1906 S L Davis Avenue: Owner Supplemental Information

Case PR-2026-131502 | Historic Landmark Commission, December 2, 2026
Applicant: Alan Avery, AVERY Building Company | Owner's representative: Billy Blackburn, 619-787-5277, billy@fourthphaserealty.com

The owner has walked the property and respectfully submits the following corrections and photographs for staff's consideration before the December 2 hearing.

1. The windows are not original

The staff report states that the windows "appear to be original and in good condition." Most windows on the main house have been replaced, and there are at least four different window types (aluminum sash, replacement single-hung, a bronze aluminum three-part unit, and a horizontal unit with snap-in grids). Only a few windows at the rear are original, and at least one of those is broken.

2. The rear unit is wood frame, not brick

The staff report describes the rear structure as a "single-story brick duplex." It is a wood-frame building with asbestos panel siding over board walls and no insulation. Permit records show it was moved onto the lot in 1949 and 1952, and the 2016 East Austin survey does not recommend it as an individual or contributing resource. We ask that the rear structure be released regardless of the decision on the main house.

3. Additions and alterations to the main house

In addition to the 1959 rear addition noted by staff, the house has a garage addition with a flat, low-pitched roof that does not match the original house. The front porch has decorative iron posts and railing rather than Craftsman-era detailing, and the chimney base shows repeated non-professional mortar patching.

4. Condition and health concerns

The rear unit is clad in asbestos panel siding, as the staff report itself notes. The main house shows extensive wood rot, moisture damage and what appears to be mold, with deteriorated wall and ceiling finishes inside (Exhibit D). Little original material remains: most windows have been replaced, and the house has two non-historic additions.

5. Owner's commitments and request

As a show of good faith, if the Commission or staff find that materials on the property have historic value, the owner is willing to responsibly deconstruct and salvage the materials the Commission deems worth salvaging. The owner invites Historic Preservation Office staff to walk the site to identify those materials.

The owner is aware of the unverified neighbor comment about a family connection to President Johnson. If documentation supporting that claim is provided, the owner will include it in the City of Austin Documentation Package. If no such documentation is in the record by the December 2 hearing, the owner respectfully asks the Commission to decide on the facts currently before it: the physical condition of the house, its loss of original materials, and the health hazards present.

The owner respectfully requests that the Commission approve the demolition permit upon completion of a City of Austin Documentation Package, and release the rear structure.

Exhibit A: Windows (at least four types)



Type 1: aluminum sash with sash latch



Type 2: replacement single-hung



Type 3: bronze aluminum three-part window



Type 4: horizontal unit with snap-in grids

Exhibit B: Rear unit (wood frame with asbestos panel siding)



Side elevation: panel siding over wood frame



Front porch of rear unit

Exhibit C: Additions and alterations



Garage addition with flat, low roof



Decorative iron porch posts and railing

Exhibit C (continued)



Chimney base: repeated mortar patching



Chimney with patched base and flashing

Exhibit D: Interior condition, rot and moisture damage



Interior room: low ceiling, basic trim



Living room: later wood paneling



Wood rot and moisture damage at wall base



Deteriorated wall finish