

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
JULY 6TH, 2022
PR-2022-077197; GF-2022-084933
1601 CEDAR AVENUE

PROPOSAL

Convert existing porches into conditioned living area, add doorway to south elevation, replace roofing material, replace windows, and replace siding on a ca. 1914 single-story house.

PROJECT SPECIFICATIONS

- 1) Enclose existing front and rear porches.
- 2) Install new doorways and stairs on south elevation.
- 3) Replace existing horizontal wood siding with new vertical fiber cement board-and-batten throughout.
- 4) Replace existing metal roof with architectural shingles.
- 5) Replace windows throughout.

ARCHITECTURE

The house at 1601 Cedar Ave is a single-story square-plan Craftsman with a modified hipped roof and wood siding. Roof material and windows have been replaced.

RESEARCH

Mack and Gertrude Parker Blocker bought 1601 Cedar Avenue in September of 1914. According to his 1917 draft registration card, Mack Blocker was born in LaGrange, Texas in 1893. He worked as a chauffeur for the Driskill Hotel.

By 1940, the U.S. Census shows Gertrude Blocker as the sole homeowner. Gertrude Blocker was a 43-year-old Texas-born widow who worked as a maid in a private home. Her nephew, Charles Conley, lived with her and worked as a waiter at the Austin Hotel.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at potential historic landmarks. The following standards apply to the proposed project:

Residential additions

1. Location

The proposed enclosures are located at the front and rear of the house. The addition of two uncovered stairs with railings are proposed for the south elevation, and one new railing is proposed for the rear porch.

2. Scale, massing, and height

The proposed work inappropriately alters the building's original massing.

3. Design and style

The enclosure of the front porch is not compatible. The proposed design of the South elevation is not compatible and will create major visual impacts, particularly from the E 16th St.

4. Roofs

The replacement of the current roofing material with architectural shingles is appropriate. The existing roofing material is not original.

5. Exterior walls

The proposed fiber cement board-and-batten siding is not compatible.

6. Windows, screens, and doors

The proposed window openings on the south elevation are not compatible. The proposed addition of a new entry and stair on the south elevation are not compatible. The proposed vinyl windows are not compatible, though the existing windows on the house are not original.

7. Porches and decks

The enclosure of the rear porch is compatible. The enclosure of the front porch is not compatible.

Summary

The project does not meet the applicable standards.

PROPERTY EVALUATION

The 2016 East Austin survey recommends the property as contributing to potential local and National Register historic districts.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity. The wood siding was installed during the historic period.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:
 - a. Architecture. The building is a good example of Craftsman architecture.
 - b. Historical association. The property does not appear to have significant 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 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 applicant to reconsider enclosing the front porch and widening window openings, then release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 292'

NOTIFICATIONS

CASE#: PR 21-139064

LOCATION: 1601 CEDAR AVENUE

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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PROPERTY INFORMATION

Photos



Google Street View, 2020

Occupancy History

City Directory Research, February 2022

1959	Gertrude Blocker, owner
1957	Gertrude Blocker, owner (widow of Mack)
1955	Gertrude Blocker, owner (widow of Mack) Maid
1952	Gertrude Blocker, owner Maid
1949	Gertrude Blocker, owner Domestic laborer
1947	Gertrude Blocker, owner (widow of Mack) Cook, public school
1944	Gertrude Blocker, owner Maid
1941	Gertrude Blocker, owner Cook
1939	Gertrude Blocker, owner Cook
1937	Gertrude Blocker, owner

Cook, 2801 Rio Grande

1935 Gertrude Blocker, owner
Cook, 2801 Rio Grande

1932 Gertrude Blocker, owner

1929 Gertrude Blocker, owner

1927 Mack and Gertrude Blocker, owners
Janitor, University YMCA

1924 Mack and Gertrude Blocker, owners
Janitor

1920 Mack and Gertrude Blocker, owners
Laborer

1916 Mack Blocker
Porter, State Comptroller's Department
Shelly Blocker
Cleaner, State Department of Public Buildings and Grounds

1914 The address is not listed in the directory.
NOTE: Mack Blocker, a laborer, is listed at 2108 E. 14th Street. Richard Parker, Gertrude Blocker's father, is listed at 1600 Cedar Avenue.

Permits

Accessory Structure demolition m.u. 5-17-75 1-4-79

OWNER Mrs. Gertrude Blocker ADDRESS 1601 Cedar Ave.

PLAT 38 LOT 7 BLK 9

SUBDIVISION Glenwood Addn

OCCUPANCY res

BLD PERMIT #149490 DATE 5-17-75 OWNERS ESTIMATE \$91.50

CONTRACTOR same NO. OF FIXTURES none

WATER TAP REC # SEWER TAP REC #

remodel existing res

Building permit, 1975

OWNER Gertrude Blocker ADDRESS 1601 Cedar Ave

PLAT 38 LOT 7 BLK 9

SUBDIVISION Glenwood addn

OCCUPANCY Garage

BLDG. PERMIT # 178922 DATE 1-22-79 OWNERS ESTIMATE 1500

CONTRACTOR Edward Thompson NO. OF FIXTURES

WATER TAP REC# SEWER TAP REC#

Demolish exist garage.

Demolition permit, 1979