

1800 Guadalupe Street

Architectural Review Committee – Item #9

November 16, 2022

Site Aerial



Site Aerial



Property Details

Size:

- 0.3254 acres
- Building footprint: approx. 3,391 square feet; total floor area: approx. 10,173 square feet

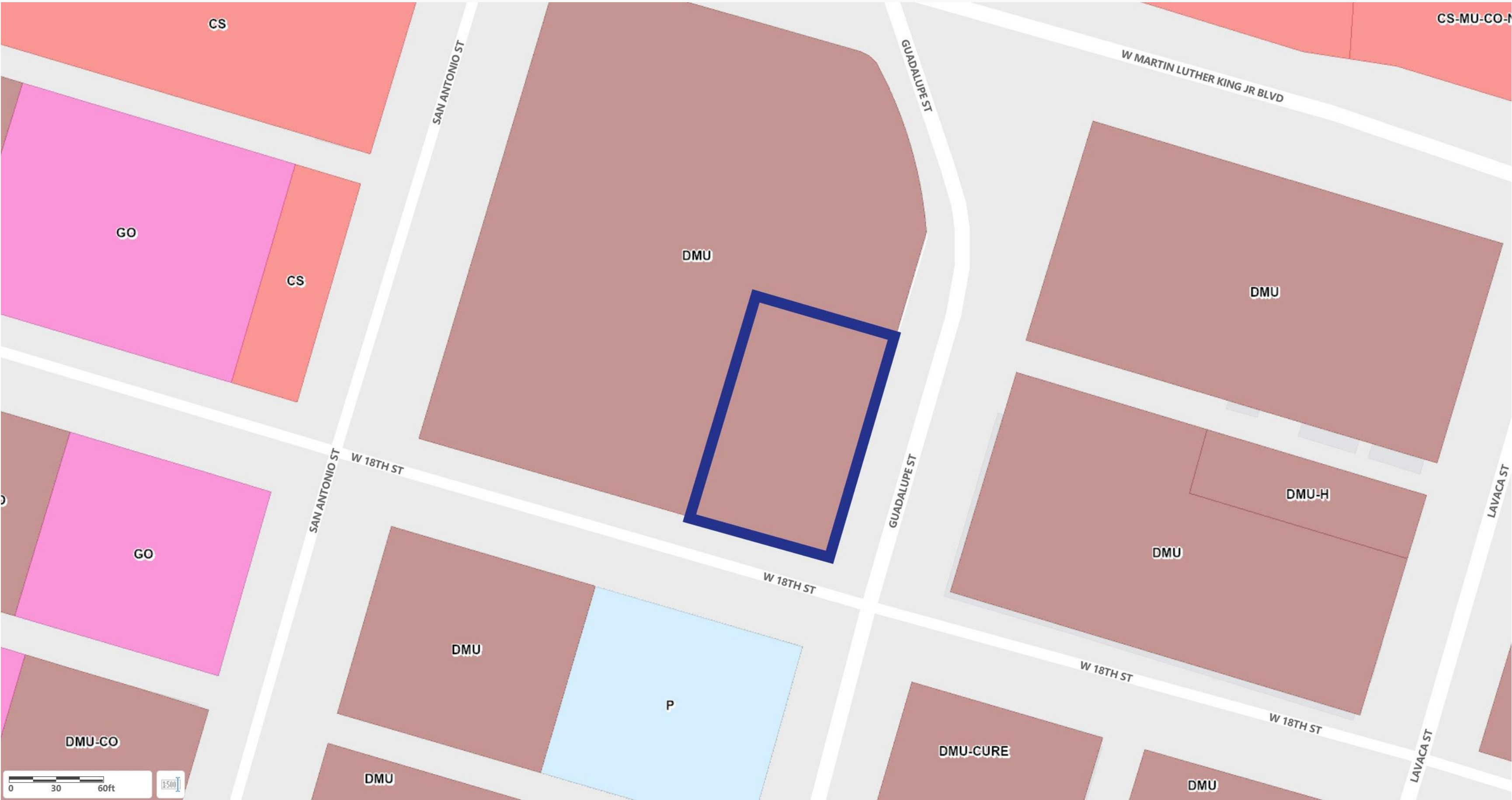
Current Use:

- Administrative/Professional Office

Zoning:

- DMU – Downtown Mixed Use

Zoning Map



Structure Alteration History

1923	Original two-story Carman Apartments built with flat roof
After 1935	Front porch expanded, west addition constructed
1979	Building renovated to add air conditioning
1980s/2003	Approx. 60% of windows replaced or added
1984	Third floor addition built with new dormer windows, chimneys and roof
1984-5	Building remodeled from apartments to office
2022	Review by Historic Landmark Commission for Demolition Permit

Structure – Current Context



Structure – Current Context



Surrounding Context

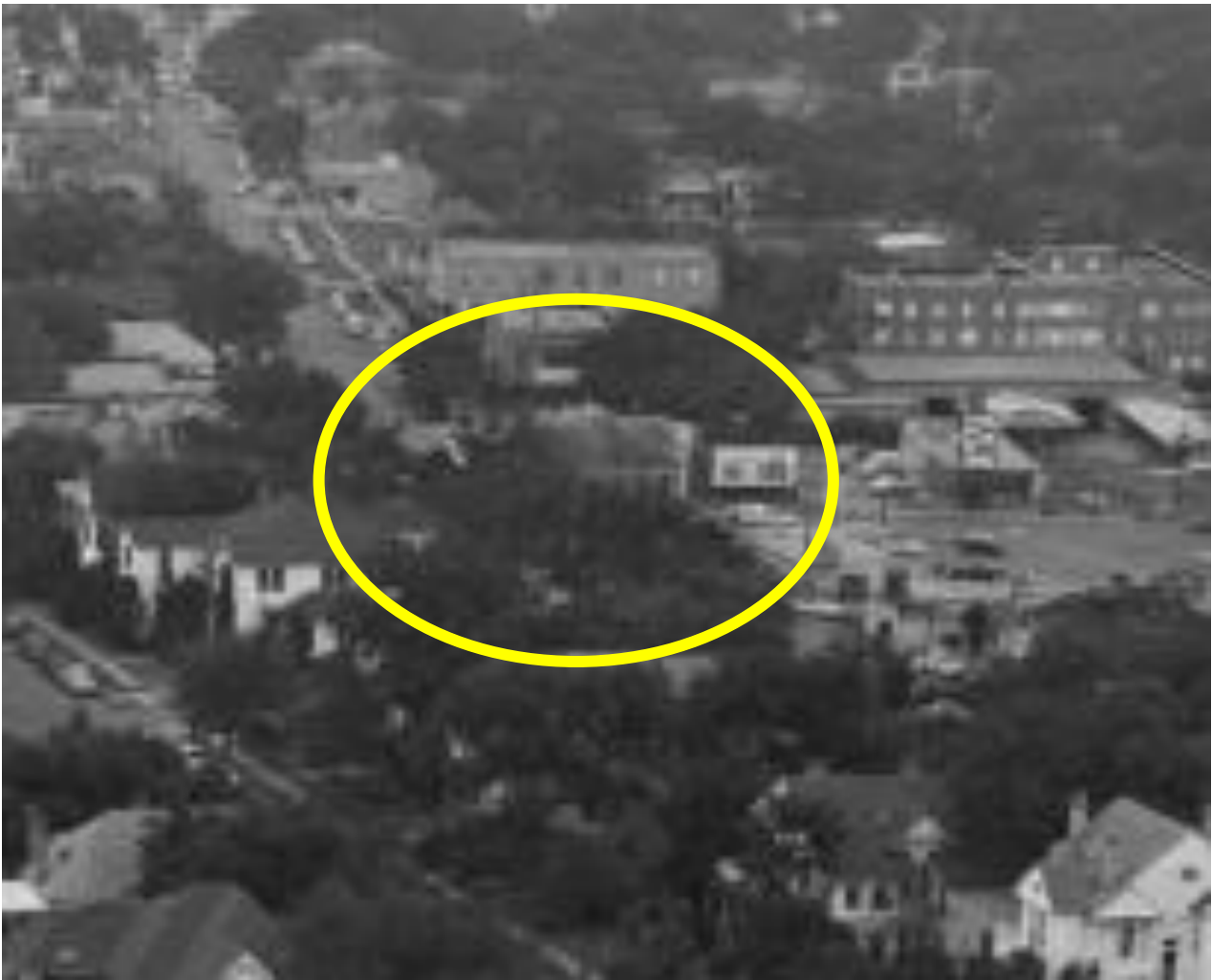
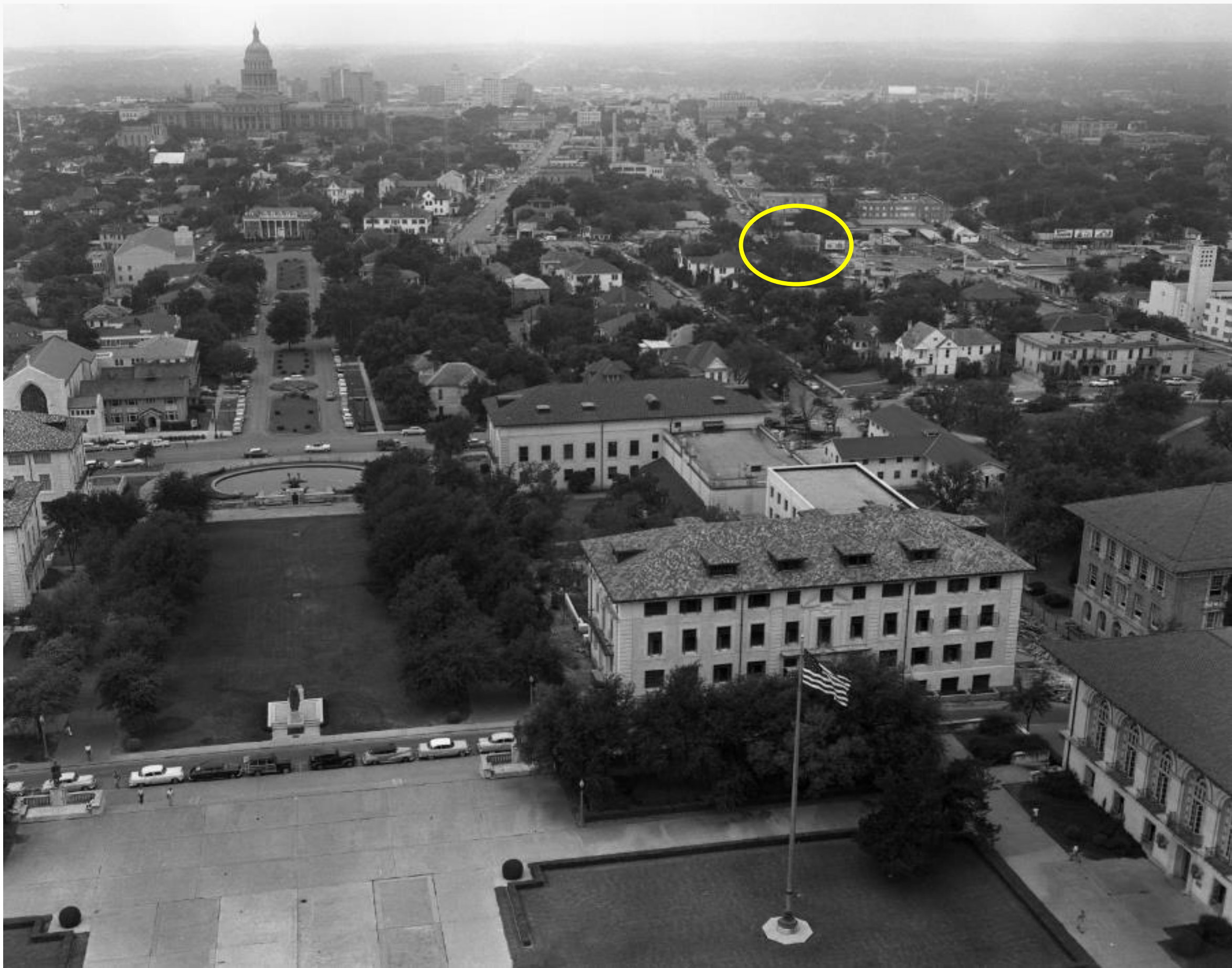


Guadalupe Street – Looking South




West Portion of Property – Looking North

Historic Aerial Imagery – 1955 From UT Tower



Building Alterations

1984 – 3rd Floor Addition



City of Austin

BUILDING PERMIT

PERMIT NO : 1985-001395 BP

Type: COMMERCIAL

Status : Final

1800 GUADALUPE ST

Issue Date : 05/07/1985

Expiry Date : 10/02/1985

LEGAL DESCRIPTION:

SITE APPROVAL:

ZONING:

E 88.6' OF S160' OF OLT 34 DIVISION E

PROPOSED OCCUPANCY:

WORK PERMITTED:

Addition

ISSUED BY:

Adding 3rd Floor Onto Existing Building

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT	GROUPS	FLOORS	UNITS	# OF PKG SPACES
	Total Job Valuation : \$100,000.00		437		1	1	

TOTAL BLDG COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE

Contact	Phone	Contact	Phone

Fee Description	Fee Amount	Paid Date	Fee Description	Fee Amount	Paid Date
Building Permit Fee	\$174.00	05/07/1985	Electrical Permit Fee	\$67.00	06/18/1985
Mechanical Permit Fee	\$39.00	06/12/1985	Plumbing Permit Fee	\$59.00	05/28/1985
Total Fees:	\$339.00				

Construction documents approved by the building official are approved with the intent that such construction documents comply in all respects with City technical codes. The review of construction documents is not exhaustive of all code requirements. The issuance or approval of plans and specifications or other construction documents is not an approval of any violation of the technical codes or of any other ordinance of the jurisdiction. The issuance of an approval based on plans, specifications and other data shall not prevent the building official from requiring the correction of errors in the plans, specifications or other data.

The City of Austin has not conducted a plan review of the mechanical, electrical or plumbing on this plan set. Be advised that all work performed on this project must be as per applicable trade code.

Inspection requirements			
Building Inspection	Electric Inspection	Fire Inspection	Mechanical Inspection
Plumbing Inspection			

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.


The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Page 1 of 3

Prior To Construction. A #100 Pre-Const Must Be Scheduled. Call (512) 974-9405

Printed : 10/14/2022 10:22 am

1985 – Exterior and Interior Remodel



City of Austin

BUILDING PERMIT

PERMIT NO : 1984-003230 BP

Type: COMMERCIAL

Status : Expired

1800 GUADALUPE ST

Issue Date : 09/26/1984

Expiry Date : 01/04/1986

LEGAL DESCRIPTION:

SITE APPROVAL:

ZONING:

E 88.6' OF S160' OF OLT 34 DIVISION E

PROPOSED OCCUPANCY:

WORK PERMITTED:

Remodel

ISSUED BY:

Remodel Int And Ext Of Exist Comm Bldg

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT	GROUPS	FLOORS	UNITS	# OF PKG SPACES
	Total Job Valuation : \$5,000.00		1000		2	1	

TOTAL BLDG COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE

Contact	Phone	Contact	Phone

Fee Description	Fee Amount	Paid Date	Fee Description	Fee Amount	Paid Date
Building Permit Fee	\$46.00	09/26/1984	Plumbing Permit Fee	\$15.00	10/01/1984
Total Fees:	\$61.00				

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The City of Austin has not conducted a plan review of the mechanical, electrical or plumbing on this plan set. Be advised that all work performed on this project must be as per applicable trade code.

Inspection requirements		
Building Inspection	Fire Inspection	Plumbing Inspection

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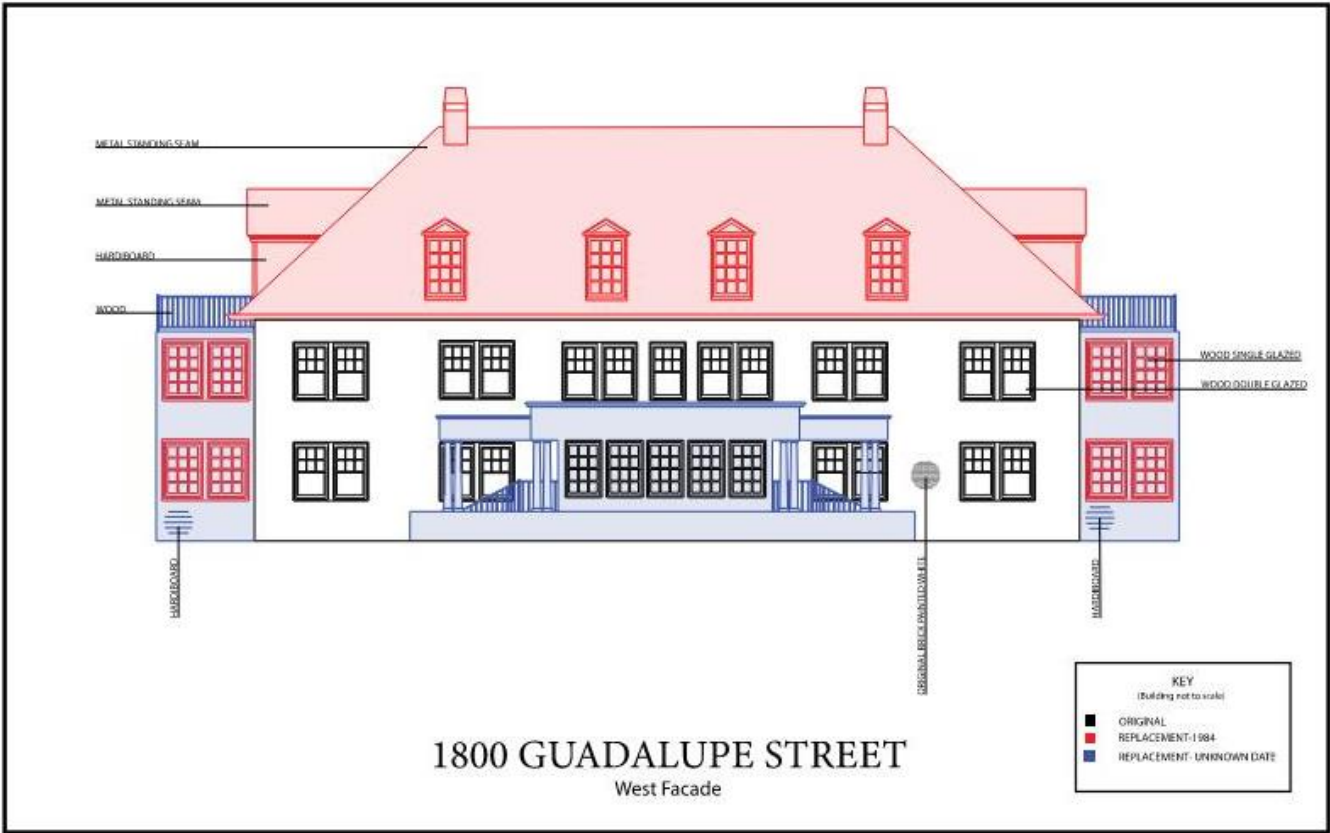
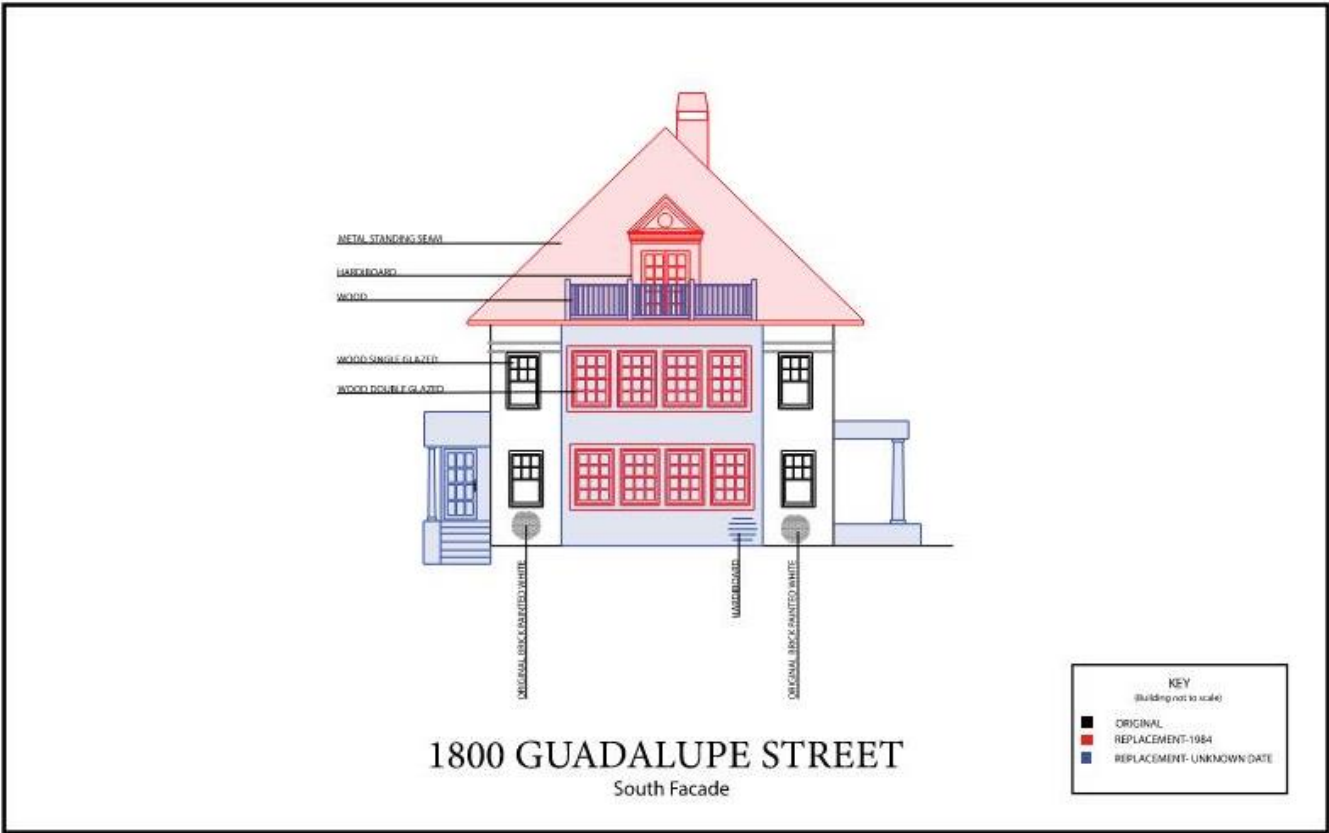
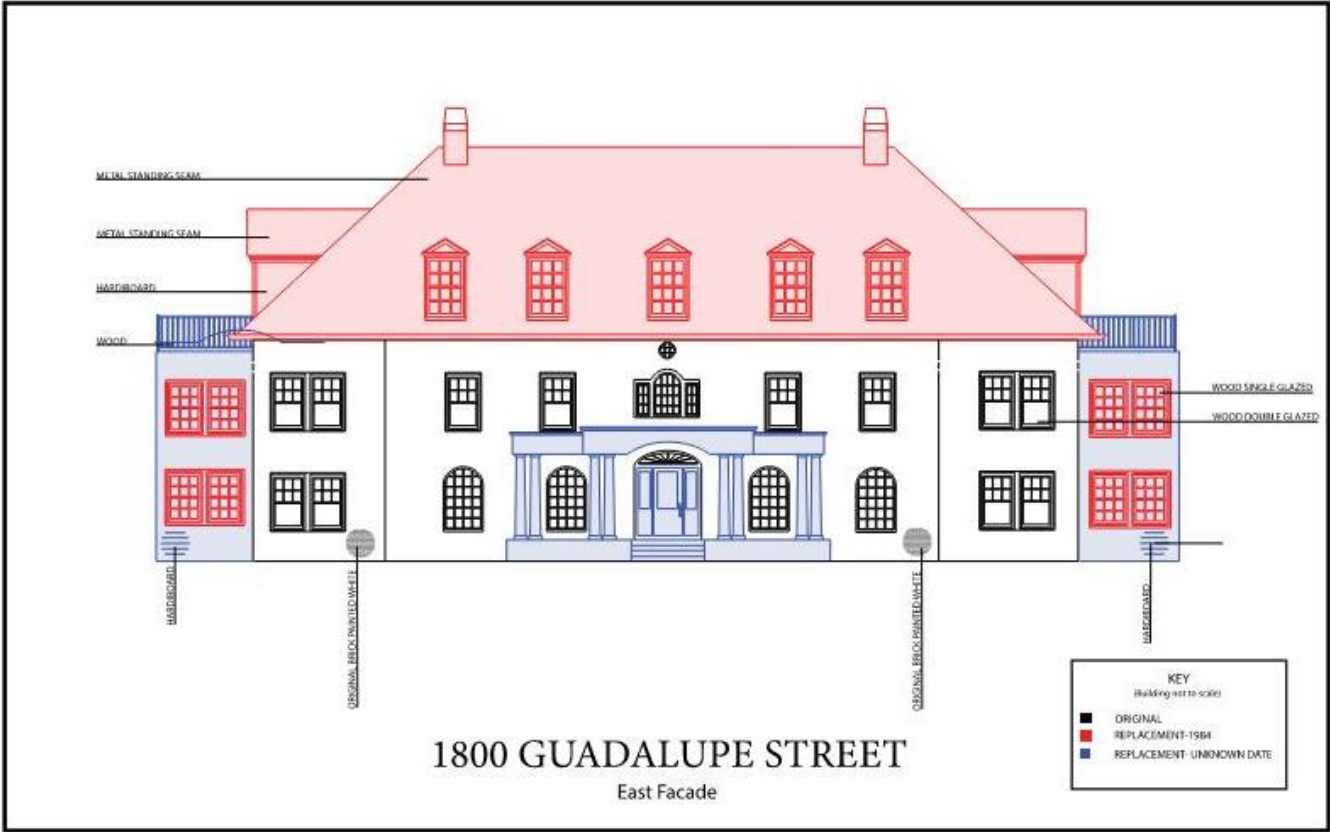
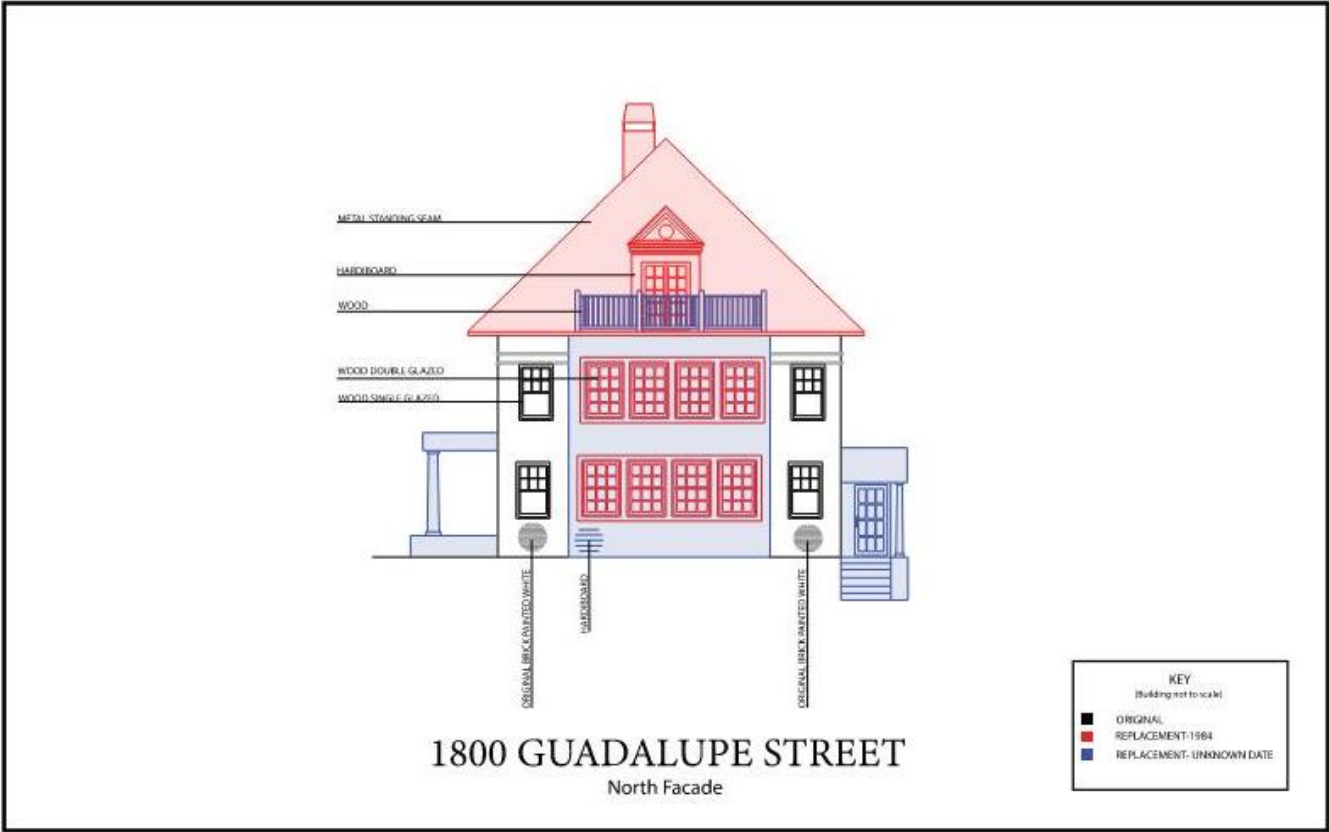
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Building Alterations



Summary

- The structure at 1800 Guadalupe Street has undergone numerous alterations and renovations since it was built
- Over half (approximately 60%) of the windows are not original
 - 32/82 of current windows are original
- The 3rd floor and roof are not original, and were built in the 1980s
- Building extension materials not original
 - Originally wood, today is hardiboard
- Structure no longer retains any historic context
- Front and rear (east and west) porches are not original

Request

We respectfully request your approval for a demolition permit for the structure located at 1800 Guadalupe Street.

