

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
SEPTEMBER 27, 2021
PR-2021-113751
3411 CLEARVIEW DRIVE

PROPOSAL

Demolish a ca. 1951 house and rear accessory building.

ARCHITECTURE

One-story Modern house with two-story rear addition and one-story rear studio. The primary building is clad in stucco and features a flat roof, integrated stone planters, an attached carport, and aluminum ribbon windows. The ca. 1958 studio is similarly styled.

RESEARCH

The house was built in 1951 for Alexander Strachan and Jerry Duncan. A. S. Duncan was a World War II veteran who worked as a real estate agent and sales manager with Harrison-Wilson-Pearson and Nelson Puett before opening his own agency in the mid-1960s, where he partnered with Puett. He served as chairman of the Austin Board of Realtors and was widely praised for his abilities as a salesman. Jerry Duncan was an active participant in the University Women and Helping Hand organizations.

PROPERTY EVALUATION

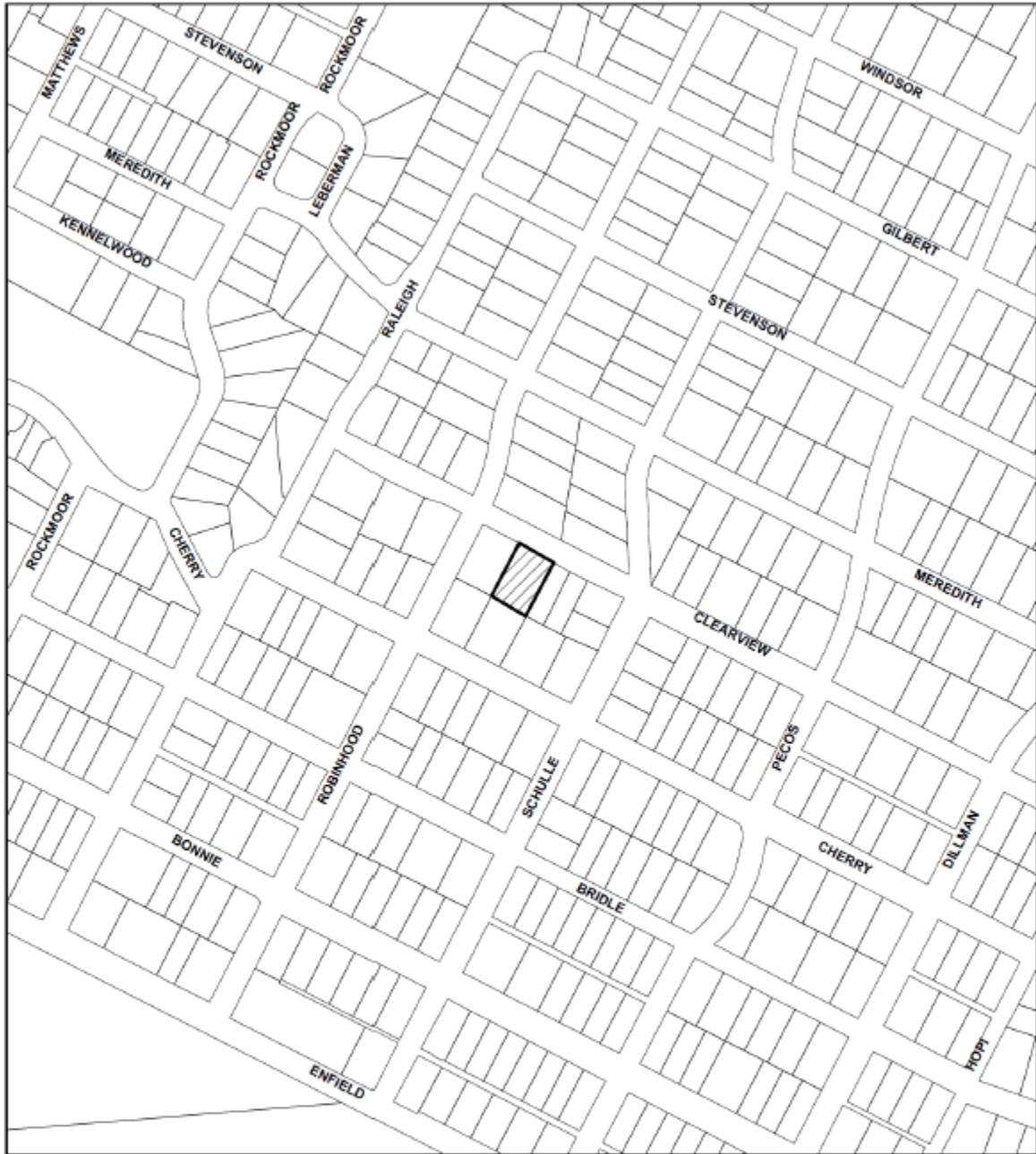
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity. A second-story rear addition was constructed in 2002 which may limit the building's designation potential.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not appear to meet two criteria:
 - a. Architecture. The building displays Modern stylistic influences.
 - b. Historical association. There do not appear to be significant historical associations, though the Commission may wish to consider A. S. Duncan's contributions to Austin real estate at midcentury.
 - 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 possess 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.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive reuse, but release the demolition permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 292'

NOTIFICATIONS
CASE#: PR 2021-113751
LOCATION: 3411 CLEARVIEW DRIVE

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



Street façade



Studio building



Rear addition

Source: demolition application, 2021

Occupancy History

City Directory Research, July 2021

- 1959 Alexander S. Duncan, owner
- 1957 Alexander S. and Jerry Duncan, owners
Sales manager Nelson Puett & Associates
- 1955 Alexander S. and Jerry C. Duncan, owners
Sales manager, Nelson Puett & Associates
- 1952 Alexander S. and Jerry C. Duncan, owners
Salesman, Harrison-Wilson-Pearson

Biographical Information**Directors To Meet**

The American Association of University Women will hold a Board of Directors meeting Thursday at 3:30 p. m. in the home of Mrs. A. S. Duncan, 3411 Clearview.

Mrs. T. S. Huff will be co-hostess for the meeting.

FOR SALESMANSHIP—Mr. and Mrs. A. S. Duncan of 3411 Clearview, won an eight-day vacation in Mexico City and Acapulco. Duncan was the leading salesman for Nelson Puett and Associates during a six months' contest in which he sold \$511,151 worth of homes. R. T. Doyle was second, won a five-day Monterrey-Salttillo trip. A total of \$2,711,959 worth of homes was sold in the six months.

The Austin American (1914-1973); Mar 22, 1953 and Oct 3, 1954

Duncan Opens Own Firm

A. S. Duncan, realtor, has opened a new real estate firm which will be known as A. S. Duncan Realtors, with offices at 1808 Anderson Lane.

Duncan said he and his sales staff would specialize in listing and selling Austin homes in a wide price range, and handle commercial and acreage properties. His office will also provide full casualty insurance services.

Duncan has been actively and continuously engaged in the real estate business in Austin for 16 years. He was graduated from the University of Florida Law School, and was an officer in US Army counter intelligence in the Far East in World War II.

Duncan was recognized as one of the top real estate sales managers in the nation by the Sales Managers Club of the National Association of Home Builders in 1964. For the past several years he has been sales manager and partner in one of Austin's largest real estate firms, Puett-Duncan.

Duncan is a realtor member of the Austin Real Estate Board, including the Multiple Listing Service; and is also a member of the Texas Real Estate Association and the National Association of Real Estate Boards. He is presently serving as a member of the board of

directors of the Austin Real Estate Board.

He expressed the opinion that the growth potential of Austin in the next few years is among the best in the nation.

Mr. and Mrs. A. S. Duncan and their two sons reside at 3411 Clearview Drive.

The Austin American (1914-1973); Oct 3, 1965

OBITUARY. Alexander Strachan Duncan, age 89, died December 2, 2003, in Austin, Texas. Born December 31, 1913 in Princeton, North Carolina to Paul Carlisle Duncan and Minnie Strachan Duncan, he attended Virginia Military Institute and went on to earn an LLB degree from the University of Florida School of Law. After graduation, he worked as a government investigator based in Washington, D.C. While on assignment in Austin, Texas, he met and fell in love with Jerry Cullers of Burkeburnett, Texas, whom he would later marry.

During World War II, he served as an officer in the U.S. Army Counter-Intelligence Corps in Australia, New Guinea, the Philippines, Guam, and Japan. His numerous courtship letters to Jerry Cullers chronicle little known details of a heroic war.

Shortly after World War II, he returned to Austin and married Jerry Cullers. Over their 57 years of marriage, the close relationship of "Jerry and Duncan" served as the nucleus for their top priority--their family. After their marriage, Duncan began working with his father in Daytona Beach, Florida in the moving and storage business, but soon left to begin a lasting career in real estate in Austin. He worked for the firm of Harrison-Wilson-Pearson. Later he became sales manager for Nelson Puett and Associates, and then partnered with Mr. Puett in Puett-Duncan Realtors. In 1964, he was selected Sales Manager of the Year by the National Association of Home Builders. In 1965, he launched his own real estate brokerage firm, A. S. Duncan Realtors. He was a Director of the Austin Real Estate Board and was awarded emeritus standing for his work as Chairman of the Ethics Committee. He was widely respected for his knowledge and integrity. Duncan was an active member of the downtown Rotary International, which he thoroughly enjoyed.

He is survived by his wife, Jerry Cullers Duncan and his two sons, Scott Cullers Duncan, M. D. of San Antonio and Robert Douglas Duncan of Houston, married to Marcellynn Eubank Duncan; nine grandchildren, Robin Lynn Duncan, Amanda Sue Duncan, and Scott Cullers Duncan, Jr. of San Antonio and John Douglas Duncan, William Robert Duncan, Thomas Casey Duncan, David Anthony Duncan, James Paul Duncan, and Michael Matthew Duncan of Houston; his sister, Mary Bolling Thomas of Jacksonville, Florida; and her two sons, Robert Thomas and Peter Thomas.

A man of total integrity and great humility, he will be remembered for his quick wit and genuine concern for others. A memorial service will be held Thursday, December 4, 2:00 pm, at Weed-Corley-Fish Funeral Home following a private family burial. Dr. Harold Guess will officiate.

Source: <https://www.findagrave.com/memorial/101564860/alexander-strachan-duncan>

OBITUARY. Jerry Cullers Duncan, 89, passed away peacefully on January 11, 2013. Jerry was born in Burkburnett, Texas on January 29, 1923 to Elmer and Elsie Cullers. She is preceded in death by her parents, by her husband of 57 years, Alexander Strachan Duncan, and by her brother, Elmer W. Cullers, Jr.

Jerry is survived by her two sons, Scott C. Duncan, M.D. of San Antonio and Robert Duncan and his wife, Marcy, of Houston; granddaughters Robin Duncan and Amanda Duncan, and her husband Alexander Bove, of San Antonio, grandson Scott C. Duncan, Jr. of San Antonio; and grandsons John, William, Thomas, David, James, and Michael Duncan of Houston.

Jerry was a member of the University Christian Church, Westwood Country Club, The Headliners Club of Austin, and an active member of the Helping Hand of Austin. Jerry graduated from the University of Texas at Austin and was working in the Registrar's office at UT when she met and fell in love with her soul mate for life, A. S. Duncan. Shortly thereafter, her husband-to-be joined the Army to serve in World War II. Jerry and Strachan wrote love letters to each other almost every day of the war. After the war was over, Strachan came home and they were married shortly thereafter. A magnificent, devoted mother, Jerry centered her life around her two boys and their families. Jerry was a wonderful and caring grandmother, energetically involved in the lives of her grandchildren.

Jerry and Strachan loved to travel together. In their middle-age years, they travelled to all parts of the world. Jerry's favorite venue in America was New York City, where she visited each year with close friends.

Jerry loved her friends and thoroughly enjoyed her cherished time with them in dinner clubs, sewing club, bridge club, and tennis group. Known for her contagious smile, engaging personality, and positive attitude, Jerry was gifted by God with an intrinsic quality of making people around her feel good about themselves. Her friends would always say that Jerry never ever had an unkind thing to say about anybody in her whole life. The family is eternally grateful for the warm, caring, and competent support of Jerry by Westminster Manor and their exemplary staff from top to bottom. The family appreciates and found truly inspirational the extraordinary care and competence exhibited on a daily basis by the wonderful staff of Heart to Heart Hospice of Austin. Special thanks go to Jerry's magnificent individual caretakers who were always by Jerry's side during her twilight years: Sandra Bargas, Faye Egbe, Jennifer Daniels, and Christine Rodriguez with The Home Option and Janie Torrez with Health Care Services.

A memorial service will be held at 2:00 p.m. on Thursday, January 17, at the Weed- Corley-Fish funeral home at 3125 North Lamar in Austin, Texas. A reception at the funeral home will follow. In lieu of flowers, donations may be made to the Helping Hand Home for Children of Austin, 3804 Avenue B, Austin, TX 78705. Obituary and memorial guestbook available online at www.wcfish.com. Published in Austin American-Statesman on January 14, 2013.

Source: <https://www.findagrave.com/memorial/103546749/jerry-duncan>

Permits

193

WATER SERVICE PERMIT
Austin, Texas

No. 6563

Received of **A. S. DUNCAN** **INDEXED** Date **8-25-50**

Address **3411 CLEARVIEW DR.**

Amount **TWENTY DOLLARS** **20.00**

Plumber **M. M. PERRY** Size of Tap **3/4"**

Date of Connection **8-9-50**

Size of Tap Made **3/4"**

Size Service Made **3/4"**

Size Main Tapped **6"**

From Front Prop. Line to Curb Cock **25'**

From W - Prop. Line to Curb Cock **45'**

Location of Meter **CEEB**

Type of Box **LOCK**

Depth of Main in St. **3'**

Depth of Service Line **2'**

From Curb Cock to Tap on Main **any and**

Checked by Engr. Dent. **8-25-50 AM**

No. Fittings	Size	
1	Curb Cock 3/4"	✓
1	Elbow 3/4"	✓
1	Elbow 3/4"	✓
1	Reducer 3/4"	✓
1	Pipe 3/4"	✓
1	Lead Bump	✓
1	Nipples	✓
1	Union	✓
1	Plug	✓
1	Stop	✓
1	Box	✓
1	Lid	✓
1	Valves	✓
1	Job No. V-322-502	✓
1	P. No. W-100	✓

Water Service Permit, 1950

A. S. Duncan **3411 Clearview Dr.**

143 **11 and 12** **11**

Walsh Place

Frame residence with carport attached.

47198 1-15-51 \$15,221.00

Jack Andrewartha

2-12-76-154905-A.S. Duncan Owner - frame arbor
Grape Arbor-\$150.00

Building Permit, 1951

A. S. Duncan **3411 Clearview Dr**

143 **11 & 12** **11**

Walsh
Walsh Place

Frame addition rear of Residence

68560 Feb 26 '58 2500.00

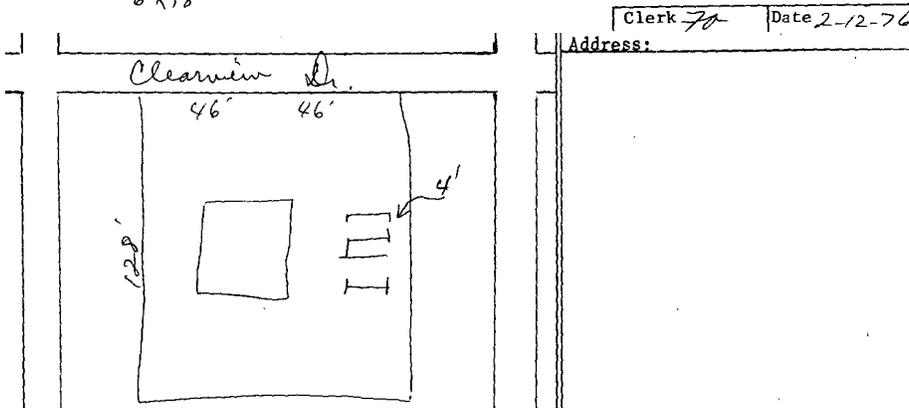
Building Permit, 1958

Address: 3411 Clearwin Dr. | Permit: 154905 | Plat: 143
 Lot: 11-12 | Block 11 | Subdivision: Walsh Place
 Outlot
 Fire Zone: 3 | Use Dist. 1st | Occupancy: Frame arbor

<u>2-13-76</u>	Layout	Framing	<u>2-13-76</u>	Final	Commercial
Foundation		Floor joist size & o.c.	Bldg. Conn.		Parking
Front setback		ceiling joist size & o.c.	Room Vent.		Exits
Total & Min. side yard		stud size & o.c.	Stairs		Exit lights
Side St. Yard			Rails		Fences
			Attic Vent.		Corridors
			Insulation		
Type Const.		W. Insulation	Hood Vent.		
Spec. Permit #		Sheetrock	Glass		
BOA		Commercial Sheetrock	Deadbolts		
		Occup. Sep. Thru out	Fireplaces		

Owner: A. S. Duncan | Contractor: owner

Flat-roof - ok'd L.E.D.
6x18



Building Permit, 1976