



Front Elevation from Lavaca Street

## building history

In 1871, Peter Jud purchased the lot at 206 Lavaca Street for \$310 and built a caliche-block house, one of the earliest dwellings in the neighborhood's initial development. The property remained in family hands for generations, in keeping with the district's historic pattern of intermarried families building and inheriting adjoining lots.

Materially, the house belongs to the district's rarest and earliest building tradition: caliche-block construction, concentrated most heavily in the 100-200 blocks of Lavaca St. Caliche was inexpensive and workable compared to milled lumber. Sanborn maps mistakenly labeled these houses "adobe," an error still echoed in some historical references. 206 Lavaca reflects the district's vernacular caliche-block form: one story, side-gabled, built to the common one-room, two-room, or center-passage plans of the era.

The proposed improvements to 206 Lavaca aim to restore the home's original form and character, and reinforce the block's unique historic fabric and sense of place.



Southeast Elevation



Northwest Elevation



Existing Front Door



Existing Rear Addition



Existing Rear Addition



206 Lavaca Street Elevation

## existing conditions

The cement faux-block stucco, front porch and rear addition are thought to be non-historic. However, no permit records exist for these improvements. These improvements consist of contemporary materials that are incongruent with the historic neighborhood (concrete porch pad, damaged and inconsistent Greek/ stock lumber columns, asphalt shingle roofs, and cement fiberboard siding).

Under the front porch roof, the caliche block is covered in what appears to be a cement-based stucco with a painted decorative faux-block pattern. The window trim (presumably original, like the windows) is set flush with the cement, indicating that the cement was applied at a later date.

At the rear, a contemporary slab-on-grade and fiberboard-clad addition and detached storage shed conceals most of the rear elevation of the original caliche block home. The caliche is exposed to the elements on the west elevation, and covered with painted stucco elsewhere.



Southeast Elevation



Northwest Elevation



Lavaca St. Entry



Rear Addition & Entry



Rear Addition