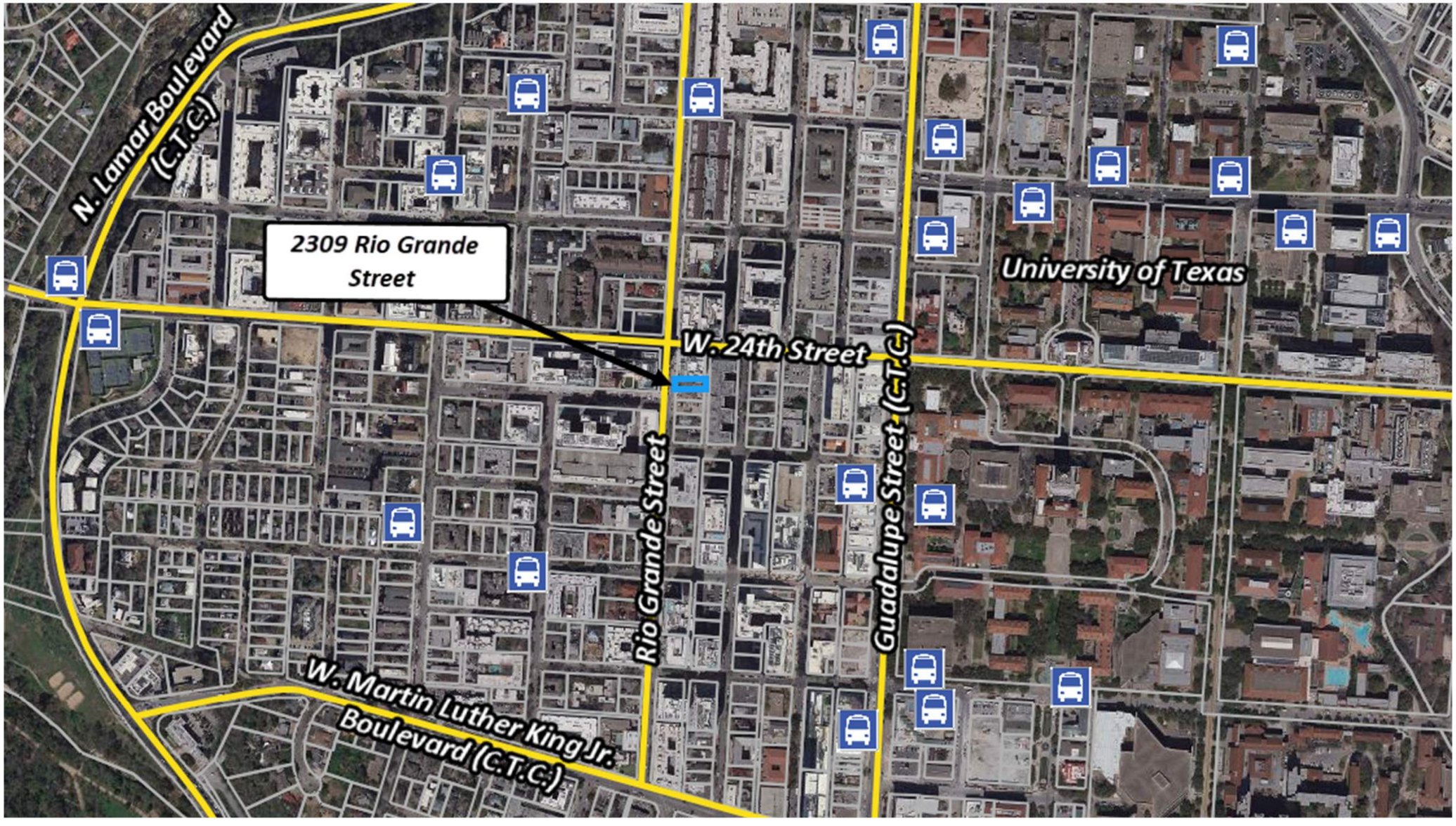
2309 Rio Grande Street

Historic Landmark Commission

DA-2026-132279, SP-2023-0269C

November 4, 2026

Neighborhood Aerial

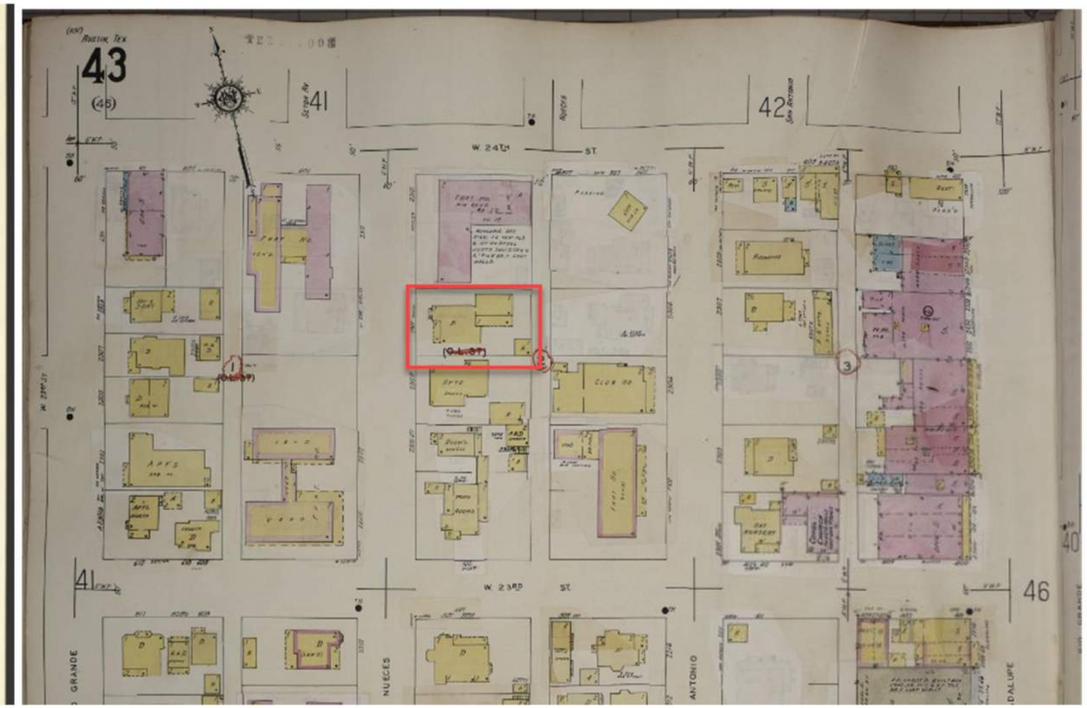


Site Aerial


2309 Rio Grande Street
W. 24th Street
W. 23rd Street
Rio Grande Street
W. 23rd Street
Nueces Street
San Antonio Street

Sanborn Map – 1920 and 1935





2309 Rio Grande

- Built in 1925
- American Foursquare plan with Craftsman and Italianate ornamentation
- Converted to dental offices in the late 1940s
- Rear addition - later, date unclear
- Harry Hofer is associated with the property from 1925-1952. He worked for US Post Office as a claims supervisor.

Historical association. The 2020 North Central survey notes that the property appears to have significant historical associations with Post Office claims supervisor Harry V. Hofer. Though staff did not find examples of Hofer's impact on the organization was sufficient to meet the criterion, the Historic Landmark Commission may wish to consider the cumulative impact of the Hofer family on the city's postal organization, as Mrs. Ethel Hofer was a leader in its auxiliary functions.

2309 Rio Grande Street: Landmark Designation Criteria

§ LDC 25-2-352:

1. The property must be 50 years old and must represent a period of significance of at least 50 years ago; and

2. The property must retain a *high degree of integrity*, as defined by the National Register of Historic Places, that clearly conveys its historical significance *and does not include an addition or alteration* which has significantly compromised its integrity; and

3. Demonstrates significance in at least two of the following categories:

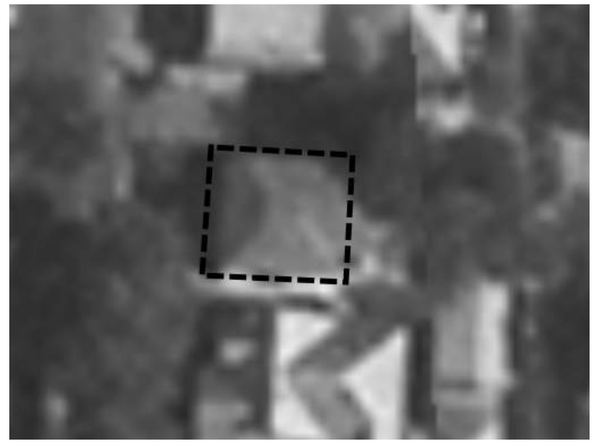
- *Architecture*
- ~~Historical Associations~~
- ~~Archaeology~~
- ~~Community Value~~
- ~~Landscape Feature~~

2309 Rio Grande Street: Compromised Integrity

- Residence Built (1924)
- Rear Addition (Potentially 1952 when converted from residential to commercial)
  - Not the same period of significance of original construction
- Second Floor Balcony Roof Removed (1979)



1940 Aerial



1976-1977 Aerial



2309 Rio Grande Street: Landmark Designation Criteria

i. Architecture.

- ✓ 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.



2309 Rio Grande Street: Landmark Designation Criteria

× 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.

× iii. Archaeology.

The property has, or is expected to yield, significant data concerning the human history or prehistory of the region;

× 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.

× 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.

Historical Associations - Harry and Ethel Hofer

HISTORIC LANDMARK COMMISSION
MAY 21, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0036
1301 LORRAIN STREET
OLD WEST AUSTIN HISTORIC DISTRICT

RESEARCH

The house was constructed ca. 1951. Harry and Thelma "Ethel" Hofer were the first residents. Harry was a longtime Post Office employee. He died in 1969. By 1977 the house was owned by occupied by Kenneth and Anne Hill, the owners of Kenny Hill VW Specialties.

a. **Architecture.** The building is built in the Minimal Traditional style. It does not appear to be architecturally significant.

b. **Historical association**. The Hofer family lived in the property for approximately 15 years. There do not appear to be significant historical associations.

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 does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.

e. **Landscape feature**. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Request

We respectfully request recommendation for the requested demolition of the structure located at 2309 Rio Grande Street and to release the demolition permit upon receipt of a City of Austin Documentation Package.

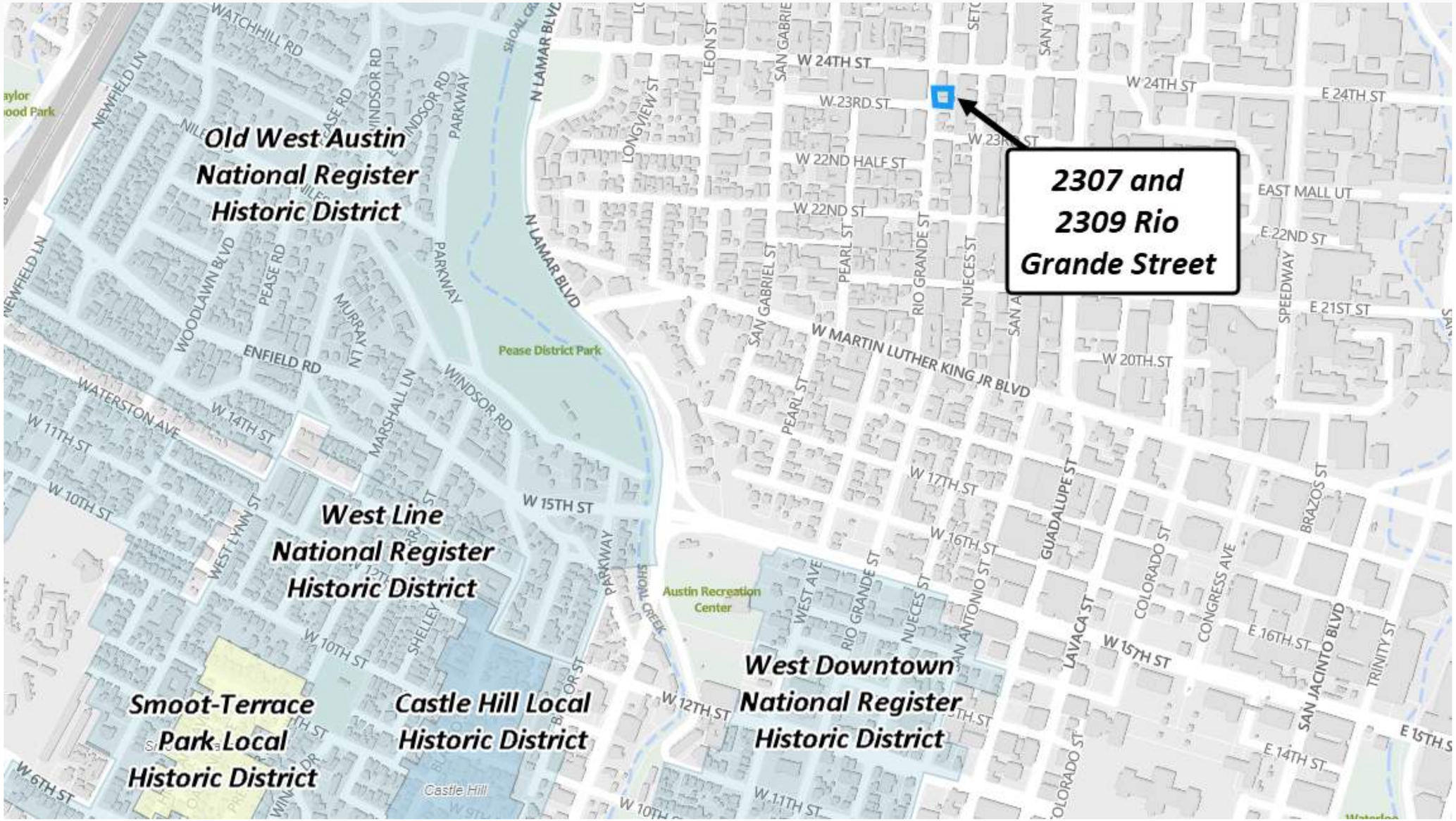
Agent Information

Leah M. Bojo

Email: lbojo@drennergroup.com

Phone: 512-807-2918

Proximity: Historic Districts



Property Details

Size:

- 0.262 Acres

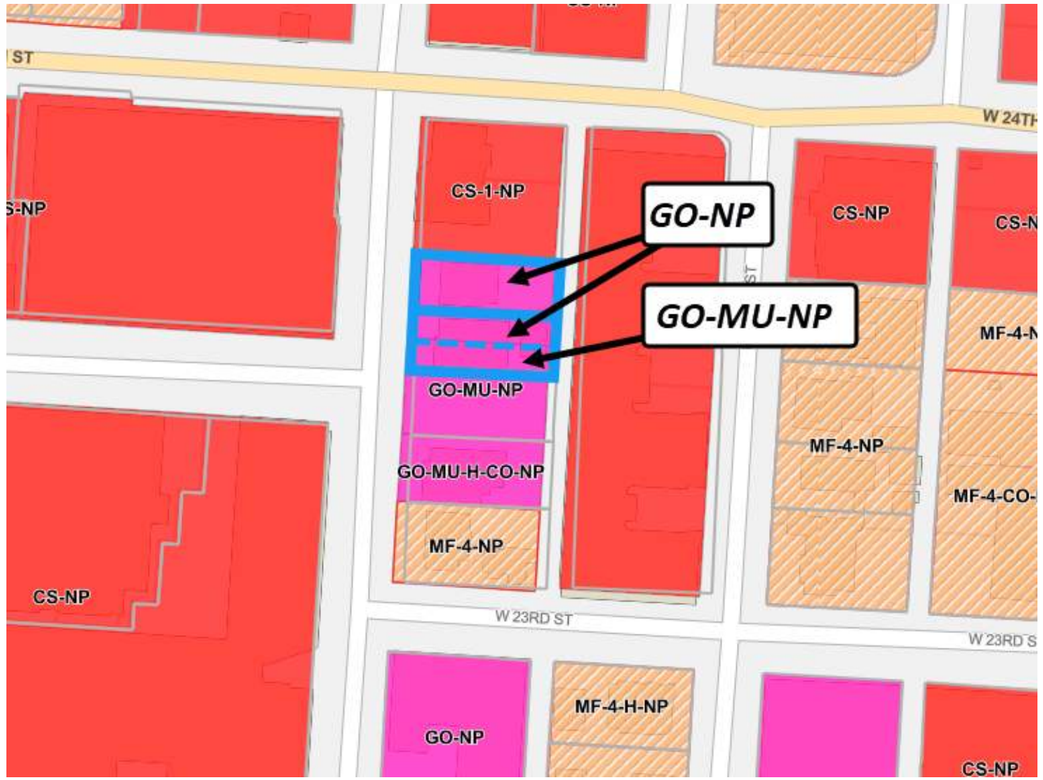
Current Use:

- Office/Retail

Transit/Access:

- Rio Grande Street between W. 23rd and W. 24th Streets
- Guadalupe Street Routes
  - Route 1 – North Lamar/South Congress
  - Route 3 – Burnet/Manchaca
  - Route 20 – Manor Road/Riverside
  - Route 30 – Barton Creek/Bull Creek
  - Route 105 – S. 5th Flyer
  - Route 481 – Night Owl North Lamar
  - Route 803 – Burnet/S. Lamar
  - Route 980 – North Mopac Express
  - Route 982 – Pavilion Express
  - Route 990 – Manor/Elgin Express
- All Ages and Abilities Bicycle Priority Network
  - Protected Two-Way Bike Lane along Rio Grande (Completed)

Zoning and FLUM Map



GO-NP and GO-MU-NP

(General Office – Neighborhood Plan and General Office – Mixed Use – Neighborhood Plan)



High Density Mixed Use

Timeline

10/07/26	Submitted Site Plan Exemption to initiate Historic Review
11/04/26	Historic Landmark Commission