

HISTORIC LANDMARK COMMISSION

1906 S L Davis Avenue

Owner response to the staff report on the demolition permit application

Case PR-2026-131502
Hearing: December 2, 2026
Presented by Billy Blackburn, development consultant, on behalf of Alan Avery

OUR REQUEST

Release the demolition permit once the City Documentation Package is complete

Main house

It has lost much of its original fabric, and the Craftsman details that remain are typical, not outstanding.

Rear unit

The 2016 survey already found it is not an individual or contributing resource. We ask that it be released either way.

Honoring the history

The owner will document the property and is willing to salvage any materials the Commission finds historically valuable.

This matches the staff report's alternative: "approve the demolition permit application upon completion of a City of Austin Documentation Package."

THE STANDARD

A landmark needs integrity and two of five criteria

Requirement	Staff report wording	What we found on site
Integrity	**"appears to retain integrity"**	Most windows replaced, two non-historic additions, non-Craftsman porch iron, patched chimney
Architecture	**"a good example"**	A modest bungalow with common details, typical of many in East Austin
Historical association	**"may appear to have significant historical associations"**	A long-held family home, with no documented link to a significant person or event
Community value	**"may possess"**	No specific feature or community role is identified

Criteria: Austin Land Development Code §25-2-352. Staff wording: November 4, 2026 staff report.

CORRECTION 1

The windows are not original



Type 1: aluminum sash



Type 2: replacement single-hung



Type 3: bronze aluminum, three-part



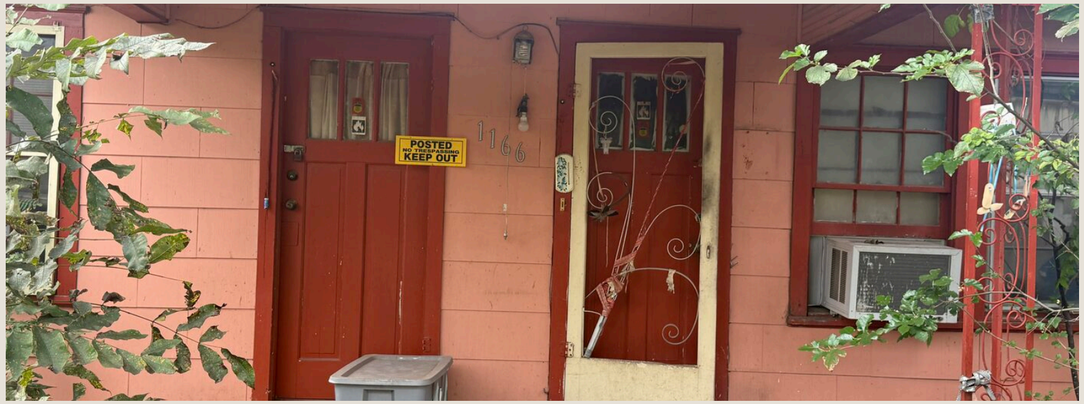
Type 4: horizontal unit with snap-in grids

Staff report: "Windows appear to be original and in good condition." Only a few rear windows are original, and at least one of those is broken.

CORRECTION 2

The rear unit is wood frame, not brick





The staff report calls it a "single-story brick duplex." It is a wood-frame building with asbestos panel siding over board walls and no insulation.

It was moved onto the lot from Poquito Street in 1949 and 1952. The 2016 survey says it is **not recommended as an individual or contributing resource**.

We ask the Commission to release the rear unit regardless of how it decides on the main house.

INTEGRITY

Additions and alterations have changed the house



Garage addition: flat, low roof that does not match the house. Separate from the 1959 rear addition.



Porch: decorative iron posts and railing, not Craftsman-era detailing.



Chimney: repeated non-professional mortar patching at the base.

The 1959 rear addition is documented in city permits (staff report, p. 11).

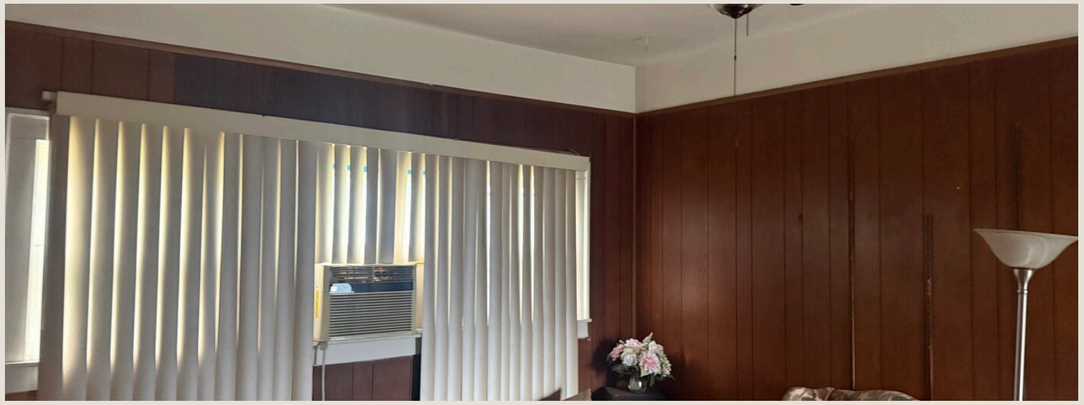
ARCHITECTURE

A good family home, not an outstanding example

The Craftsman features are a front gable, a porch, a chimney and exposed rafter tails. These are common to many East Austin bungalows of the 1930s.

- Plain interior and exterior detailing throughout
- Low ceilings throughout
- Wood paneling and finishes from later decades





HISTORY

Honoring the Crayton family

Plato and Lillie Crayton owned this home for almost 70 years and raised eight children here. That story deserves to be recorded. It is also shared by many East Austin families, and the record does not tie this building to a significant person or event.

Document

Complete the City Documentation Package, including photos and the family history in the staff report.

Salvage

If materials are found to have historic value, the owner is willing to deconstruct and salvage what the Commission selects.

Decide on the record

If the neighbor's claims are documented, they go in the package. If not, decide on the facts in hand.

SUMMARY

What we ask the Commission to do

1

Main house

Find that it does not meet the integrity standard and two criteria. Release the permit upon completion of the Documentation Package.

2

Rear unit

Release it. It is wood frame, it was moved onto the site, and the 2016 survey found it non-contributing.

3

Owner commitments

Documentation, and a willingness to deconstruct and salvage any materials the Commission finds historically valuable.

Thank you. Billy Blackburn · 619-787-5277 · billy@fourthphaserealty.com