

SOLOMON CORDWELL BUENZ

318 Colorado | Historic Commission

HANOVER COMPANY
05 - 04 - 2022



NORTHSHORE
AUSTIN, TX



3rd and Brazos
AUSTIN, TX

ABOUT HANOVER COMPANY

Hanover Company, located in Houston, Texas, stands among the most active private real estate companies in the United States, specializing in the acquisition, development, and management of high quality multi-family residential properties nationwide. With over three decades of experience,

Hanover is a vertically integrated company with acquisitions, development, construction, property management and asset management departments strategically focused on garden-style, mixed-use, high-density wood frame and high-rise projects.

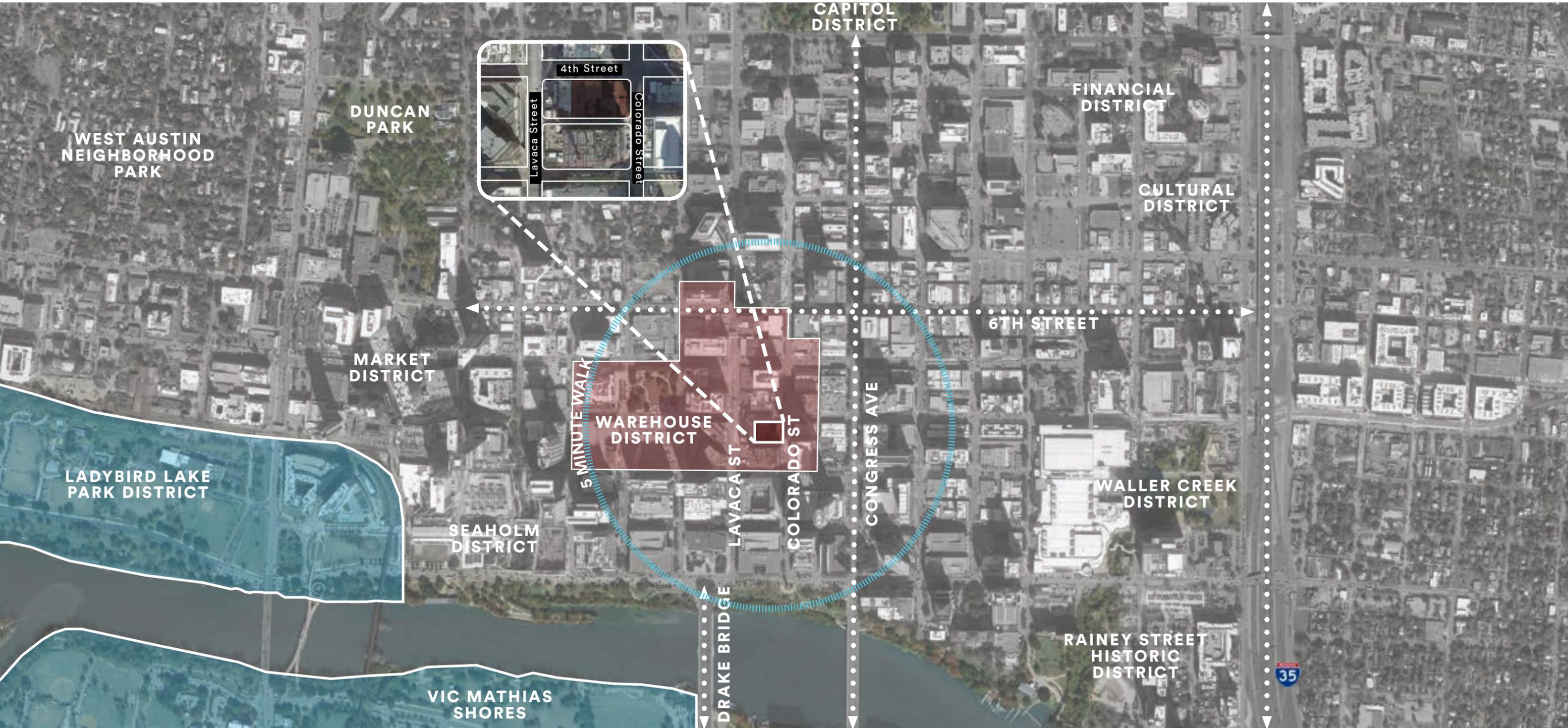
To date, Hanover's award-winning project mix totals nearly 56,000 units across the country and more than \$12.0 billion

in project costs. U.S. markets include Atlanta, Austin, Baltimore, Boston, Charlotte, Dallas, Denver, Houston, Los Angeles, Orlando, Philadelphia, Phoenix, San Diego, San Francisco, and Washington, D.C.

Hanover previously developed Ashton and Northshore in downtown Austin.

Austin

Downtown



4th & Colorado Street

Existing Conditions



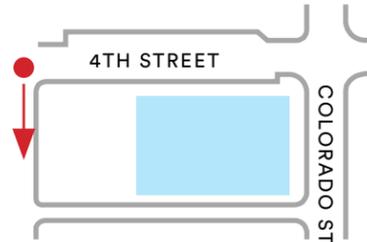
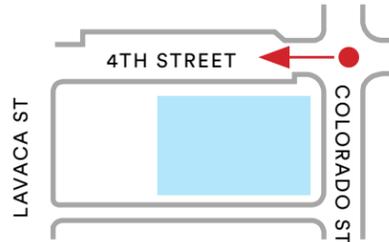
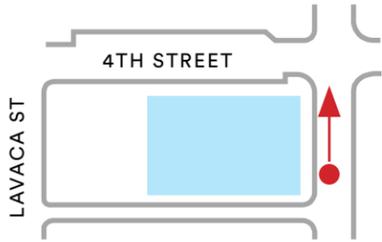
LOOKING NORTH AT COLORADO STREET

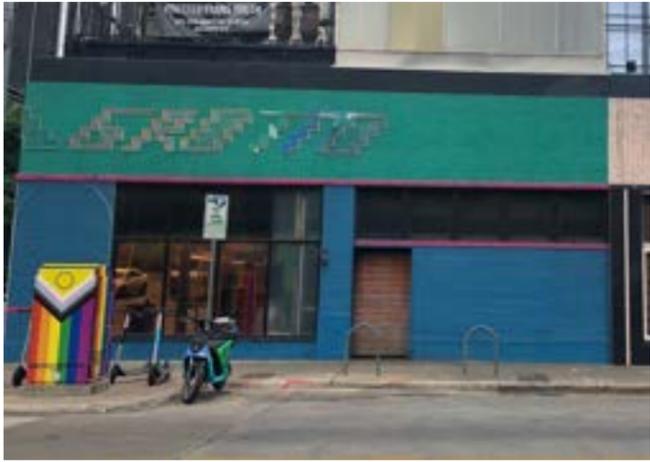


LOOKING EAST AT 4TH STREET



LOOKING SOUTH AT LAVACA STREET





NEON GROTTO



OILCAN HARRY'S



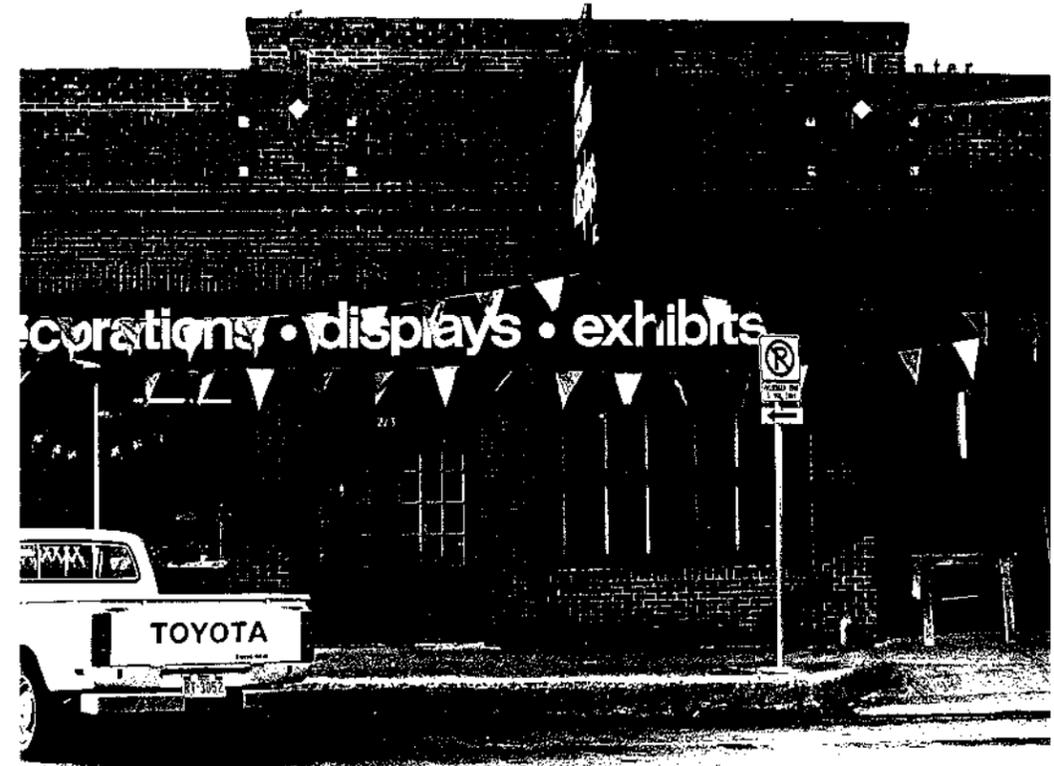
SELLERS UNDERGROUND



201 - 207 W. 4th



211 W. 4th Street



213 W. 4th Street

STREET ELEVATION COMPARISON | 4th Street



EXISTING 4TH STREET

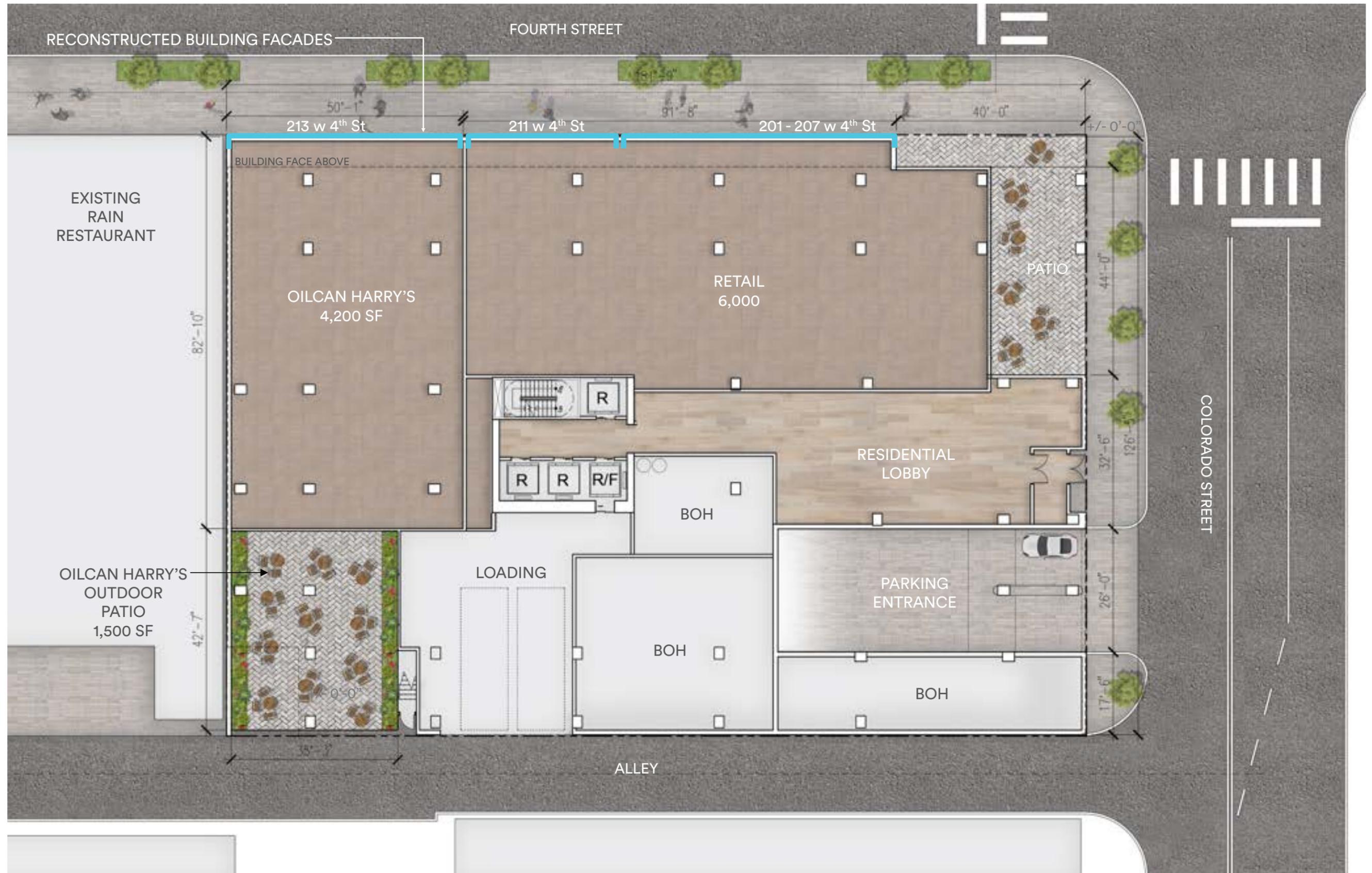


PROPOSED 4TH STREET





PROPOSED GROUND FLOOR PLAN | 4th Street + Colorado Street





4TH STREET

213

211

209

201

ALL EX. BUILDINGS
WITHIN BOUNDARY
PROPOSED FOR
DEMOLITION

ADDRESS: 213 W.
4TH STREET

ADDRESS: 312
COLORADO STREET

LAVACA STREET

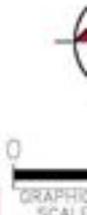
ALLEY

310 312 314-18

COLORADO STREET

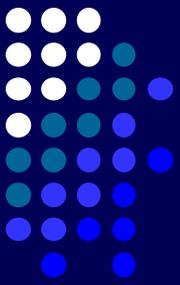
Demolition Site Plan Exemption Exhibit

Austin, Texas
March 23, 2022



Historical Designation Criteria

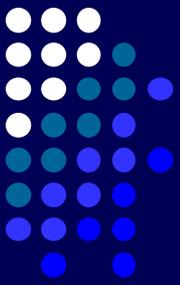
D.4a 310-312 Colorado (Coconut Club)



- ✓ At least 50 years old
- Retains high degree of integrity
 - ✗ Significantly Modified
- Meets two of the following five criteria:
 - ✗ Architecture
 - ✗ Historical association
 - ✗ Archeology
 - ✗ Community value
 - ✗ Landscape feature

Historical Designation Criteria

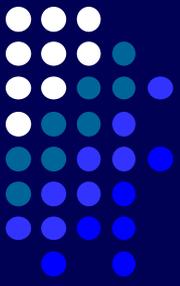
D.4b 201-209 West 4th & 318 Colorado (Neon Grotto)



- ✓ At least 50 years old
- Retains high degree of integrity
 - ✗ Significantly Modified
- Meets two of the following five criteria:
 - ✗ Architecture
 - ✗ Historical association
 - ✗ Archeology
 - ✗ Community value
 - ✗ Landscape feature

Historical Designation Criteria

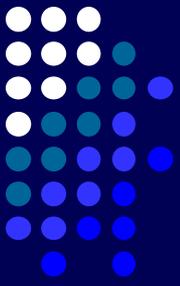
D.4c 211 West 4th (Oilcan Harry's)



- ✓ At least 50 years old
- Retains high degree of integrity
 - ✗ Significantly Modified – moderate to high
- Meets two of the following five criteria:
 - ? Architecture - proposal to enhance and retain facade
 - ✗ Historical association
 - ✗ Archeology
 - ✗ Community value – current tenant may not remain
 - ✗ Landscape feature

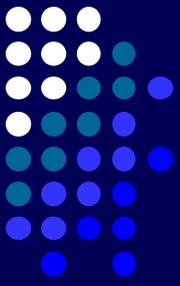
Historical Designation Criteria

D.5 213 West 4th (Former Sellers)



- ✓ At least 50 years old
- Retains high degree of integrity
 - ✗ Significantly Modified
- Meets two of the following five criteria:
 - ✗ Architecture
 - ✗ Historical association
 - ✗ Archeology
 - ✗ Community value
 - ✗ Landscape feature

Significance - less than 50 years



✓ Oilcan Harry's (211 W 4th)

✓ established in 1992

❑ Original and longest running LGBTQ bar in downtown/warehouse district

❑ Lease expiring in approx. 8 years

❑ Property taxes and rent skyrocketing

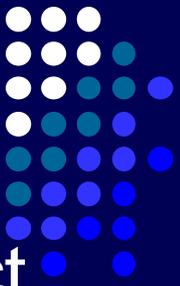
❑ Redevelopment

❑ Subsidized rent rate for 25 years

❑ Allows for transfer of business ownership

❑ Balance of preserving history with important business and demand for housing

Façade Reconstruction



- ❑ Commitment to deconstruct and reconstruct facades of 209-213 West 4th
- ❑ Masonry to be carefully cleaned and preserved to original context
- ❑ SCB –nationally recognized in house preservation expertise
- ❑ Commitment via restrictive covenant with City





§ 25-2-352 HISTORIC DESIGNATION CRITERIA

(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(b) demonstrates significance in at least two of the following categories:

(i) **Architecture.** The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.

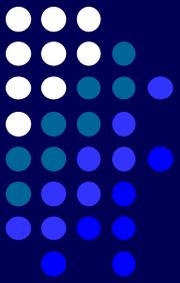
§ 25-2-352 HISTORIC DESIGNATION CRITERIA



(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(ii) **Historical Associations.** The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historical time.

§ 25-2-352 HISTORIC DESIGNATION CRITERIA

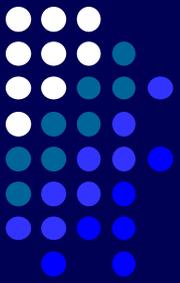


(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(iii) Archeology. The property has, or is expected to yield, significant data concerning the human history or prehistory of the region.

§ 25-2-352

HISTORIC DESIGNATION CRITERIA



(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(iv) **Community Value.** The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.

§ 25-2-352 HISTORIC DESIGNATION CRITERIA



(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(v) **Landscape Feature.** The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.