

1800 Guadalupe Street

Historic Landmark Commission – Item 17

December 14, 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

Designation Criteria: LDC §25-2-352(A):

The council may designate a structure or site as a historic landmark (H) combining district if:

1. The property is at least 50 years old and represents a period of significance of at least 50 years ago, unless the property is of exceptional importance as defined by National Register Bulletin 22, National Park Service (1996);
2. The property retains 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. The property
 - a. Is individually listed in the National Register of Historic Places; or is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark; or
 - b. demonstrates significance in **at least two of the following categories**:
 - i. Architecture
 - ii. Historical Associations
 - iii. Archeology
 - iv. Community Value
 - v. Landscape Feature

Designation Criteria: Point-By-Point

- Age – Over 50 Years Old.
 - Staff Report: The building is more than 50 years old.
 - **Our Research: We agree that the original structure is more than 50 years old.**

Designation Criteria: Point-By-Point

- Structure Appears to Retain High Integrity.
 - Staff Report: The structure appears to retain high integrity.
 - **Our Research: We respectfully disagree – the exterior façade on all four sides of the structure has been altered significantly in numerous ways since it was originally constructed in 1923.**

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

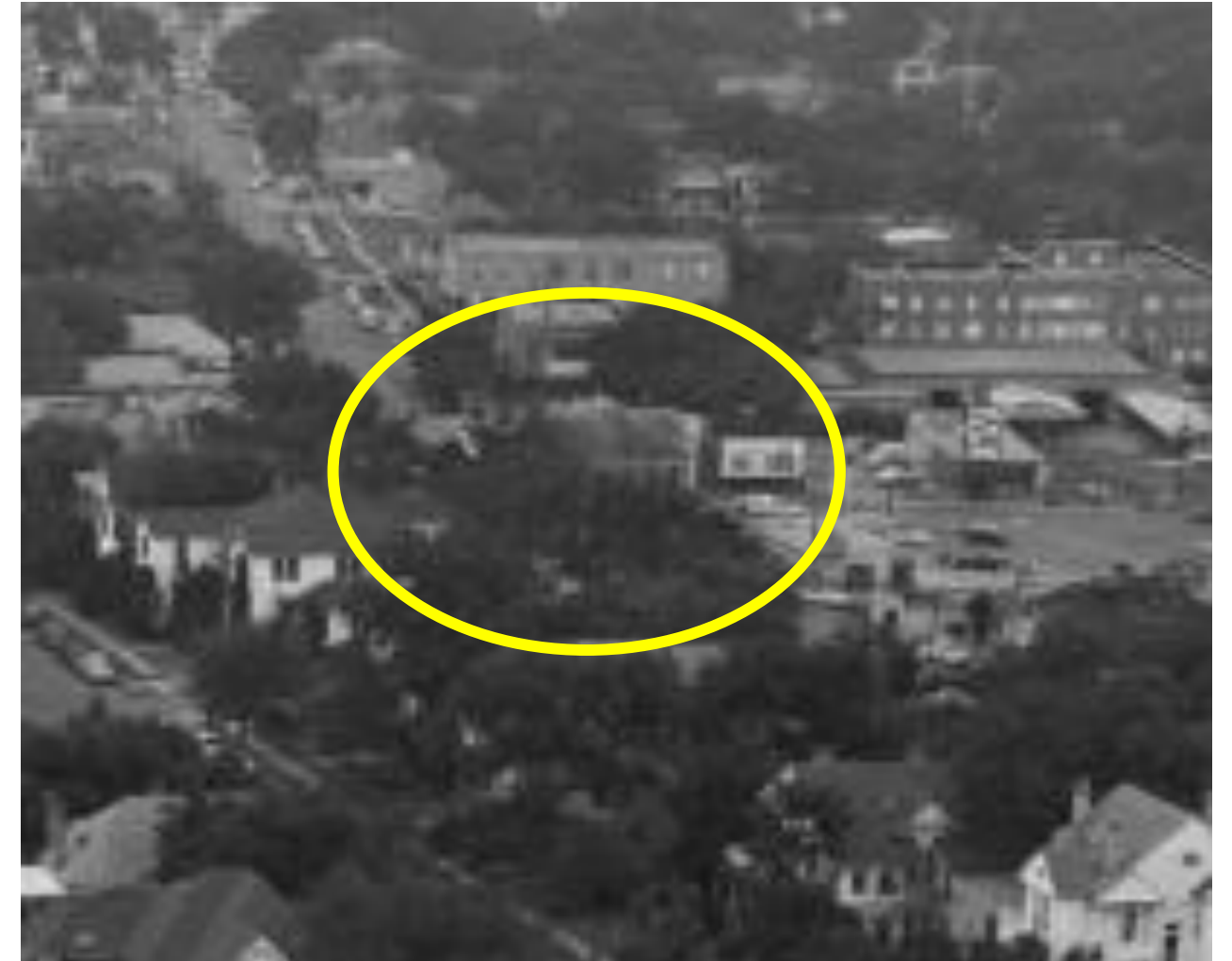
Structure – Current Context



Structure – Current Context




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.

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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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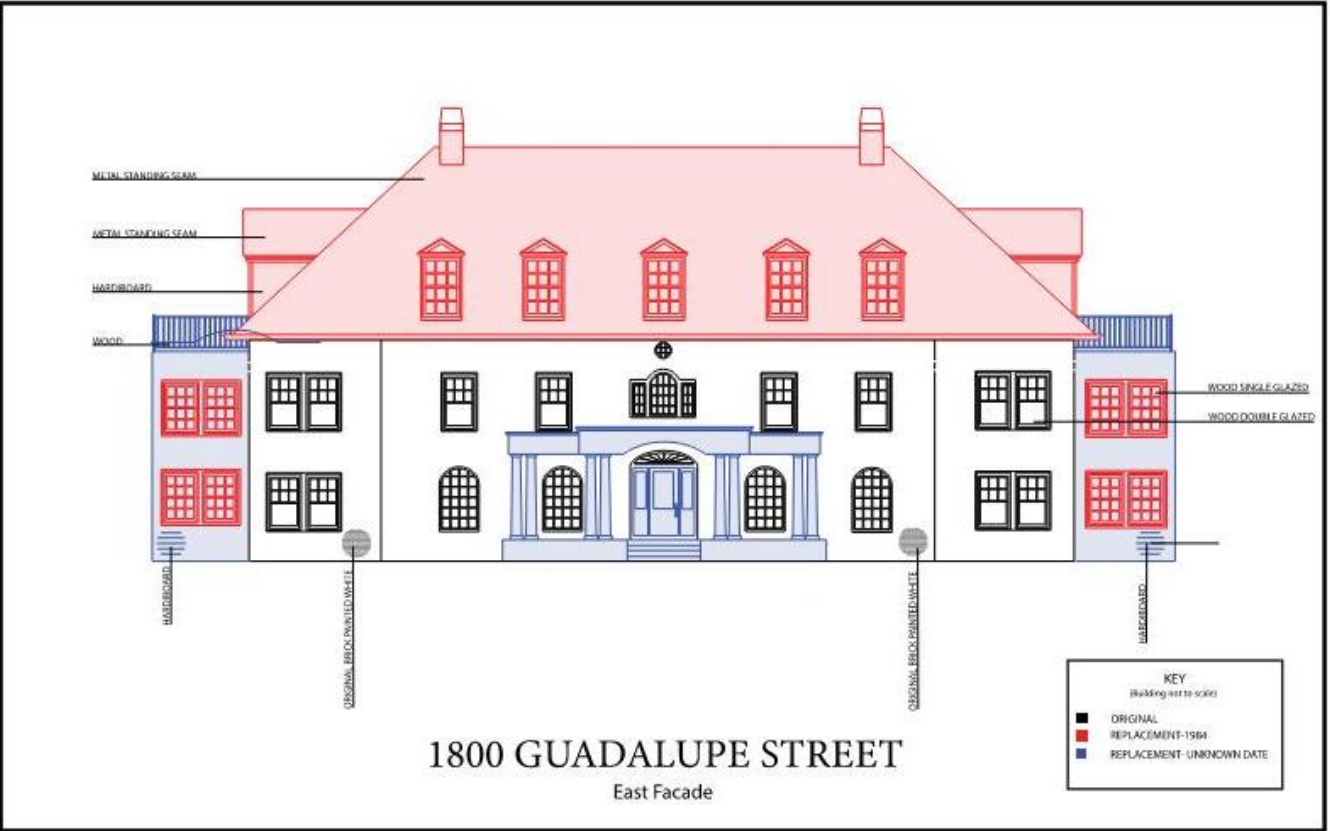
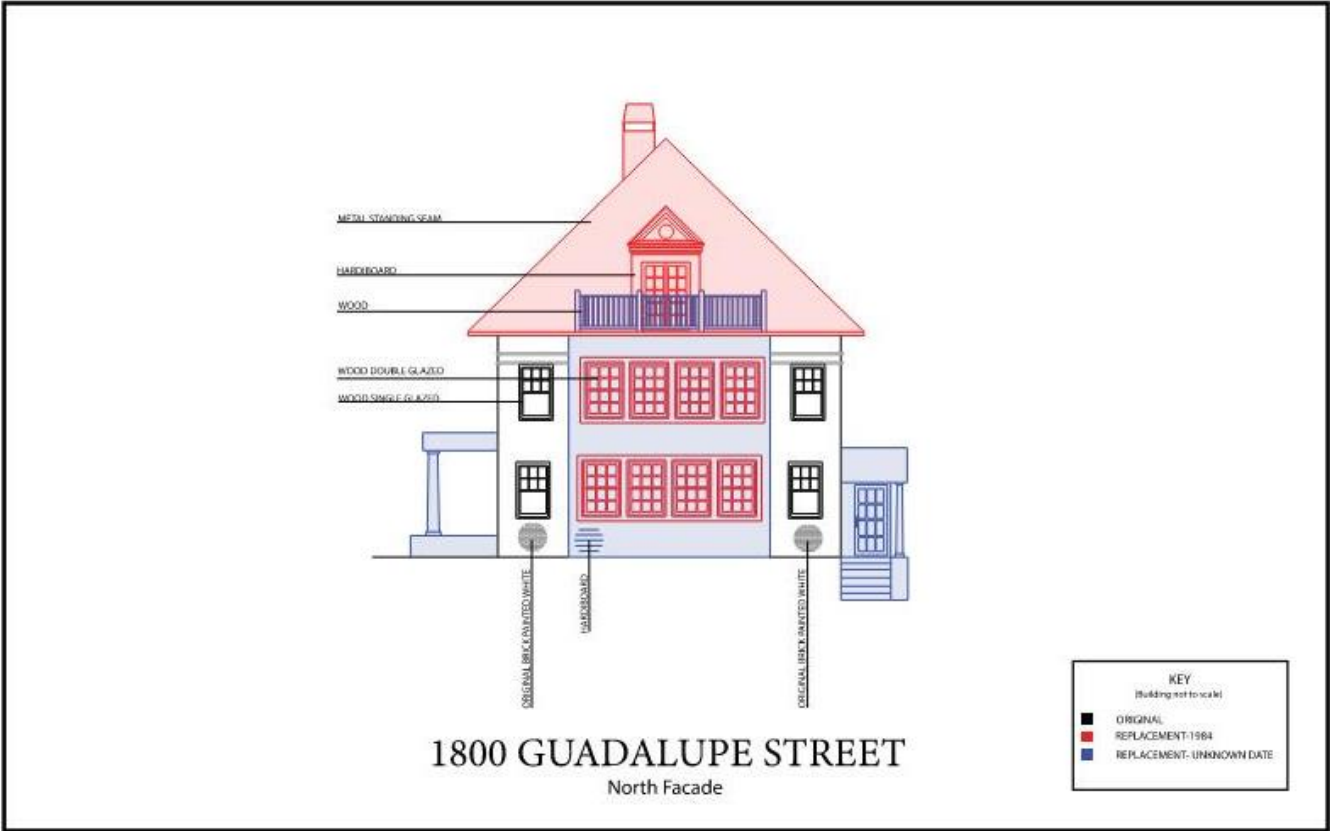
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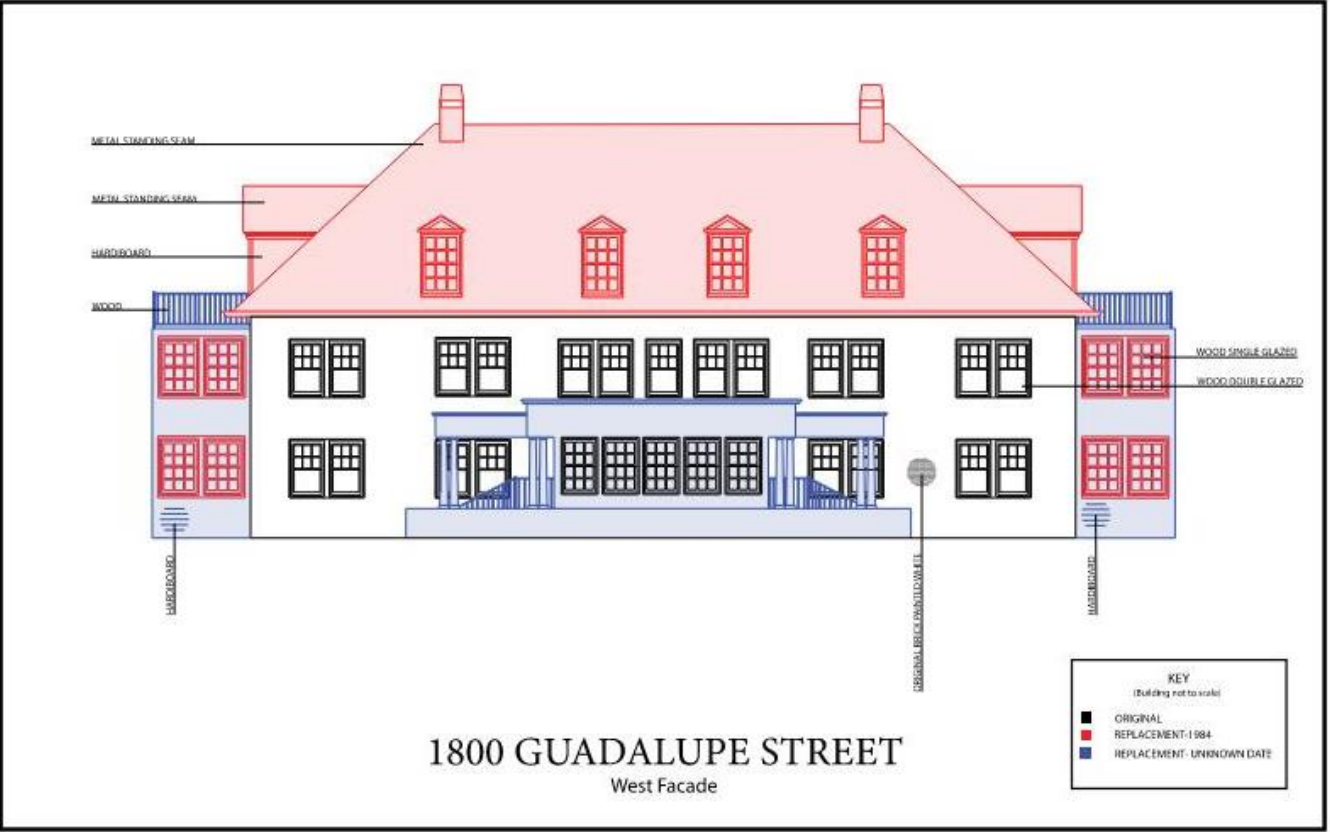
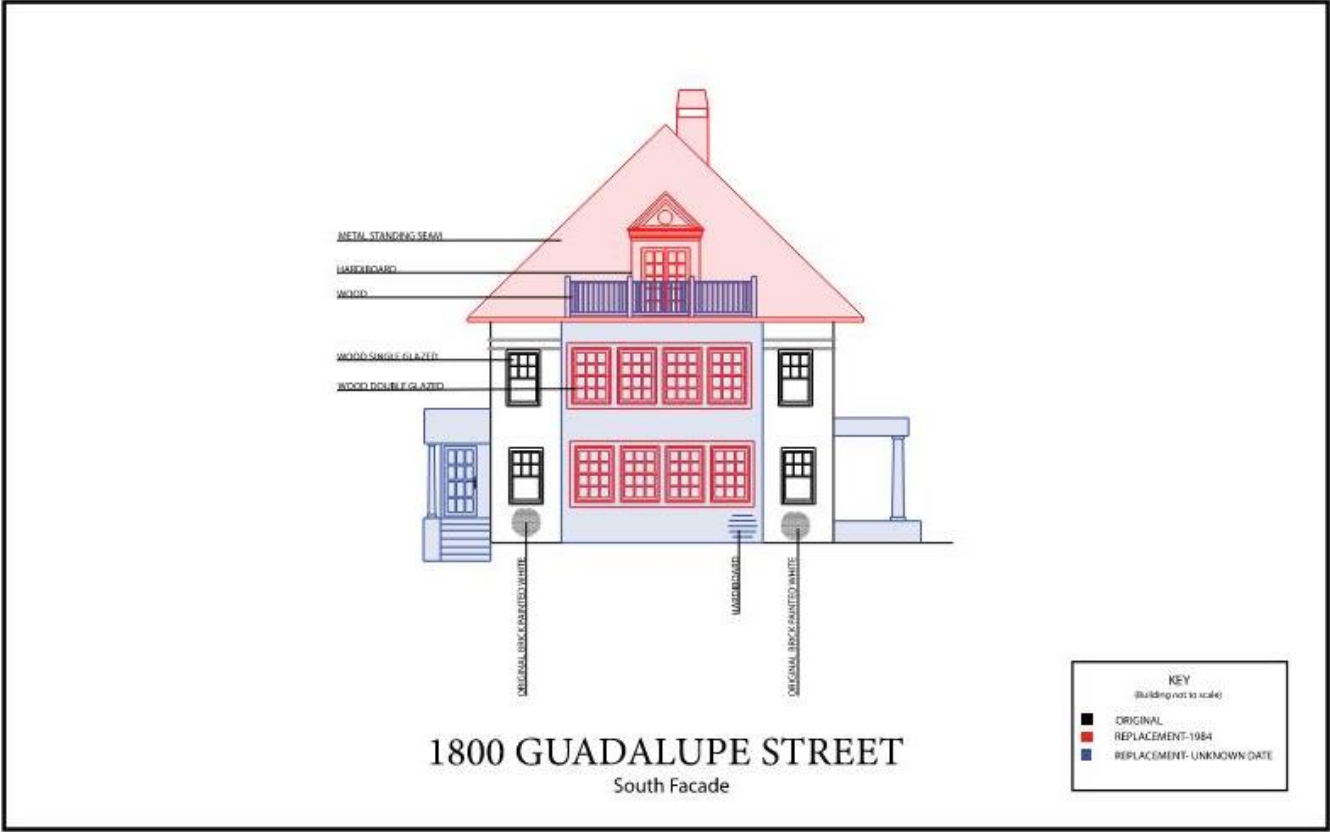
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Building Alterations



Alterations Key:
Red = Replacement (1984)
Blue = Replacement (Unknown date)
Black= Original



Architectural Review Committee Recommendation

- The structure was presented to the Architectural Review Committee on November 16, 2022.
- Committee members concluded that the structure has been altered extensively over time and no longer displays historic significance.
- Structure to be recommended for consent demolition at the full HLC meeting.

Designation Criteria: Point-By-Point

- Architecture.
 - Staff Report: The building is a good example of Colonial Revival-Federalist Style architecture.
 - **Our Research: The building is a 1984 replica building of Colonial Revival-Federalist Style architecture with a few Federalist-style features.**

Colonial Revival-Federalist Style Architecture

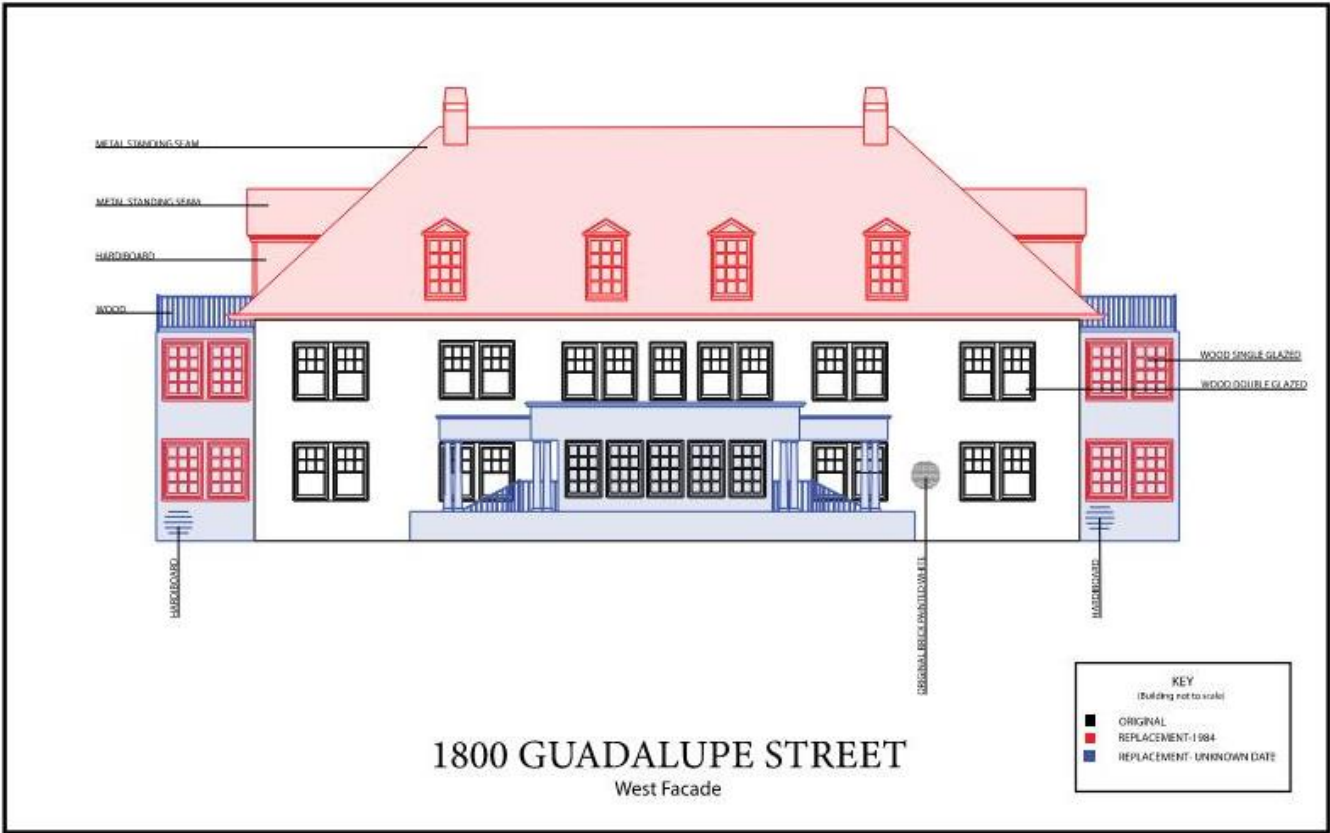
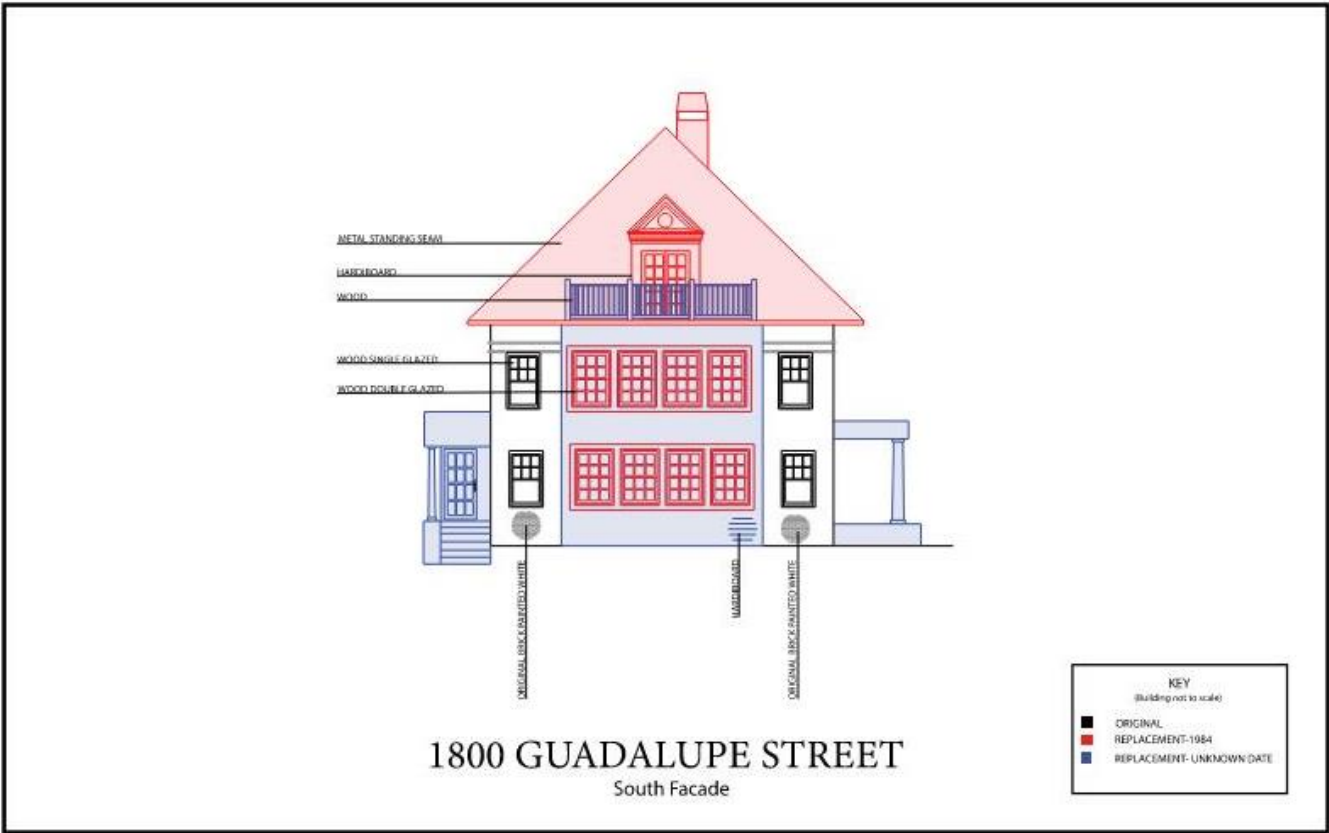
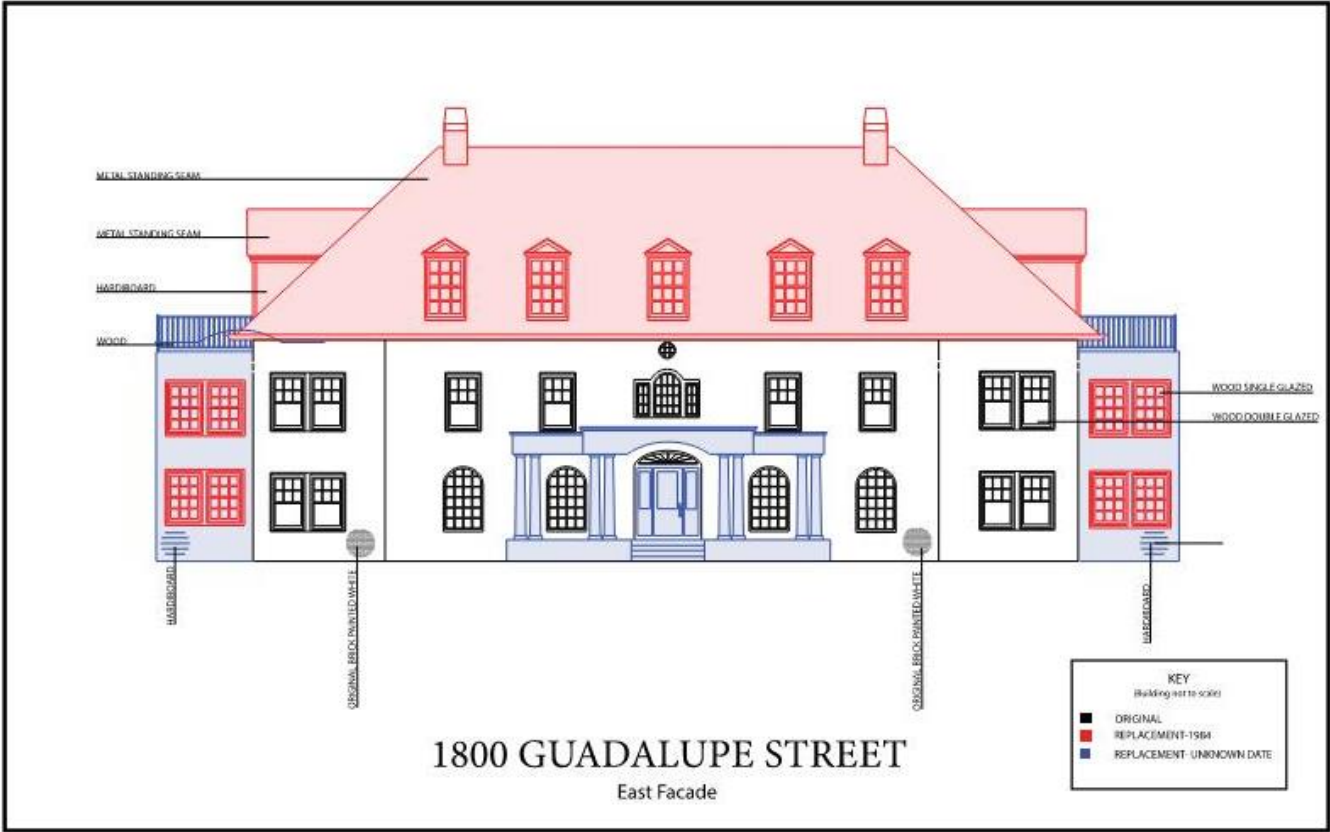
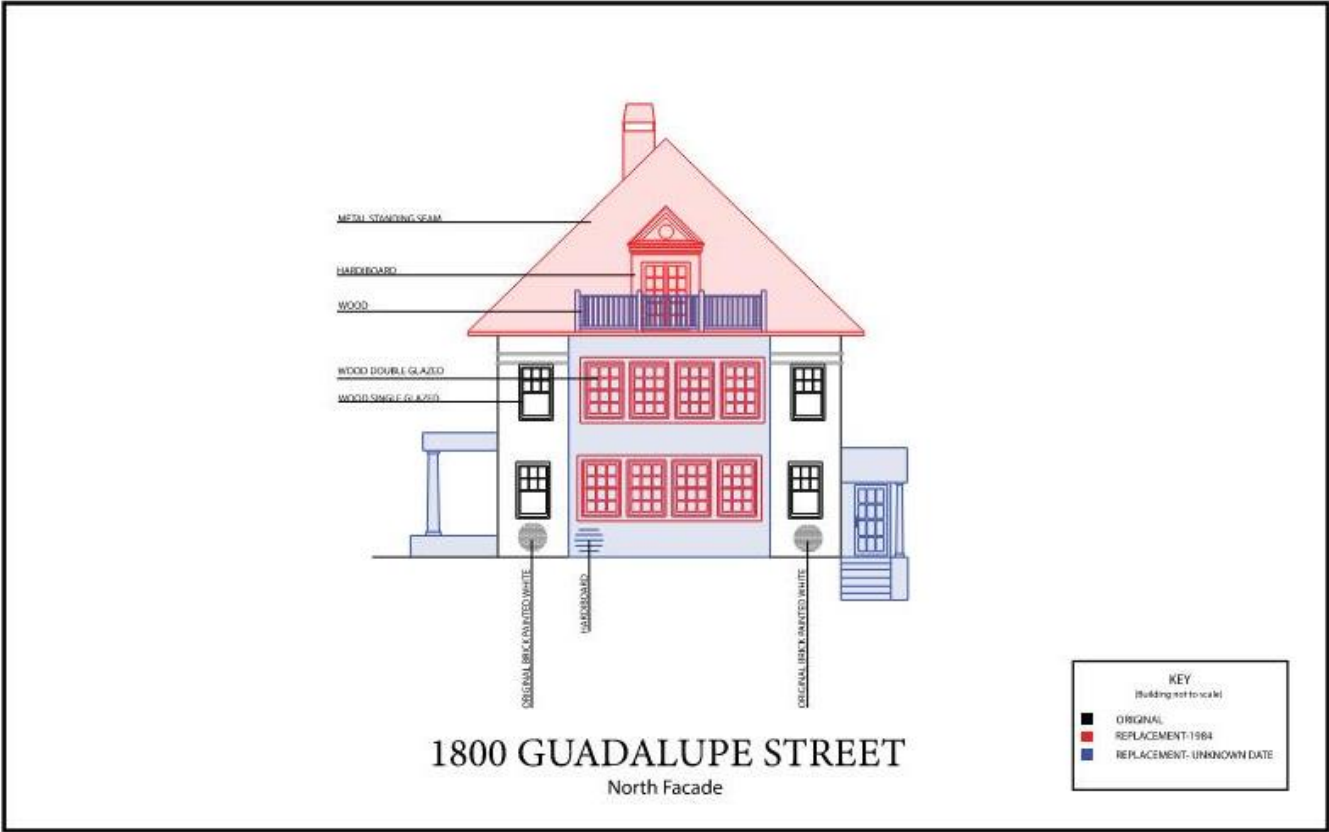
Examples:



1800 Guadalupe Architecture



Architectural Alterations



Designation Criteria: Point-By-Point

- Historic association
 - Staff Report: The property has a significant association with the Carman family.
 - **Our Research: We do not disagree with the association of the Carman sisters with the property. Other than the development of the structure on this property, who are they and what is their contribution to the City of Austin?**

Designation Criteria: Point-By-Point

- Archaeology
 - Staff Report: The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - **Our Research: We did not evaluate the property for archeological significance.**

Designation Criteria: Point-By-Point

- Community value
 - Staff Report: The property is unique because it was built by two sisters in a male-dominated industry during a time when women had not achieved the same real estate rights as men. The property also contributes to the 1920s urbanization of Austin.
 - **Our Research: Single women's rights were not new in Texas. Property ownership for women dates back to 1848 in Central Texas. We have not found any proof this is a unique example. The Carman sisters never married and therefore had rights to property ownership that existed in Texas since 1800s – in fact, at the time of the construction of the structure at 1800 Guadalupe, there had been records dating back over 70 years of women's ability to own and develop property in Central Texas.**

Designation Criteria: Point-By-Point

- Landscape feature.
 - Staff Report: The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the City.
 - **Our Research: We agree with staff's assessment on this item.**

Designation Criteria: LDC §25-2-352(A):

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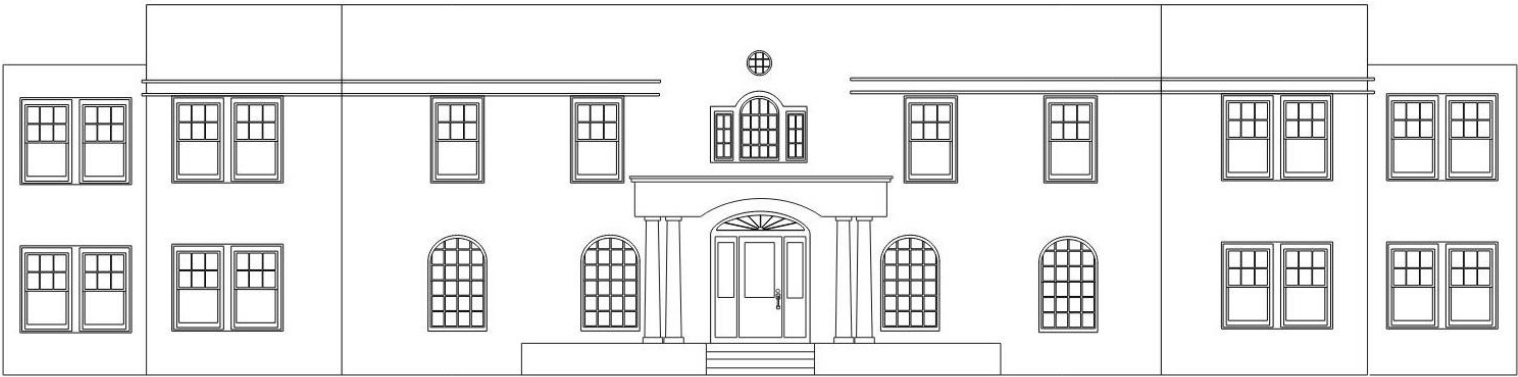
Summary

- Structure recommended for consent demolition by ARC on 11/16/2022
- The property does not meet City of Austin historic designation criteria
 - It does not meet the 2 gatekeeper requirements
 - It does not meet 2 of the additional criteria
- Architecturally the structure is not historic. It 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)
 - Front and rear (east and west) porches are largely additions
- Association with Carman family is not significant to the City of Austin
- Property ownership by single women was not a new concept in 1923; had been legal in Texas since 1848.

Request

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

Original Structure (1923) vs. Current Structure (1984)



1800 GUADALUPE STREET
East Facade
Interpretation of Original 1923 Construction



Local Texas Women in Real Estate Development History

- | | |
|-------|--|
| 1860 | Salomé Ballí Young owns \$100,000 in real property, one of Texas' wealthiest citizens |
| 1871 | Lizzie Johnson, a Hays County teacher, is listed as one of the most successful real estate investors/cattle dealers in Texas |
| 1890s | Brownsville women listed as owning property worth more than \$5,000 |
| 1908 | Christine Cash of Camp County develops major physical plant |
| 1923 | Carman sisters build original flat-roofed, two-story apartment building at 1800 Guadalupe Street |