

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: 310-312 Colorado 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.

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* (draft, ca. 2009) lists the property as medium priority for inclusion in a potential historic district and notes modifications.

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.*

310-312 Colorado Street are modest examples of modified single-story brick warehouses with stepped parapets. Modifications include a central tiled section with a raised parapet that interrupts the historic design, changes to fenestration patterns, non-original awnings, and rooftop additions including railings, a shed-roofed pavilion, and a tent.

§ 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 Burkhalter Garage Building at 310-312 Colorado Street was built in stages between 1930 and 1933. The building at 310 Colorado St. was occupied throughout the historic period by Burkhalter Spring & Bumper Service, later named Burkhalter Spring & Alignment Service. The company was founded and owned by Earle E. Burkhalter, who also was a charter founder of the Texas Industrial Loan Company and a member of the Knights of Columbus, Austin Country Club,

and Austin Lions Club. Puryear and Caswell relocated their OK Garage from the 200 block of Colorado to 312 Colorado St. by 1935. Burkhalter's business occupied both buildings by 1937, where it remained until the 1970s when it became Capital Spring and Brake. By the mid-1980s, the building has been converted to restaurant use.¹

The property does not appear to have individually significant associations; the historic use of the building for automotive service and repair is typical of buildings within the downtown Warehouse District. It is not linked with the area's earlier red-light district, with Harold Eichenbaum, or with Oilcan Harry's. While the property does possess a unique location and physical characteristic as part of the Warehouse District, this association in itself is not sufficient for the building to individually qualify for landmark designation.

§ 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.*

As a building within the Warehouse District—an area historically associated with Austin's LGBTQIA+ businesses, gathering spaces, and community nexus—that currently houses an LGBTQIA+-centric business, it is important to recognize and examine any possible connections within the historic period under the Community Value criterion. However, this property's documented association with Austin's LGBTQIA+ community does not appear within the historic period. The property possesses a unique location and physical characteristics as a warehouse in the Warehouse District which retains a use consistent with the area's historic LGBTQIA+ spaces, but this association in itself is not sufficient for the building to individually qualify for landmark designation.

PARCEL NO.: 0206011605

LEGAL DESCRIPTION: LOT 7 BLOCK 28 ORIGINAL CITY

ESTIMATED ANNUAL TAX ABATEMENT: \$47,828.32 total (non-homestead, no cap); city portion: \$16,790.81

APPRAISED VALUE: \$11,948,123

PRESENT USE: Cocktail lounge

DATE BUILT: ca. 1930-1933

INTEGRITY: The building retains a low to moderate degree of integrity. Modifications include changes in material and design of a section of the façade, changes to window and door patterns, and open-air rooftop additions.

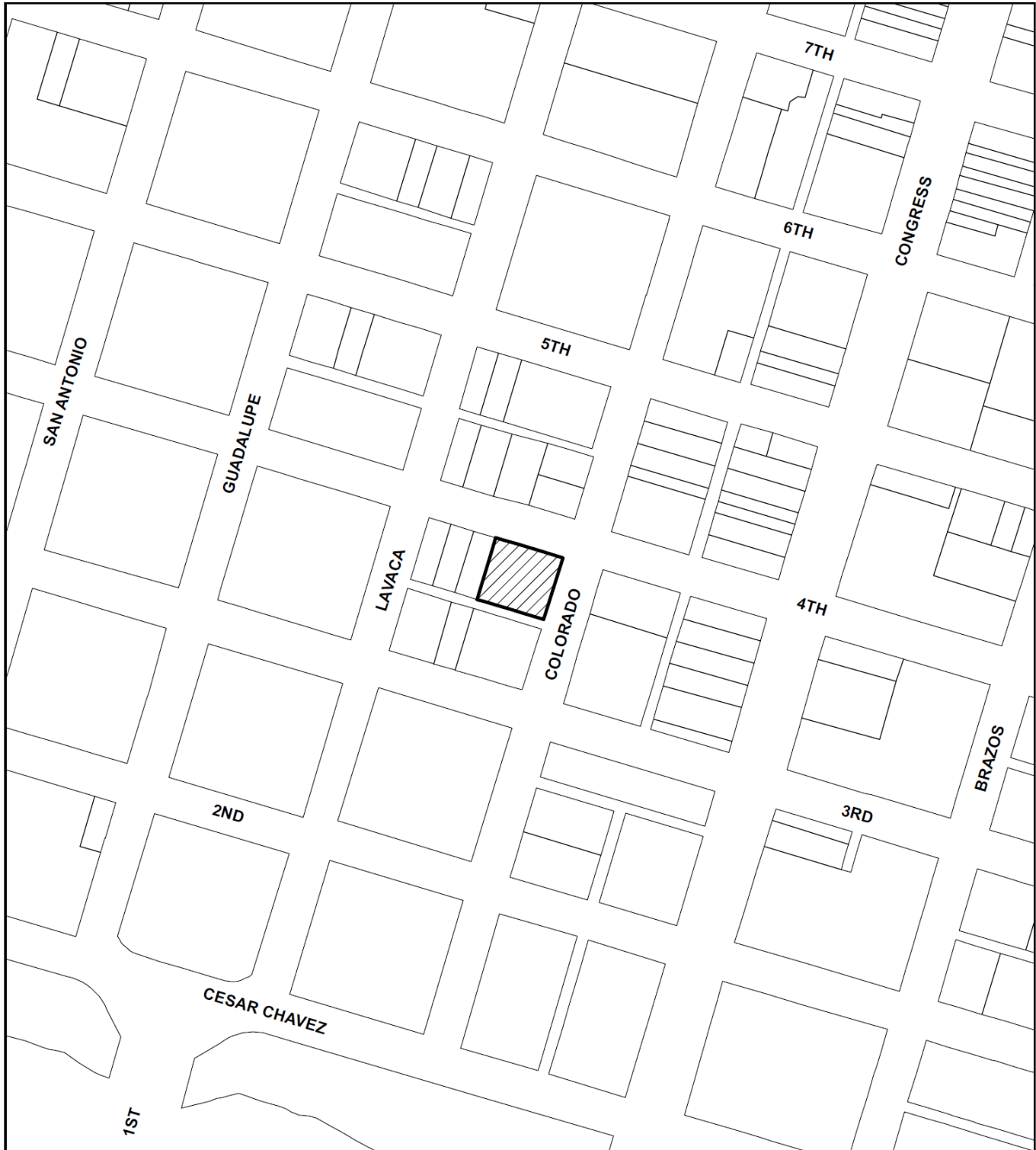
PRESENT OWNERS (TCAD): Richard Dorrell Rlt, 15853 Nesika Bay Rd NE, Poulsbo WA, 98370-8608

ORIGINAL OWNER(S): Earl E. Burkhalter, Burkhalter Spring & Bumper Service

OTHER HISTORICAL DESIGNATIONS: None

¹ Adapted from Steve Sadowsky, *Narrative History of Buildings in Austin's Warehouse and Wholesale Districts*, undated draft (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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



1979 photograph, source unknown. Note the difference in the height of the piers separating the two buildings; the building at 312 Colorado is believed to have been built around three years after the building at 310 Colorado.



310-312 Colorado Street, Google Street View, June 2009.



310-312 Colorado Street, Historic Preservation Office staff, April 2022.

Occupancy History

City Directory Research, November 2008 and April 2022

1992	310 Colorado St.	Mezzaluna Restaurant Reed Clemons, proprietor
1987	310 Colorado St.	Abuelita's Restaurant Jose Garcia, manager
1981	310 Colorado St.	Capital Spring and Brake Service Lloyd Anthony, manager
1975-77	310 Colorado St.	Capital Spring and Brake Company Greg Henderson and Lloyd Anthony, managers
1969	310 Colorado St.	Burkhalter Spring and Alignment Service Duane Woodward, manager
1967	310 Colorado St.	Burkhalter Spring and Alignment Service Wayne Woodward, manager
1959	310 Colorado St.	Burkhalter Spring & Alignment Service
1963	310 Colorado St.	Burkhalter Spring and Alignment Service Earle E. Burkhalter, proprietor
1947-57	310-12 Colorado St.	Burkhalter Spring & Alignment Service Earle E. Burkhalter, proprietor
1937-44	310-12 Colorado St.	Burkhalter Spring & Bumper Service Earle E. Burkhalter, proprietor
1935	310 Colorado St.	Burkhalter Spring & Bumper Service Earle E. Burkhalter, proprietor
	312 Colorado St.	O K Garage E. E. Puryear and J. W. Caswell, proprietors Note: The OK Garage had been located at 201-03 Colorado Street in the 1920s and had been run by J. M. Puryear.
1930-32	310 Colorado St.	Burkhalter Spring & Bumper Service Earle E. Burkhalter, proprietor
1929	310-12 Colorado St.	Addresses not listed Note: Earle E. Burkhalter had his spring and bumper service at 221-23 E. 5 th Street.

Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

No. A 3138

PERMIT FOR WATER SERVICE

Austin, Texas

INDEXED

M. *Burt Bloor*Address *310 Colorado St.*Plumber *Fox & Schmidt*Size of Tap *1/2*Date *3/26/30*NW
II

Foreman's Report.

Date of Connection *4/3/30*
 Size of Tap Made *3/4*
 Size Service Made *3/4*
 Size Main Tapped *4"*
 From Front Prop. Line to Curb Cock *8'*
 " " " " *8' 9'*
 Location of Meter *at curb*
 Type of Box *lock*
 Depth of Main in St. *3'6"*
 " " Service Line *2'6"*
 From Curb Cock to Tap on Main *15'*

No. Fittings	Size.	No. Fittings	Size.	No. Fittings	Size.	No. Fittings	Size.
1	Curb Cock	1	St. Elbow	1	Stop	1	Box
1	Elbow	1	Bushing	1	Reducer	1	Lid
1	St. Elbow	1	Reducer	1	Pipe	1	Valves
1	Bushing	1	Pipe	1	Lead Comp.	1	
1	Reducer	1	Lead Comp.	1	Nipples	1	
1	Pipe	1	Nipples	1	Union	1	
1	Lead Comp.	1	Union	1	Plug	1	
1	Nipples	1	Plug	1	Tee	1	
1	Union	1	Tee	1	Stop	1	
1	Plug	1	Stop	1	Box	1	
1	Tee	1	Box	1	Lid	1	
1	Stop	1	Lid	1	Valves	1	
1	Box	1	Valves	1		1	
1	Lid	1		1		1	
1	Valves	1		1		1	

Checked by Engr. Dept. *5-2-30*

Foreman's Signature

INDEXED

Water service permit, 310 Colorado St., 1930.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 1725

INDEXED

M. *B. H. Bloor*Address *312 Colorado St.*Plumber *Fox & Schmidt*Size of Tap *1/2*Date *6-3-33*NW
II

Foreman's Report

Date of Connection *6/6/33*
 Size of Tap Made *3/4*
 Size Service Made *3/4*
 Size Main Tapped *4"*
 From Front Prop. Line to Curb Cock *8'6"*
 From *S.* Prop. Line to Curb Cock *4'6"*
 Location of Meter *at curb*
 Type of Box *lock*
 Depth of Main in St. *2'6"*
 Depth of Service Line *2'6"*
 From Curb Cock to Tap on Main *3'6"*

No. Fittings	Size.	No. Fittings	Size.	No. Fittings	Size.	No. Fittings	Size.
1	Curb Cock	1	St. Elbow	1	Stop	1	Box
1	Elbow	1	Bushing	1	Reducer	1	Lid
1	St. Elbow	1	Reducer	1	Pipe	1	Valves
1	Bushing	1	Pipe	1	Lead Comp.	1	
1	Reducer	1	Lead Comp.	1	Nipples	1	
1	Pipe	1	Nipples	1	Union	1	
1	Lead Comp.	1	Union	1	Plug	1	
1	Nipples	1	Plug	1	Tee	1	
1	Union	1	Tee	1	Stop	1	
1	Plug	1	Stop	1	Box	1	
1	Tee	1	Box	1	Lid	1	
1	Stop	1	Lid	1	Valves	1	
1	Box	1	Valves	1		1	
1	Lid	1		1		1	
1	Valves	1		1		1	

Checked by Engr. Dept. *7-1-33*

Foreman's Signature

INDEXED

Water service permit, 312 Colorado St., 1933.

Historical information

**INSTALLS NEW
WHEEL MACHINERY**

Who straightens and repairs wire wheels?

Burkhalter Spring and Wheel Service has installed the very latest wheel machine for straightening and truing wheels. The almost universal use of wire wheels as standard equipment on all automobiles has made the service of repairing them very important, and requires the latest in equipment and skilled workmen.

Springs for every make and

model of cars are carried in stock at the modern home of Burkhalter Spring Service, 310 Colorado street, and can be installed in a car in a short time. Burkhalter has the most modern pit for changing springs in Central Texas, and the best equipped spring service station in this section. Special springs and leaves can be made in the shop as Burkhalter has machinery to turn eyes, cut and punch steel and all other necessary equipment used in a regular spring service station. Sagged springs or a bent or twisted axle will cause hard steering as well as rapid wear on tires,

according to E. E. Burkhalter, owner and manager. Axles should be straightened cold in a Hunt hydraulic axle machine, he said. Each axle straightened by Burkhalter in the Hunt machine is set to specific factory specifications. Axles should be removed from under the car to be straightened. Burkhalter's workmen are recognized as specialists in this kind of work.

Broken bumper brackets and bent bumpers can be made like new. Any kind of bumper bracket or back bar may be duplicated from old bracket. Drive by the Burkhalter Spring and Wheel Service, 310 Colorado, for your spring, wheel and bumper work. Mr. Burkhalter has been in business in Austin continuously for 10 years.

"Installs New Wheel Machinery," Austin Statesman, June 10, 1933, 8.

EARLE E. BURKHALTER, Owner, Burkhalter Spring Company, Austin. Mr. Burkhalter established his concern in 1923. The Burkhalter Spring Company is the oldest and largest spring company in Central Texas and has the only exclusive spring and wheel alignment in this area. Located at 310 Colorado, the company has a building covering 11,250 square feet of floor space. Mr. Burkhalter's firm has the largest spring stock in Austin and the wheel aligning equipment is the most modern. The four employees working for him are all experts. Mr. Burkhalter is also vice president of the Texas Industrial Loan Co.

Mr. Burkhalter was born in Hillsboro, Texas, Feb. 3, 1898. His father, Mr. F. W. Burkhalter represented various Iron Companies as a salesman for 50 years. He received his early education in Waco and Dallas and then attended the University of Washington. His first association with a spring company was when he moved to Austin to go into his brother's business. A year later he established his own firm.

He was married Dec. 22, 1923 to Charlene Austin. The couple has three daughters: Joanne, Jean and Jane.

Mr. Burkhalter is a fourth degree Knights of Columbus and a past vice president of the Lions Club.

His hobbies include bowling and baseball.

"Earl E. Burkhalter," Central Texas Business and Professional Directory, 1952.

Burkhalter Observes 25th Anniversary

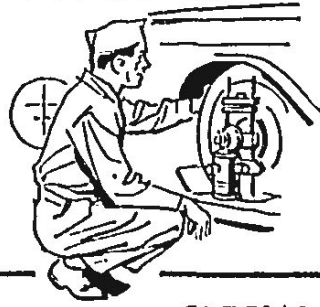
Burkhalter Spring Service, owned and operated by Earle E. Burkhalter at 310 Colorado Street is observing its 25th anniversary this month.

Burkhalter, resident at 2325 Hartford Road, opened the business in 1923 at 223 East Fifth Street and moved to his present location at 310 Colorado Street in 1930.

The firm specializes in springs, frame straightening, wheel alignment and wheel balancing on all makes of automobiles.

30TH ANNIVERSARY—Earle E. Burkhalter (above) is owner of Burkhalter Spring and Axle Service, 310 Colorado, which will celebrate their 30th Anniversary Monday. The business, started on Labor Day, 1923, is the oldest continuous operated business of its type in Austin, and specializes in steering and alignment service on all makes of cars and trucks.

"Burkhalter Observes 25th Anniversary," Austin American, Sept. 5, 1948, 2; and "30th Anniversary," Austin American, Sept. 6, 1953, 12.



FRONT END ALIGNMENT AND WHEEL BALANCING

SPECIAL THIS WEEK ONLY!

Burkhalter will align the front end on your car to factory specifications and high speed balance the two front wheels. You'll get easier, safer steering and less tire wear. A regular \$12.50 job for only

\$4⁵⁰

AMERICAN MADE
CARS ONLY

SHOCK SPECIAL!!

Burkhalter will install 4 heavy duty, double action shock absorbers on any American made car for this one low price. No other cost!

Reg. \$43.80 job for only

\$29⁹⁵



BURKHALTER

SPRING COMPANY, INC.

310 COLORADO

SERVING AUSTIN
SINCE 1923

GR 6-2117

Advertisement, Austin American, Sept. 24, 1967, T20.

Funeral Notices



EARLE E. BURKHALTER

Earle E. Burkhalter age 76, 2335 Hartford Road died Friday in a local hospital. He had been a resident of Austin for the past fifty-two years and was a member of St. Austin's Catholic Church.

Mr. Burkhalter a Third Degree Member of the Knights of Columbus Council No. 1017, The Austin Country Club, and the Austin Lions Club where he had a perfect attendance for over fifty years. He was a graduate of Jesuit High School in Dallas and attended the University of Dallas. Mr.

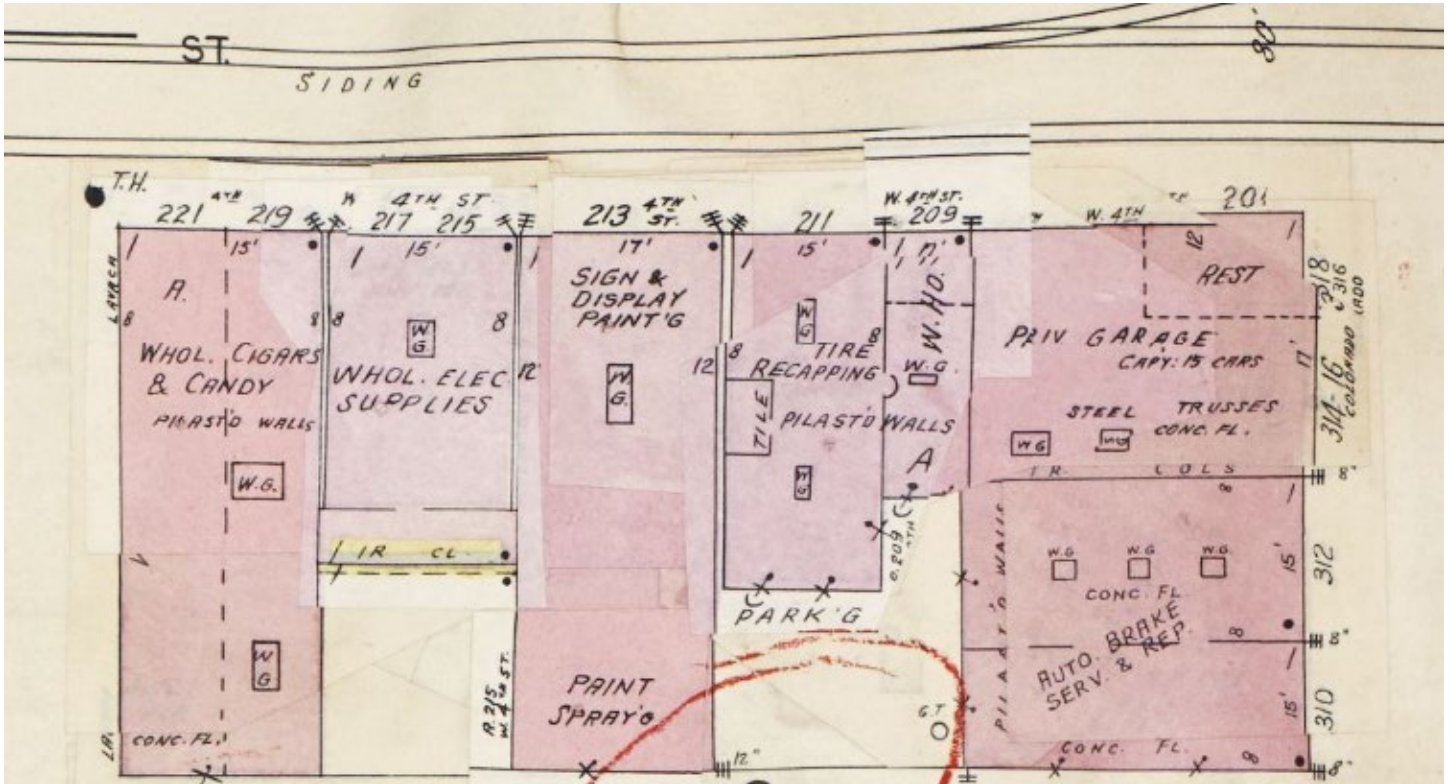
Burkhalter was a charter founder of the Texas Industrial Loan Company, and was the founder and owner of the Burkhalter Springs Company for over forty-two years. Survivors include: his wife, Charlene Austin Burkhalter of Austin; three daughters, Mrs. Craig Stephens of Paris, Texas, Mrs. David Cornell of Philadelphia, Pa., and Mrs. Milton Kane of Albuquerque, N.M.; two sisters, Mrs. Gertrude Little of Dallas and Mrs. Veronica O'Rourke of Houston; and nine grandchildren.

Christian Wake services were held Sunday Evening at 7:30 P.M. in the Colonial Chapel of the Cook-Walden Funeral Home. Mass will be celebrated Monday at 10:00 A.M. at St. Austin's Catholic Church. Rev. John Campbell C.S.P. will officiate and burial will be in Austin Memorial Park.

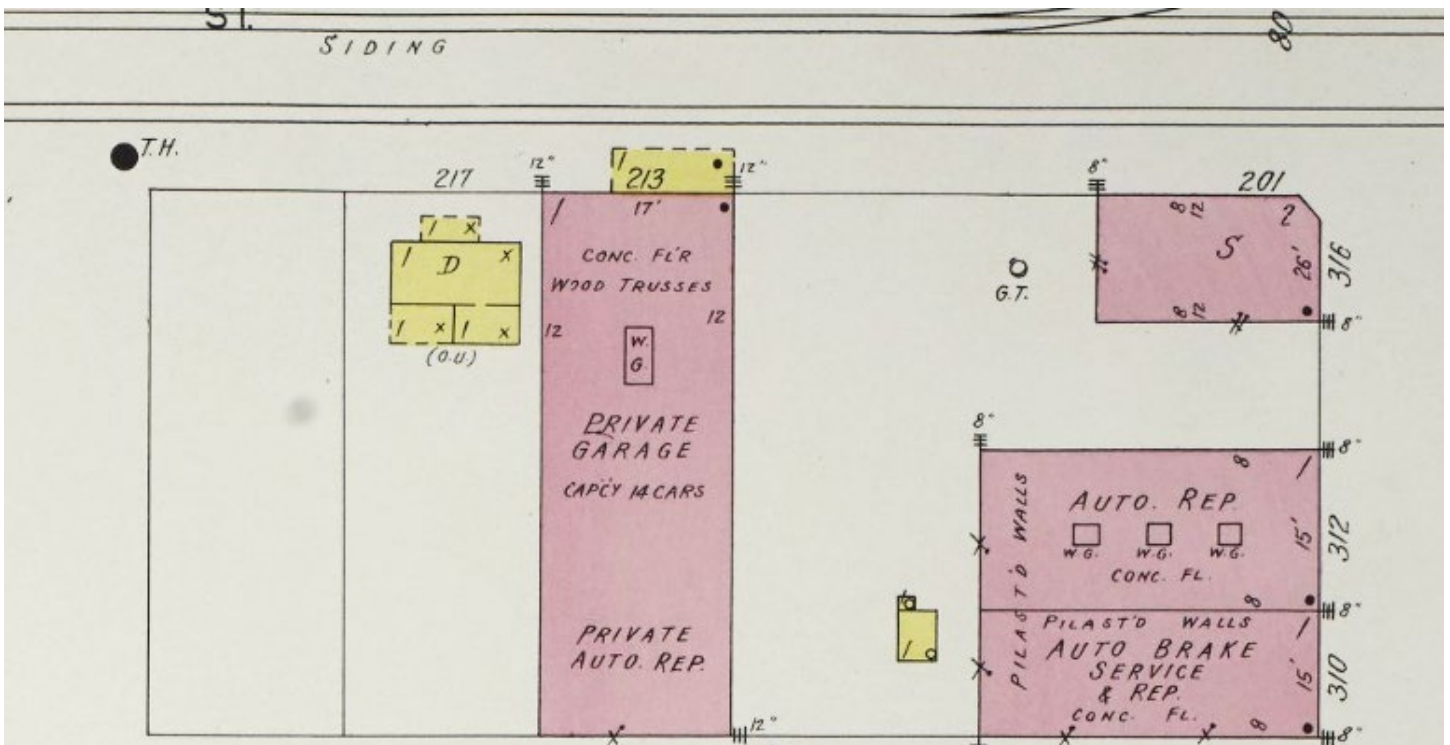
Pallbearers will be: Herman Becker, Carl Rettenmeyer, Walter Bohn, Les Crockett, Frank Del Curto, North Millican, Ralph Schneider, Darrell Jones, Carlton Card, Boyd Moody, Wroe Owens, and Emil Anderson.

"Funeral Notices: Earle E. Burkhalter," Austin American-Statesman, Dec. 2, 1974, 51.

Sanborn Fire Insurance maps

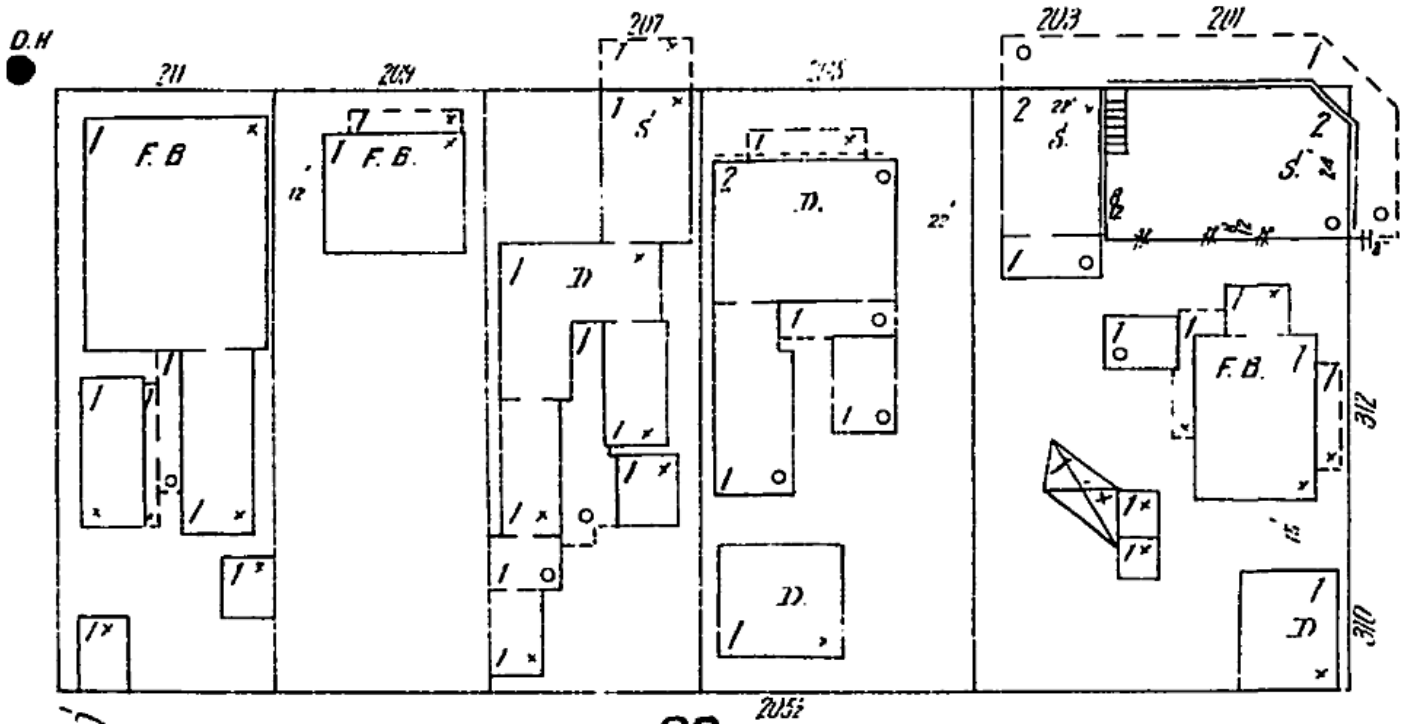


The 1961 map shows the building still with two addresses but with only one use, auto brake service and repair.
 Sanborn Fire Insurance Map, 1961, Vol. 1, Sheet 13, accessed via Library of Congress,
https://www.loc.gov/resource/g4034am.g4034am_g08415196101?sp=18&st=image.



The 1935 map shows the current building on the north side of the alley, divided into two automobile-related uses, brake service on the south end and auto repair on the north end. The 1935 city directory shows Earle E. Burkhalter's Spring and Bumper Service at 310 Colorado and Puryear and Caswell's OK Garage at 312 Colorado.

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 dwelling on the site of the current building at the north side of the alley. The building noted as 312 Colorado Street has "F.B.," meaning female boarding house, a euphemism for a house of prostitution. At the corner of 4th Street is a two-story commercial building, which housed the California Saloon, operated by Onorato del Curto, one of the several Italian immigrants who settled in this area and opened fruit stands, grocery stores, and saloons.

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