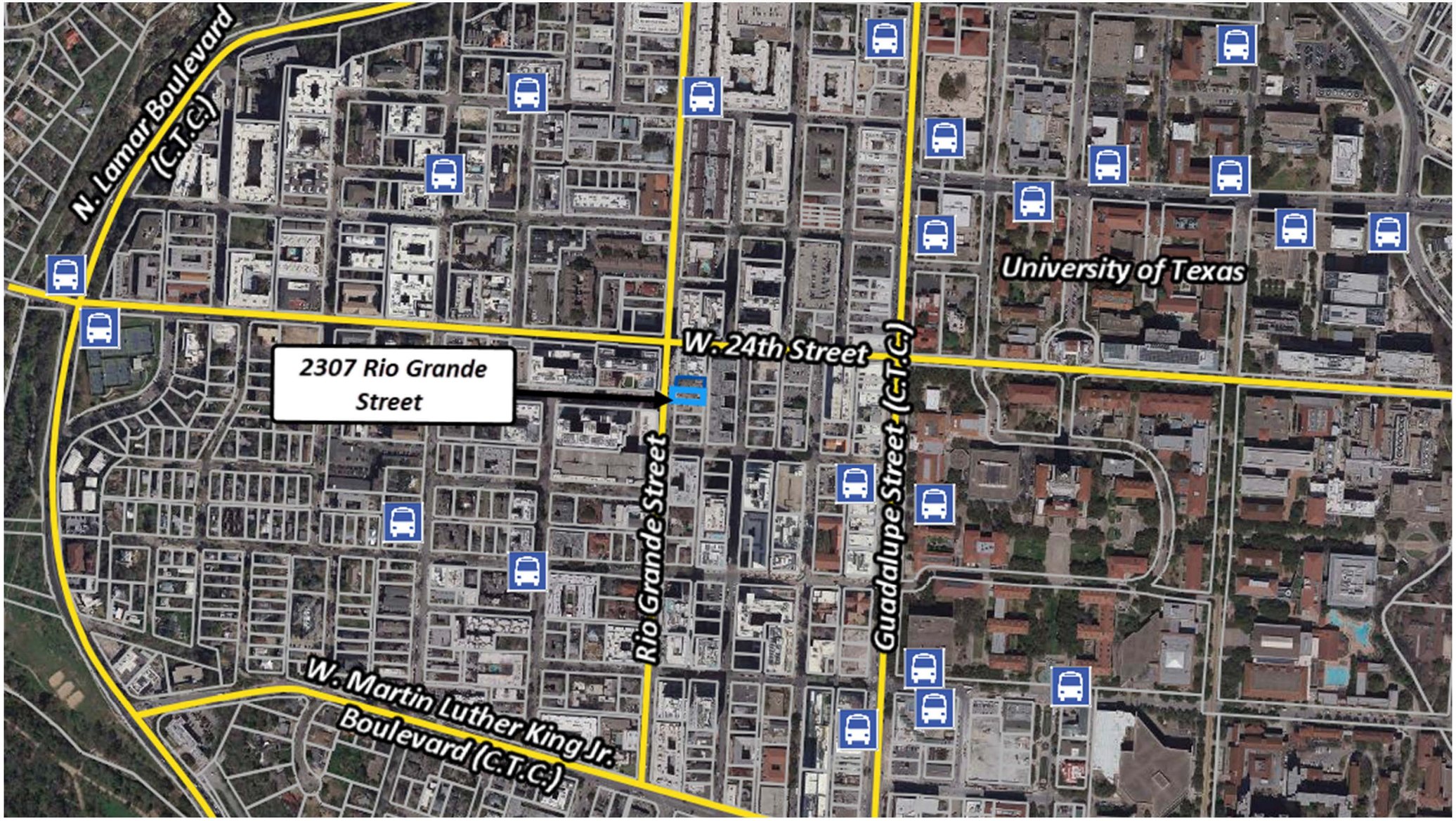
2307 Rio Grande Street

Historic Landmark Commission

DA-2026-133248, SP-2026-108262

November 4, 2026

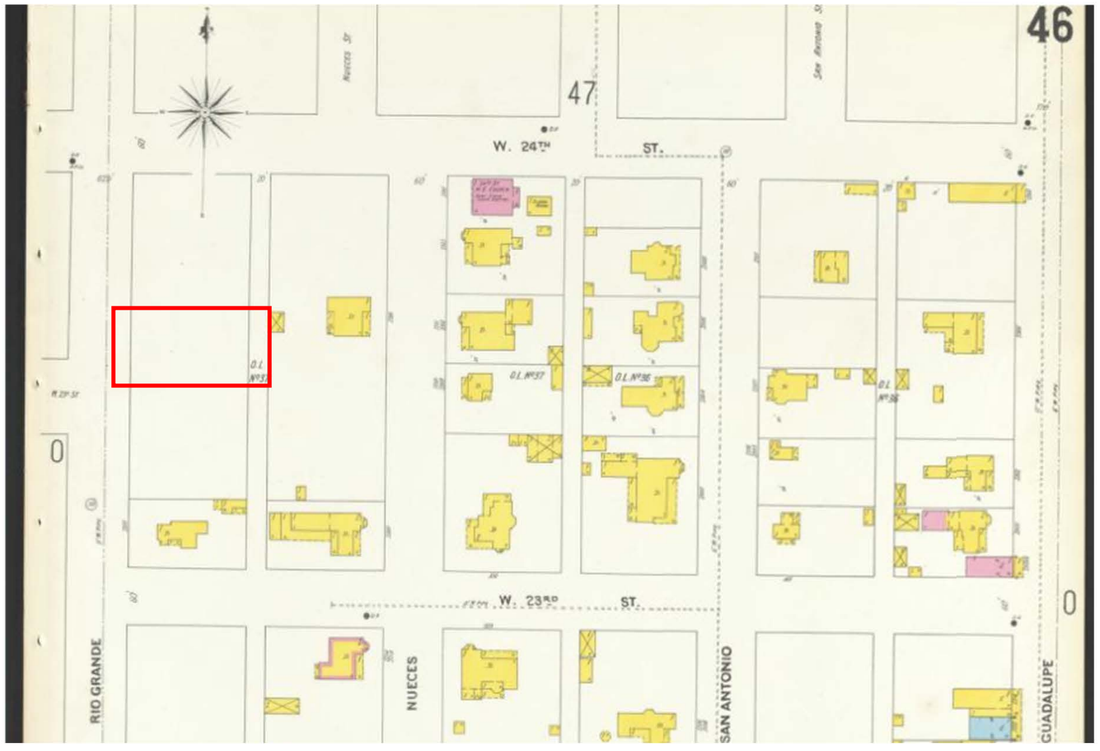
Neighborhood Aerial

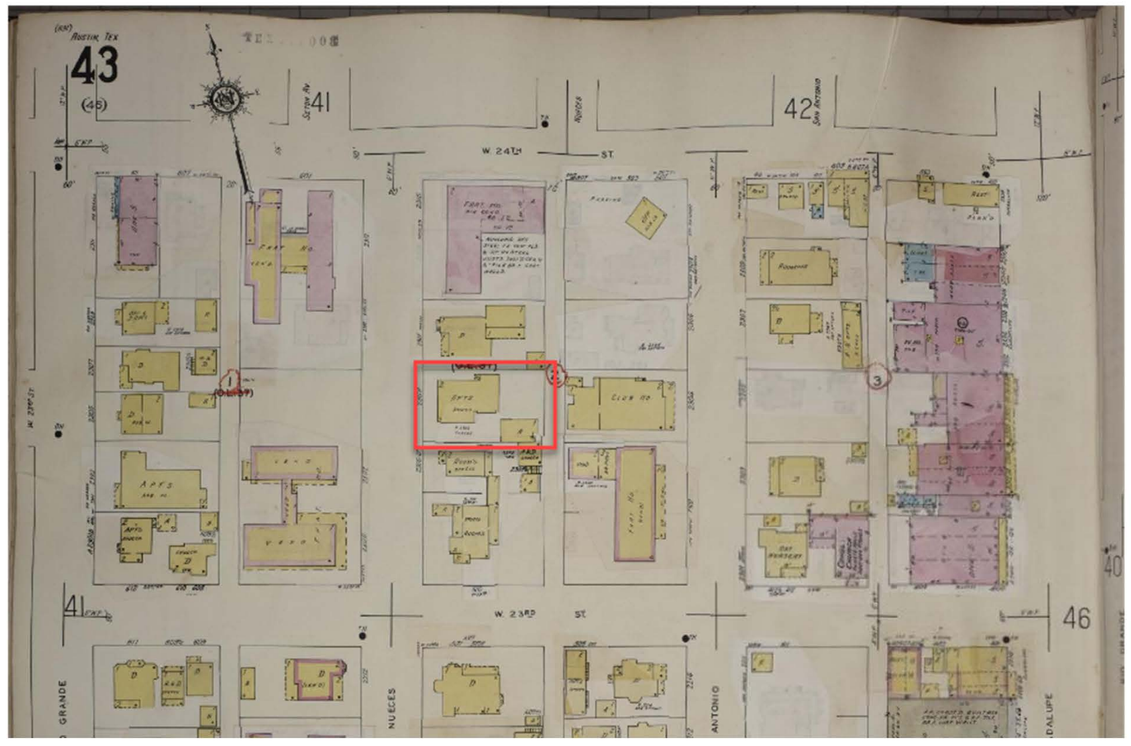


Site Aerial


W. 24th Street
2307 Rio Grande Street
W. 23rd Street
Rio Grande Street
Nueces Street
W. 23rd Street
San Antonio Street

Sanborn Map – 1920 and 1935





2307 Rio Grande

- Built in 1924
- Craftsman Bungalow
- Former Resident: Eugene and Blanche Gatlin –Eugene worked at Nelson Davis Wholesale Grocery, died 1951
- Home was converted to a salon by Daniel Clayton by 1965
- Doors and some porch materials have been replaced
- 2020 North Central Austin historic resource survey recommends the building ineligible for individual designation
- Staff Rec: approve the demolition permit application

2307 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

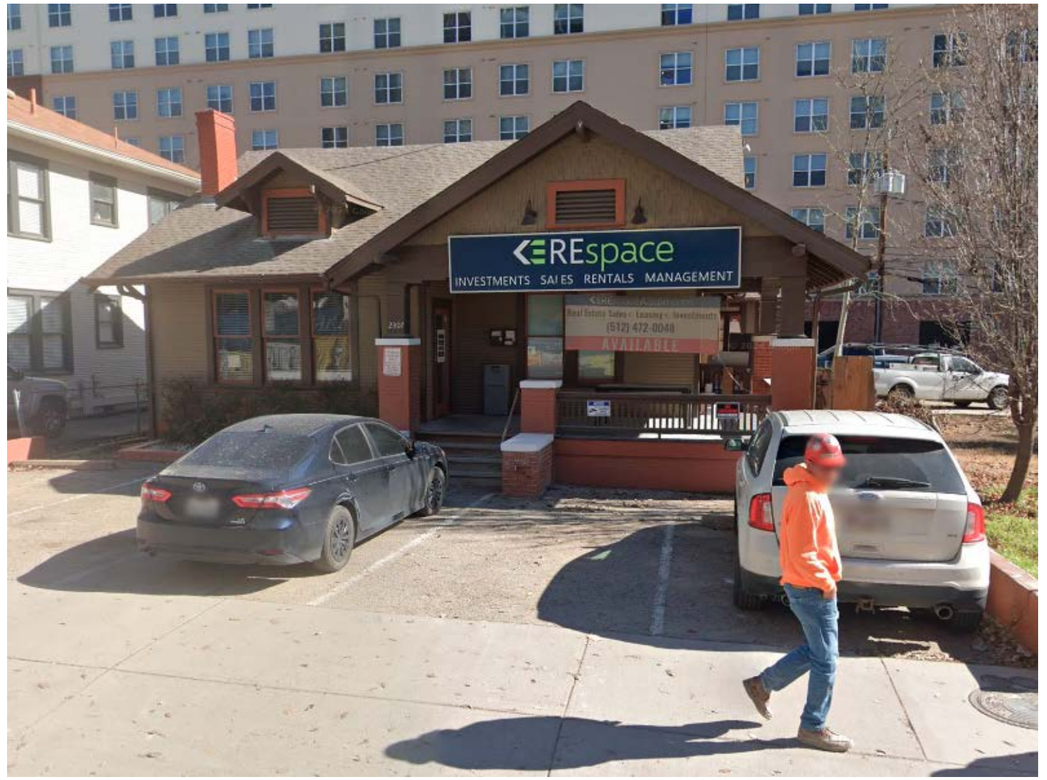
3. Demonstrates significance in at least two of the following categories:

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

2307 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.



2307 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.

Request

We respectfully request recommendation for the requested demolition of the structure located at 2307 Rio Grande Street and to release the demolition permit upon receipt of a City of Austin Documentation Package.

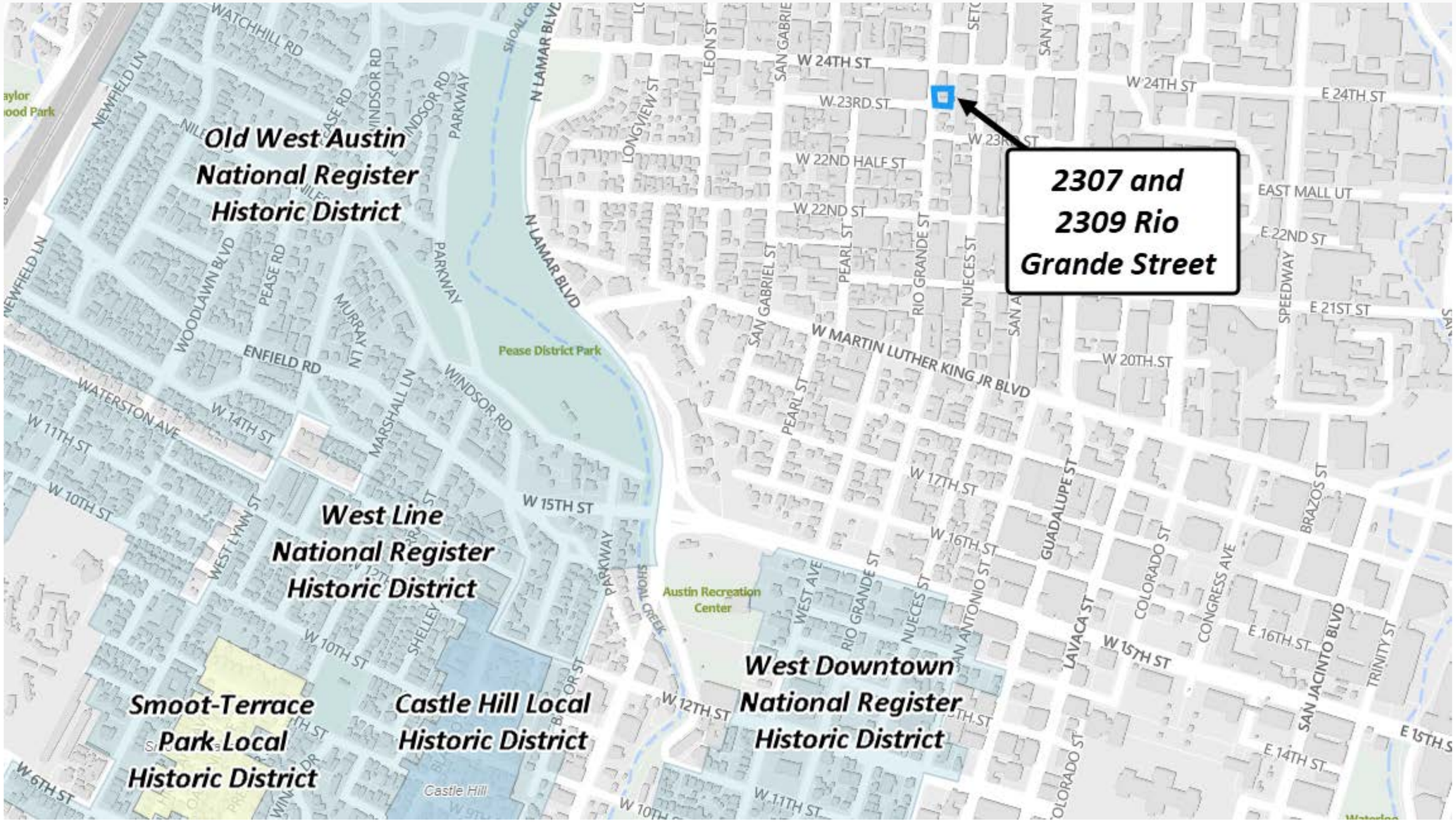
Agent Information

Leah M. Bojo

Email: lbojo@drennergroup.com

Phone: 512-807-2918

Proximity: Historic Districts



Property Details

Size:

- 0.262 Acres

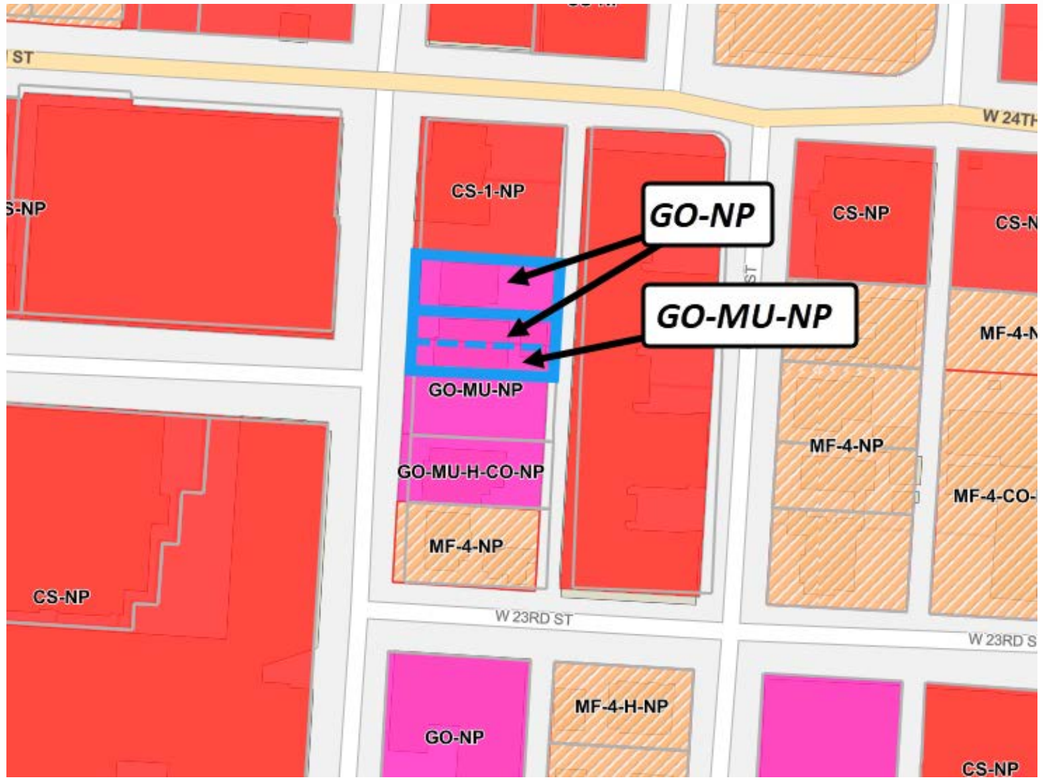
Current Use:

- Office/Retail

Transit/Access:

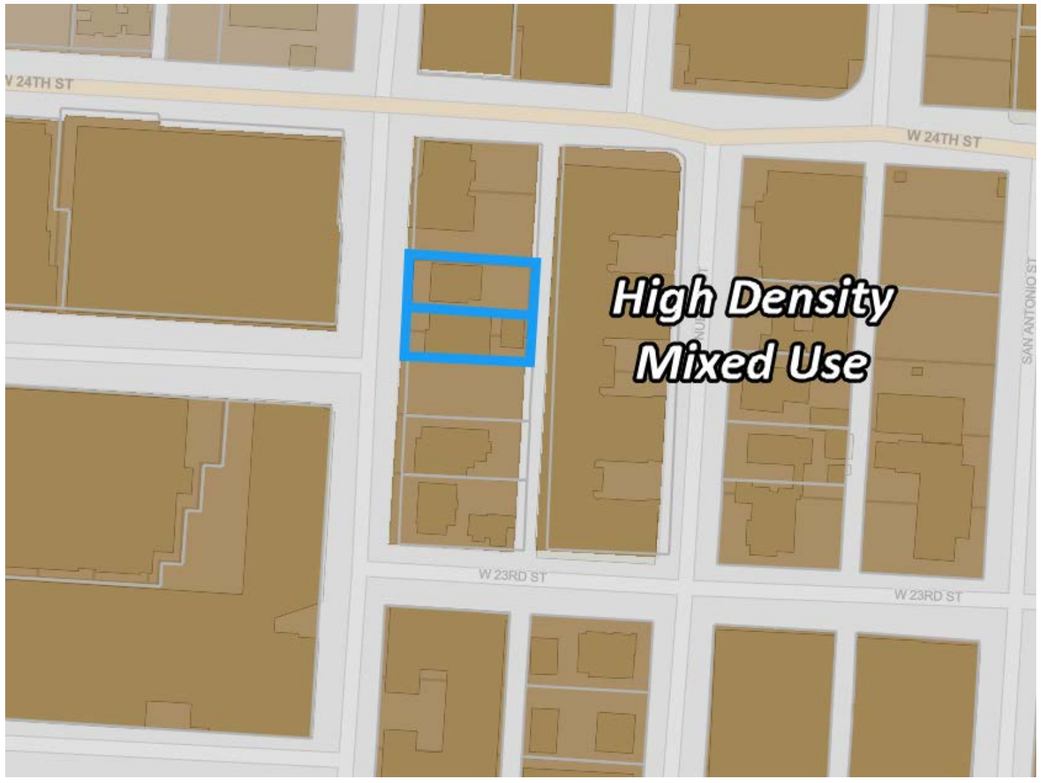
- Rio Grande Street between W. 23rd and W. 24th Streets
- Guadalupe Street Routes
  - Route 1 – North Lamar/South Congress
  - Route 3 – Burnet/Manchaca
  - Route 20 – Manor Road/Riverside
  - Route 30 – Barton Creek/Bull Creek
  - Route 105 – S. 5th Flyer
  - Route 481 – Night Owl North Lamar
  - Route 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

Project Background