

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE #

ROW #

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1711 W 11<sup>th</sup> Street, Austin 78703

LEGAL DESCRIPTION: Subdivision - Clarksville Historic District

Lot(s) E 62.5 ft of North 147.8 ft of lot 3, Block 14, Outlot Division

I, Tom Blackwell on behalf of myself as authorized agent for

Eix & Blackwell affirm that on June, 12, 2012

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT ☒ ATTACH ☐ COMPLETE ☒ REMODEL ☒ MAINTAIN

Remodel an existing 440 sq ft historically contributing home and attach a duplex behind. The design of this duplex is one unit in front and the second unit behind on the lot. This design is in accordance with wishes and input from the Historic Landmark Commission and the Clarksville CDC and requires a variance from section 25-2-773 (D)(1)(a) to allow a shorter than required common wall and due to the sloping topography of the lot a variance from section 25-2-773 (D)(2) to allow for separate roofs of the duplex units.

Common roof & wall

in a Historic SF district.  
(zoning district)

SF-3-NP

Old West Austin N.P.

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**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The required side by side duplex design will require the partial destruction of the existing contributing home which would adversely alter and diminish the current look of this street in Historic Clarksville.

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**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The width of the lot is sufficiently narrow to preclude a side by side design of the duplex without the partial or complete loss of the existing contributing home and the eleven foot drop in elevation from the front to back of the lot does not allow a common roof in the front to back duplex configuration.

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- (b) The hardship is not general to the area in which the property is located because:

There are relatively few undisturbed small bungalows left in Clarksville and the design proposed will maintain that home and keep the look and feel of the historic district.

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**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variance is needed to maintain the character and historic flavor of Clarksville and to preserve a contributing structure in a form and position on the lot that is most significant for the neighborhood.

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**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

NA

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NA

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NA

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NA

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1881 Westlake Drive

Deleted: \_\_\_\_\_

City, State & Zip, Austin, TX 78746

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Printed Tom Blackwell Phone 512-925-2299 Date 6-12-2012

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**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 1881 Westlake Drive

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City, State & Zip Austin, TX 78746

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Printed Eix & Blackwell Phone 512-925-2299 Date 6-12-2012

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## GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

### VARIANCE REQUIREMENTS:

#### General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval

Deleted: <A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).>

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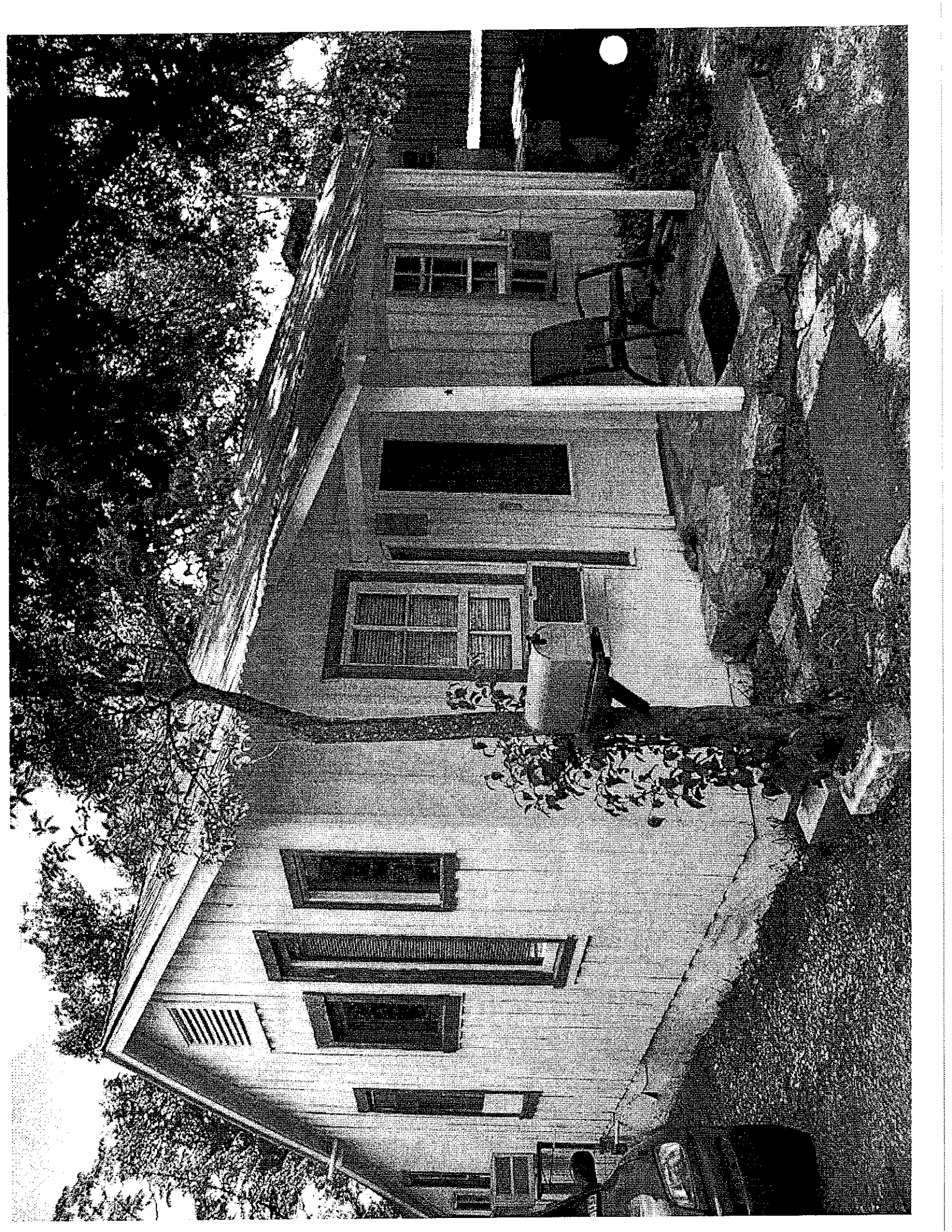
Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.



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.









# National Register Historic District Permit Application

Review for permits within an NRHD

RECEIVED

Planning and Development Review Department  
Historic Preservation Office

MAY 01 2012

NPZD/CHPO

Address of Property: 1711 West 11th Street

NRHD: Clarksville

Case No: NRD-2012-0053

## APPLICANT

Name: Tom Blackwell

Mailing Address: 1881 Westlake Dr.

Telephone: (512) 925-2299

City: Austin Zip: 78746

Email: tom@cixandblackwell.com

## OWNER

Name: Allan Becker

Mailing Address: 4205 Deepwoods Dr.

Telephone: (512) 345-1506

City: Austin Zip: 78731

Email: AB747@aol.com

## ARCHITECT (if applicable)

Name: hatch + olland owen architects

Mailing Address: 702 San Antonio

Telephone: (512) 474-8548

City: Austin Zip: 78701

Email: tomhatch@hooarchitects.com

## CONTRACTOR (if applicable)

Name: Eix & Blackwell, Inc

Mailing Address: 1881 Westlake Dr.

Telephone: (512) 925-2299

City: Austin Zip: 78746

Email: tom@cixandblackwell.com

Brief description of proposed work: Keep existing 20x22 board & batt house and add on a second home behind addition. in a duplex format

## Owner's Signature (Required)

4/27/2012 Allan Becker  
Date

## Applicant's Signature (Required)

[Signature]  
Date 4-27-2012

## For City Use Only:

Application review date: \_\_\_\_\_

Reviewer: \_\_\_\_\_

Application Complete: Y/N (If no: Date application complete: \_\_\_\_\_)

Submittal requirements complete: Y/N (If no: Date application complete: \_\_\_\_\_)

Date Application Completed: \_\_\_\_\_

\$140 fee paid 5/1/2012

**APPROVED BY**

**HISTORIC LANDMARK COMMISSION**

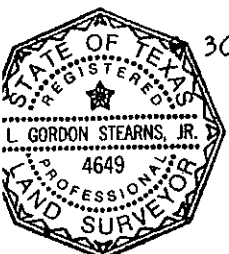
DATE: 5/22/12

BY: [Signature]  
for HLC Chair



LEGAL ADDRESS : 1711 WEST 11TH STREET  
LEGAL DESCRIPTION : THE NORTH ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF LOT 3 / BLOCK 14 OF THE "MAAS ADDITION", A  
DIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME X AT PAGE 1 OF THE DEED  
CORDS OF TRAVIS COUNTY, TEXAS.

NOTE : THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL  
ERGENCY MANAGEMENT AGENCY. FLOOD MAP NO. - 48453C0205 E / EFFECTIVE DATE - 06-16-93 / ZONE - X



CLARKSVILLE SIX  
(85/89B)

NOTE : THIS SURVEY WAS  
PERFORMED ON SUBJECT  
TRACT THE 4TH DAY OF APRIL,  
2000.

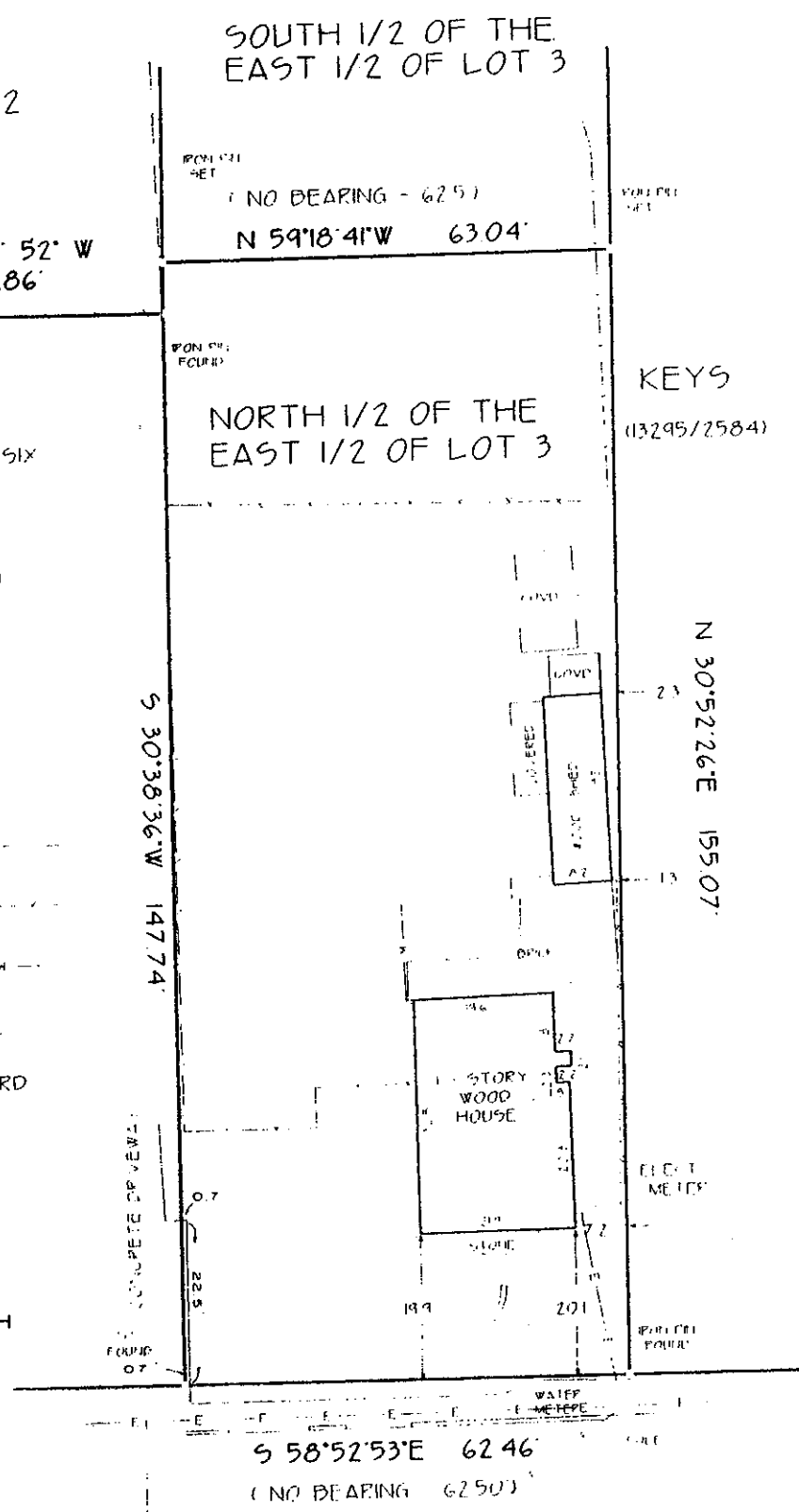
- CHAIN LINK FENCE
- X X X X X
- WIRE FENCE
- W W W W W
- WOOD FENCE

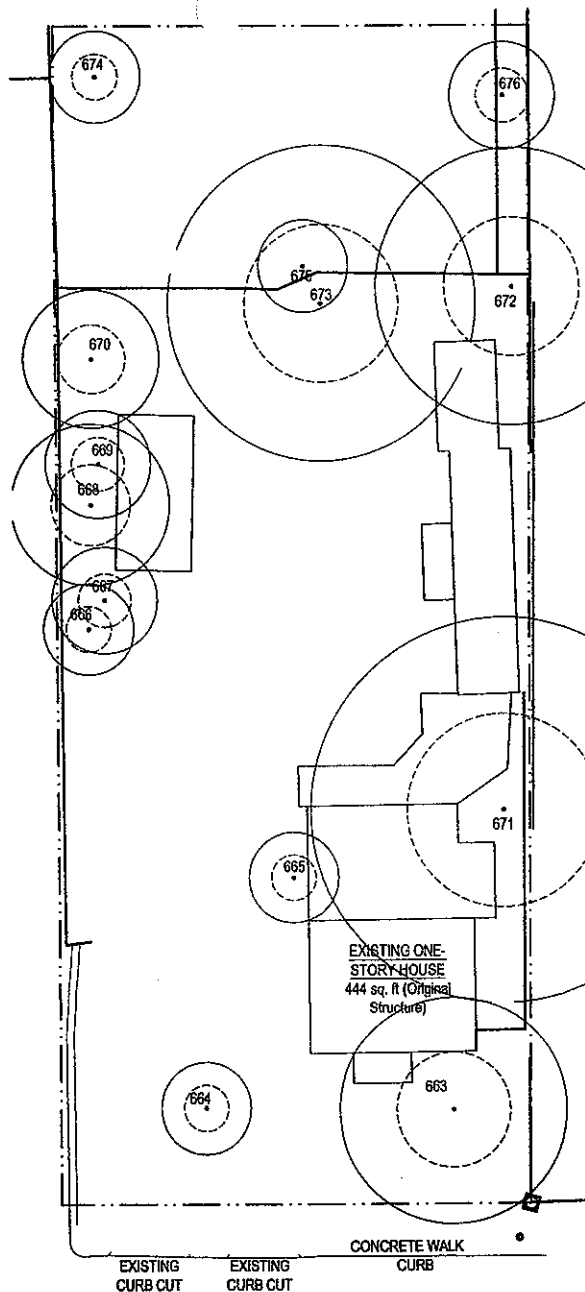
SCALE 1" = 20'  
( ) RECORD  
NORTH

STATE OF TEXAS :  
COUNTY OF TRAVIS :  
TO THE LIEN HOLDERS  
AND/OR OWNERS OF THE  
PREMISES SURVEYED  
AND TO THE AUSTIN TITLE  
COMPANY AND LAWYERS  
TITLE INSURANCE  
CORPORATION

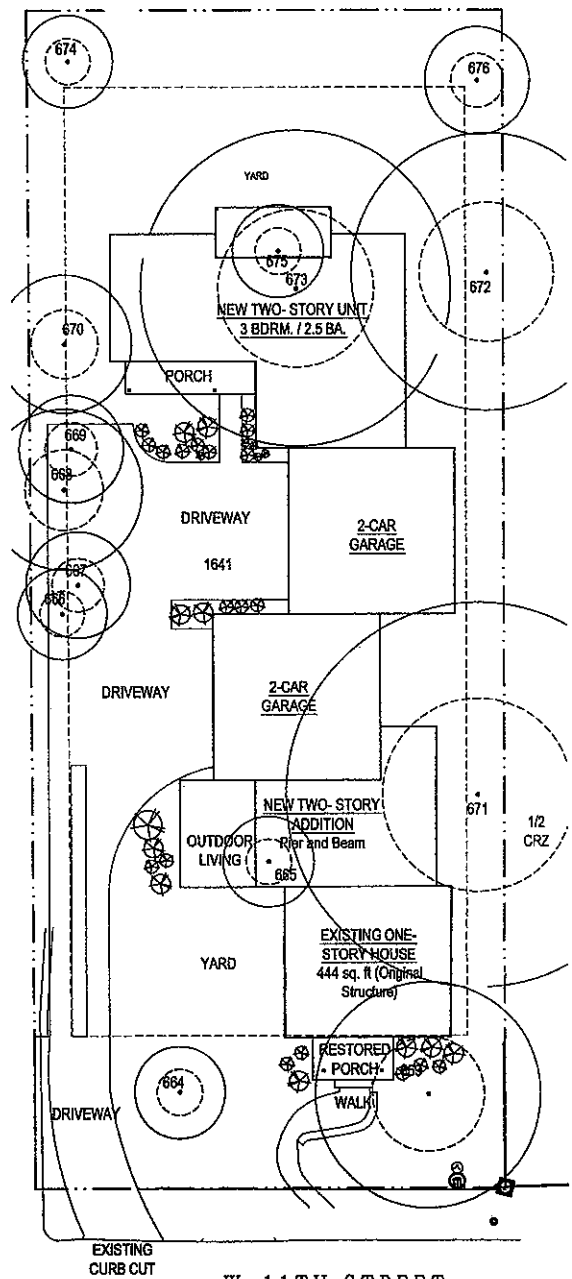
THE UNDERSIGNED DOES  
HEREBY CERTIFY THAT  
THIS SURVEY WAS  
PERFORMED ON THE  
GROUND OF THE  
PROPERTY LEGALLY  
DESCRIBED HEREIN AND IS  
CORRECT AND THAT  
THERE ARE NO DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS  
SHOWN HEREON AND THAT SAID TRACT HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

LEO GORDON STEARNS, JR. / REGISTERED PROFESSIONAL LAND SURVEYOR / NO. 4649  
FIELD BOOK 228 / PAGE 26 DISC : D:\CCOGO\00\APR FILE : CCOGO\00\APR\W10-W11.CCC JOB NUMBER : 17377





**Existing Site Plan**  
SCALE: 1/16" = 1'-0"



**Proposed Site Plan**  
SCALE: 1/16" = 1'-0"

**APPROVED BY**  
**HISTORIC LANDMARK COMMISSION**  
DATE: 5/22/12  
BY: [Signature]  
for HLC Chair

**BUILDING COVERAGE**

LOT SIZE: 8,709 SQ. FT.	EXISTING	NEW / ADDITION
a. 1st Floor Conditioned Area	442 SQ. FT.	1,225 SQ. FT.
b. 2nd Floor Conditioned Area	N/A	2,096 SQ. FT.
c. 3rd Floor Conditioned Area	N/A	N/A
d. Basement	N/A	N/A
e. Garage / Carport	N/A	969 SQ. FT.
Attached	N/A	N/A
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	309 SQ. FT.
i. Covered Porches	38 SQ. FT.	75 SQ. FT.
j. Balconies	N/A	N/A
k. Balustrading Post (surface area)	N/A	N/A
l. Other Building or Covered Areas (if applicable)	N/A	N/A
Specify:	N/A	N/A
TOTAL BUILDING AREA (add a. through l.)	478 SQ. FT.	4,674 SQ. FT.



**Eix & Blackwell Project**  
1711 W. 11th Street  
Austin, Texas 78703

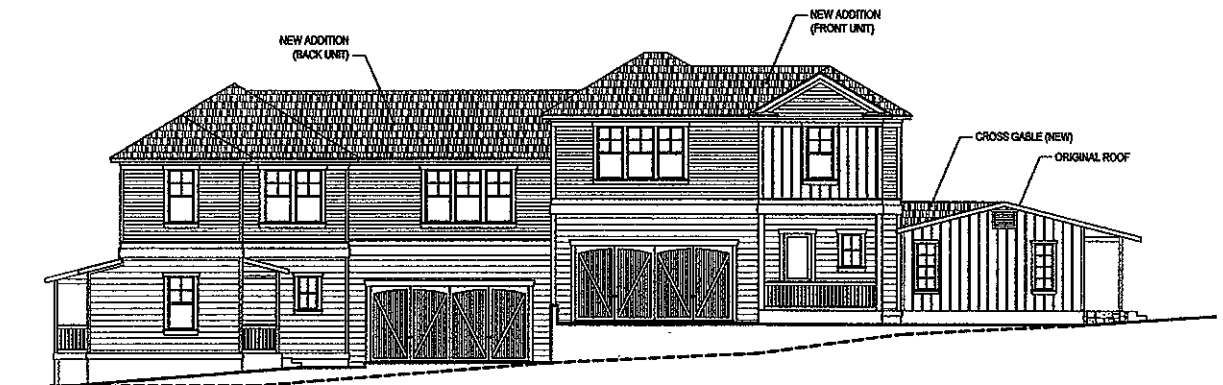
Project Number:	12-030
Date:	5/07/2012
Page:	



Front Unit Elevation  
SCALE: 3/16" = 1'-0"

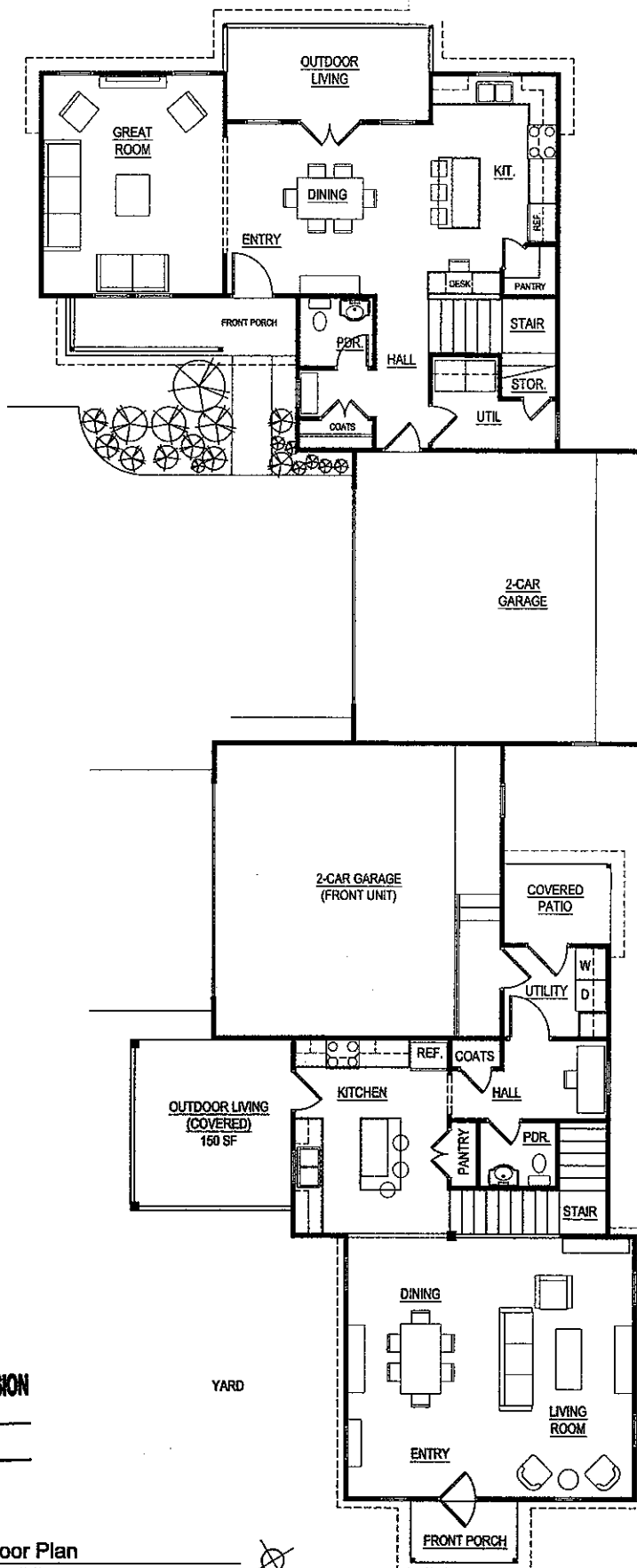


Back Unit Elevation  
SCALE: 3/16" = 1'-0"



East Elevation (Massing)  
NOT TO SCALE

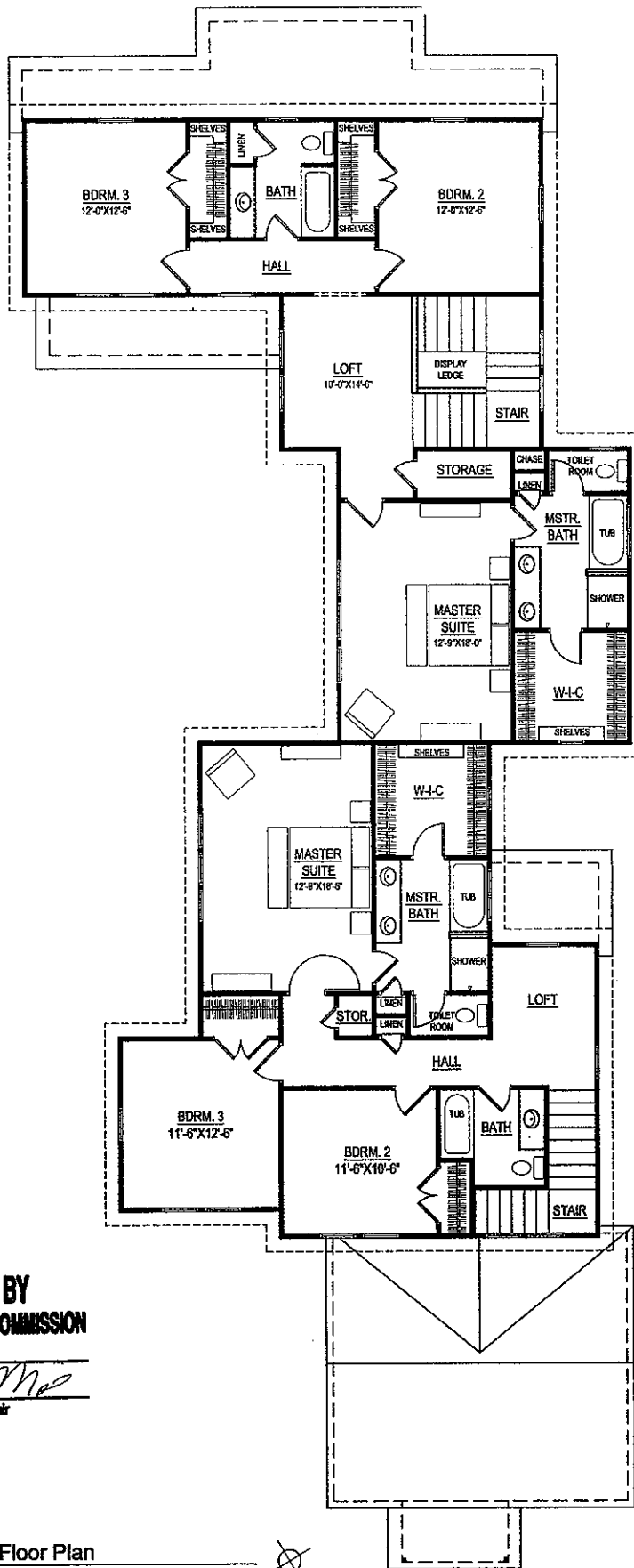
APPROVED BY  
HISTORIC LANDMARK COMMISSION  
DATE: 5/22/12  
BY: [Signature] for HLC Chair



**APPROVED BY**  
**HISTORIC LANDMARK COMMISSION**  
 DATE: 5/23/12  
 BY: [Signature]  
 HLC Chair

**Lower Floor Plan**  
 SCALE: 1/8" = 1'-0"

	hatch + uland owen architects 702 San Antonio Street Austin, Texas 78701 T: 512.474.8548 F: 512.474.8549 www.hoarchitects.com	<b>Eix &amp; Blackwell Project</b> 1711 W. 11th Street Austin, Texas 78703		Project Number: 12-030 Date: 5/07/2012 Page:
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APPROVED BY  
HISTORIC LANDMARK COMMISSION  
DATE: 5/22/12  
BY: *[Signature]*  
for HLCC Chair

Upper Floor Plan  
SCALE: 1/8" = 1'-0"



## Walker, Susan

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**From:** Mary Reed <[REDACTED]>  
**Sent:** Friday, July 27, 2012 2:35 PM  
**To:** Walker, Susan  
**Cc:** Tom Blackwell  
**Subject:** In support of variance requests for 1711 West 11th Street

Dear Ms. Walker:

The board of directors of the Clarksville Community Development Corporation (CCDC), the neighborhood organization for historic Clarksville, fully supports Tom Blackwell's variance requests for 1711 West 11th Street, where he plans to build a duplex. We have reviewed his plans and are thrilled that he intends to save the historically-contributing house currently located at that address by making it the primary entrance to the front duplex as well as the living and dining rooms of that unit. (The second duplex will connect at the back of the house.)

Mr. Blackwell's plan not only saves the historically contributing house, which is typical of the kind of homes that working class African Americans (ancestors of the freed slaves who settled Clarksville immediately after the Civil War), but it also leaves the house in its current location, which is important to maintaining its historic integrity, and helps preserve the Clarksville street scape.

We are very happy with Mr. Blackwell's plans and with his desire to preserve an important of Clarksville's history, so we truly hope that the members of the Board of Adjustment grant him the variances he is requesting.

Please get in touch if you have any questions about the CCDC's decision.

Mary Reed  
President, Clarksville Community Development Corporation

Mary Reed  
MR•PR  
1101 Charlotte Street  
Austin, TX 78703  
[www.get-your-message-out.com](http://www.get-your-message-out.com)  
<http://www.linkedin.com/pub/mary-reed/2/b10/387>  
512 441 5212 (O) 512 657 5289 (C)



## MEMORANDUM

**TO:** Susan Walker, Senior Planner  
Planning and Development Review Department

**FROM:** Alyson McGee, Deputy Historic Preservation Officer  
Planning and Development Review Department

**DATE:** July 25, 2012

**SUBJECT:** Variance Requests for 1711 W. 11<sup>th</sup> Street

The Historic Preservation Office staff are in support of Tom Blackwell's request for variances from sections 25-2-773 (D)(1)(a) and 25-2-773 (D)(2) of the City Code of Ordinances to allow for the construction of a duplex structure at 1711 W. 11<sup>th</sup> Street.

The existing house at 1711 W. 11<sup>th</sup> Street is a contributing structure in the Clarksville National Register Historic District and was constructed along with five other identical houses at 1710 W. 10th Street and 1711 W. 11th Street around 1938-1940. The houses were likely all constructed to be residential rental units 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 lines. Both addresses were divided into units A, B, and C. The remaining unit facing W. 11<sup>th</sup> Street (Unit A), as well as two units at 1710 W. 10<sup>th</sup> Street (Units B & C), retain a high level of historical architectural integrity. The W. 11<sup>th</sup> Street units (B and C), which originally faced the side lot line, were likely demolished in 1956 when permits indicate there were repairs at the property due to a fire. This enclave of tenant housing represents both the architectural style and demographics characteristic of the history of the Clarksville neighborhood.

Mr. Blackwell's proposal is to construct a duplex structure that will be connected at the rear of the existing home, such that the existing home will serve as the primary entrance, living room and dining room for the front duplex unit. This design allows for the existing home to remain in its current location.

Because the project is located in the Clarksville National Register Historic District it required review by the Historic Landmark Commission (HLC) to determine if it warranted initiation of historic zoning, and to allow the HLC to provide comments on the proposed design. The case was presented at the May 21, 2012 HLC meeting and the recommendation to release the permit per the proposed plan was supported unanimously by the Commission. Both staff and the Commission members feel that the configuration of the duplex units to the rear of the existing home maintains the structure in productive use, allows it to remain the primary street-facing façade, and is compatible with the historic character of the National Register District. The concept as planned maintains the streetscape as well as the historic character of the site and the District to the greatest extent possible given the challenges of the size of the lot and the location of the existing house. For these reasons we support the variances being requested by Mr. Blackwell.

The Historic Preservation Office also provided a memo of support for variances Mr. Blackwell requested for redevelopment utilizing the remaining two houses at 1710 W. 10<sup>th</sup> Street. It is my understanding those variances were approved by the Board of Adjustment last month. We respectfully request the same consideration be provided for the redevelopment of the 1711 W. 11<sup>th</sup> Street property per Mr. Blackwell's proposed plans.

Please let me know if you have any questions, or need further information from our office.

Distribution:

Steve Sadowsky, COA Historic Preservation Officer  
Tom Blackwell