

HISTORIC LANDMARK COMMISSION
JANUARY 29, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2000-0010
McClendon-Price House
1606 Pearl Street

PROPOSAL

Demolish the rear garage apartment.

PROJECT SPECIFICATIONS

The applicant proposes the demolition of the rear garage apartment, which has deteriorated significantly over the years, and has been determined imprudent to rehabilitate given the level of deterioration. It is not clear when the structure was first built. The McClendon Price house dates from 1906. The 2015 nomination for the house as a Recorded Texas Historic Landmark states that the two-story carriage house was built around 1912 and originally had 2 bays under the living quarters upstairs. The structure was remodeled between 1944 and 1958 to incorporate a third bay to the downstairs, and it is possible at this time that the porch was added and the walls were re-surfaced with stucco. The 1935 Sanborn map shows a two-story frame structure on the site of the current building, but with a smaller footprint than what currently exists. There is a building permit dating from 1949 that shows a frame addition to connect the garage apartment to the residence and convert the property into a duplex. Finally, the 1961 Sanborn map shows a two-story, stuccoed rear dwelling with a footprint that corresponds more closely to the existing circumstances. So, while the building may have been originally built in 1912, it was significantly modified, probably in the late 1940s with a new stucco exterior and an additional garage bay and metal garage doors. While these changes occurred in the historic period, the building now bears little resemblance to its original appearance and context with the main house.



H. H. Blaustone 1606 Pearl Street
 89 170'x125' Unplatted - 11 E

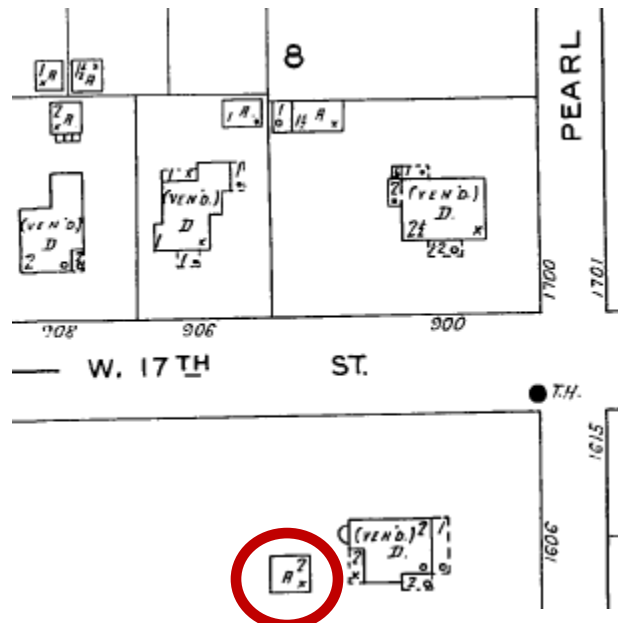
to res. to convert into duplex.
 Frame addition to garage apt. & connect

41750 8-18-49 \$1700.00

Frank Moore

None

Building permit to H.H. Blaustone to construct a frame addition to the garage apartment to connect it to the residence (1949)



A two-story frame structure designated “A”, for auto garage, appears on the 1935 Sanborn map.



The 1961 Sanborn map shows the rear structure as a two-story dwelling (“D”) and stuccoed.

STANDARDS FOR REVIEW

The Commission’s Standards for Review of applications for Certificates of Appropriateness do not directly address the demolition of an outbuilding. The Commission should, however, take into consideration the changes to the building over the years, the current condition of the building, and whether the loss of the building would adversely affect the historic context and character of the property. The only standards from the Commission’s set of standards for review are:

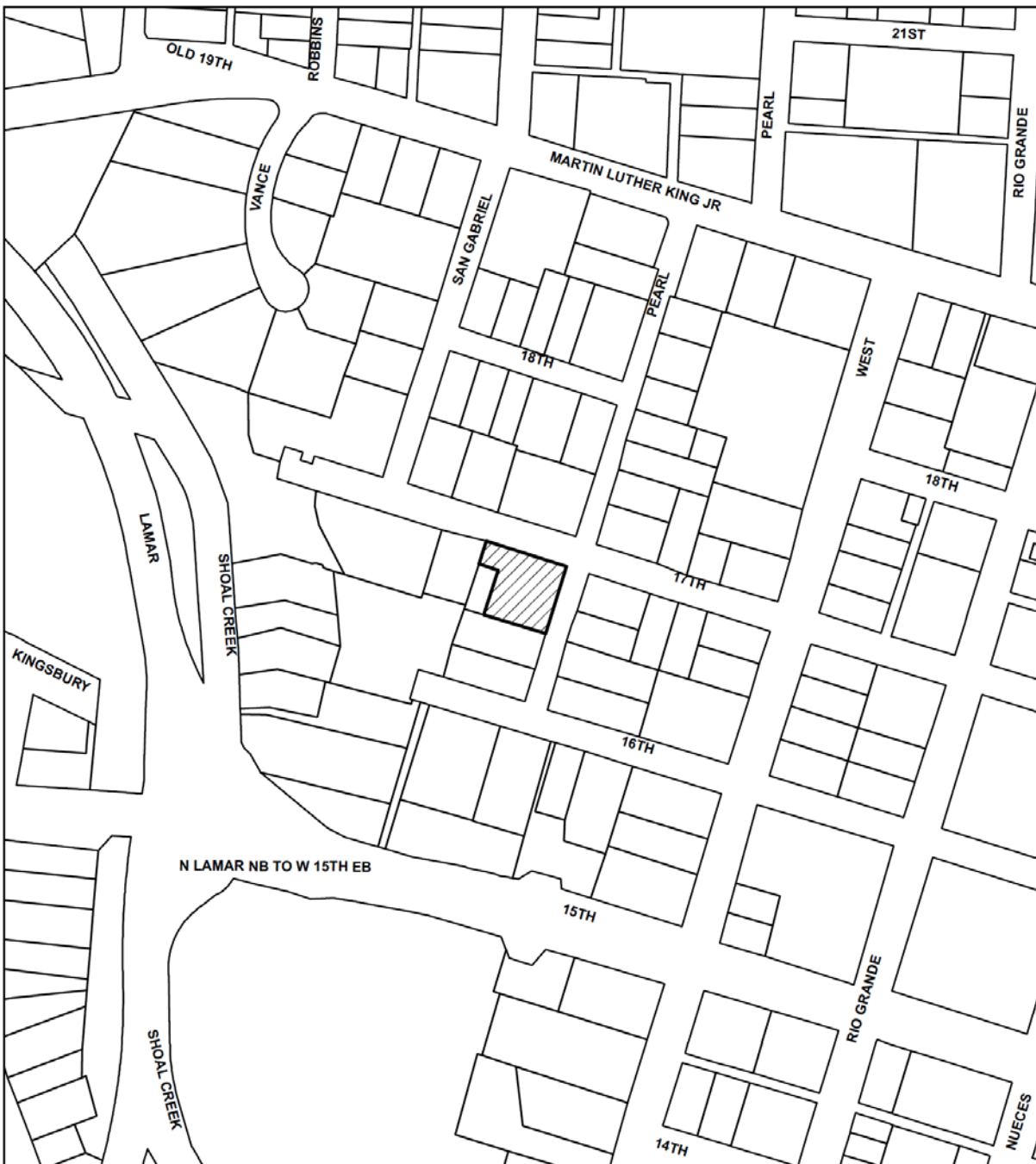
- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.




COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for the demolition of the building. Staff believes that the condition of the building is such that rehabilitation is no longer prudent or feasible, and that the loss of the building will not significantly compromise the historic context or character of the property. Staff recommends completion of a City of Austin Documentation Package of the structure before release of the permit.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-2000-0010
LOCATION: 1606 PEARL 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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