



Steering Committee Members:
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February 1, 2026

**RE: Item 9: HR-2026-004703 – 702 Winflo Drive – West Line National Register Historic District
Council District 9**

Dear Chair Heimsath and Commissioners,

The Old West Austin Neighborhood Association (OWANA) Zoning Committee appreciates the applicant's attendance at our January meeting to discuss their conceptual design proposal for 702 Winflo Drive, which would replace a contributing structure within the West Line National Register Historic District.

Given the limited information presented, we strongly encourage the applicant to return to the Architectural Review Committee (ARC) with a complete submittal prior to proceeding to the Historic Landmark Commission (HLC) for further review. Accordingly, we respectfully request that the HLC hearing scheduled for February 4 be postponed to allow this additional work to occur. At this time, OWANA cannot determine whether to oppose or support the proposed design, as insufficient information has been provided regarding the proposed replacement structure.

While the applicant presented a rudimentary site plan and a basic street-facing elevation, no building plans, sections, or three-dimensional drawings were provided to adequately illustrate the overall massing of the building or its relationship to adjacent properties. Although we appreciate that the site plan reflects a 25-foot front setback consistent with the neighborhood's Restrictive Covenant (RC), additional documentation is necessary to evaluate compatibility with surrounding contributing homes. We also acknowledge the applicant's stated willingness to work toward a solution that is more compatible with the neighborhood. Protecting these homes is vital to preserving the unique character and national recognition that define Old West Austin.

Following the meeting, the applicant submitted images of nearby homes for comparison. However, some of the referenced examples are non-contributing structures and therefore do not provide an appropriate basis for comparison within the historic district. Additionally, the contributing structure at 716 Brownlee Circle was cited as an example of a street-facing garage; however, this property is located on a corner lot, and the garage is situated at the rear of the house rather than along the primary street frontage. These contextual distinctions are important when evaluating compatibility within the district.

We believe additional work is required to align the proposal with the Old West Austin Neighborhood Design Guidelines and to provide a meaningful basis for review.

Finally, we note that the demolition of contributing structures directly threatens the integrity of the National Register Historic District. Each loss erodes the historic fabric of the neighborhood and may place the district's national designation at risk, undermining the character and value that residents and visitors alike appreciate.

Sincerely,

Stephen L. Amos
Steering Committee Chair
Old West Austin Neighborhood Association