District 9**

Proposal: Demolish a contributing building.

Applicant: Ricca Keepers

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 Historic Districts before demolition permits may be issued.

**MOTION: Approve the application per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0.
The motion passed.**

12. HR-2025-157977 – 1105 Maufrais St.

**West Line National Register Historic District
Council District 9**

Proposal: Construct a new residence.

Applicant: Robin Campbell

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

Staff Recommendation: Comment on plans for new construction in concurrence with Architectural Review Committee feedback and release the application.

**MOTION: Approve the application per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0.
The motion passed.**

13. PR-2025-157729 – 422 Congress Ave.

**Congress Avenue National Register Historic District
Council District 9**

Proposal: Demolish a noncontributing building deemed eligible for contributing status by the 2025 Downtown Historic Resources Survey.

Applicant: Michael Whellan

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

Staff Recommendation: Approve the demolition permit application upon completion of a City of Austin Documentation Package, encouraging salvage of any remaining original materials found during demolition. Ensure that demolition does not adversely affect the Robertson Building, a City landmark, next door. The Historic Landmark Commission must review plans for new construction in National Register Historic Districts before demolition permits may be issued.

David Jalufka spoke in opposition to demolition.

MOTION: Approve the application per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0. The motion passed.

14. PR-2025-157738 – 101-105 W. 5th St.

**Congress Avenue National Register Historic District
Council District 9**

Proposal: Demolish a noncontributing building deemed eligible for contributing status by the 2025 Downtown Historic Resources Survey.

Applicant: Michael Whellan

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

Staff Recommendation: Approve the demolition permit application upon completion of a City of Austin Documentation Package, encouraging salvage of any remaining original materials found during demolition. Ensure that demolition does not adversely affect the Robertson Building, a City landmark, next door. The Historic Landmark Commission must review plans for new construction in National Register Historic Districts before demolition permits may be issued.

MOTION: Approve the application per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0. The motion passed.

Demolition and Relocation Permit Applications

**15. 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 for incorporation into a new apartment building. (Postponed by HLC on December 3, 2025)

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 relocation will comply with National Park Service guidance. The applicant has implemented Architectural Review Committee feedback in retaining the oldest and most visible portion of the building, including architecturally significant windows, 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.

Leah Bojo spoke in favor.

Riley Patterson spoke in favor.

Victoria Haase spoke in favor.

Sam Strong spoke in favor.

Carl Reynolds spoke in opposition.

Matthew Martin spoke in opposition.

Victoria Haase offered a rebuttal.

MOTION: Close the public hearing on a motion by Commissioner Larosche, seconded by Commissioner Acton. Vote 11-0. The motion passed.

MOTION: Approve Staff Recommendation with the revised language of removing "deconstruction and reconstruction" from bullet two of the Staff Recommendation on a motion by Commissioner Larosche, seconded by Commissioner Acton. Vote 11-0. The motion passed.

16. DA-2025-141132 – 906 W. 22nd St.

Council District 9

Proposal: Demolish a circa 1927 building. (Postponed by HLC on December 3, 2025)

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.

Leah Bojo spoke in favor of demolition.

Mike McHone spoke in opposition to demolition.

MOTION: Close the public hearing on a motion by Commissioner Larosche, seconded by Commissioner Acton. Vote 11-0. The motion passed.

MOTION: Release demolition permit per staff recommendation on a motion by Commissioner Acton. Commissioner Taniguchi seconded the motion. Vote 11-0. The motion passed.

MOTION: Waive the rules and allow the Historic Landmark Commission to meet until 10:30PM on a motion by Commissioner Koch, seconded by Commissioner Acton. Vote 10-1. Commissioner Larosche opposed. The motion passed.

17. PR-2025-138065 – 907 E. 13th St.

Council District 1

Proposal: Demolish a house constructed between circa 1873 and 1884. (Postponed by HLC on December 3, 2025)

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.

Scott Menzies spoke in opposition to demolition.

MOTION: Close the public hearing on a motion by Commissioner Koch, seconded by Commissioner Acton. Vote 11-0. The motion passed.

MOTION: Initiate historic zoning on the basis of architecture and historic associations on a motion by Commissioner Koch, seconded by Commissioner Acton. Vote 11-0. The motion passed.

18. PR-2025-149298 – 1205 E. 13th St.

Council District 1

Proposal: Demolish a circa 1900 building.

Applicant: Laith Mahmoud

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.

MOTION: Approve the application per passage of the consent agenda, on a motion by Commissioner Larosche. Commissioner Rice seconded the motion. Vote 11-0. The motion passed.

COMMITTEE UPDATES

19. Update from the Architectural Review Committee regarding the December 10, 2025, meeting.
Commissioner Koch presented an update on the Architectural Review Committee.
20. Update from the Operations Committee regarding the December 18, 2025, meeting.
Commissioner Rice presented an update on the Operations Committee.

FUTURE AGENDA ITEMS

Request for a briefing from AISD about schools that may appear before the Historic Landmark Commission in the future and potential historic significance of AISD schools. Sponsored by Chair Heimsath and Vice-Chair Evans.

ADJOURNMENT: 10:01PM

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