REGULAR MEETING OF THE HISTORIC LANDMARK COMMISSION
WEDNESDAY, DECEMBER 2, 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)
AUGUST HARRIS III, VICE CHAIR (D-10)
JEFFREY ACTON (MAYOR)
JAIME ALVAREZ (D-7)
HARMONY GROGAN (D-5)
KEVIN KOCH (D-3)
CARL LAROSCHE (D-6)
RACHEAL LUTE (D-2)
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 4, 2026.

BRIEFINGS

2. Staff briefing regarding the Emergency Demolition Process by Robert Moore, Division Manager (CRED), Austin Development Services.

3. Staff briefing on 408 W. 23rd St. regarding administrative approval of religious-owned property per State law by Kalan Contreras, Planner Principal, Historic Preservation Office, Austin Planning.

4. Staff Briefing giving updates on the Historic Preservation Office's website and digital materials by Annie Flom, Planner Senior, Historic Preservation Office, Austin Planning.

5. Briefing on the Barton Springs Bridge Project regarding Federal Historic Preservation Review and Public Involvement by Rebekah Dobrosko and Sonya Hernandez, Texas Department of Transportation.

PUBLIC HEARINGS/DISCUSSION ITEMS

Historic Zoning

6. C14H-2026-0073; ZC-2026-135333 – 1801 N. Lamar Blvd.
Texas Medical Association Building
Council District 9
Proposal: Owner-initiated historic zoning.
Applicant: Carter Design Associates
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Grant the proposed zoning change for the building footprint from general office (GO) to general office-historic landmark (GO-H) combining district zoning.

7. PR-2026-113706 – 801 W. 34th St.
Council District 9
Proposal: Commission-initiated historic zoning.
Applicant: Historic Landmark Commission
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Recommend rezoning the footprint of the building only from GR-MU-V-CO-ETOD-DBETOD-NP to GR-MU-V-H-CO-ETOD-DBETOD-NP combining district zoning.

8. PR-2026-127240 – 909 W. 22 1/2 St.
Council District 9
Proposal: Commission-initiated historic zoning.
Applicant: Historic Landmark Commission
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Recommend the zoning change for the front portion of the lot containing Building A (approximately 0.19 acres) from MF-4-CO-NP to MF-4-H-CO-NP combining district zoning to Planning Commission and City Council over owner opposition.

Historic Landmark and Local Historic District Applications

9. PR-2026-008188 – 1005 E. 8th St. – POSTPONED BY APPLICANT
Robertson/Stuart & Mair Local Historic District
Council District 1
Proposal: Demolish a contributing building. (Postponed by applicant on November 4, 2026)
Applicant: Robbie MacGregor
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Grant the applicant requested postponement to the January 6, 2027 Historic Landmark Commission meeting

10. C14H-1978-0029; HR-2026-146214 – 4104 Avenue F
Weisiger-White House
Council District 9
Proposal: Make minor window alterations and construct a carport, patio, and small structure at a City of Austin landmark.
Applicant: Holly Arthur
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Approve the Certificate of Appropriateness.

National Register Historic District Permit Applications

11. PR-2026-079349 – 706 E. Monroe St.
Travis Heights-Fairview Park National Register Historic District
Council District 9
Proposal: Demolish a contributing building. (Postponed by HLC on November 4, 2026)
Applicant: Hannah Ma
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Consider postponing to the January 6, 2027 Historic Landmark Commission meeting for further discussion with the neighborhood. 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. The Historic Landmark Commission must review new construction drawings prior to permit release in National Register Historic Districts

12. HR-2026-118672 – 211 Academy Dr.
Travis Heights-Fairview Park National Register Historic District
Council District 9
Proposal: Demolish a contributing building. (Postponed by applicant on November 4, 2026)
Applicant: Paul Michals
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 new construction drawings prior to permit release in National Register Historic Districts

13. **PR-2026-125072 – 1918 Newning Ave.**
Travis Heights-Fairview Park National Register Historic District
Council District 9
Proposal: Demolish a contributing building. (Postponed by HLC on November 4, 2026)
Applicant: Mark Hutchinson
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 new construction drawings prior to permit release in National Register Historic Districts.

14. **SB-2026-136009 – 96 Rainey St.**
Rainey Street National Register Historic District
Council District 9
Proposal: Construct a rooftop sign consisting of individual illuminated channel letters.
Applicant: Santech Signs
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Consider postponement of the public hearing to January 6, 2026 and invite the applicant to the December 9, 2026 meeting of the Architectural Review Committee to discuss compliance with the historic sign standards. Otherwise, consider denial of the signage application

15. **HR-2026-134012 – 1006 Shelley Ave.**
West Line National Register Historic District
Council District 9
Proposal: Bring a contributing property into code compliance and construct a dormer addition at the roof.
Applicant: Katheryn Lott
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for alterations and additions in concurrence with Architectural Review Committee feedback and release the application.

16. **PR-2026-144763 – 1014 Shelley Ave.**
West Line National Register Historic District
Council District 9
Proposal: Demolish a contributing garage.
Applicant: Ryan T. Egan
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 new construction drawings prior to permit release in National Register Historic Districts

17. **PR-2026-129523; HR-2026-143917 – 1107 Eason St.**
West Line National Register Historic District
Council District 9
Proposal: Construct three new residences.
Applicant: Linda Sullivan
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for new construction and release the application.

18. **HR-2026-146981 – 408 Congress Ave.**
Congress Avenue National Register Historic District
Council District 9
Proposal: Construct a new commercial tower.
Applicant: Kelly Wright
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Comment on plans for new construction and release the application, encouraging the applicant to reduce or articulate floor-to-floor heights at the podium level to be more compatible with both adjacent historic landmarks and pedestrian scaling, and to use lower relief on decorative pilasters at lower floors.

19. **PR 2026-131926; HR-2026-148568 – 2220 E. Windsor Rd.**
Old West Austin National Register Historic District
Council District 10
Proposal: Remodel a contributing building and construct an addition.
Applicant: Stephen Hawkins
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Comment on plans for alterations and additions and release the application.

20. **PR-2026-120838; HR-2026-148111 – 1513 Murray Ln.**
Old West Austin National Register Historic District
Council District 10
Proposal: Construct a carport.
Applicant: Linda Sullivan
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

21. **PR-2026-113688 – 800 W. 34th St.**
Council District 9
Proposal: Demolish a ca. 1975 office building. (Postponed by HLC on November 4, 2026)
Applicant: AAR Inc.
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Encourage rehabilitation and adaptive reuse or deconstruction and salvage over demolition, but approve the demolition permit applications upon completion of a City of Austin Documentation Package.

22. DA-2026-132279; SP-2023-0269C – 2309 Rio Grande St.
Council District 9
Proposal: Demolish a ca. 1922 building. (Postponed by HLC on November 4, 2026)
Applicant: Drenner Group
City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727
Staff Recommendation: Should the Commission find that the building meets the criterion for historical associations in addition to its architectural significance, 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, as the applicant has agreed to explore options for salvage and reuse of historic materials.

23. PR-2026-131502 – 1906 S L Davis Ave.
Council District 1
Proposal: Demolish a ca. 1935 building and a ca.1955 building. (Postponed by HLC on November 4, 2026)
Applicant: Alan Avery
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Consider initiation of historic zoning. Should the Commission find that the property meets two of the following criteria: architecture, historical associations, and community value, 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.

24. PR-2026-091678 – 1012 W. Mary St.
Council District 9
Proposal: Demolish a ca. 1932 building.
Applicant: Robert Ogorzaly
City Staff: Austin Lukes, Historic Preservation Office, 512-978-0766
Staff Recommendation: Encourage rehabilitation and adaptive reuse or deconstruction and salvage of historic material over demolition and disposal, but approve the permit application upon completion of a City of Austin Documentation Package.

25. PR-2026-142333 – 804 Columbus St.
Council District 9
Proposal: Demolish a ca. 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.

DISCUSSION AND ACTION ITEMS

26. Discuss and possibly adopt new Historic Sign Standards on the recommendation of the Operations Committee.

27. Staff presentation and recommendation on National Register application at Texas Historical Commission State Board of Review, by Kalan Contreras, Historic Preservation Officer, Austin Planning.

COMMITTEE UPDATES

28. Update from the Architectural Review Committee regarding the November 18, 2026 meeting. Members: Commissioners Koch, Alvarez, and Grogan.

29. Update from Commissioner Taniguchi regarding the November 18, 2026 Downtown Commission 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.

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**