

HISTORIC LANDMARK COMMISSION
MAY 21, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0053
Clarksville
1711 W. 11th Street

PROPOSAL

Demolish a rear addition on c. 1938-40, 478 sq. ft. house and add a 4,674 sq. ft. duplex residence to the rear.

RESEARCH

The existing house was constructed c. 1938-40 when it and five other identical houses were constructed at 1710 W. 10th Street and 1711 W. 11th Street. The houses were likely all constructed to be residential rentals for the working class, African-American population of the Clarksville neighborhood. Two units faced W. 10th and W. 11th Streets and the remaining four faced the side property line. Both addresses were divided into units A, B, and C. The remaining unit (A) at 1711 W. 11th Street has a rear addition added sometime after 1961, but otherwise appears to have minimal alterations. Unit B & C was demolished possibly in 1956 at which time permit indicate repairs due to fire.

1711 W. 11th had numerous tenants, most of whom were working class with such occupations as laborer, porter, yardman, and various construction trades. Long term tenants included William McCarthy, a laborer and his wife Annie, who resided in unit C from 1942 to 1954, George Baylor, a porter for Missouri and Pacific Railroad and his wife Lillian, who lived in unit B from 1952 to 1965, and Augustine Arredondo, a yardman and his wife Amada who lived in unit A from 1954 to 1972. This enclave of rental units represents both the architectural style and demographics characteristic of the history of the Clarksville neighborhood.

PROJECT SPECIFICATIONS

The existing house is an approximately 478 sq. ft., one-story, with a side-gable, hall and parlor plan, board and batten siding, 4:4, double-hung, wood windows, and corrugated, metal roof. There is a centered, covered stone stoop on the front façade.

The applicant proposes to demolish a rear, shed roofed addition and construct a 4,674 sq. ft., two-story duplex at the rear. Roofing material will be replaced with Five-V 26 gauge in Galvalume color, front and side windows will be rehabilitated, the front door will be replaced with period-look new door, and all board and batten siding will be reused and repaired as needed.

The rear duplex will have two car garages facing the side lot line and will be of contemporary design, with architectural features that reference traditional design elements including board and batten, as well as horizontal, siding, and 4:1, double-hung windows. The roofing material will be composition shingle roofing in a Weathered Wood color.

STANDARDS FOR REVIEW

The existing property is contributing to the Clarksville National Register Historic District. The Clarksville National Register Historic District has no design guidelines for additions and new construction. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

Maintaining the location of the historic home at the street front and combining it with denser development behind it is a creative way to keep the historic building in productive use, as well maintain the street front character of the National Register District. However, setting the second story facade farther back from the historic building would further delineate the historic building from the new construction, and minimize the visual mass of that addition from the street.

COMMITTEE RECOMMENDATIONS

Concept maintains streetscape and historic character of the district to greatest extent possible. Maintain as much historic fabric as possible.

STAFF RECOMMENDATION

Release the permit per the proposed design with the recommendation that the applicant set the second story facade farther back the historic home.

PHOTOS





OCCUPANCY HISTORY
1711 W. 11th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
April 2012

- 1990 Mark D. Nunn
 Makanu Construction
- 1985-86 No listing for 1711 W. 11th Street
- 1980 Craig B. Nunn
 Stone mason
- 1975 No listing for 1711 W. 11th Street
- 1971 Augustine & Amanda Arredondo
 Ship workman, Louis Shanks of Austin
- 1970 Augustine & Amanda Arredondo
 Ship workman, Louis Shanks of Austin
- Note: No listing for units B & C.
- 1969 A - Augustine & Amanda Arredondo
 Laborer
- B - Vacant
- C - Vacant
- 1967 A - Augustine & Amanda Arredondo
 Laborer
- B - Clarence & Marjorie Washington
 Construction worker
- C - No listing for unit.
- 1963 A - Augustine & Amanda Arredondo
 No occupation listed.
- B - George E. and Lillian B. Baylor
 Porter, MoPac
- C - Daniel and Veola Jackson
 No occupation listed.

- 1961 A - Augustine F. Arredondo
Laborer
- B - George E. and Lillian B. Baylor
Porter, MoPac
- C - Claudia & Patsy Leybas
Tractor Operator, O'Bannon Construction
- 1959 A - Augustine & Amanda T. Arredondo
Yardman
- B - George E. and Lillian B. Baylor
Porter, MoPac
- C - Steven & Ester R. Ontiveros
Laborer, Gerom Stark
- 1957 A - Augustine & Amanda T. Arredondo
Yardman
- B - George E. and Lillian B. Baylor
Porter, MoPac
- C - Frank & Ruby Jackson
Cook, Hank's Grill
- 1954 A - Augustine & Amanda T. Arredondo
Yardman
- B - George E. and Lillian B. Baylor
Porter, MoPac
- C - William and Annie McCarthy
Janitor, Penney's
- 1952 A - William & Annie McCarthy
Laborer, Austin Transport
- B - George E. and Lillian B. Baylor
Porter, MoPac
- C - Cleora Gibbs
Not listed in name directory.
- 1949 A - Judge & Mary R. Sanders
Porter
- B - David E. & Milliestein S. Harrison
No occupation listed.

- C - William & Annie L. McCarthy (spelled McCarther)
Laborer, Austin Transport
- 1947 A - Judge & Mary Sanders
Employee by City
- B - Cole Blane
Widow of Louis. No occupation listed.
- C - William & Annie L. McCarthy
Laborer, Austin Transport Co.
- 1944-45 A - Judge & Mary Sanders
Porter, Miller Hostetter Co.
- B - Woodrow Allen
No occupation listed.
- C - William & Annie L. McCarthy
Laborer, Austin Transport Co.
- 1942 A - Judge & Mary Sanders (1)
No occupation listed.
- B - Thomas J. & Allie M. Griffin (1)
Laborer
- C - William & Annie L. McCarthy
Laborer
- 1940 A - Judge & Mary Sanders (2)
Yardman
- B - Thomas J. & Allie M. Griffin (4)
Carpenter
- C - Milton & Alice White (5)
No occupation listed.
- 1939 No listing for address
- 1937 No listing for address

WATER SERVICE PERMIT
Austin, Texas

KE 2 of 3

No 11460

C. R. Wilkerson

Date Nov 22, 1938

Received of 1711-C W 11th

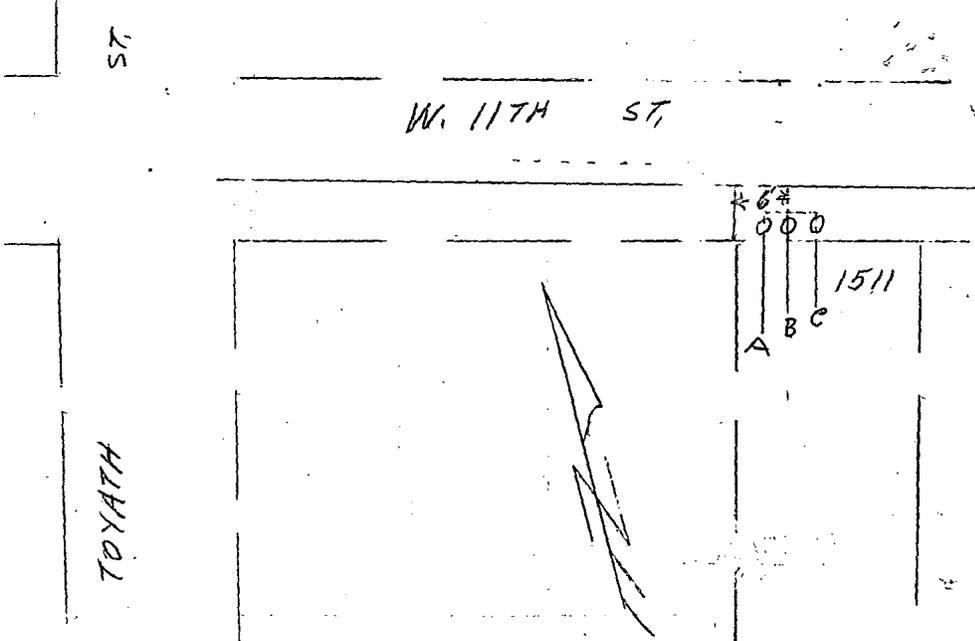
Address 1711-C W 11th

Amount Two and 50/100 - - - - - \$ 2.50

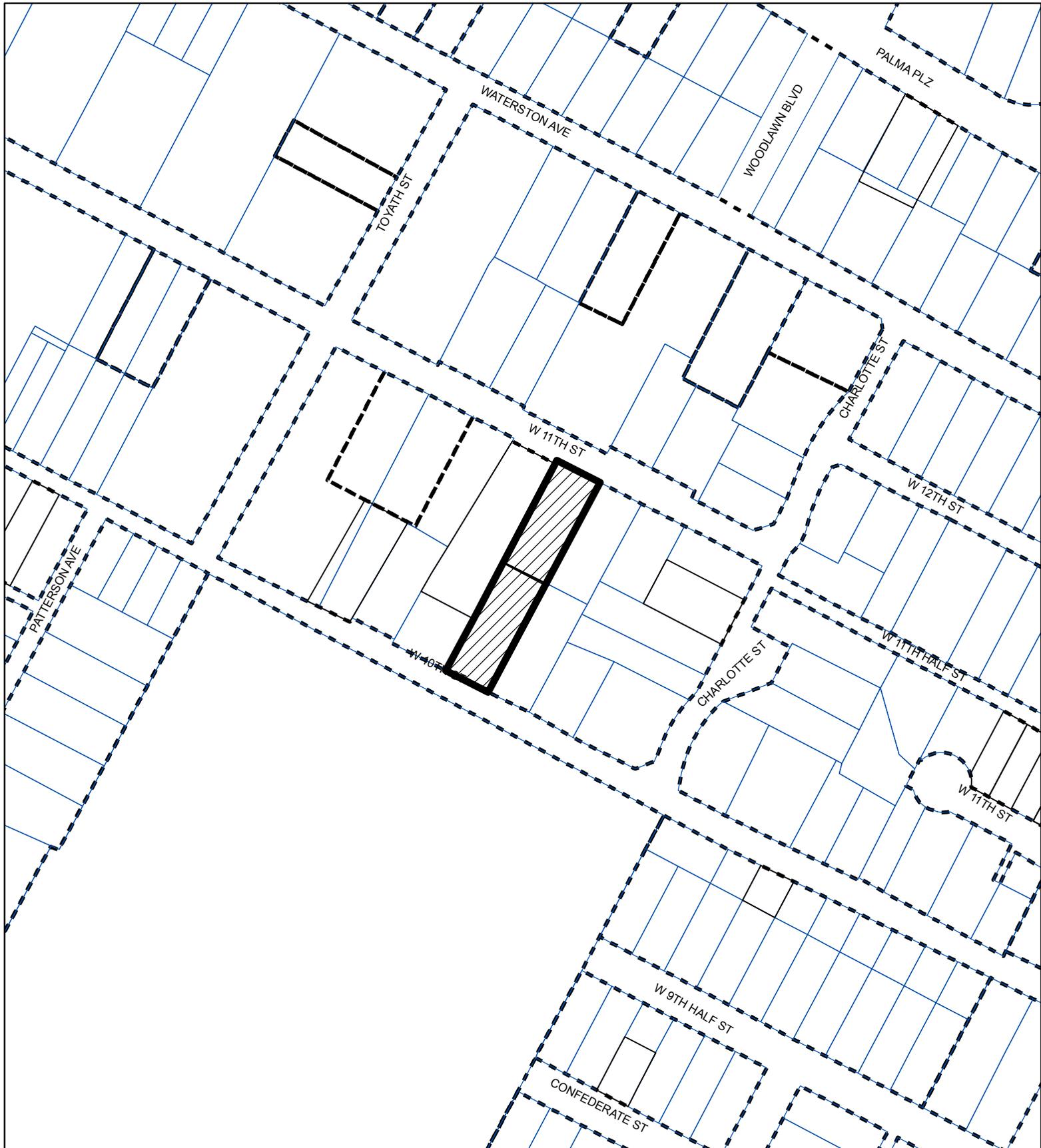
Plumber Wattering

		Size of Tap	
		in	
Date of Connection	12-21-38		
Size of Tap Made	1"		
Size Service Made	1"		
Size Main Tapped	6"		
From Front Prop. Line to Curb Cock	12'		
From W Prop. Line to Curb Cock	6"		
Location of Meter	P.U.R.B		
Type of Box	L.O.C.K		
Depth of Main in St.	4'		
Depth of Service Line	2'		
From Curb Cock to Tap on Main	7'		
Checked by Engr. Dept.	6-13-39		
No. Fittings	3	Curb Cock	3/4"
		Elbow	3/4"
	2	St. Elbow	3/4"
	3	Bushing	3/4" x 1/2"
	3	Reducer	3/4" x 1/2"
	9'	Pipe	1" Copper
	1	Leak Comp.	1" Copper
	1	Nipples	1" 1/2"
	1	Union	3/4" Cla. Nickel
	1	Plug	1 1/2" Cap. Protection
	1	Box	1" Cap. to Iron
	1	Stop	1"
	3	Box	1 X 3/4" Bushing
		Lid	
		Valves	
		Job No.	C-78-102-E
		Reg. No.	51306

INDEXED



1938 Water Service Permit for 1711 W. 11th Street, units A, B, C.



SUBJECT TRACT



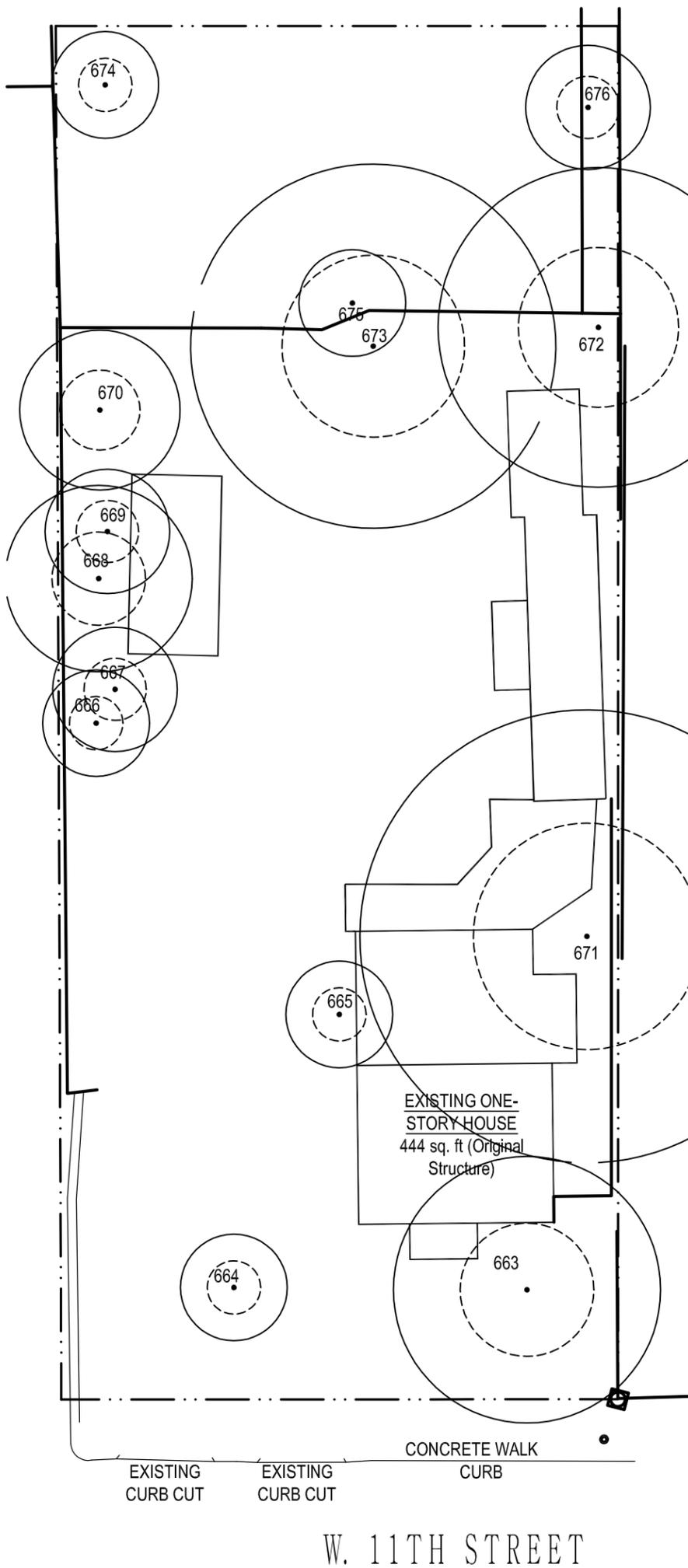
ZONING BOUNDARY

CASE#: NRD-2012-0053
 LOCATION: 1711 W 11th Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

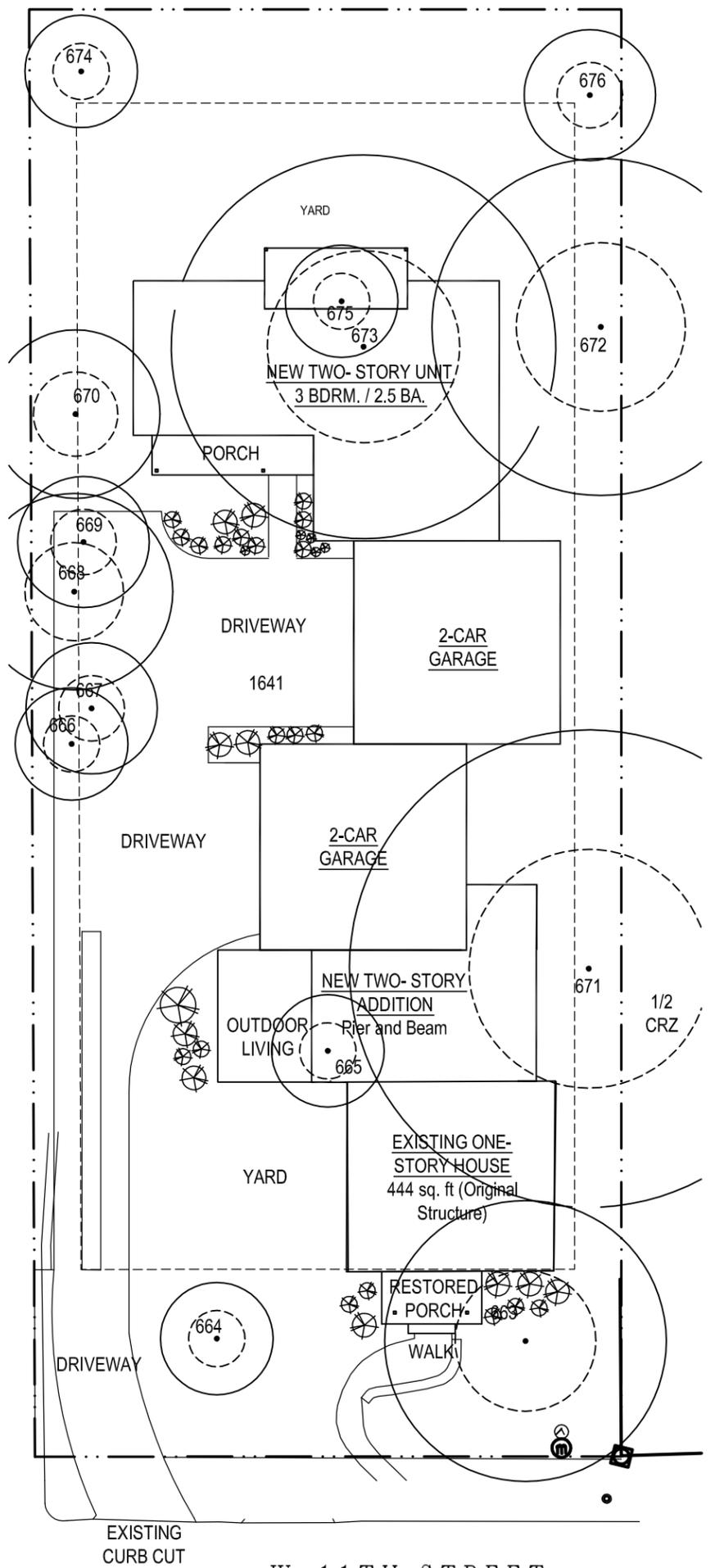


EXISTING CURB CUT EXISTING CURB CUT

W. 11TH STREET

Existing Site Plan

SCALE: 1/16" = 1'-0"



EXISTING CURB CUT

W. 11TH STREET

Proposed Site Plan

SCALE: 1/16" = 1'-0"



BUILDING COVERAGE

LOT SIZE: 9,709 SQ. FT.		EXISTING	NEW / ADDITION
a.	1st Floor Conditioned Area	442 SQ. FT.	1,225 SQ. FT.
b.	2nd Floor Conditioned Area	N/A	2,098 SQ. FT.
c.	3rd Floor Conditioned Area	N/A	N/A
d.	Basement	N/A	N/A
e.	Garage / Carport		
	Attached	N/A	968 SQ. FT.
	Detached	N/A	N/A
f.	Wood Decks (must be counted at 100%)	N/A	N/A
g.	Breezeways	N/A	N/A
h.	Covered Patios	N/A	308 SQ. FT.
i.	Covered Porches	36 SQ. FT.	75 SQ. FT.
j.	Balconies	N/A	N/A
k.	Swimming Pool (surface area)		N/A
l.	Other Building or Covered Areas (if applicable)		
	Specify:	N/A	N/A
TOTAL BUILDING AREA (add a. through l.)		478 SQ. FT.	4,674 SQ. FT.



hatch+ulland owen
architects

702 San Antonio Street
Austin, Texas 78701
T: 512.474.8548
F: 512.474.8643

www.huarchitects.com

Eix & Blackwell Project

1711 W. 11th Street
Austin, Texas 78703

Project Number:

12-030

Date:

5/07/2012

Page:



Front Unit Elevation

SCALE: 3/16" = 1'-0"



Back Unit Elevation

SCALE: 3/16" = 1'-0"



East Elevation (Massing)

NOT TO SCALE



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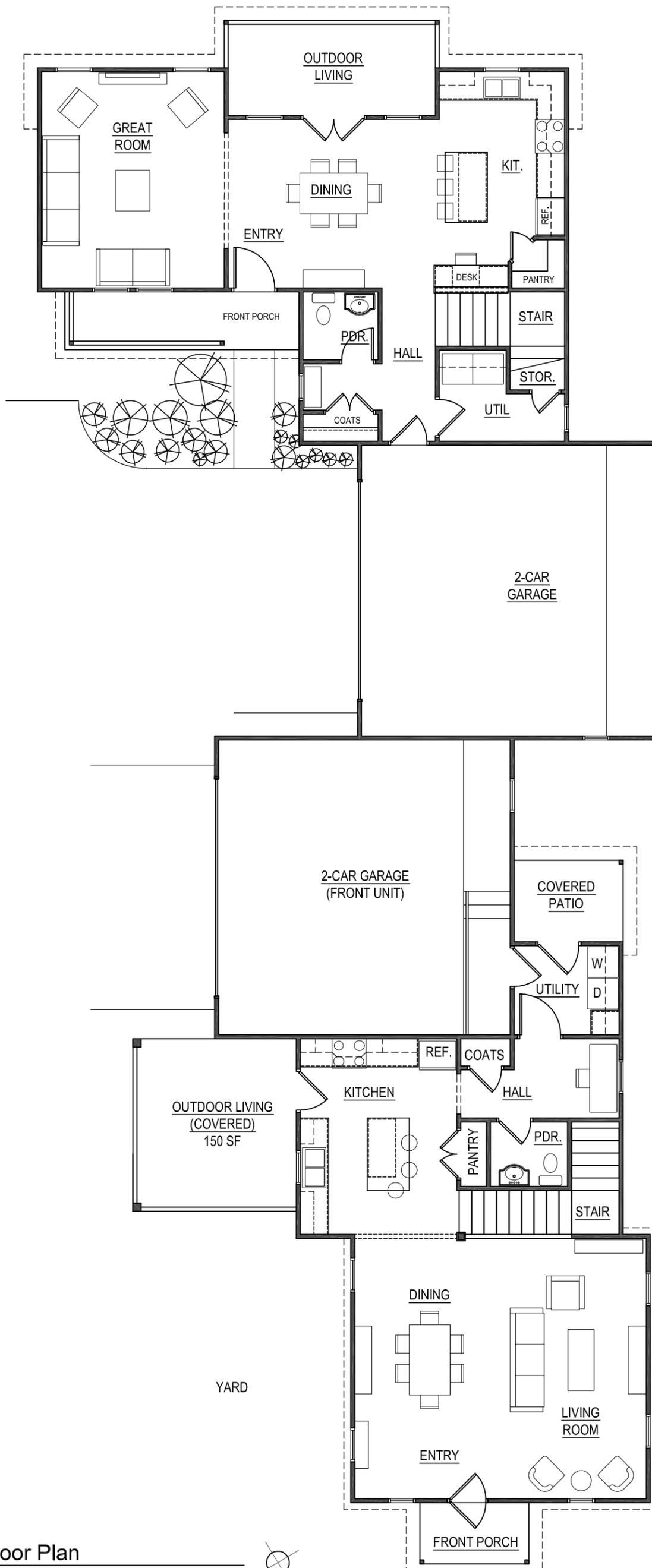
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Lower Floor Plan

SCALE: 1/8" = 1'-0"



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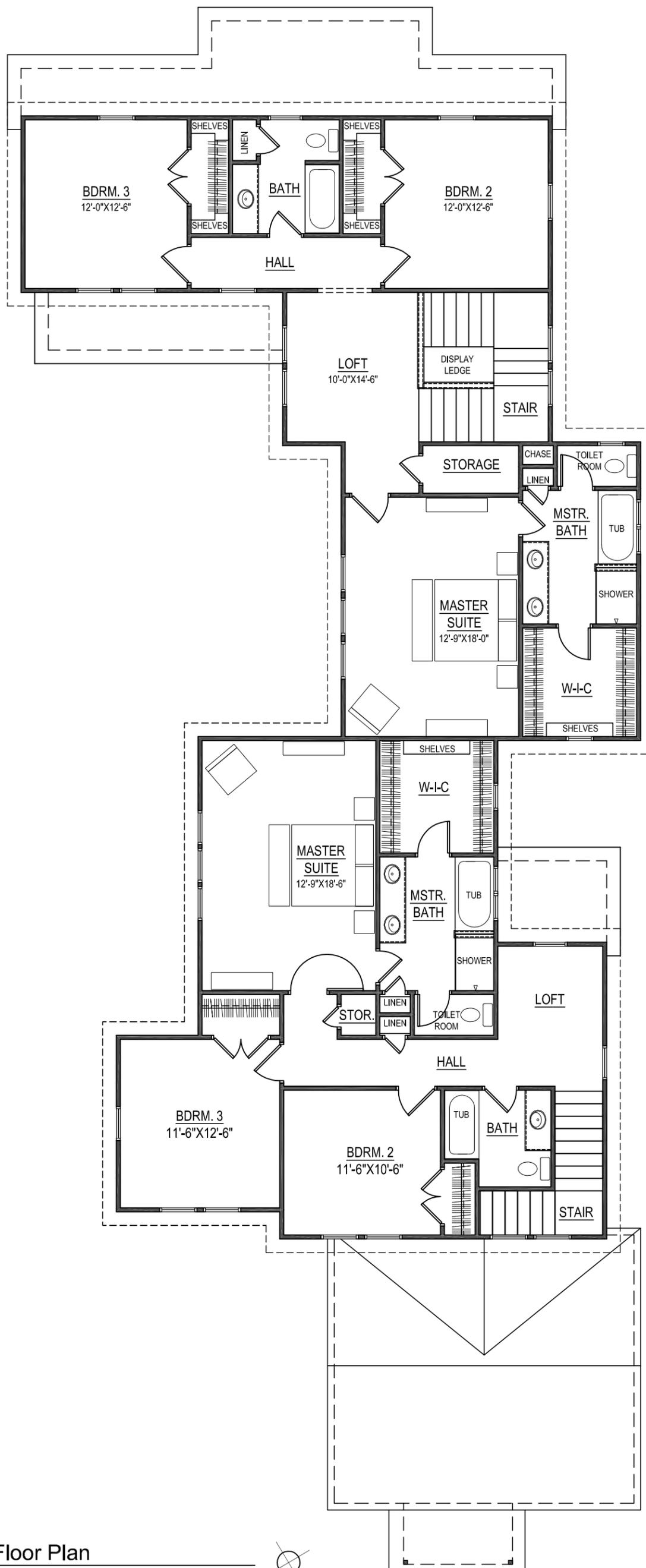
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Upper Floor Plan

SCALE: 1/8" = 1'-0"



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