

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
DECEMBER 14, 2022
GF-2022-138179
1800 GUADALUPE STREET

PROPOSAL

Demolish a ca. 1923 apartment building and detached garage.

ARCHITECTURE

Three-story Colonial Revival-Federalist Style building composed of painted brick on the central portion of the building, wood siding on the side additions, and stucco on the front and rear porch overhangs. Hip-gabled metal seam roof with two chimneys, five dormers on the front of the building, four dormers on the rear, and a single dormer on each side of the building above small rooftop decks. 6:6 wood windows throughout except for 4, 12:12 windows on the front of the building, and a classic Palladian window with a simple masonry arch over the main entry with fanlight and sidelight.

RESEARCH

The building located at 1800 Guadalupe St was constructed as an apartment building sometime around 1923. The apartments were referred to as the Carmen Apartments from 1924-1959, per city directory research. Sisters Alice and Eunice Carman, daughters of Robert Clarke and Alice Carman, built the apartments for an estimated \$18,000, according to a 1923 article. Alice Carman lived in and owned the building from 1952 until her death in 1962. It is remarkable that the property was built by two women in 1923. It was just shortly earlier in 1900 that every state had passed legislation granting *married* women the right to keep their own wages and to own property in their own name. The legal right of women to own and manage property is equal to men today, but full financial autonomy for women didn't come about until late in the 20th century. It wasn't until the mid-1970s that a woman could access a line of credit independently without a man to cosign her application. Ten years later, the courts ruled that a husband doesn't have the right to unilaterally take out a second mortgage on property held jointly with his wife. Despite legal protections for property rights, women still struggle against a real estate gender gap. Research points out that women spend an average of two percent more than men to purchase a home and get two percent less return on their investment when reselling, a significant obstacle to economic parity that has yet to be overcome, and such inequalities may help explain part of the overall gender gap in wealth accumulation.¹ Despite such inequalities, the Carman sisters built 1800 Guadalupe just 3 years after the 19th amendment was ratified.

PROPERTY EVALUATION

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building does not appear to retain integrity, as impactful changes, including additions, were made to the property past the period of significance.
- 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 the Colonial Revival-Federalist Style architecture; however, it does not retain sufficient integrity.
 - b. Historical association. The property has a significant association with the Carman family
 - 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 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.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

¹ [Single Women Get Lower Returns from Housing Investments | Yale Insights](#), 2/25/2020

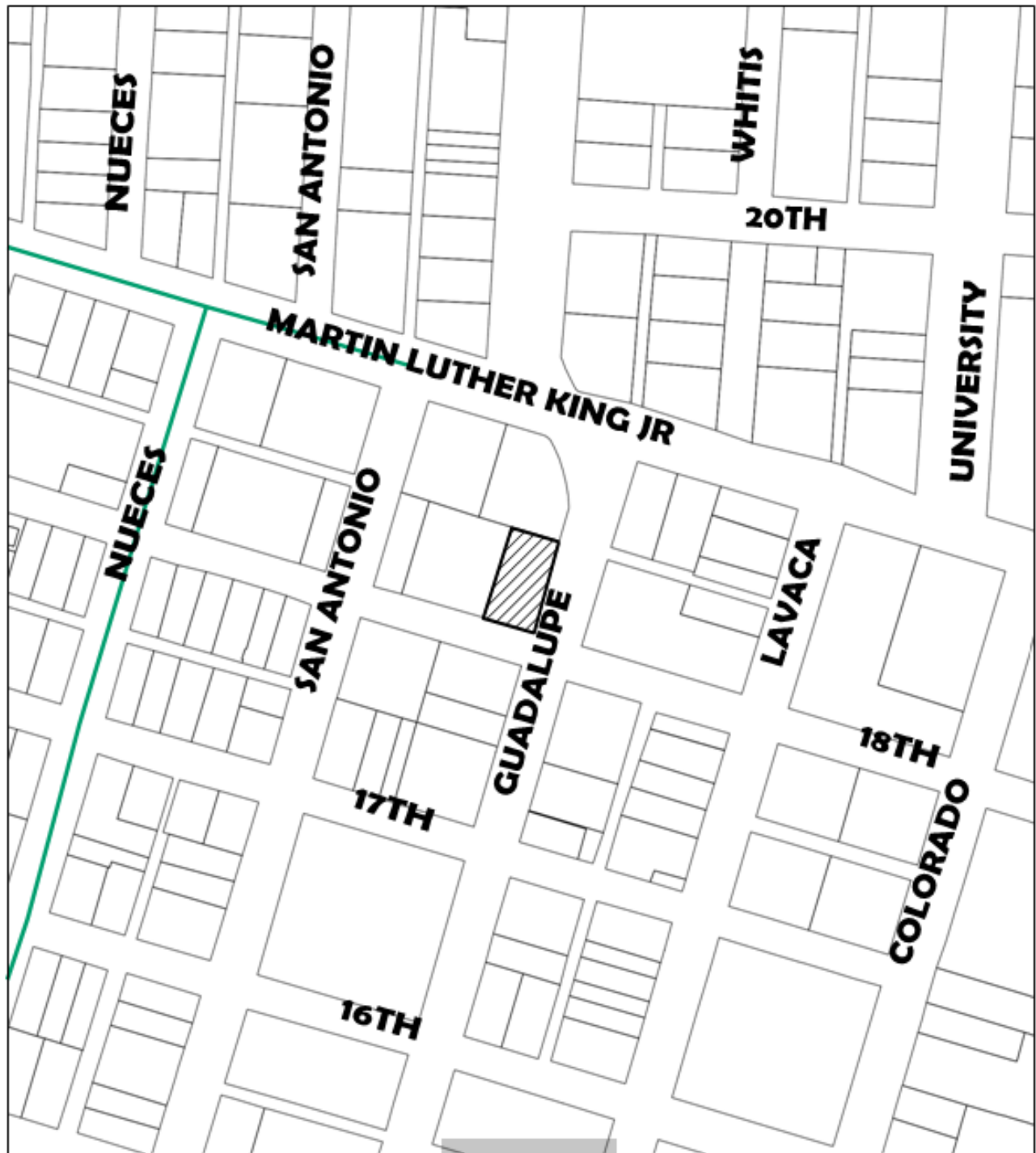
COMMITTEE FEEDBACK

The applicant provided information on the building's integrity to the Committee.

STAFF RECOMMENDATION

Approve the application for demolition upon completion of a City of Austin Documentation Package.

LOCATION MAP



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SUBJECT TRACT

NOTIFICATIONS



PENDING CASE



ZONING BOUNDARY

CASE#: GF 22-138179
LOCATION: 1800 GUADALUPE STREET

1" = 208'



PROPERTY INFORMATION

Photos



Google Street View, 2022

Occupancy History

City Directory Research, October 2022

- | | |
|------|--|
| 1959 | <p>Carman Apartments</p> <ol style="list-style-type: none"> 1. Vacant 2. Jewell Flyd 3. Eunice Carman 4. Alice V. Carman, owner |
| 1955 | <p>Carman Apartments</p> <ol style="list-style-type: none"> 1. Inez Clift 2. Jewell Floyd 3. Eunice Carman 4. Alice V. Carman, owner |
| 1952 | <p>Carman Apartments</p> <ol style="list-style-type: none"> 1. Ophelia Beavers 2. Mary L. Clift 3. Eunice Carman 4. Alice V. Carman, owner |
| 1947 | <p>Carman Apartments</p> <ol style="list-style-type: none"> 1. Nora Bluman 2. Anthony Ackerman 3. Vacant 4. Joseph E. Morrissey |

1944	Carman Apartments <ol style="list-style-type: none"> 1. Ernest V. Manning 2. Anthony Ackerman 3. Frank Wilson 4. Dorothy Graeter
1941	Carman Apartments <ol style="list-style-type: none"> 1. Mary E. Storm 2. Pearl F. Haigler 3. Vacant 4. William B. Cross
1937	Carman Apartments <ol style="list-style-type: none"> 1. Mary E. Storm 2. P. F. Haigler 3. Vacant 4. W. B. Cross
1932	*Address likely addressed as 1802 Guadalupe* Carman Apartments <ol style="list-style-type: none"> 1. M. E. Storm 2. A. E. Cullum 3. Vacant 4. W. B. Cross
1930	*Address likely addressed as 1802 Guadalupe* Carman Apartments <ol style="list-style-type: none"> 1. J. O. Woodward 2. A. E. Cullum 3. M. F. Cunningham 4. W. B. Cross
1929	Carman Apartments <ol style="list-style-type: none"> 1. Vacant 2. Vacant 3. W. B. Cross 4. Edna Brown
1927	*Address listed as 300 W 19 th Street* Carman Apartments <ol style="list-style-type: none"> 1. M. H. Boerner 2. Vacant 3. J. L. Arlitt 4. Vacant
1924	*Address listed as 300 W 19 th Street* Apartments <ol style="list-style-type: none"> 1. Morris Boerner 2. W. G. Stirling 3. J. L. Arlitt 4. Mrs. Jones
1920	Address not listed

Permits

No permits found

Historical information

Ex-Teacher Alice Carman Dies at 79

Miss Alice Carman, 79-year-old retired English teacher who was known to generations of Austin High School students, died at her home at 1800 Guadalupe early Wednesday.

A teacher for 48 years, Miss Carman met her first class in Austin at Pease Elementary School in 1908. One year later she transferred to Austin High—and never left until her retirement in 1953.

Miss Carman, who held both the BA and MA Degrees from The
(See DEATH, Page 11)

DEATH

(Continued from Page One)

University of Texas, taught in the Harris County schools three years before coming to Austin.

The longtime teacher was found dead at her home at 8 a.m. Wednesday. Her sister, Miss Eunice Carman who lives nearby, tried to reach her by telephone. When Alice Carman didn't answer, Eunice called the police and asked them to check on her.

The door was locked and police had to break the lock to enter.

Lieutenant Merle Wells said Alice apparently was preparing for a bath when she suffered a heart attack. Wells said she fell and struck her head on a bathroom fixture. The police officer said her doctor will sign a death certificate listing death by natural causes.

Miss Carman was a member of All Saint's Episcopal Church.

She is survived by two sisters, Miss Eunice Carman of Austin, and Mrs. Robbie C. Whitehurst of Dallas and a nephew, Leo Whitehurst of Dallas.

Arrangements are pending at Cook Funeral Home.

Ex-Teacher Alice Carman Dies at 79. The Austin American (1921-1973); 25 Jul 1962: 1.

MANY BIG BUILDING PROJECTS ADD ZEST TO AUSTIN'S BOOM

Marked Activity in Evidence
Along Residence Construc-
tion Lines at Present.

Twenty building projects representing an investment of \$143,400 are in progress in Austin at the present time, according to a list obtained Saturday through the courtesy of the Brydson Lumber Company. This list does not include all of the building projects under way in Austin, however, but is given by the Brydson Company as evidence of the fact that Austin is on building boom of no small proportions.

The building projects in the list obtained Saturday are as follows:

Mrs. T. R. McKeever, two story stone residence, in Enfield, \$10,000.

Jay McSween, six room frame residence on Baylor Street, \$5000.

Mrs. Harry Halden, five room residence at 109 East Nineteenth Street, \$3600.

Robert J. Hammond, five room residence, Hyde Park, \$3600.

J. A. Stripling, five room residence, 707 West Twenty-five Street, \$3700.

Mrs. Isabel Sutor, remodeling residence, 1803 West Sixth, \$1000.

T. H. Williams & Co., remodeling store at Fifth and Congress, \$15,000.

G. C. Wilson, five room residence at 105 East Thirty-first Street, \$3000.

Miss Lucile Spann, 107 East Thirty-first Street, five room residence, \$3000.

Miss N. Dover, remodeling residence, 602 West Eighth Street, \$500.

R. L. Burdette, five room residence, Sunset Heights, \$3500.

G. A. Kamrath, three story apartment, 1410 Congress, \$23,000.

Misses Alice and Eunice Carman, two story apartment, at 1800 Guadalupe Street, \$18,000.

Tom B. Walling, brick garage building, East Fifth Street, \$15,000.

Chas. J. Sharborough, remodeling residence, at 900 East Twenty-third Street, \$1000.

Robert B. Gragg, remodeling residence, at 2400 Oldham Street, \$1500.

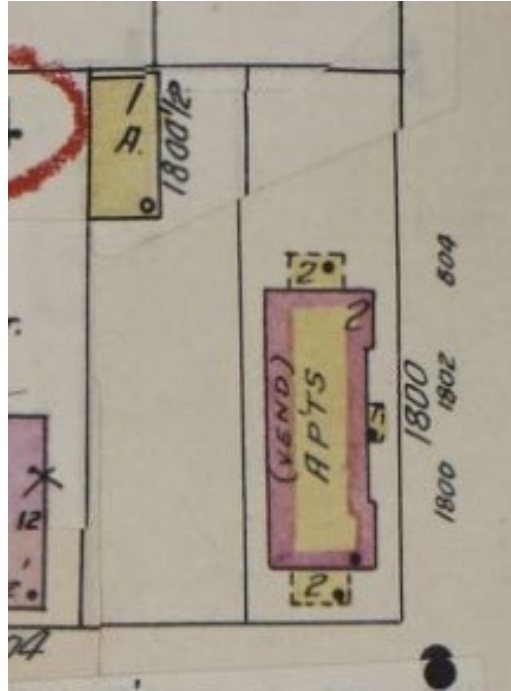
S. J. Clark, residence in Travis Heights, \$3000.

Jake Petmecky, residence in Ridgeway, \$2500.

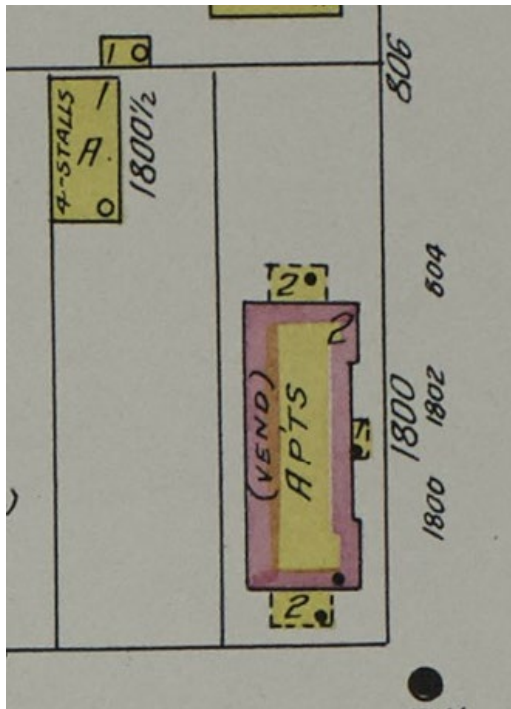
K. C. Miller, cottage on Lafayette Avenue, \$2500.

Kurt Schmoder, two story brick veneer residence, on Baylor Street, \$25,000.

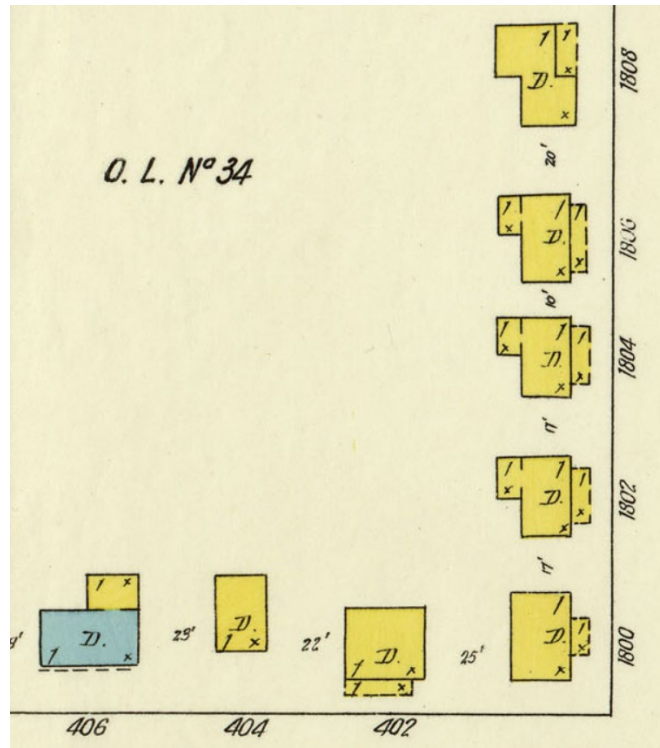
Sanborn maps



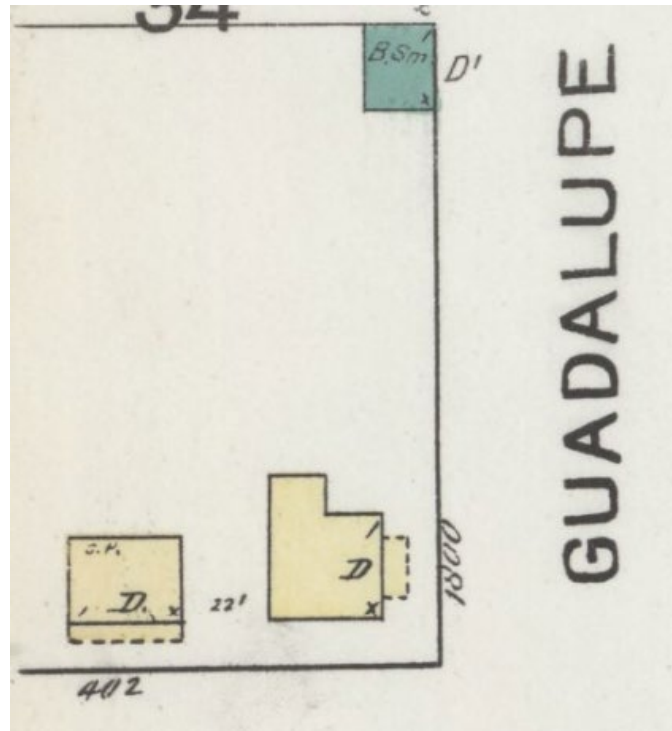
Sanborn map, 1962



Sanborn map, 1935



Sanborn map, 1900



Sanborn map, 1894