

HISTORIC LANDMARK COMMISSION
Applications for Demolition and Relocation Permits
November 4, 2026
DA 2026 132248; SP-2026-0269C
2307 Rio Grande Street

Proposal

Demolish a ca. 1924 house.

Architecture

One-story Craftsman bungalow with double-hung wood windows, a cross-gabled roof with Craftsman-style form and detailing, and an external brick chimney. The partial-width front porch features decorative bargeboards and chamfered columns atop brick piers.

Research

The house at 2307 Rio Grande was built in 1924 for Eugene and Blanche Gatlin. Eugene Gatlin was a salesman who worked for both Deen and Walling and Nelson Davis and Sons, longstanding Austin establishments selling groceries and dry goods. The Gatlins constructed a garage apartment in 1934. After Eugene Gatlin and his grandson died in a tragic accident in 1951, Blanche Gatlin remained in the home until her own death in 1959.

By 1965, the home had been converted into a salon by Daniel Clayton Allen, proprietor of Mr. Allen's Beauty Salon. Allen had previously operated a thriving business on the Drag, but was forced to relocate when the building was destroyed by fire in 1964. Allen remained in business at the location until at least the late 1970s or early 1980s.¹

Department Comments

The application first appears on the November 4, 2026 agenda of the Historic Landmark Commission agenda. The Commission's 75-day timeline for action will elapse on January 18, 2027.

Property Evaluation

The 2020 North Central Austin historic resource survey recommends the building as eligible for individual listing on the National Register of Historic Places, but ineligible for individual designation.

Designation Criteria—Historic Landmark

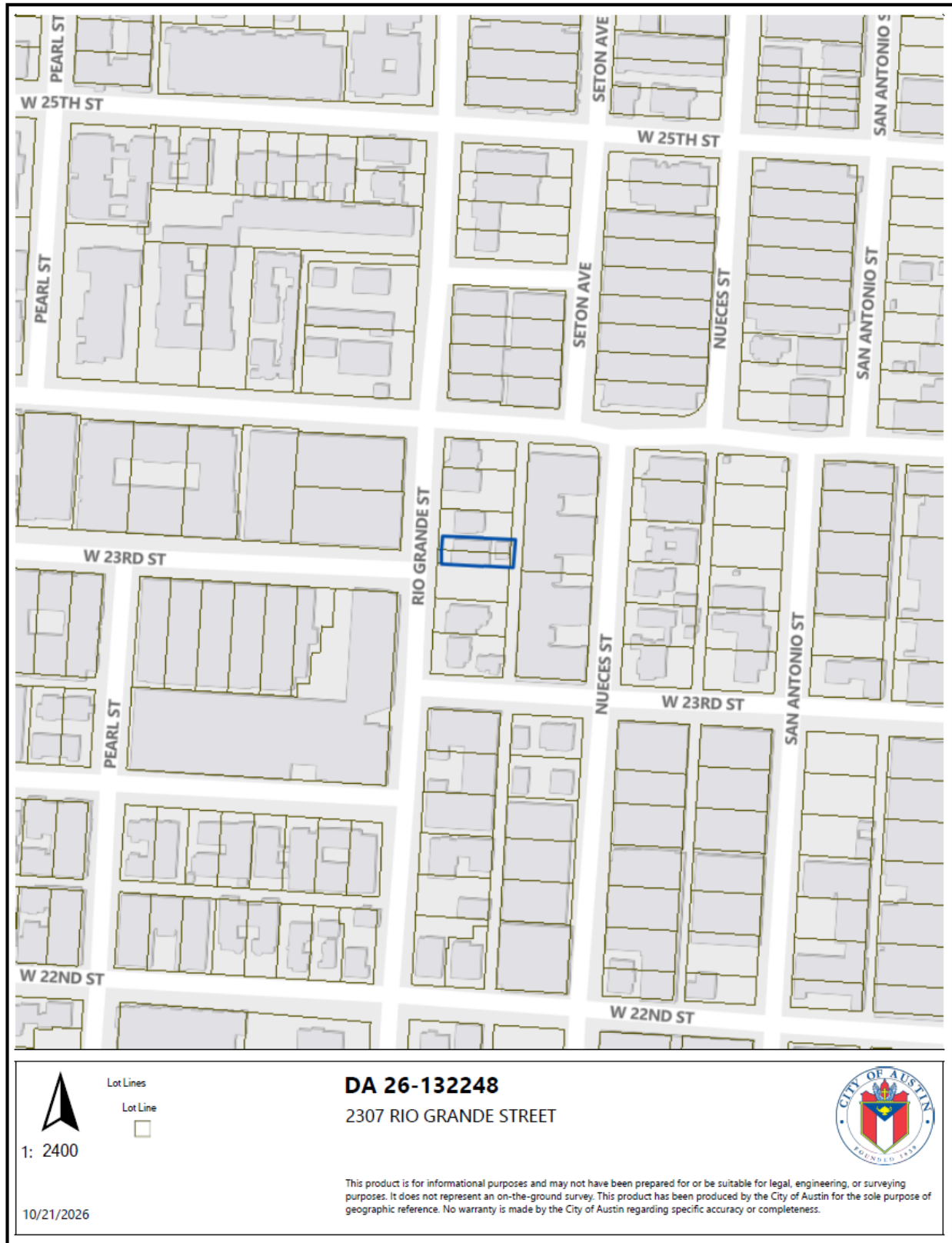
- 1) The building is more than 50 years old.
- 2) The building appears to retain integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria for landmark designation:
 - a. Architecture. The building is a good example of a Craftsman bungalow.
 - b. Historical association. The property does not appear to have significant historical associations; however, the Commission may wish to request more research into Mr. Allen's Beauty Salon and the period from 1965 to 1976.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property was not evaluated for its ability to convey a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

¹ Jenkins, Laura. "Old Austin." July 9, 2013. <https://laurajenkinswriter.com/blog/2014/4/21/old-austin>

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.

Location Map



Property Information

Photos



Historic resources survey, 2020

Occupancy History

City Directory Research, October 2026

1976	Mr. Allen's Beauty Salon – Marsha L. Brandt and Richard Ponce, operators
1959	Mrs. Blanche C. Gatlin, owner
1949	Mrs. Blanche C. Gatlin, owner
1942	Eugene H. Gatlin, owner 2307-A: Laurie T. Callicutt, renter
1937	E.H. Gatlin, renter A: E.W. Rhodes, renter
1930	E.H. Gatlin, owner A: E.W. Rhodes, renter
1924	Eugene and Blanche Gatlin, owners – Salesman, Nelson Davis & Son
1920	Not listed

Historical Information

APARTMENT GRANT OKEHEU
 A permit was granted Thursday by the city building inspector to E. H. Gatlin for the construction of an apartment over a garage at 2307 Rio Grande street. Cost was estimated at \$1900.

The Austin Statesman (1921-1973); Austin, Tex.. 06 Sep 1934: 10.

residence, 1213 Haskell street, \$30.
 E. H. Gatlin, alter residence, 2307 Rio Grande, \$150.
 Phil Clarke, re-roof residence, 306 West 22nd, \$235.

800 Congress avenue, \$325.
 E. H. Gatlin, Sr., build roof over stairway, 2307 Rio Grande street, \$30.
 Mount Zion Baptist church. addi-

The Austin American (1914-1973); Austin, Tex.. 13 Sep 1936: 16.

The Austin American (1914-1973); Austin, Tex.. 30 May 1937: 11.

army years ago.

Three Austin men, all of them former college teachers, have turned in their gold bars for silver ones at the AAF school of applied tactics at Orlando, Fla. The new first lieutenants are Laurie T. Callicutt, formerly with the University of Puerto Rico and the Rockefeller Foundation fellowship (1941-42), whose wife resides at 2307 Rio Grande; Kenneth F. Gantz, whose Austin address is 3102 Bryker Drive, and Harry H. Ransom. Lts. Gantz and Ransom were on the U. T. faculty when they entered service.

The Austin Statesman (1921-1973); Austin, Tex.. 03 Mar 1943: 6.

Two Crash Victims Dead

Eugene H. Gatlin, 71, and his 16-year-old grandson, Eugene H. Gatlin III, died in a local hospital Thursday night of injuries resulting from a car collision Tuesday.

Both Gatlins resided at 2307 Rio Grande. The elder Gatlin was in the wholesale grocery business, and had lived in Austin 50 years.

Double funeral rites will be conducted Saturday at 2 p. m. in the Weed-Corley Funeral Home. The burials will be in Oakwood Cemetery.

The accident in which the two suffered fatal injuries occurred late Tuesday afternoon 2.6 north of Austin on Highway 81. According to highway patrolmen, the younger Gatlin was driving the car when it was in a broadside collision with an automobile driven by Andrews Alcoser of Round Rock.

Surviving the elder Gatlin are his widow, Mrs. Blench Crenshaw Gatlin of Austin; two daughters, Mrs. E. W. Rhodes of Austin, and Mrs. J. N. Marshall Jr. of Dallas; a son, Eugene H. Gatlin Jr. of Austin; three brothers, John M. Gatlin of Austin, Henry P. Gatlin of Ocean Park, Calif., and James A. Gatlin

of Waco; two sisters, Mrs. Cordelia Heep of El Paso and Mrs. Sudie Newcombe of Dallas; two granddaughters and three grandsons.

The younger Gatlin is survived by his father, a brother, Dick Gatlin; and a sister, Carol Elizabeth Gatlin, all of Austin.

Car Crash Victim Reported 'Critical'

Eugene H. Gatlin, 71-year-old man who was injured in a car collision Tuesday, was reported in critical condition at Brackenridge Hospital Wednesday.

Gatlin's grandson, also named Eugene H. Gatlin and injured in the same accident, was in fair condition.

The car of the Gatlins, who live at 2307 Rio Grande, was in a broadside collision with one driven by Andres Alcoser of Round Rock. The smashup occurred 2.6 miles north of Austin on Highway 81, highway patrolmen said.

Alcoser was treated at the hospital for minor injuries and released.

The Austin Statesman (1921-1973); Austin, Tex.. 02 May 1951: A14.

The Austin Statesman (1921-1973); Austin, Tex.. 04 May 1951: 19.

Double Rites Held For Car Victims

Double funeral services for Eugene H. Gatlin Sr. and Eugene H. Gatlin III were held Saturday at the Weed-Corley Funeral Home. Dr. Blake Smith and Rev. Charles Sumners officiated and burial was in Oakwood Cemetery.

Pallbearers for Eugene H. Gatlin were Leslie Giddens, Joe Bowmer, E. D. Poe, J. L. von Rosenberg, Milam Johnson and Horace Linscomb.

Pallbearers for Eugene H. Gatlin III were Charles Sykes, Bill Staehely, Russell Gregory, Hank McNamara, James Pope and Ross Zick.

MRS. BLANCHE C. GATLIN

Mrs. Blanche Crenshaw Gatlin, 79, of 2307 Rio Grande, died in a local hospital Friday afternoon. She was the widow of the late E. H. Gatlin Sr., member of the First Methodist Church and the United Daughters of the Confederacy.

Survivors are two daughters, Mrs. E. W. Rhodes, Austin; and Mrs. J. N. Marshall Jr., Dallas; sister, Mrs. Nettie C. Lamar, Austin; grandchildren, Richard A. Gatlin, Robert Rhodes, David Rhodes, Austin; Mrs. L. P. Kelley, Waco and Carol Marshall, Dallas.

Funeral services will be held at the Weed-Corley Funeral Home Sunday at 2 p.m. Dr. Marvin Vance will officiate and burial will be in Oakwood Cemetery.

The Austin American (1914-1973); Austin, Tex.. 06 May 1951: A13.

The Austin Statesman (1921-1973); Austin, Tex.. 10 Jan 1959: 3.

COIFFURE BELOW
ADAPTED FOR THE
COMING SEASON at

Mr. ALLEN'S

BEAUTY SHOP

ON THE DRAG

GR 2-1557 2544 GUADALUPE



MONDAY thru SATURDAY

Casual and youthful, this
style makes a plain
face pretty!

MARRIAGE LICENSES ISSUED
(Emilie Limberg, Clerk)

Walter McCarthur and Genetta
Williams.

Edward Raymond Wright and
Carol Sue Schunek.

Daniel Clayton Allen and Ar-
leita Jessie Mae Alvey.

Joe Berry Simmons and Ruby
Marie Johnson.

Modesto Garcia Sanchez and
Patsy Hernandez Rios.

James Walizer and Loramae
Carter.

Austin American-Statesman. Thu, May 20, 1954 ·Page 5

The Austin American (1914-1973); Austin, Tex.. 29 May 1960: E8.

MR. ALLEN'S BEAUTY SALON

2544 Guadalupe

GR 2-1557

Invites You To Visit

Mr. Larry Steinman

Trained in New York to bring to the women of Austin the latest in
High Fashion Hair Styling.

INTRODUCTORY OFFER FOR JULY

Reg. \$25.00 Style Cut and

Body Permanent.....

\$10⁰⁰

Late Appointments Taken.

Mr. PAGE, Hairstylist

Is With

Mr. Allen's Beauty Salon

He Invites His Many Friends

To Visit Him.

2544 Guadalupe

GR 2-1557

The Austin American (1914-1973); Austin, Tex.. 02 July 1961: 9.

The Austin American (1914-1973); Austin, Tex.. 13 Sep 1964: C14.

Faulkner's Re-opens

The stale odor of soggy ashes was still heavy in the air Saturday when Faulkner Drug, its home burned to the ground Friday, re-opened.

As his staff handled a steady stream of check cashers, Faulkner probed through charred and water-stained checks retrieved from the ashes of his old building.

The famed check cashing place for University of Texas students was destroyed by fire along with two other firms, Mr. Allen's Beauty Salon and Uni-

versity Typewriter Exchange, in the 2500 block of Guadalupe.

The check cashing and pharmaceutical phases of Faulkner's operation re-opened about noon Saturday in cramped quarters in a small building behind the burned-out store.

Clarence Faulkner, owner of the store, said he would continue to handle check cashing and prescriptions in the little West 26th Street location.

He said no definite plans had been made, but that he might seek a larger location in the Drag area for use until the burned building is replaced.

An Austin realtor who handles leasing of the burned building for its owner declined Saturday to estimate the cost of the fire.

The owner of the building, however, told associates it would be replaced from the ground up since the Friday afternoon fire totally destroyed the roof.

He said Friday after the fire that employees had to evacuate the burning store too hastily to rescue money, merchandise, or checks. He estimated there was \$50,000 in cash and checks in the store at the time of the fire.

Many of the checks taken from burned cash registers and money boxes are identifiable and passable, but many are

nothing but black paper ash.

Faulkner said many students had come to the new location Saturday to inquire about checks they had given in the store on the day of the fire.

He said the bulk of the checks lost in the fire were passed at the store between 11 a.m. Friday and the time of the fire.

There were no estimates available Saturday on the losses suffered by the typewriter company or the beauty shop. No announcements were made as to plans for those businesses.

The Austin American (1914-1973); Austin, Tex.. 25 Oct 1964: A18.

Permits

6095

Receipt No. _____ Application for Sewer Connection No. 38032

Austin, Texas, 11-8 1923

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by _____ at _____ 2307 Rio Grande Street, _____

further described as Lot _____ Block _____ Outlot _____ Division _____

subdivision _____ Plat _____, which is to be used as a _____

In this place there are to be installed _____ fixtures. Plumbing Permit No. _____

I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line _____

Stub Out } _____

Connected } _____

Respectfully, _____

(Signature)

Connection Charge \$ 12.20 NO 11628

Application for Sewer Connection.

Austin, Texas, Oct. 18, 1934

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on
premises owned by E. H. Gatlin
at 2307 Rio Grande Street
5.23564 3
further described as lot N 232 of 4, block _____, outlot 4486
subdivision _____, division D, plat 457
which place is to be used as a residence

In this place, there are to be installed 4 fixture
units.

I agree to pay the City Sewer Department the regular ordinance
charges.

Respectfully, Chas. R. Brishley

Stub Out _____
Connected 10-19 1934

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

PERMIT FOR WATER SERVICE

AUSTIN TEXAS

No. **F2347**
S.E.C. 49

C. H. Gattlin Address. **2307 Rio Grande**

Plumber. **C. A. Beasley** Size of Tap **½"** Date **10-18-34**

Foreman's Report	
Date of Connection	Size
10/13/34	2"
Size of Tap Made	3"
Size Service Made	1 ½"
Size Main Tapped	2"
From Front Prop. Line to Curb Cock	1'
From S. Prop. Line to Curb Cock	17'
Location of Meter	on alley
Type of Box	rock
Depth of Main in SP	under 2'
Depth of Service Line	2'
From Curb Cock to Tap on Main	4'

Checked by Engr. Dept. **W.M.D. 11-3-34**

INDEXED

Foreman's Signature **Bearman**

OWNER Daniel C. Allen ADDRESS 2307 Rio Grande Street
PLAT ~~XX~~ 49 LOT 4 BLK 37
SUBDIVISION Original City
OCCUPANCY Beauty Shop
BLD PERMIT # 94879 DATE 2-15-65 OWNERS ESTIMATE \$1300.
CONTRACTOR NO. OF FIXTURES
WATER TAP REC # X SEWER TAP REC # X
Remodel residence to create beauty shop/move parti-
tion to create beauty shop inside/parking to be
provided as per curb breaks approved

ADDRESS: 2307 Rio Grande St. PER. MIT 94879 PLAT 49

LOT: N. - 22' L.T. 4 BLOCK 37 SUB. Original City
S. - 23' L.T. 3 OUTLOT -

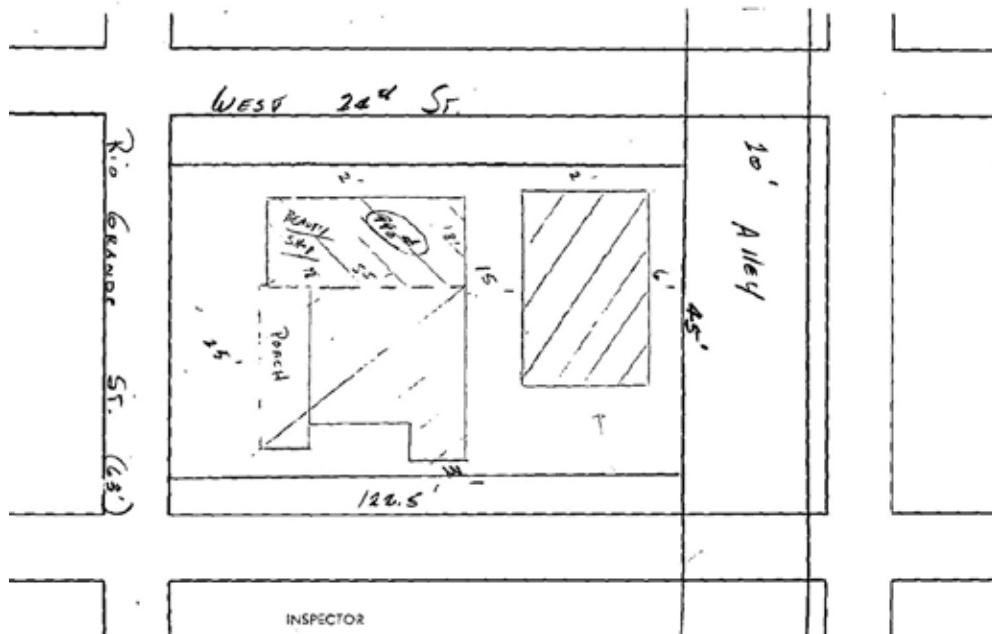
FIRE ZONE 3 USE DIST: ② - 2nd OCCUPANCY: Res. (Beachy Shop)

Spec. Att.	LAYOUT		FRAMING	FINAL	ROOF OVERHANG
<u>2-17-65</u>	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
	<u>2-25-65</u>	<u>3-15-65</u>			<u>24"</u>
FOUNDATION	<u>IP</u>	FLOOR JOIST SIZE & O.C.	<u>IP</u>	NECESSARY BLDG. CONN.	ACC. BLDG.
FR. SETBACK	<u>25'</u>	CEILING JOIST SIZE & O.C.	<u>50' 0" L</u>	ROOM VENTILATION	PAVED PARKING <u>25' x 45'</u>
TOTAL & MIN. SIDE YD.	<u>5'</u>	STUD SIZE & O.C.	<u>5D</u>	STAIRS REQ. & NO.	
SIDE STREET YARD	<u>-</u>	MASONRY WALL	<u>5</u>	ATTIC FIRE STOPS REQ.	

OWNER: Daniel C. Allen CONTRACTOR: -

Parking to be As - Robertson - case (leave Post of Ridge Varnish)

Cost Breaks Req. E-15-65 Rd



INSPECTOR