

1101 Garner Avenue

ITEM NO. 20 –
NOVEMBER 1, 2023 HLC

Background

Current Owner acquired property in December 2021

- Only 5 days of due diligence period
- Inspection obtained indicated home was built in 1974

Inspection revealed significant work required on roof, foundation, plumbing, and electrical systems

Significant time and money invested to make the house habitable, but not sustainable without major renovation

Additional problems and items for renovation identified by tenant and not revealed in inspections

Estimate that up to \$1,000,000 required for renovation to market standards

Demolition and redevelopment sought as a more feasible alternative

components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

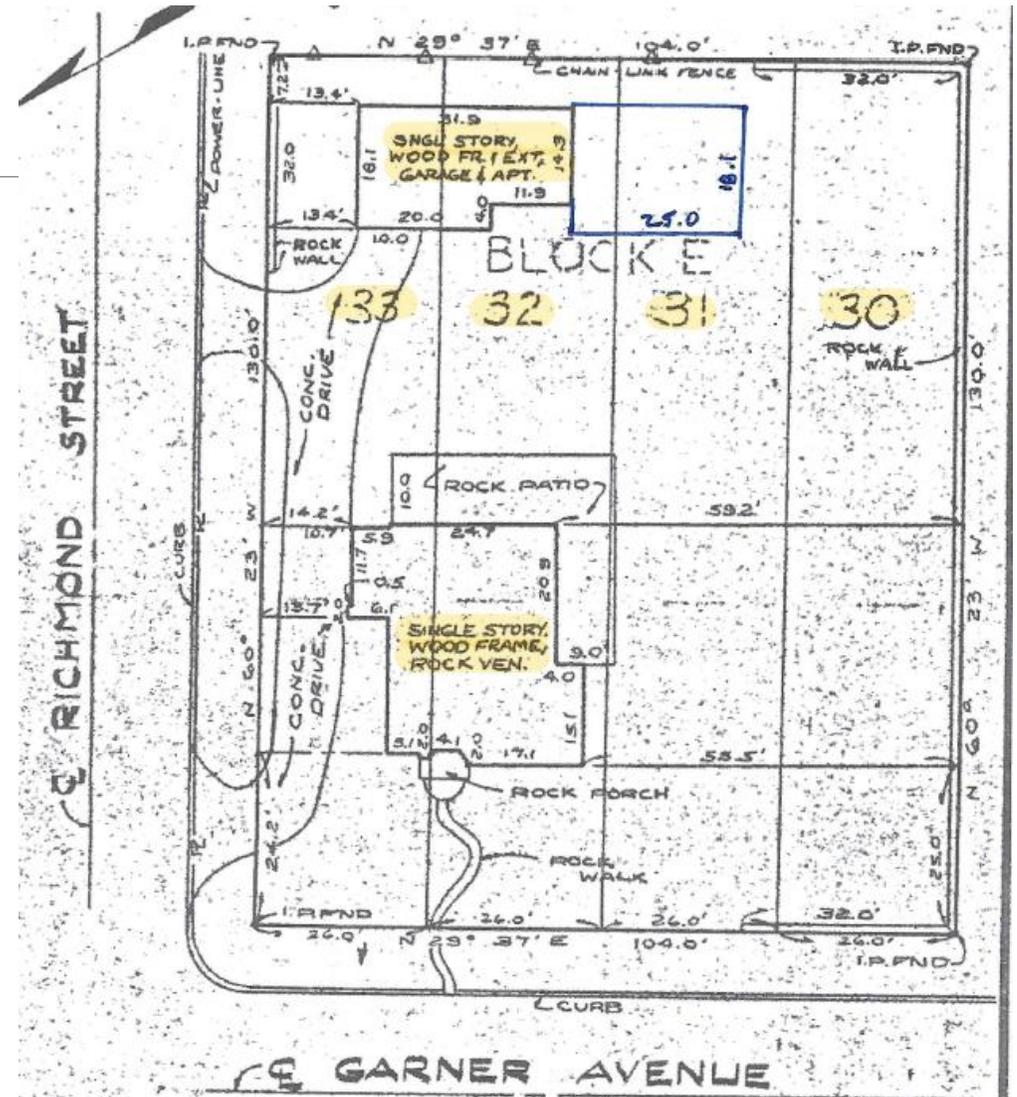
Style of Home: Single Family, Two Story, (Detached/ Garage Apartment)	Age Of Home: 1974	Home Faces: South
Vacant or Occupied: Occupied	Utilities Active: All	Client(s) Present: Buyer's Agent
Weather: Partly Cloudy	Temperature: Over 70	Rain in last 3 days: (Scattered Showers)
Ground/Soil Condition: Damp	Ancillary Services: Wood destroying insect	Recommended Professionals: Licensed Electrician, Licensed Plumber, Handyman, Licensed Pest Control, Window, Roofer, Chimney Sweep

Original Property

Historically planned as a small lot subdivision with smaller homes on 4-lots

Original home was 1-story with garage

[Hand-drawn blue box was added later]



No Apparent “Long-standing” and “significant” historical associations

According to the staff report, it appears the Cummins sisters, who originally hailed from Dallas and Wichita Falls, lived there for less than 10 years of the 85-year history of the house. There is no long-standing association with property

While admirable for being women business owners in the 1940s, there is no indication that their work was of “historic importance that contributed significantly to the city, state, or nation”

Report indicates that a better association with the Cummins sisters’ business would be 912 Congress where the shop was located. 912 Congress is a historic landmark zoned CBD-H

Property Includes Additions and Alterations that have “significantly compromised its integrity.”

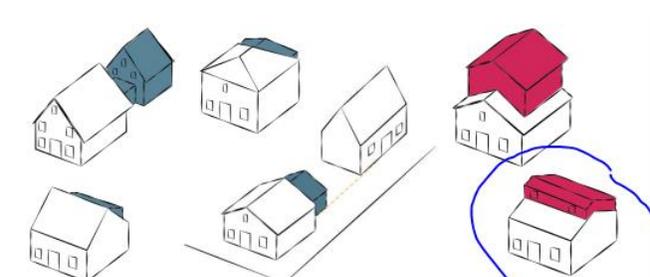
The 1986 second story addition is ***less than 15 feet from the façade*** and begins at the gable of the original roof and is actually higher than the original gable

Addition does not appear to meet Historic Design Standards

The 1986 addition is of an entirely different design with different materials and is visible from both Dexter St. and the intersection with Garner Ave. and Dexter St.

The portico is visible from Garner

The 2016 Rock Wall (which was not original) obstructs the view of the front of the building



Compatible additions are subordinate to the historic building.

Incompatible additions compromise the design and form of the historic building.



Avoid additions that would require removing or damaging significant architectural elements or site features such as protected trees.



For additions to buildings with front-gabled, flat, or shed roofs, if the front wall is thirty feet (30') wide, set the addition back by at least fifteen feet (15').

Resources:

- [New Exterior Additions to Historic Buildings](#) (Preservation Brief 14), National Park Service
- [Rear Additions to Historic Houses](#) (Interpreting the Standards 37), National Park Service

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Views From Dexter and Garner



Rock Wall

2023 – GOOGLE EARTH



2013 – GOOGLE EARTH



Summary

Cummins sisters were admirable women business owners in early 1940s, but there is no record that they were persons of “historical importance.” Their contributions to Austin are better associated with the already historically zoned 912 Congress Avenue where their woman owned business was located.

The Cummins sisters lived in the house for less than 10 years and thus had no “long-standing association” with the property.

The property has been substantially altered beyond what is considered compatible according to the Historic Design Standards, with different design and materials that compromise its integrity.

Historic zoning is opposed by the landowner, and therefore a high bar is established for historic designation.