

ZONING CHANGE REVIEW SHEET

CASE NUMBER: TBD

HLC DATE: May 4, 2022; June 1, 2022

APPLICANT: Historic Landmark Commission (owner-opposed)

HISTORIC NAME: TBD

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 211 W. 4th St.

ZONING CHANGE: CBD to CBD-H

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Do not recommend the proposed zoning change from central business district (CBD) to central business district-historic landmark (CBD-H) combining district zoning. The applicant has amended the original proposal (see A.6-4 to A.6-5) to better comply with the Citywide Design Standards and implement Commission feedback.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture, community value, and historical associations

HISTORIC LANDMARK COMMISSION ACTION: May 4, 2022: Leave the public hearing open and initiate historic zoning (Koch, Little; 8-0)

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

DEPARTMENT COMMENTS: The *Historic Buildings in the Warehouse District Survey* (ca. 2009) lists the property as high priority for inclusion in a potential historic district.

CASE MANAGER: Kalan Contreras

PHONE: 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, City of Austin, City of Austin Downtown Commission, Downtown Austin Alliance, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(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.*

The building at 211 W. 4th St. is a particularly intact example of a utilitarian warehouse with modest Mission Revival stylistic influences. It is a single-story brick warehouse with a curvilinear stepped parapet. Decorative elements include diagonal tiles at the raised central portion and ends of the parapet and a rowlock course as coping. The building retains its original window and door openings with soldier course headers. At the left end of the façade is an original multi-light steel window with a central awning sash. The adjacent door opening has been infilled with a flat panel. At the right end of the façade, paired doors flanked by windows fill an overhead door opening. The brick has been painted and a black tile wainscot added.

§ 25-2-352(3)(c)(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 historic time.*

The Lightsey-Carroll-Firestone (Oilcan Harry's) Building was constructed around 1936 as the home of Leggett W. Carroll's Lightsey-Carroll Company, local distributors for Magnolia Beer. The Lower Colorado River Authority had an office in this building in the early 1940s and expanded into the adjacent building at 213 W. 4th Street by 1942. The Firestone Retread Shop opened here around 1946; the building served as a tire retread business shop until the early 1960s. Two businesses servicing automobile transmissions were located here in the mid-1970s; the building was converted to a nightclub use in the late 1980s. Oilcan Harry's expanded into the space formerly known as 209 W. 4th Street when it opened at this location in 1990.¹

The historic uses of the building are typical of buildings within the downtown Warehouse District. The property does not appear to have individually significant associations within the historic period and is not associated with the area's former red-light district.

§ 25-2-352(3)(c)(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.*

The property possesses a unique location and physical characteristics as part of the Warehouse District. Further, Oilcan Harry's formed the nucleus of Austin's LGBTQIA+ entertainment district, contributing to the image and cultural identity of a particular group. Gay bars are broadly acknowledged as a place for grassroots organization and safe space for the LGBTQIA+ community. With over 30 years in operation, Oilcan Harry's is Austin's oldest gay bar. For many years, the bar hosted annual Red-Hot Fundraisers to benefit Project Transitions, a nonprofit that provides services to those living with HIV and AIDS. The bar was named by Out magazine as one of the world's 50 best gay bars in 2008.

The significance of a property must have its basis at least 50 years ago, unless there is an argument for exceptional significance (as defined by [Criteria Consideration G](#) for the National Register of Historic Places). The 50-year benchmark for evaluation is intended to give sufficient perspective on what is historically important. To adequately evaluate more recent significance, there must be scholarly research or other assessment of a property's historical import, as well as a comparison with related properties to identify which best represents the historical associations. While Oilcan Harry's is not 50 years of age, its status as Austin's oldest operational gay bar may meet the threshold to demonstrate exceptional significance.

PARCEL NO.: 0206011604

LEGAL DESCRIPTION: LOT 10 BLOCK 028 ORIGINAL CITY

ESTIMATED ANNUAL TAX ABATEMENT: \$20,154.88 total (non-homestead, no cap); city portion: \$7,075.66

APPRAISED VALUE: \$3,793,369

PRESENT USE (TCAD): Night Club/Bar

DATE BUILT: ca. 1936

INTEGRITY: The building retains moderate to high integrity. Modifications include infill of the door and overhead door within existing openings, painting of the façade, and addition of a tile wainscot.

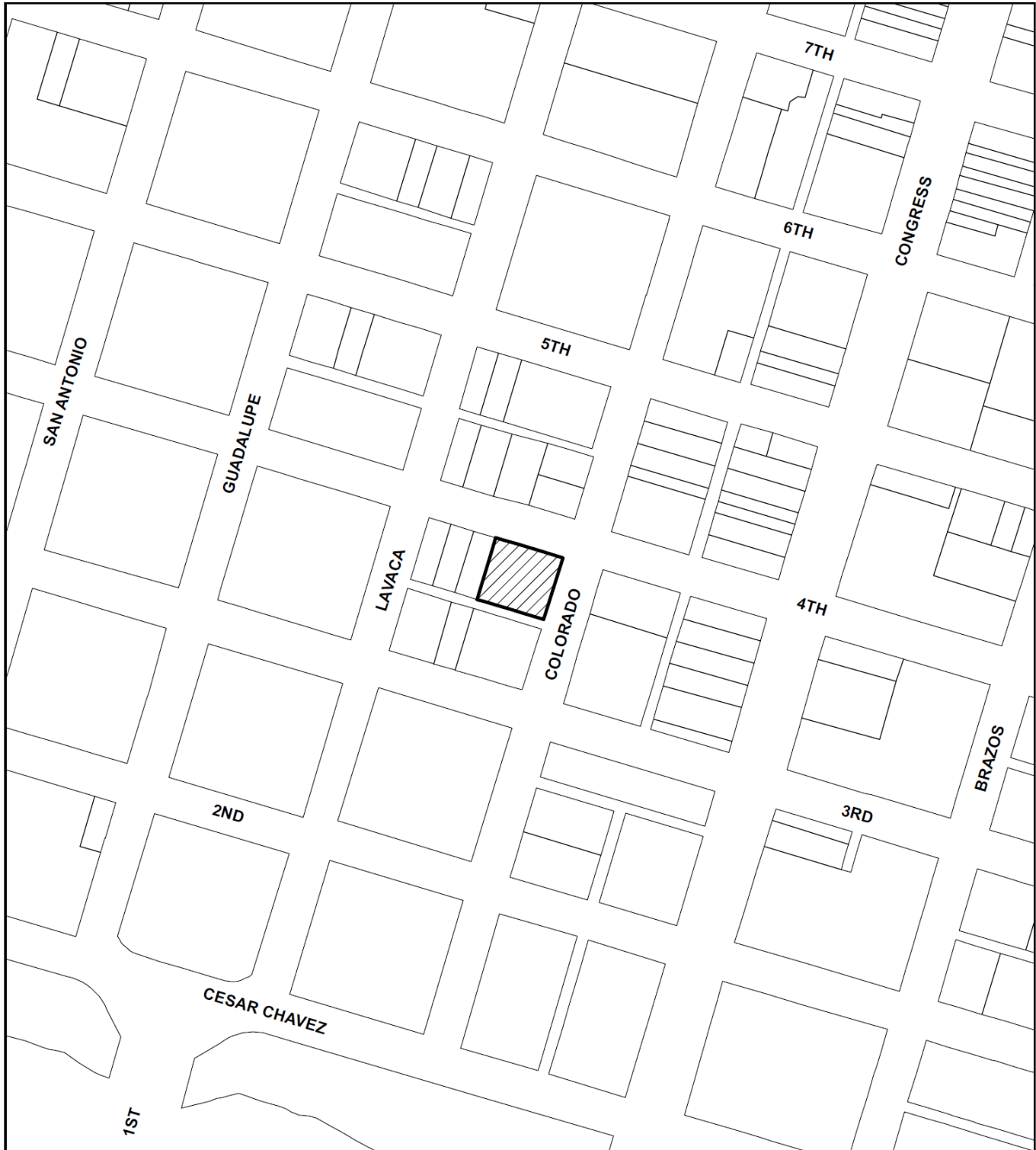
PRESENT OWNERS (TCAD): 213W4ATX LLC, 421 E SIXTH ST AUSTIN TX USA 78701-3739

ORIGINAL OWNER(S): Leggett W. Carroll, Lightsey Carroll Co.

OTHER HISTORICAL DESIGNATIONS: None

¹ From Steve Sadowsky, *Narrative History of Buildings in Austin's Warehouse and Wholesale Districts*, undated (ca. 2009).

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: GF 22-047912

LOCATION: 201- 211 W 4TH STREET



1" = 250'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
MAY 4, 2022
DA-2022-040962; GF-2022-047912
211 WEST 4TH STREET

PROPOSAL

Demolish a ca. 1936 commercial building and reconstruct the façade.

PROJECT SPECIFICATIONS

- 1) Demolish and reconstruct building façade. The character of the brickwork, opening patterns, and other design details will be accurately reconstructed. Existing brick will be salvaged and reused in the reconstruction, with paint removed or the bricks turned to reveal the unpainted side. An original steel window will be evaluated for repair and reinstallation based on its condition.
- 2) Reinstall Oilcan Harry's signage on the adjacent façade at 213 W. 4th Street.
- 3) Construct a high-rise tower with more than a 5' setback from the building façade. Behind the parapet, the garage levels will be clad in a simple screen in a dark bronze color.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at historic landmarks and within historic districts. The Warehouse District was previously identified by Historic Preservation Office staff as a potential historic district. The following standards are applicable in considering the proposed project:

Repair and alterations

1. General standards

These standards do not explicitly address reconstruction. Rather, they emphasize retaining historic materials in place, planning for repair when needed due to deterioration, and replacing materials only when deteriorated beyond repair. For this project, reconstruction is not proposed based on the existing conditions of the buildings. Rather, it is a means of protecting original building materials from damage during construction of the proposed high-rise tower.

4. Exterior walls and trim

These standards emphasize retaining historic masonry walls and using replacement mortar that matches the historic mortar in composition, joint profile, and color. For this project, the existing brick will be reused, with paint removed or the bricks turned to reveal the unpainted side. Care will be taken to match the masonry patterns and detailing in reconstruction.

5. Windows, doors, and screens

11. Commercial storefronts

Standards in these sections emphasize retention of historic materials, or where elements have been previously altered or replaced, using new designs and materials that are compatible with the scale and style of the building.

The original steel window will be evaluated for reinstallation based on its condition. The window will be retrofitted with new glazing to meet energy code requirements while repairing the steel frame and sash.

Other openings are previously altered, including infill of the original entrance and replacement of an overhead door with paired doors and sidelights. The project will involve new glazing and doors within these openings, which is a compatible treatment that will maintain the overall configuration of the façade.

Commercial additions

2. Scale, massing, and height

These standards emphasize that additions should appear subordinate to a historic building. Within an urban setting surrounded by high-rise towers, the standards allow vertical additions that are set back at least 20' behind the building parapet, with a potential 5' cantilever forward at a greater height. The proposed tower is set back 5' behind the parapet. The material and color selection are intended to differentiate the addition and cause it to visually recede behind the parapet, such that it does not overwhelm the building despite the shallower setback.

Summary

The proposal to demolish and reconstruct the building façade, rather than retain it in place, does not meet the standards that would be applied in review of proposed work to a historic landmark. However, it represents a compromise solution intended to maintain the streetscape character of this block of the Warehouse District. The project entails careful reconstruction using the existing brick and accurately capturing building details. The design of the tower includes a vertical hyphen with a restrained architectural treatment, set back from and intended to visually recede behind the parapet.

COMMITTEE FEEDBACK

The Architectural Review Committee provided feedback on the proposed project on April 11, 2022. Committee members emphasized the importance of historical accuracy and retention of original materials and patterns in treatment of the building façades. The building façades should be preserved in place during construction, or if reconstructed, involvement of a preservationist on the project team and rigor in field measurements is critical. Different brick treatments on the various façades gives each building a distinct character. Restoration of missing or altered features should be based on documentary or physical evidence of an earlier configuration. Transoms and fenestration patterns should be maintained.

The relationship between this block of warehouses and the landmark Nelson Davis Warehouse across Colorado should be considered. At the corner of 4th and Colorado, committee members recommended retaining the masonry of the corner building, with fenestration removed to create an open-air plaza, rather than removing the corner entirely.

The setback of the new tower is critical to not overwhelming the warehouse façades. Committee members appreciated the neutral color and texture of the tower garage cladding at this level. Greenery at the parapet level would detract from the historic character of the warehouses.

STAFF RECOMMENDATION

In consideration of the applicant's commitment to reconstruct the building façade, release the associated permits upon completion of a City of Austin Documentation Package.

PROPERTY INFORMATION

Photos



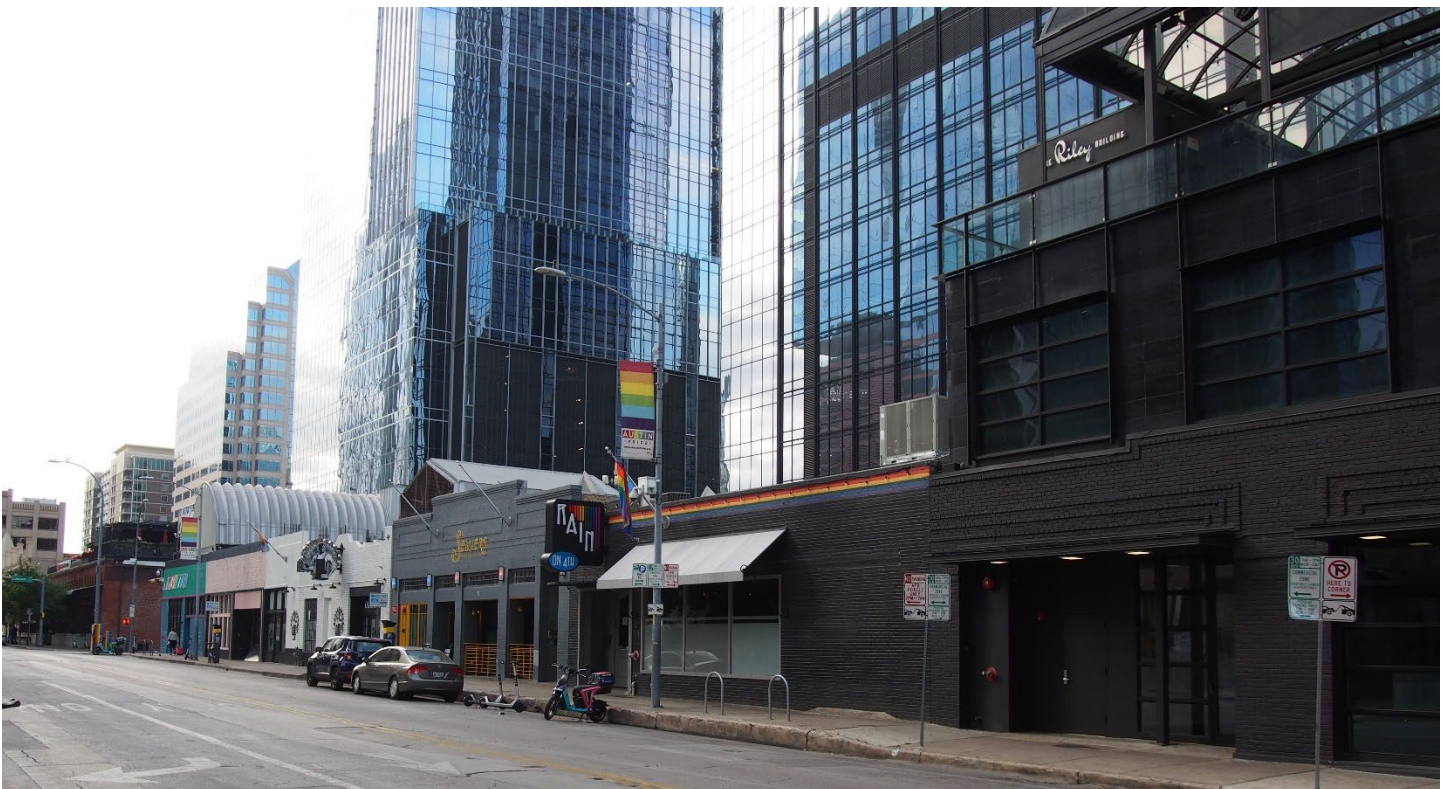
*Jerry's Automatic Transmissions Center, 1979 photograph.
House Building File: 4th W. 211, PICH 06015, Austin History Center, Austin Public Library.*



211 W. 4th Street, Historic Preservation Office staff, April 2022.



211 W. 4th Street, Historic Preservation Office staff, April 2022.



200 block of W. 4th between Colorado and Lavaca streets. Note that buildings at 217 and 219 W. 4th Street (in foreground) are outside of the project area. Historic Preservation Office staff, April 2022.

Occupancy History

City Directory Research, November 2008 and April 2022

1992	211 W. 4 th St.	Address not listed Note: Oilcan Harry's was established in 1990 at 211 W. 4 th St.
1988-89	211 W. 4 th St.	Vacant
1980-86	211 W. 4 th St.	Address not listed
1978	211 W. 4 th St.	Jerry's Automatic Transmission Center
1975	211 W. 4 th St.	Long Transmission Parts T. A. Long, proprietor Automatic Transmission Center Gabino Moreno, Jr., manager
1970-74	211 W. 4 th St.	Long Transmission Parts (automatic transmission center)
1968	211 W. 4 th St.	Capitol Auto Glass
1964	211 W. 4 th St.	Vacant
1959	211 W. 4 th St.	Firestone Retread Shop (tires)
1958	211 W. 4 th St.	Firestone Retreading Division W. B. Wilson, manager Note: W. B. Wilson was also the manager of the main Firestone store at 901 Lavaca St.
1953	211 W. 4 th St.	Firestone Retreading Division Luther New, shop foreman
1949	211 W. 4 th St.	Firestone Retreading Division Otho O. Green, proprietor
1947	211 W. 4 th St.	Firestone Retreading Division Otho O. Green, manager
1944	211 W. 4 th St.	Vacant
1941	211-213 W. 4 th St.	Lower Colorado Authority (Operating Division)
1939	211 W. 4 th St.	Southern Distributing Co. (beer) Cecil Moore and Leggett W. Carroll, proprietors
1937	211 W. 4 th St.	Lightsey Carroll Co. (wholesale beer) Leggett W. Carroll, proprietor
1935	211 W. 4 th St.	Address not listed

Permits

SIGN PERMIT

OWNER Fox Service Co. ADDRESS 211 W. 4th St.PLAT 7 LOT 9 BLK 28SUBDIVISION Original CityOCCUPANCY signBLD PERMIT # 152237 DATE 9-29-75 OWNERS ESTIMATE \$485.00CONTRACTOR T & S Signs NO. OF FIXTURES

WATER TAP REC # SEWER TAP REC #

Sign permit, 1975

exchange 5/8 " for 3/4" Rd W. 4th St. 211 W. 4th St. 211 W. 4th St.
 166242 Water Service Receipt
 11 (7,8,9) 281089 CC
 Lot: 11 (7,8,9) Bk: 28 Plat #: (7) 11

Received of: Richard Donnell Phone: 263-5887
 Service Address: 211 West 4th Street SRR Code: LOH1
 Subq. User Cont. #: Monthly Fee Ret. Date: PRV: Yes No ☒
 Subdivision: Original City
 M.A.: 115 30" Suckhill Dr. (LUSTIN) 78733
 WW Attached: ☒ Not Required ☒ Pd. Previously ☒
 Stub Loc: NO EXISTING Size: Growth Corridor: ☒
 Comments: little box Inside City: ☒ Outside: ☒
 S.I.F. By: FE1989 Date: Zone: East Central West
 Loc: Material Used: tile and
 P.C.P. # Sz By Date
 Wa. Insp 11-15-90 By J Yelano
 Date Conn: 11-20-90 By 1800 15:19pm
 One Call: Date 11/20/90 Permit # 901116042
 Plumber:
 Revised by: no permit


ENTERED
 NOV 21 1990
 9 MAINTENANCE
 GOVALLE
 By: Anna Chase 242601
 W+WW 0053 REV. 11/83 Richard Donnell

Water service receipt, 1990

Historical information

Make
Mine
MAGNOLIA

Those are the
"BUY WORDS"
of Texans
wherever
beer is sold



Lightsey-Carroll Co.
211 West 6th St. Phone 2-3188

MAGNOLIA.

Roast Beef—a he-man's dish . . . a favorite old stand by . . . and yet how different it tastes when it's served with a sparkling cold bottle of Magnolia Beer. Simple dishes and old favorites take on added flavor when served with Magnolia—the beer that "goes with" good food. Try it and see how it "peps up" YOUR meals.

Roast Beef



LIGHTSEY-CARROLL CO.
211 W. 6th Phone 2-3188

Advertisements for Magnolia Beer, distributed by the Lightsey-Carroll Company, Austin American, Nov. 7, 1936, and Austin Statesman, Apr. 9, 1937

LEGGETH W. CARROLL	burial will be in Austin Memorial Park.
Leggeth W. Carroll, 66, 1719 Enfield Rd., died in a local hospital Sunday morning. He was born in Tennessee Colony and later lived in Athens before moving to Austin where he has resided for the past 35 years. He was a member of the University Methodist church, a veteran of World War I, Masonic Lodge, Scottish Rite bodies and the Ben Hur Shrine.	Besides his wife, he is survived by two daughters, Mrs. Eiband Wilshusen, Galveston and Mrs. Jeff Wilson of Laredo; his mother, Mrs. John L. Carroll of Palestine; three brothers, A. B. Carroll Santa Anna, T. A. and George B. Carroll, of Tennessee Colony; three sisters, Mrs. R. K. Blackshear, Austin, Mrs. Addie Blackburn, Corsicana and Mrs. George Collins of Athens. Three grandchildren also survive.
Funeral services will be held Tuesday at 10 a.m. at the Weed-Corley funeral home. Dr. Robert E. Ledbetter Jr. will officiate, assisted by Rev. Brady Tyson and	MRS. HAL R. ANDERSON Mrs. Hal R. Anderson died at

Obituary for Leggeth Carroll, owner of the wholesale beer distributorship that operated here in the mid- to late-1930s, Austin American, Apr. 30, 1956.

NAMES Project

The Austin NAMES Project, a local chapter of the International AIDS Memorial Quilt, will sew a memorial fabric heart onto AIDS Quilt panels for a donation of \$3 to \$10. The hearts may be purchased and panels viewed 5-9 p.m. today at 'Bout Time, 9601 N. Interstate 35, and 9 p.m. to midnight at Oilcan Harry's, 211 W. Fourth St.; 9 p.m. to midnight Saturday at Buckles Saloon, 115 San Jacinto, and Chain Drive, 504 Willow; and 9 p.m. to midnight Sunday at Vanities, 117 San Jacinto. Call 448-4508 for information.

"NAMES Project," Austin American-Statesman, Feb. 8, 1991, E6.

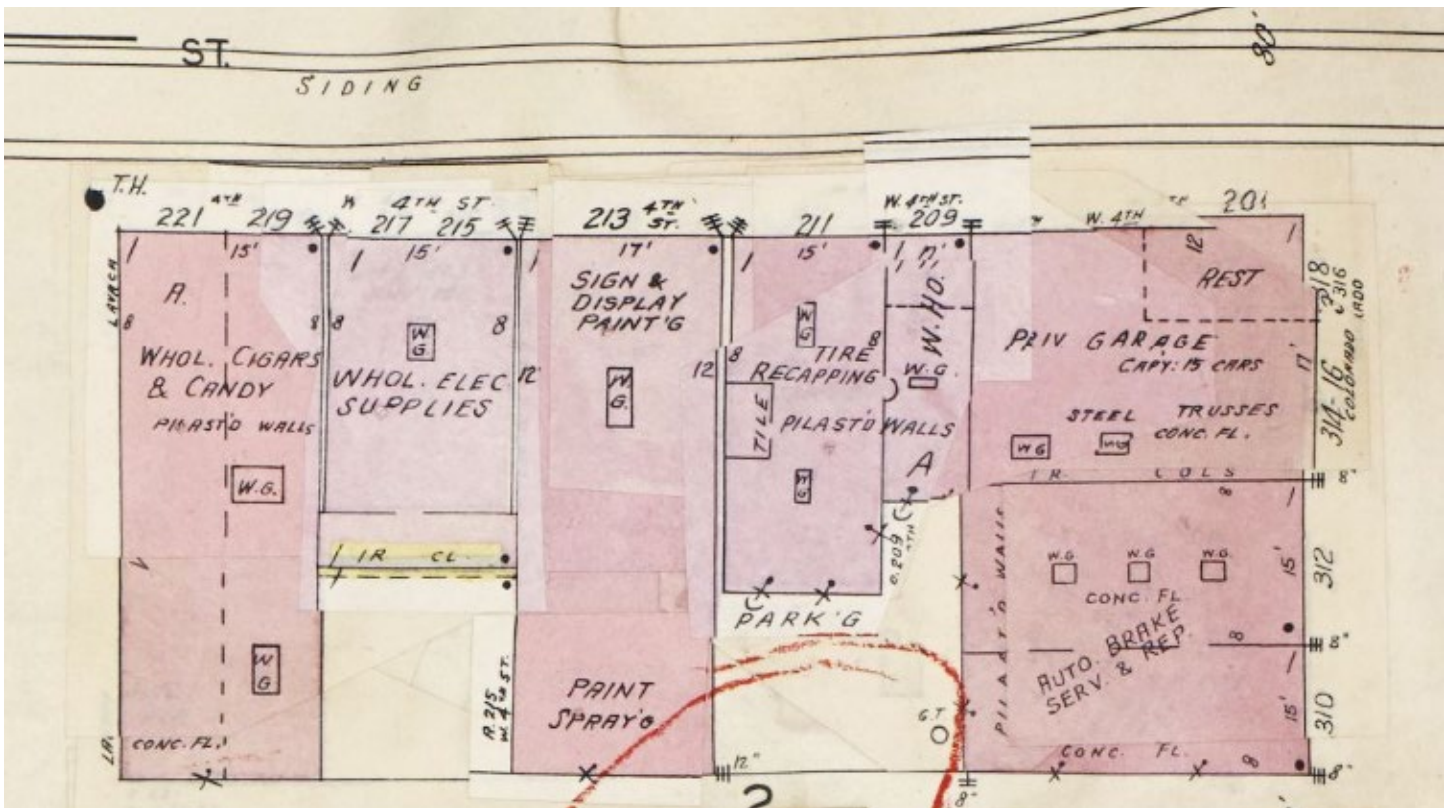
From 1880 to the early 1900s, the district was known as Guy Town, Austin's red-light district. At least 10 brothels occupied the area west of Congress Avenue and north of West First Street.

But anti-vice crusades launched by religious and political leaders cleaned up Guy Town. The brothels were replaced by warehouses, canning factories, auto repair shops and retail stores.

Today, establishments such as Antone's, The Bitter End, Sullivan's, Oilcan Harry's, Cedar Street and Fado Irish Pub brim with crowds most nights of the week. It has become one of the city's retail and restaurant hot spots over the past five years, gaining a reputation as the Sixth Street for the 30-something crowd.

Excerpt from "Apartments in Warehouse District?" Austin American-Statesman, Oct. 3, 1997, D1.

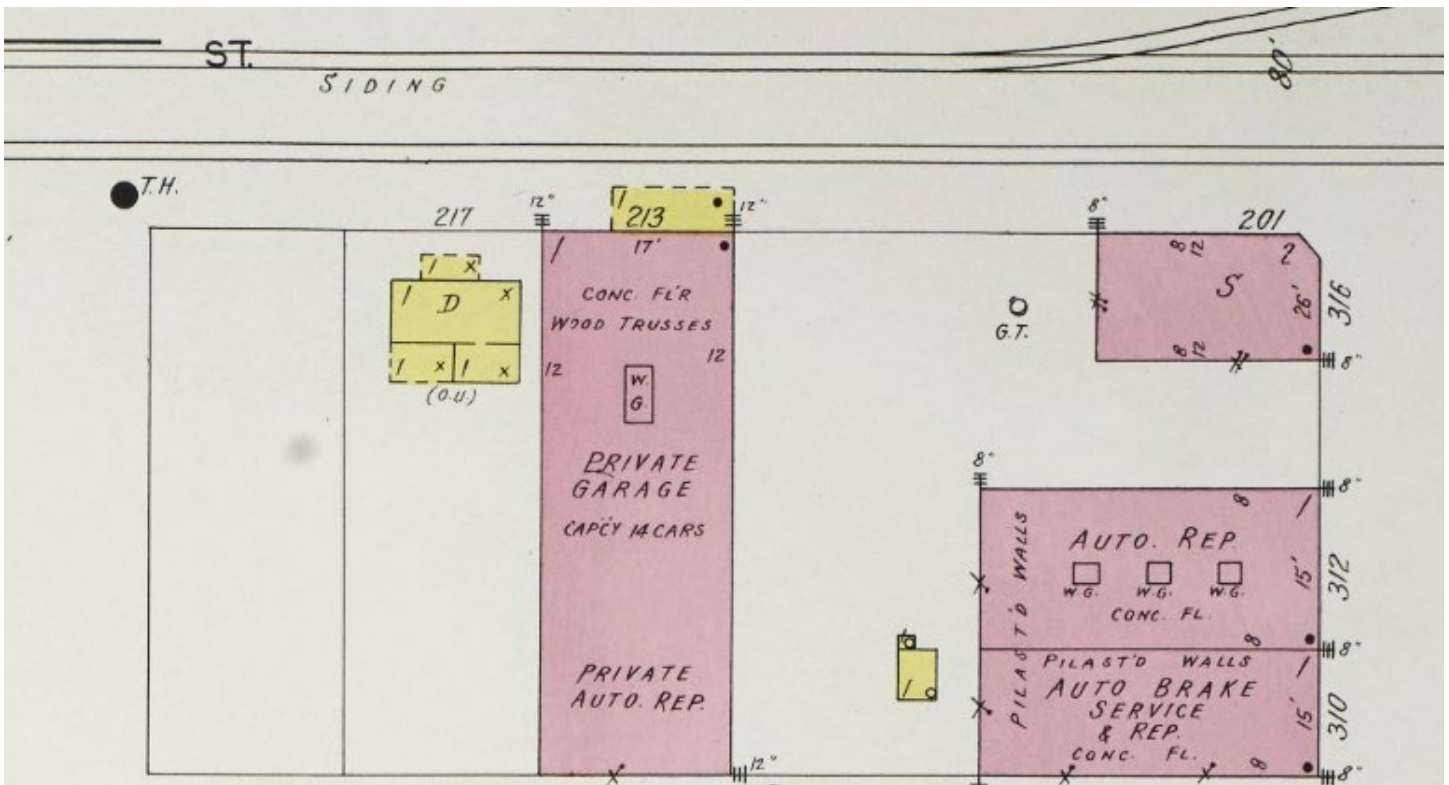
Sanborn Fire Insurance maps



The 1961 map shows the current configuration of the building and notes it was a tire recapping shop.

Sanborn Fire Insurance Map, 1961, Vol. 1, Sheet 13, accessed via Library of Congress,

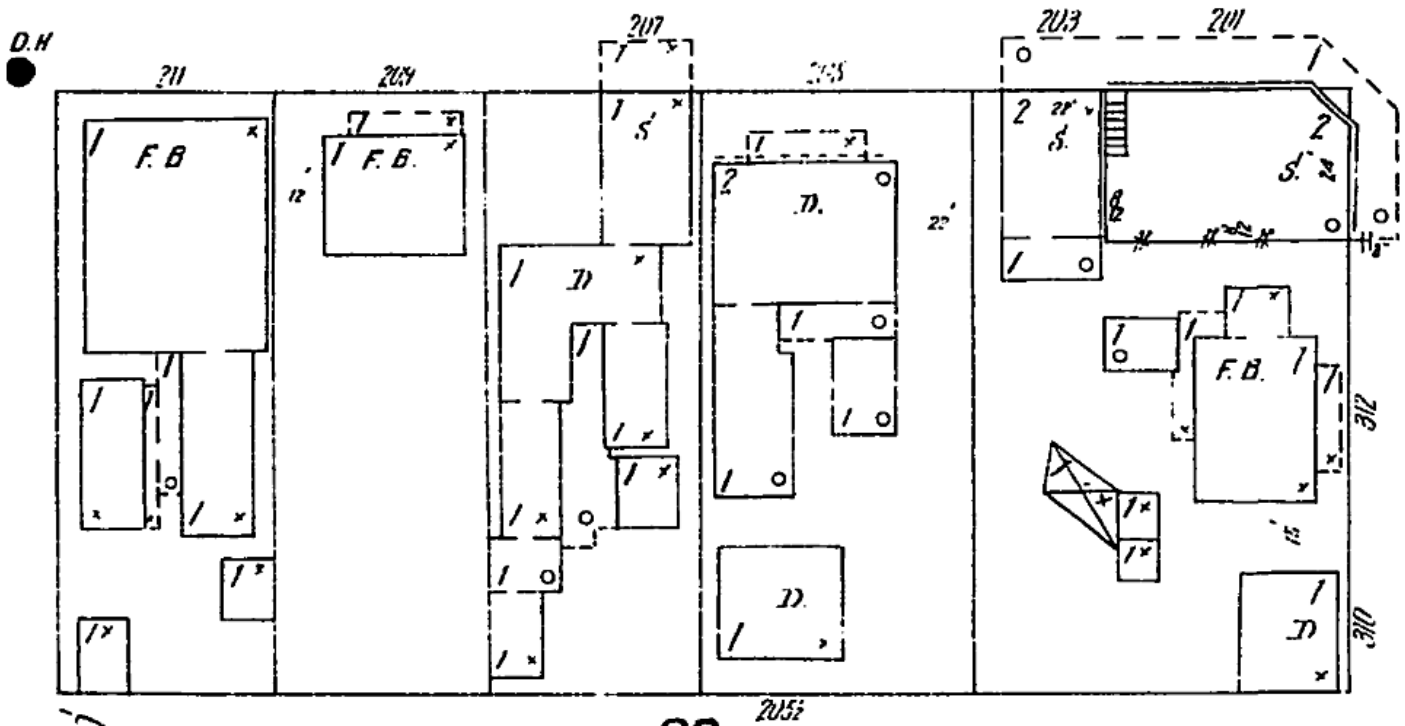
https://www.loc.gov/resource/g4034am.g4034am_g08415196101?sp=18&st=image.



The 1935 map shows this lot as vacant; the current building was constructed in 1936.

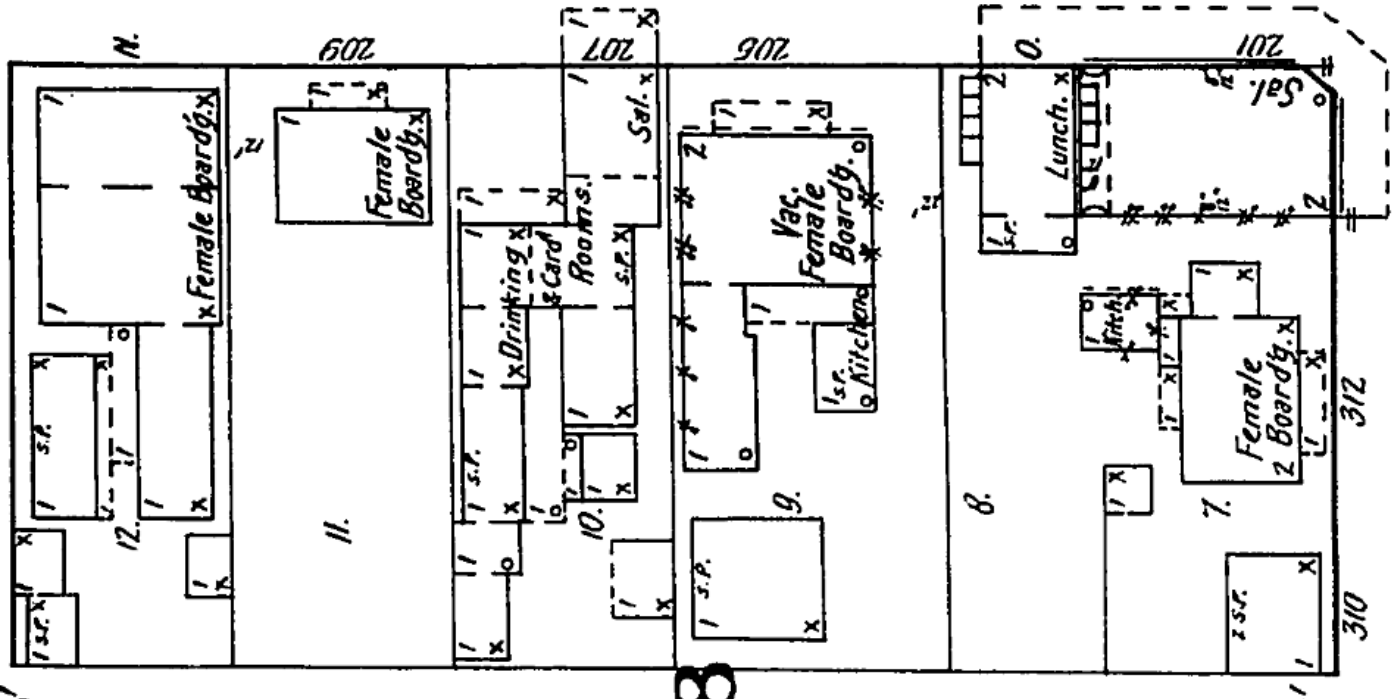
Sanborn Fire Insurance Map, 1935, Sheet 13, accessed via Library of Congress,

https://www.loc.gov/resource/g4034am.g4034am_g084151935/?sp=18&st=image.



The 1900 map shows a two-story dwelling at the site of the current building. Peter Sandoval, a painter, is listed at this address as late as 1927. By 1929, this lot as well as the one to the west was home of the Southland Red Ball Motor Bus Company, who built their garage next door around 1928. This lot was vacant by the early 1930s.

Sanborn Fire Insurance Map, 1900, Sheet 3, accessed via ProQuest Digital Sanborn Maps, <https://digitalsanbornmaps.proquest.com>.



Sanborn Fire Insurance Map, Jan. 1894, Sheet 17, accessed via ProQuest Digital Sanborn Maps,
<https://digitalsanbornmaps.proquest.com>.