

HISTORIC LANDMARK COMMISSION
AUGUST 27, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0100
Clarksville
1806 W. 11th Street

PROPOSAL

Demolish an existing detached garage, relocate an existing 907 sq. ft. house on the lot, and construct a 766 sq. ft. addition and 564 sq. ft. detached guest house.

RESEARCH

According to City permit records the existing house was relocated to this lot in 1963 by Russel Diggs. The first tenants in this location were Alvin and Ernestine Dobbins. Alvin was a deliveryman for Louis Shanks Furniture and Ernestine was a maid. Starting in 1968 Ernestine is living at the house with a woman named Marie Antoinette, and the 1972 City Directory lists her as the widow of Alvin E. Dobbins.

The 1963 permit indicates the house was moved from 1602 W. 10th Street. There are no permit records for 1602 W. 10th Street and the Sanborn Fire Insurance map from 1961 does not indicate an address of 1602 on W. 10th Street. The 1935 Sanborn map indicates a house at a 1602 address, but its size and plan do not correspond to the existing house at 1806 W. 11th Street. However, a house with the address 1606 (in 1961) and 1600 (in 1935) may be the same house, although with a side addition.

PROJECT SPECIFICATIONS

The existing house is an approximately 907 sq. ft., vernacular style, one-story, with a side-gable roof. There are additions on the rear with cross gable and shed roofs. The house has vinyl horizontal siding covering the original board and batten siding. The façade has a full-width porch with a low slope roof supported by turned posts, two double hung windows and two entry doors. The architectural style is typical of houses built in the Clarksville neighborhood until as late as the 1930's.

The applicant proposes to relocate the house on the lot to the 25 ft. front yard setback line (approximately 17 ft.), demolish the existing rear additions, and construct a new 766 sq. ft. addition to the side and rear.

The existing vinyl siding will be removed from the original house and the underlying board and batten repaired as needed. The windows and doors will be replaced and new set of 3 windows will be installed on the side elevation.

The addition will have roof with a hip form on the front elevation and a gable toward the rear, as well as a gabled bay on one side and a dormer with a shed roof form on the other. There will also be a screened porch with a low slope roof on the side elevation of the new addition. The addition will have wide dimensioned, horizontal wood siding with board and batten siding on upper walls of the gabled bay, the side dormer and in the rear-facing gable end. Both the addition and original house will have composition shingle roofing.

The applicant further proposes to demolition the existing 1963 detached garage at the rear of the property, and construct a new guest house. The existing garage is a simple, wood frame, flat roofed structure. The new guest house will be designed to reflect the

architecture of the original house, and will have board and batten siding and composition shingle roofing.

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.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- 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 accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design 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.

Relocation of the original house closer to the street has minimal impact on the context of the house and maintains the street front character of the National Register District. The proposed addition is compatible with, and differentiated from, the original house through the use of horizontal siding and by its placement at the rear/side of the house. Additionally the proposed guest house, which references the architecture of the original house and is of a smaller scale, is compatible with the both the district and the existing historic building.

STAFF RECOMMENDATION

Release the permit per the proposed design.

PHOTOS



Façade



Side elevation



Side and rear elevation



Rear elevation



Detached garage

OCCUPANCY HISTORY
1806 W. 11th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
August 2012

- 1972 Ernestine L. Dobbins
Maid (widow of Alvin E. Dobbins)
- 1968 Ernestine L. Dobbins
Maid
Marie Antoinette also listed
- 1964 Alvin Dobbins
Deliveryman, Louis Shanks Furniture
Ernestine L. Dobbins
Maid
- 1963 No listing for 1806 W. 11th Street

Note: Alvin and Ernestine Dobbins listed at 1904 W. 10th Street

OWNER Russel Diggs ADDRESS 1806 West 11th Street
W. 62.5 of So. 162.5' of
 PLAT 91 LOT / BLK. 7 DIV

SUBDIVISION Maas

Move
 OCCUPANCY Residence onto lot & Repair

BLD PERMIT # 88213 DATE 6-5-63 OWNERS ESTIMATE 805.00

CONTRACTOR Owner ~~XXXXX~~ NO. OF FIXTURES 5

WATER TAP REC # w E 33524 SEWER TAP REC # s 40104

RESIDENCE

FROM: 1602 West 10th Street

ADDRESS: 1806 West 11th St PERMIT 88213 PLAT 91

LOT: BLOCK 7 SUB. Maas

W. 62.5 of So. 162.5 of

OUTLOT

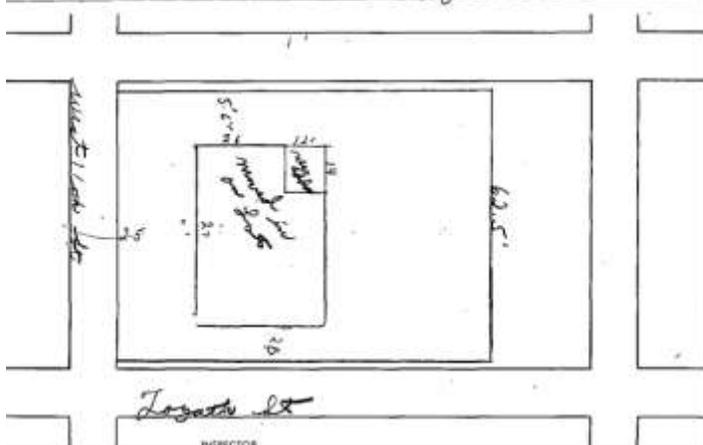
FIRE ZONE 3 USE DIST: A-1 OCCUPANCY: move on & Repair

FRAMING	7-25-63	FINAL	ROOF OVERHANG
PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.
OK			8"
FOUNDATION	FLOOR JOIST SIZE & O.C.	NECESSARY BLDG. CONN.	ACC. BLDG.
<u>Rein</u>	2x6		
FR. SETBACK	CEILING JOIST SIZE & O.C.	ROOM VENTILATION	PAVED PARKING
2.5'	2x4	✓	
TOTAL & MIN. SIDE YD.	STUD SIZE & O.C.	STAIRS REQ. & NO.	
2.5'	2x4		
5'			
SIDE STREET YARD	MASONRY WALL	ATTIC FIRE STOPS REQ.	

OWNER: Russell Diggs CONTRACTOR: Owner

24' x 8' = 9.12 #

RJ. 6-5-63



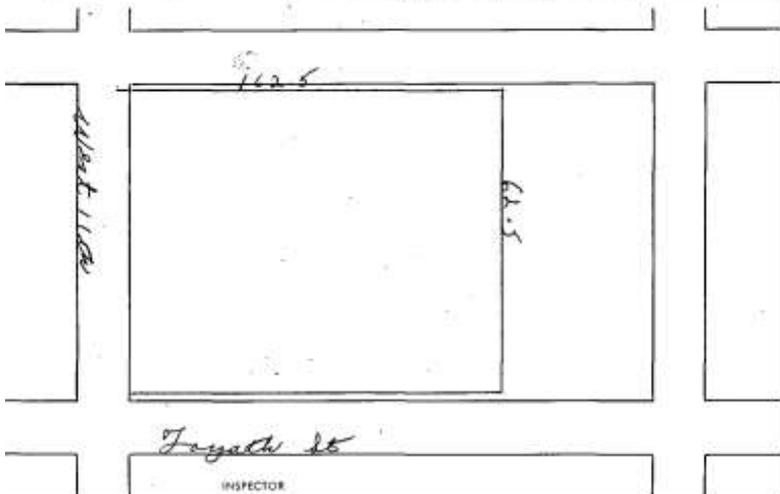
Relocation permits 1963

OWNER Russel Diggs ADDRESS 1806 West 11th St.
W. 62.5' of So. 1625' of 7
 PLAT 91 LOT / BLK. --- DIV
 SUBDIVISION Mars Addn.
 OCCUPANCY Frame Addn. to Rear of Res.
 BLD PERMIT # 88591 DATE 7-8-63 OWNERS ESTIMATE 300.00
 CONTRACTOR Owner NO. OF FIXTURES ---
 WATER TAP REC # _____ SEWER TAP REC # _____
 BEDROOM

ADDRESS: 1806 W 11th St PERMIT 88591 PLAT 91
 LOT: _____ BLOCK --- SUB. _____
W. 62.5' of So. 1625' of 7 OUTLOT Mars addn
 FIRE ZONE 3 USE DIST. A-1 OCCUPANCY: addn to Rear of Res
 Call LAYOUT FRAMING 7-25-62 FINAL ROOF OVERHANG

PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	12"
FOUNDATION	<u>Found 12in</u>	FLOOR JOIST SIZE & O.C.	<u>2x4</u>	NECESSARY BLDG. COMM.	<input checked="" type="checkbox"/>	ACC. BLDG.	
FR. SETBACK		CEILING JOIST SIZE & O.C.	<u>2x4</u>	ROOM VENTILATION	<input checked="" type="checkbox"/>	PAVED PARKING	
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.	<u>2x4</u>	STAIRS REQ. & NO.			
SIDE STREET YARD.		MASONRY WALL	<u>1 1/2</u>	ATTIC FIRE STOPS REQ.			

 OWNER: Russel Diggs CONTRACTOR: ✓
10 x 10 = 100
FD 7-8-63



Permits for rear addition 1963

OWNER Russel Diggs ADDRESS 1806 West 11th St.
W 62.5 of S. 162.5
 FLAT 91 LOT BLK. 7 DIV

SUBDIVISION Maas Addn

OCCUPANCY Garage

BLD PERMIT #89050 DATE 8-14-63 OWNERS ESTIMATE 400.00

CONTRACTOR Owner NO. OF FIXTURES

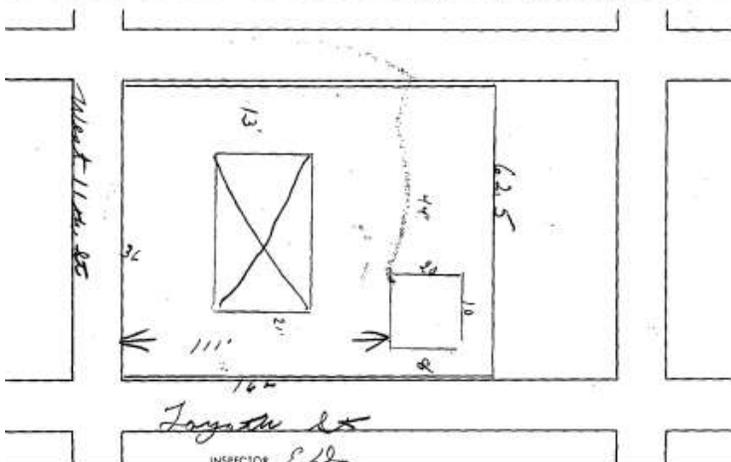
WATER TAP REC # SEWER TAP REC #

GARAGE

Frame ~~xxx~~ acc. bldg

ADDRESS: <u>1806 West 11th St</u>		PERMIT <u>89050</u>		PLAT <u>91</u>	
LOT: <u>W 62.5 of S. 162.5</u>		BLOCK <u>7</u>		SUB.	
OUTLOT: <u>maas addn</u>		OCCUPANCY: <u>Acc Bldg (Garage)</u>			
FIRE ZONE <u>3</u>	USE DIST: <u>A-1</u>	FRAMING: <u>9-4-27</u>	FINAL	ROOF OVERHANG	
FOUNDATION	PRINC. BLDG. <u>3</u>	ACC. BLDG. <u>2</u>	PRINC. BLDG. <u>01C</u>	ACC. BLDG.	PRINC. BLDG.
PR. SETBACK	FLOOR JOIST SIZE & O.C.	CEILING JOIST SIZE & O.C.	NECESSARY BLDG. CONN.	ACC. BLDG.	<u>12"</u>
TOTAL & MIN. SIDE YD.	STUD SIZE & O.C.	ROOM VENTILATION	STAIRS REQ. & NO.	PAVED PARKING	
SIDE STREET YARD	MASONRY WALL	ATTIC FIRE STOPS REQ.			

OWNER: Russel Diggs CONTRACTOR: ✓
 $10 \times 20 = 200 \text{ sq ft}$
FD 8-14-63





 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: NRD-2012-0100
 LOCATION: 1806 West 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.



Architects
Clayton & Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

WU-TRAN RESIDENCE

1806 W 11TH ST.
AUSTIN, TX 78703

ARCHITECT: CLAYTON AND LITTLE ARCHITECTS
1001 EAST 8TH STREET
AUSTIN, TEXAS 78702
CONTACT: PAUL CLAYTON, AIA
PHONE: (512) 477-1727
FAX: (512) 477-9876

OWNER INFORMATION

GREGORY & MONICA TRAN
1806 W 11TH ST.
AUSTIN, TX 78703

LEGAL DESCRIPTION

W 62.5FT OF S 162.5FT OF ORIG LOT 7 BLK 13 MMAS ADDN

SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY
ALL STAR LAND SURVEYING, DATED 7.24.12.

ZONING INFORMATION

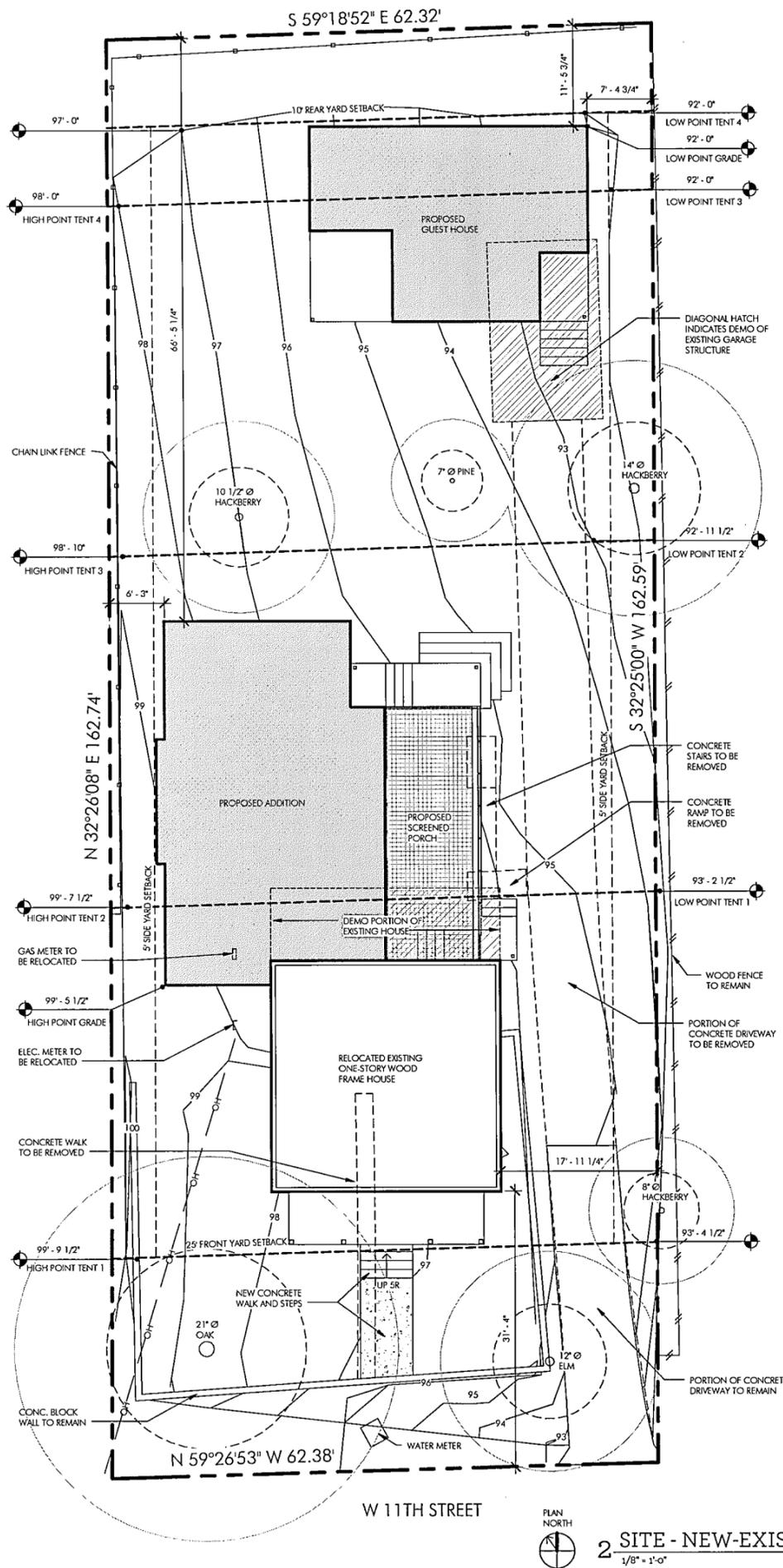
SF-3-NP

INDEX OF DRAWINGS

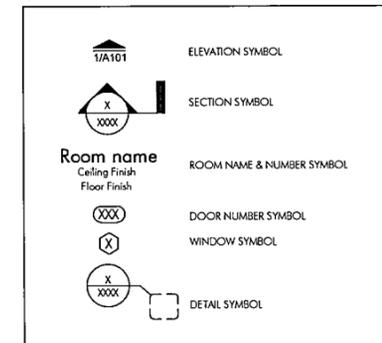
G1.0	COVER SHEET
A1.0	RELOCATION PLAN
A1.1	FLOOR PLAN & ROOF PLAN
A1.2	GUEST HOUSE FLOOR & ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
H1.0	EXTERIOR PERSPECTIVES
H1.1	PHOTOS
H1.2	PHOTOS
H2.0	MATERIALS & COLORS

FIELD INSPECTION REQUIRED

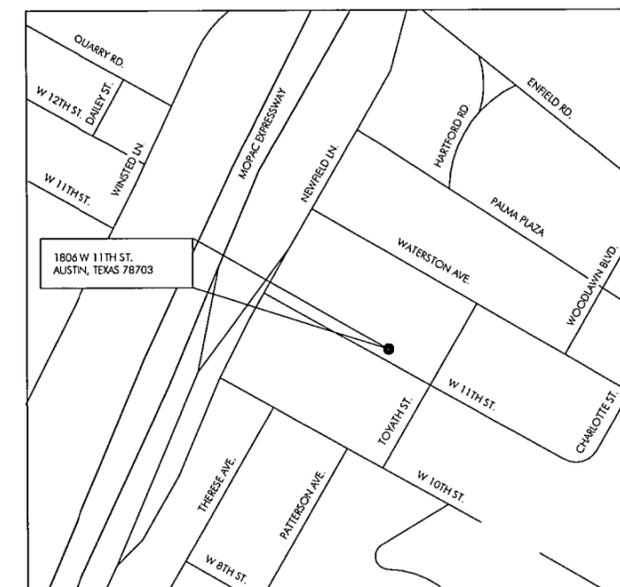
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



SYMBOL LEGEND



VICINITY MAP



CODE ANALYSIS

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE 2006 - CITY OF AUSTIN AMENDMENTS
BUILDING DESCRIPTION: ADDITION & RENOVATION OF EXISTING ONE STORY WOOD FRAME RESIDENCE.
LEGAL JURISDICTION: CITY OF AUSTIN, TRAVIS COUNTY

AREA CALCULATIONS

LOT SIZE - 10,163	EXISTING	TO BE REMOVED	NEW	PROPOSED TOTALS
MAIN HOUSE GROUND FL. CONDITIONED	907	0	765	1,673
GUEST HOUSE GROUND FL. CONDITIONED	0	0	564	564
GARAGE (DETACHED)	260	260	0	0
MAIN HOUSE COVERED PORCH	135	0	415	550
GUEST HOUSE COVERED PORCH	0	0	140	140
TOTAL BUILDING AREA	1,302	260	1,885	2,927
TOTAL BUILDING COVERAGE	1,302		1,885	2,927
% BUILDING COVERAGE (2,927/10,163) : 28.8%				
1,138 SF DELTA UNDER				
DRIVEWAY	955	645	0	310
SIDEWALK	140	52	169	257
UNCOVERED WOOD DECKS (50%)	0 (50%-0)	0 (50%-0)	0	0
AIR CONDITIONER PADS	0	0	9	9
TOTAL NON-BUILDING COVERAGE	1,095	697	178	576
TOTAL BUILDING COVERAGE ON LOT	1,302		1,885	2,927
TOTAL IMPERVIOUS COVERAGE				3,503
% IMPERVIOUS COVERAGE (3,503/10,163) : 34.4%				
1,070 SF DELTA UNDER				

FLOOR TO AREA RATIO

MAIN HOUSE GROUND FL. GROSS AREA	1,673 SF
GUEST HOUSE GROUND FL. GROSS AREA	564 SF
TOTAL FLOOR AREA	2,237 SF
FLOOR TO AREA RATIO	22%
1,833 SF DELTA UNDER	

Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE ISSUED FOR
8.12 Historic Review

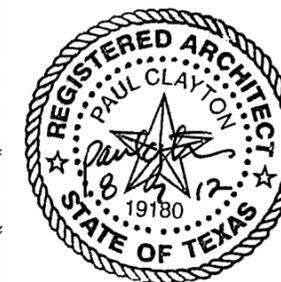
PROJECT NUMBER: 1238

COVER SHEET

G1.0

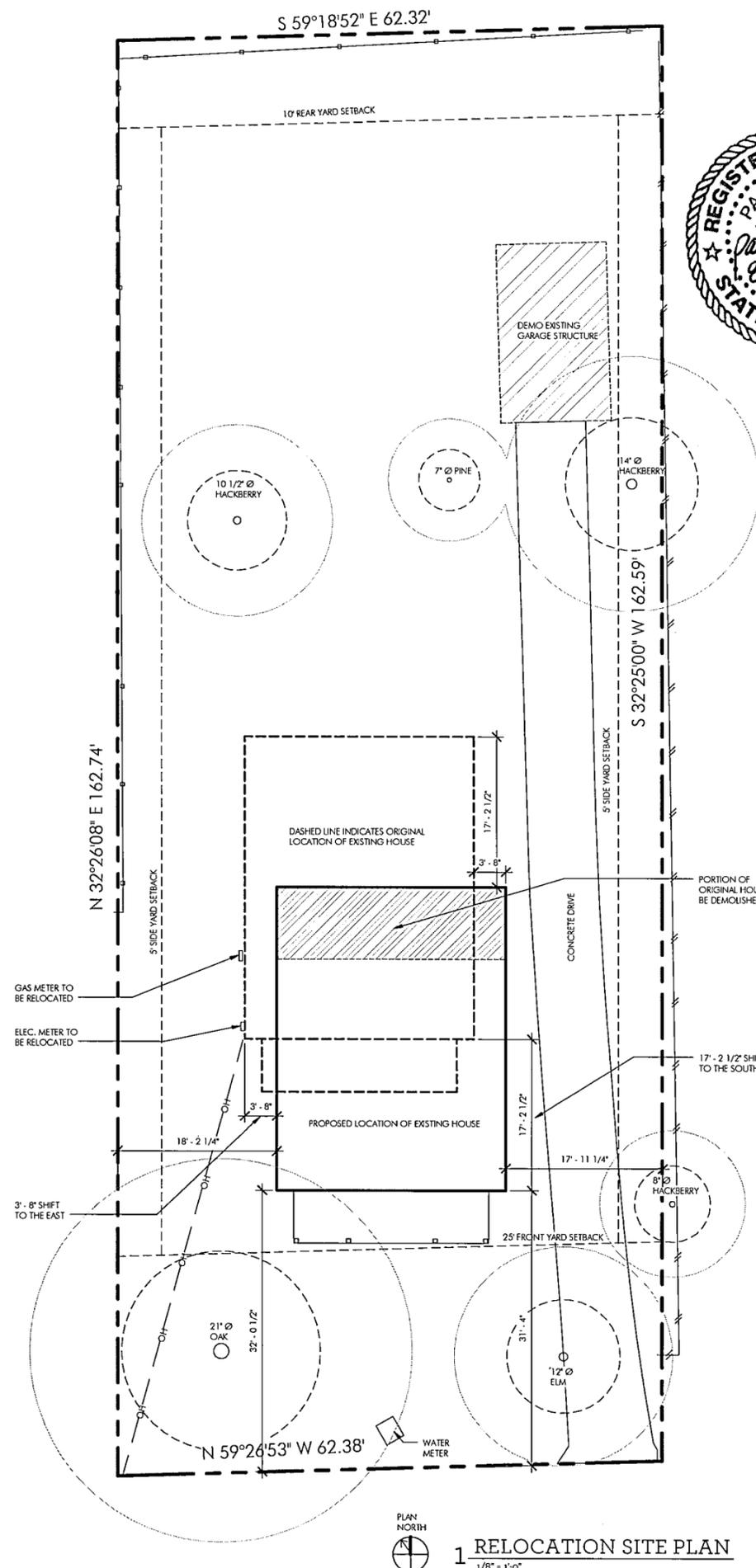
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PLAN NORTH
2 SITE - NEW-EXISTING
1/8" = 1'-0"



FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE	ISSUED FOR
8/12	Historic Review

PROJECT NUMBER: 1238

RELOCATION PLAN

A1.0

PLAN NORTH
1 RELOCATION SITE PLAN
1/8" = 1'-0"

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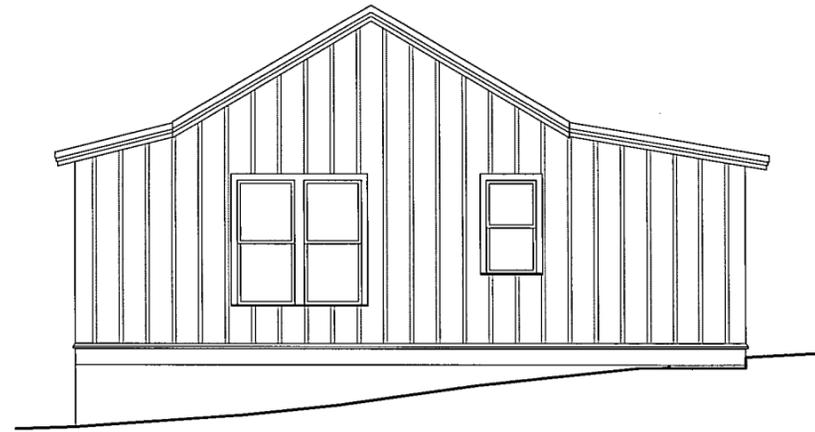
Architects
Clayton&Little

1001 East 5th Street
Austin, Texas 78702
512.477.1727

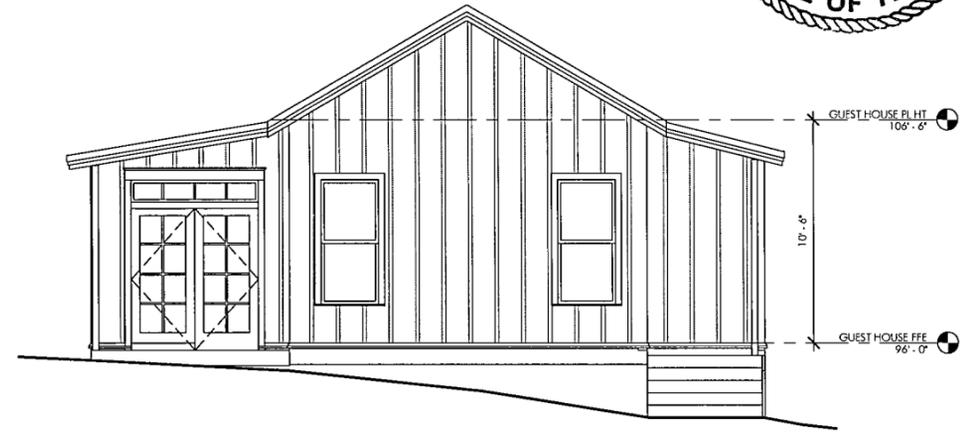
www.claytonandlittle.com

FIELD INSPECTION REQUIRED

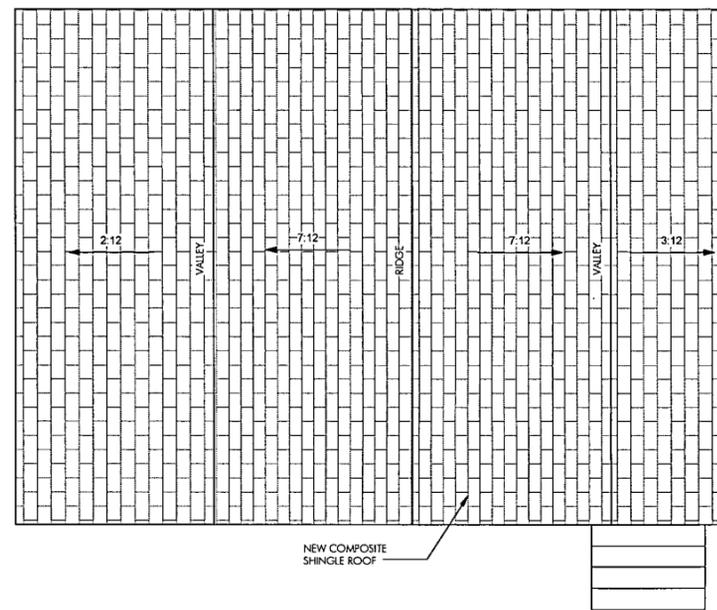
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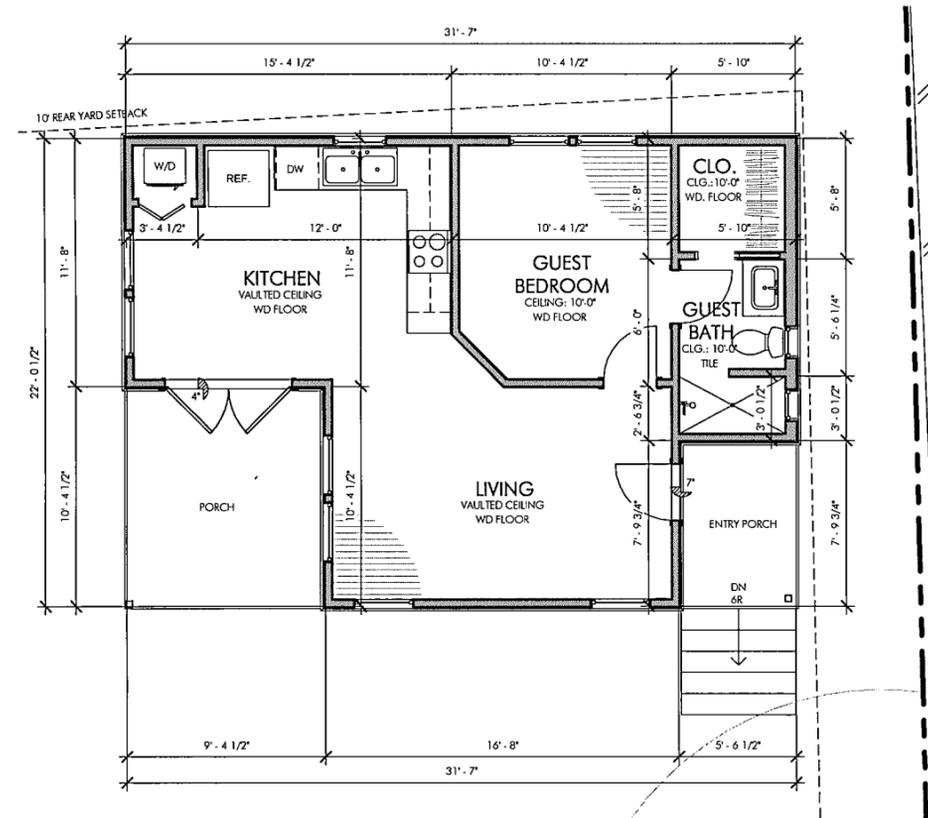
4 GUEST HOUSE NORTH ELEVATION
1/4" = 1'-0"



3 GUEST HOUSE SOUTH ELEVATION
1/4" = 1'-0"



2 GUEST HOUSE ROOF PLAN
1/4" = 1'-0"



1 GUEST HOUSE FLOOR PLAN
1/4" = 1'-0"

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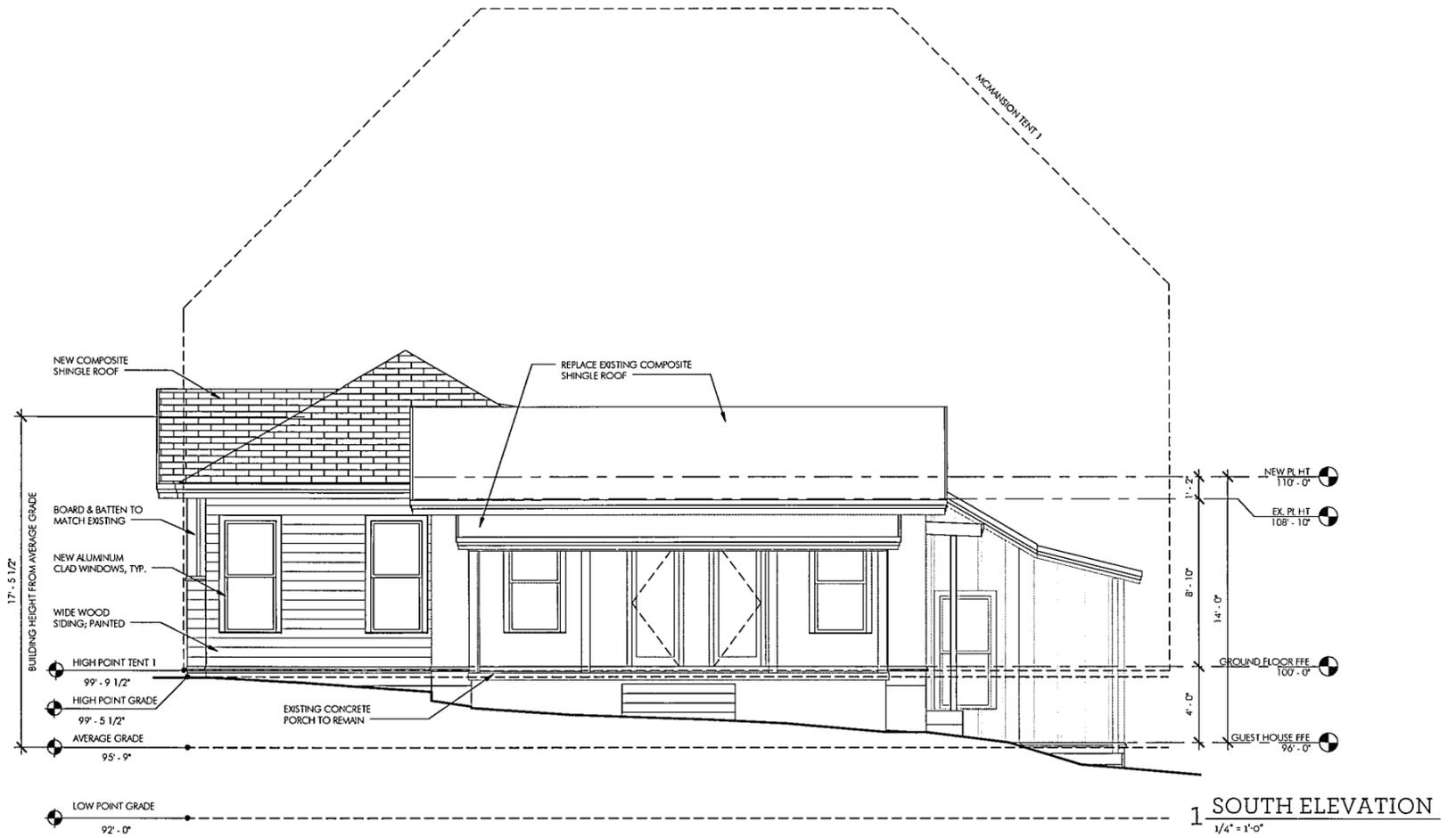
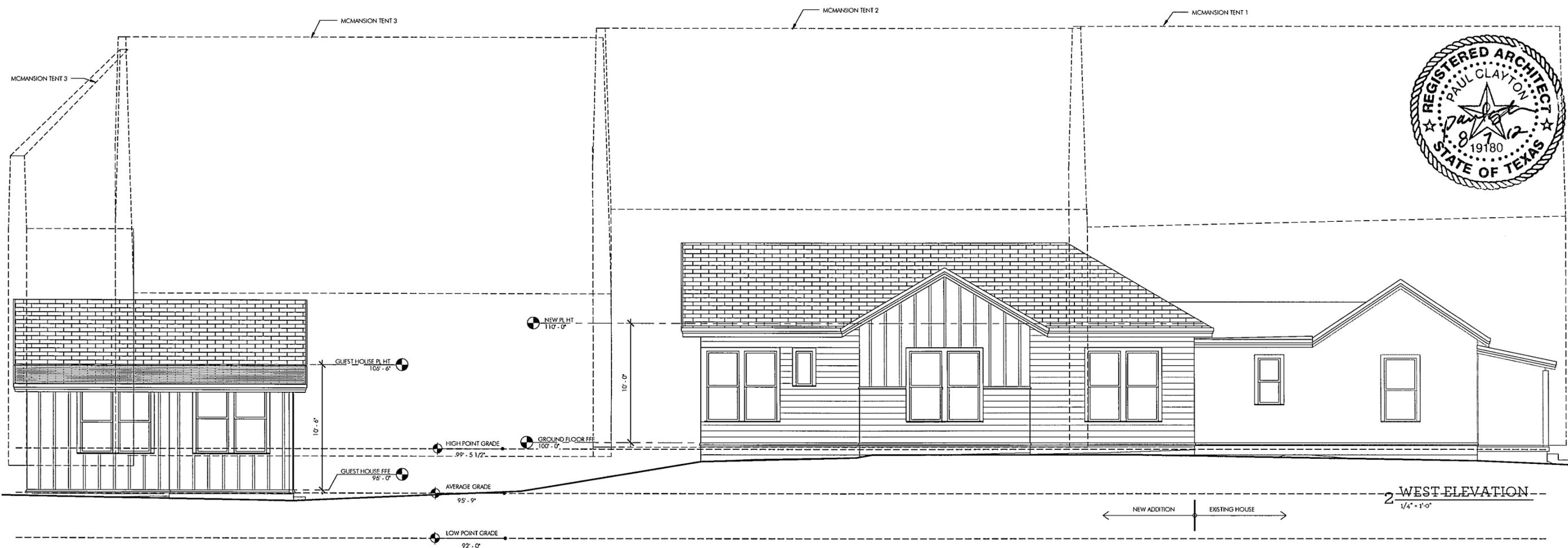
GUEST HOUSE FLOOR & ROOF
DI AN

A1.2

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FIELD INSPECTION REQUIRED
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE	ISSUED FOR
8.7.12	Historic Review

PROJECT NUMBER: 1228

EXTERIOR ELEVATIONS

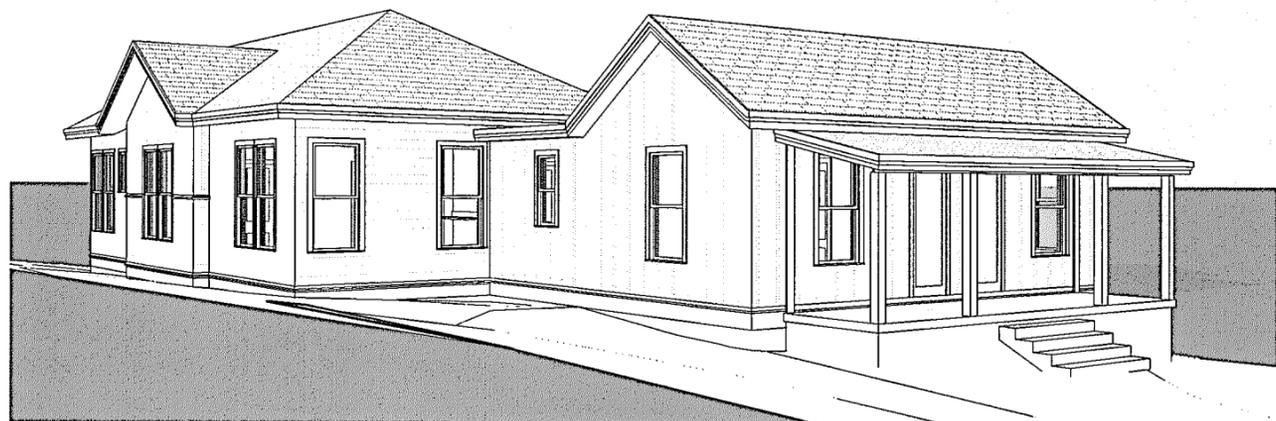
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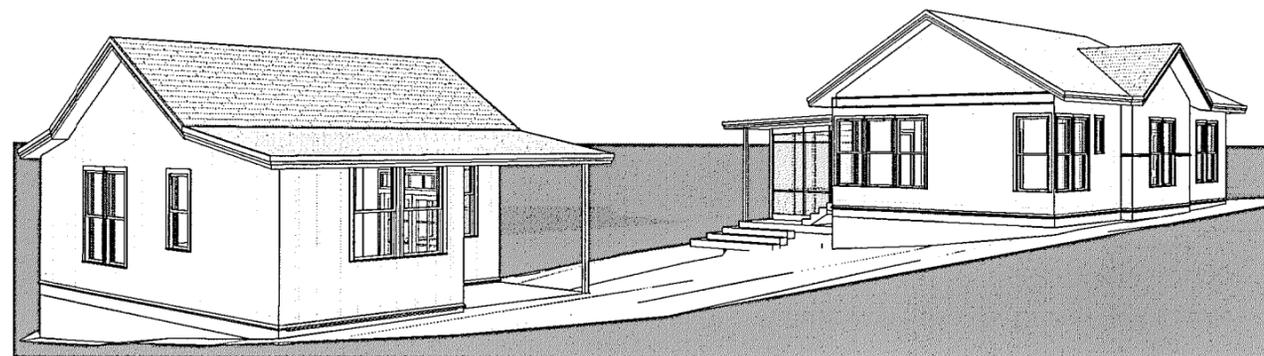


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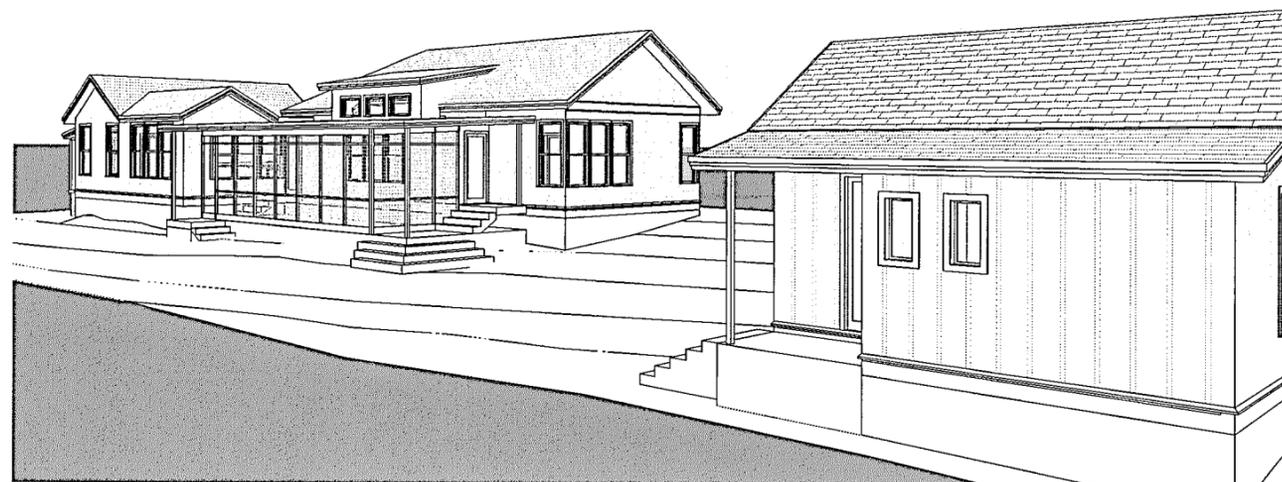
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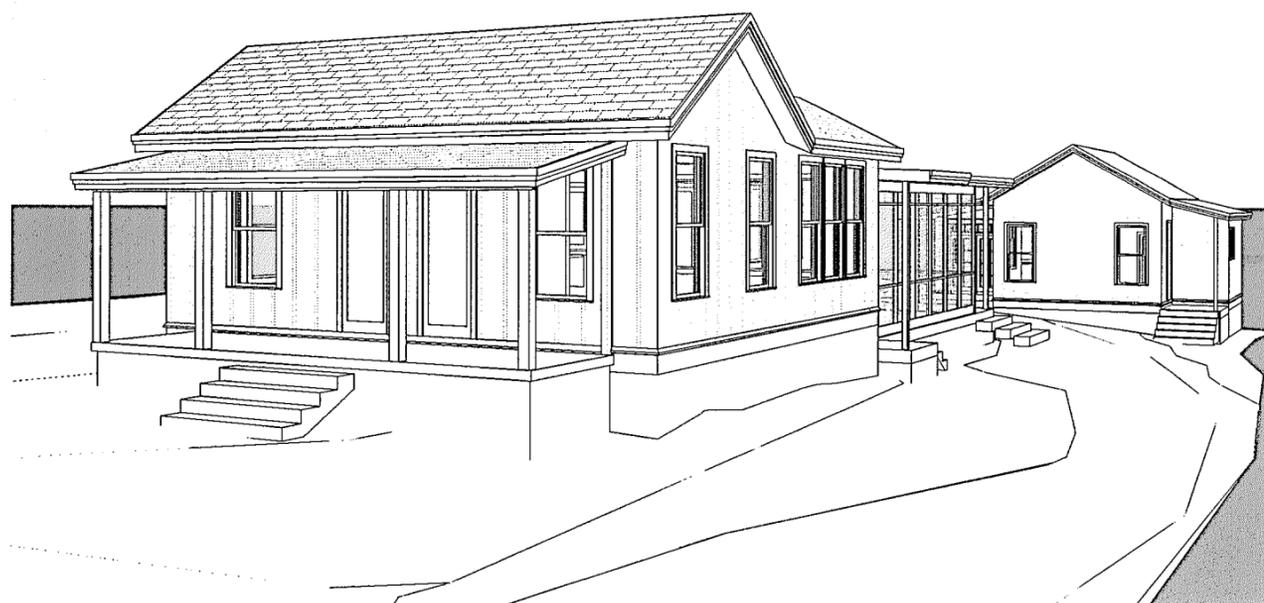
4 VIEW FROM SOUTHWEST CORNER
(FROM WEST 11TH STREET)



3 VIEW FROM NORTHWEST CORNER



2 VIEW FROM NORTHEAST CORNER



1 VIEW FROM SOUTHEAST CORNER
(FROM WEST 11TH STREET)

Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE ISSUED FOR
8/6/12 Historic Review

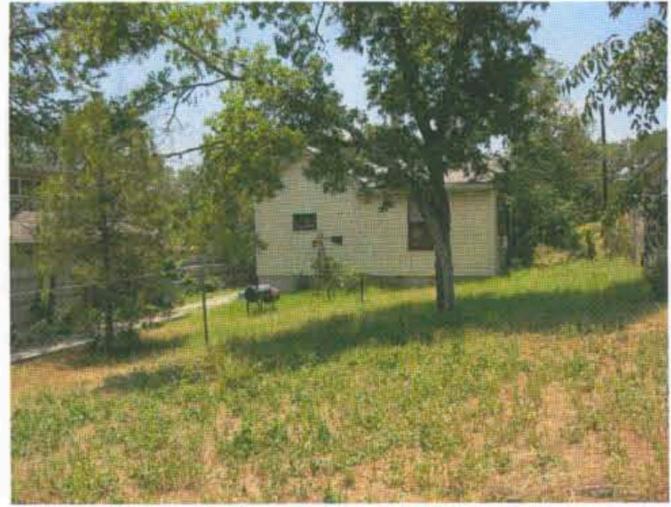
PROJECT NUMBER: 1238

EXTERIOR PERSPECTIVES

H1.0

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FIELD INSPECTION REQUIRED
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



SITE VIEW FROM NORTHWEST CORNER



SITE VIEW FROM SOUTHEAST CORNER



SITE VIEW FROM SOUTHWEST CORNER



GARAGE STRUCTURE - WEST ELEVATION



GARAGE STRUCTURE - SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE	ISSUED FOR
8/22	Planetic Review

PROJECT NUMBER: 1808

PHOTOS

H1.1

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FIELD INSPECTION REQUIRED
Prior to performing any bidding, new construction, and/or repair, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



ACROSS THE STREET NEIGHBOR



ACROSS THE STREET NEIGHBOR



WEST NEIGHBOR



WEST NEIGHBOR



EAST NEIGHBOR

Wu-Tran Residence

1806 W 11th St, Austin, Texas 78703

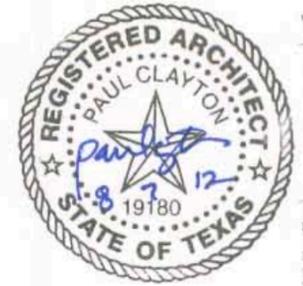
DATE	ISSUED FOR
8/2/12	Historic Review

PROJECT NUMBER: 1298

PHOTOS

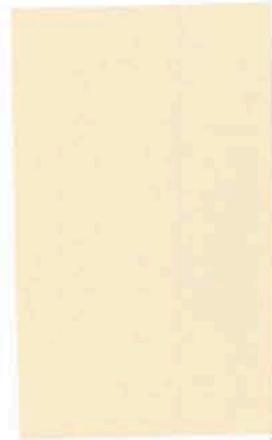
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FIELD INSPECTION REQUIRED

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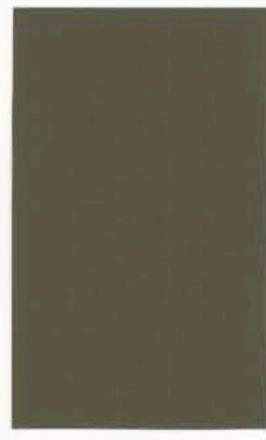
BOARD & BATTEN

BENJAMIN MOORE - MONTEREY WHITE HC-27



WINDOW TRIM

BENJAMIN MOORE - MORNING DEW 1493



ALUMINUM CLAD
WINDOWS

BRONZE



WOOD SIDING
FASCIA & SOFFIT

BENJAMIN MOORE - HOLLINGSWORTH GREEN HC-141



COMPOSITE
SHINGLE ROOF



BOARD & BATTEN
GUEST HOUSE

BENJAMIN MOORE - WOODLAWN BLUE HC-147



EXISTING HOUSE

NEW ADDITION

Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE	ISSUED FOR
8.2.12	Historic Review

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Clayton & Little Architects
PROJECT NUMBER: 1208

MATERIALS & COLORS

H2.0