

HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0066
Clarksville
1607 W. 10th Street

PROPOSAL

Demolish a contributing house and construct a 2,100 sq. ft. two-story house.

RESEARCH

The existing house was constructed c. 1950 and its first occupants were Charlie Williams, a laborer and his wife Essie, who only lived in the house for one year. Next Charles Edward Baylor and his wife Mary Frances Freeman Baylor resided there for approximately 10 years starting in 1953. Charles Baylor worked for the Missouri and Pacific Railroad as a porter and trucker. After the Bayers, Mrs. Nancy Chambers, a widow, resided at the house.

PROJECT SPECIFICATIONS

The existing c. 1950 house is a 528 sq. ft., one-story cottage with a side gable roof and centered, projecting, covered porch with a front facing gabled roof supported by squared columns with simple capitals. The house is clad with narrow horizontal siding, with wide siding in the gable ends. The windows are 4:4, double hung, wood sash.

The applicant proposes to demolish the house and construct a 2,142 sq. ft. two-story house. The house will have a cross gabled roof with a side facing clipped gable, and horizontal siding. To the side of the centered entry will be a triple set of double-hung windows with four-lite windows above. Other windows will be predominately double-hung with 1:1 sash. To the other side of the entry will be an inset carport.

STANDARDS FOR REVIEW

The existing property is contributing to the Clarksville National Register Historic District. 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.

The demolition of the existing house will render the property no longer contributing to the National Register Historic District so does not meet the general design guidelines. However, the applicant took into consideration the Historic Preservation Office staff's comments regarding scale, form and materials to develop a design for the new house that would be more compatible to the character of the neighborhood than what was initially proposed.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house, and require a City of Austin documentation package be submitted prior to release of the demolition permit.

PHOTOS

1607 W. 10th Street



Properties adjacent to and across from 1607 W. 10th Street:





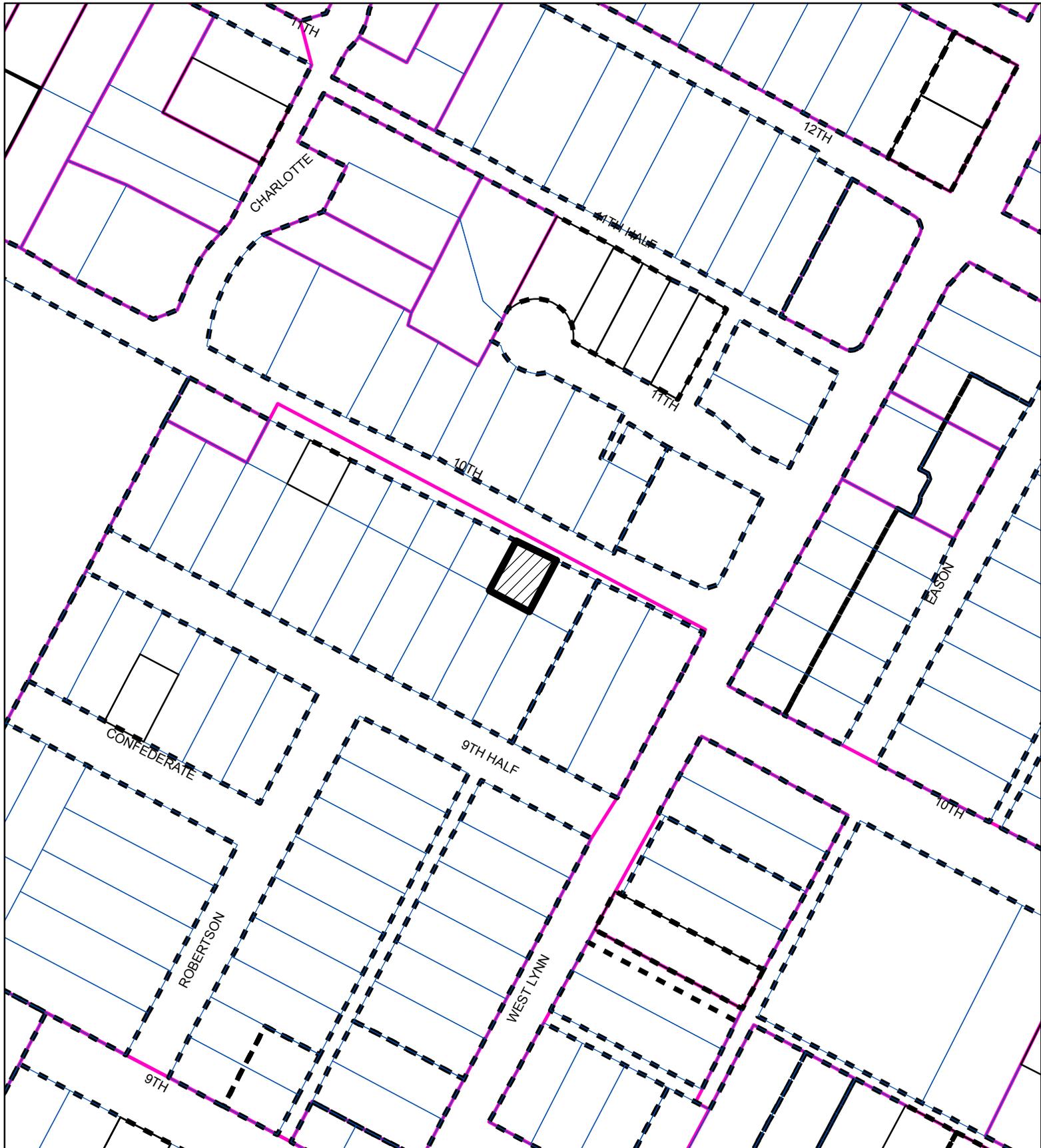


OCCUPANCY HISTORY
1607 W. 10th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
August 2013

- | | |
|------|---|
| 1973 | Nancy Chambers, widow of Mart Chambers, retired |
| 1969 | Nancy Chambers, widow of Mart Chambers, retired |
| 1966 | Nancy Chambers, not listed in names directory |
| 1963 | Charles E. Baylor, Porter, Missouri & Pacific & Mary F. |
| 1961 | Charles E. Baylor, Porter, Missouri & Pacific & Mary F. |
| 1959 | Charles E. Baylor, Porter, Missouri & Pacific & Mary F. |
| 1957 | Charles E. Baylor, Trucker, Missouri & Pacific Lines & Mary F. |
| 1955 | Charles E. Baylor, Trucker, Missouri & Pacific Lines & Mary F. |
| 1953 | Charles E. Baylor, porter & Mary F. |
| 1952 | Charlie Williams, laborer & Essie |
| | Note: Charles and Mary Baylor are listed at 1606 W. 10 th Street |
| 1949 | No listing for 1607 W. 10 th Street |



 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: NRD-2013-0066
 LOCATION: 1607 W 10th Street



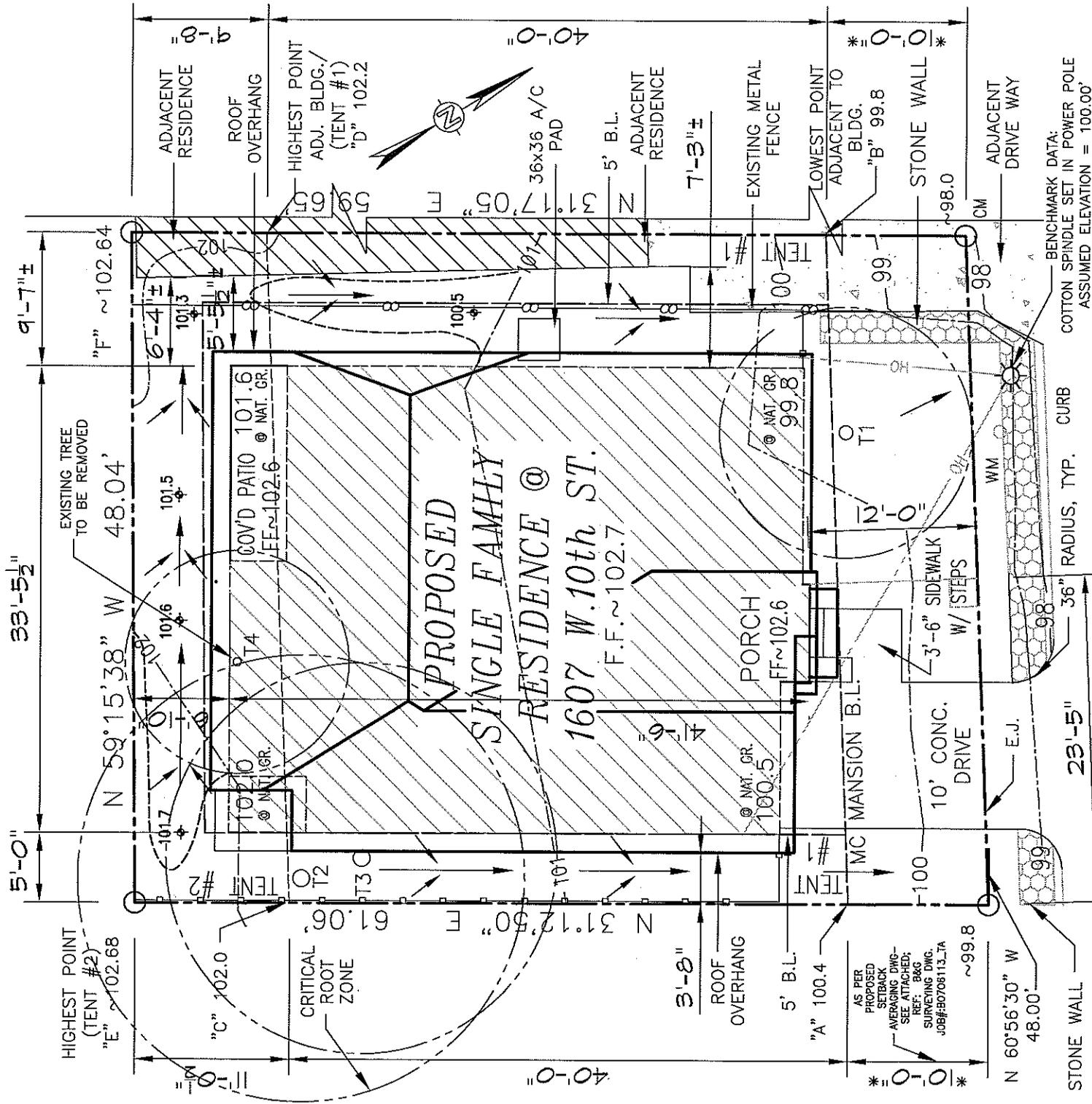
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

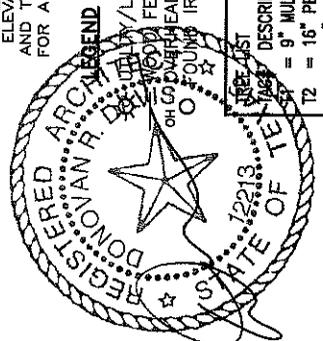
1607 WEST 10th Street AUSTIN, TEXAS 78703

* = LEGAL DESCRIPTION:

BEING A 0.067 OF AN ACRE PORTION OF LOT 21, BLOCK 1, WESTRIDGE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 2148 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO CHARLES DOUGLAS WALKER IN DOCUMENT NUMBER 2006089216, 2006089217, AND 2006089218, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 539 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN IN VOLUME 6301, PAGE 1410 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.067 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



NOTES: IN ORDER TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF .5' FOR A DISTANCE OF AT LEAST 10 FEET AND .1' FOR EACH 10' THEREAFTER TO CORNER OF LOT.



LEGEND

| TYPE | DESCRIPTION |
|------|------------------------|
| T1 | 9" MULTI-STEM MAGNOLIA |
| T2 | 16" PECAN |
| T3 | 14" PECAN |
| T4 | 8" HACKBERRY |

| AREA DESCRIPTION | TOTAL SQ. FT. |
|--------------------------------|----------------------|
| 1st FLR. HEATED AREA | 1026 SQ. FT. |
| 2nd FLR. HEATED AREA | 1206 SQ. FT. |
| COV'D PARKING (GARAGE/CARPORT) | 218 SQ. FT. |
| COV'D PATIO, DECK, PORCH | 56 SQ. FT. |
| DRIVEWAY | 174 SQ. FT. |
| SIDEWALK | 24 SQ. FT. |
| A/C PAD | 4 SQ. FT. |
| RETAINING WALL | 24 SQ. FT. |
| AREA LOT | 2827 SQ. FT. |
| PROPOSED BLDG COVERAGE | 1312 SQ. FT. = 45.2% |
| TOTAL FLATWORK | 241 SQ. FT. = 8.3% |
| EXISTING ADJACENT RESIDENCE | 218 SQ. FT. = 7.5% |
| TOTAL IMPERVIOUS COVER | 1171 SQ. FT. = 61% |

| FLOOR AREA RATIO (.40 TO 1.0) | 2897 |
|---------------------------------|-------------------------|
| TOTAL LOT | 2897 |
| ALLOWED GFA | 1883.0 |
| FRAME (Sq. Ft.) | 65.0% |
| MASONRY (Sq. Ft.) | |
| 1ST FLOOR GFA | 1029 |
| 2ND FLOOR GFA (INCL. STAIR) | 1086 |
| CAR PORT | 218 |
| GARAGE CREDIT (open on 2 sides) | 200 |
| TOTAL GROSS FLOOR AREA | 2136 |
| Total Percentage | 73.7% FRAME, 74.2% MAS. |

AUG 27 2013 1607 WEST 10th STREET (R.O.W. VARIES)

PAVED STREETS W/ CONC. CURB
SEWER APPROX. 3' BELOW GRADE

GRAPHIC SCALE: 1" INCH = 10' FT.



| | | |
|-----------|---------|---------|
| 168034 | | |
| REVISIONS | | |
| DATE | SUBJECT | DESC |
| 06/18/13 | 00 | JD PLOT |
| | | |
| | | |

ADDRESS: 1607 WEST 10th St.
LOT: 21
BLOCK: 1
Austin, TX.

DANZE & DAVIS ARCHITECTS, INC.
4701 Spicewood Springs Rd., Suite 200 Austin, Texas 78759
512/345-0714 512/345-0718 (fax) www.danze-davis.com

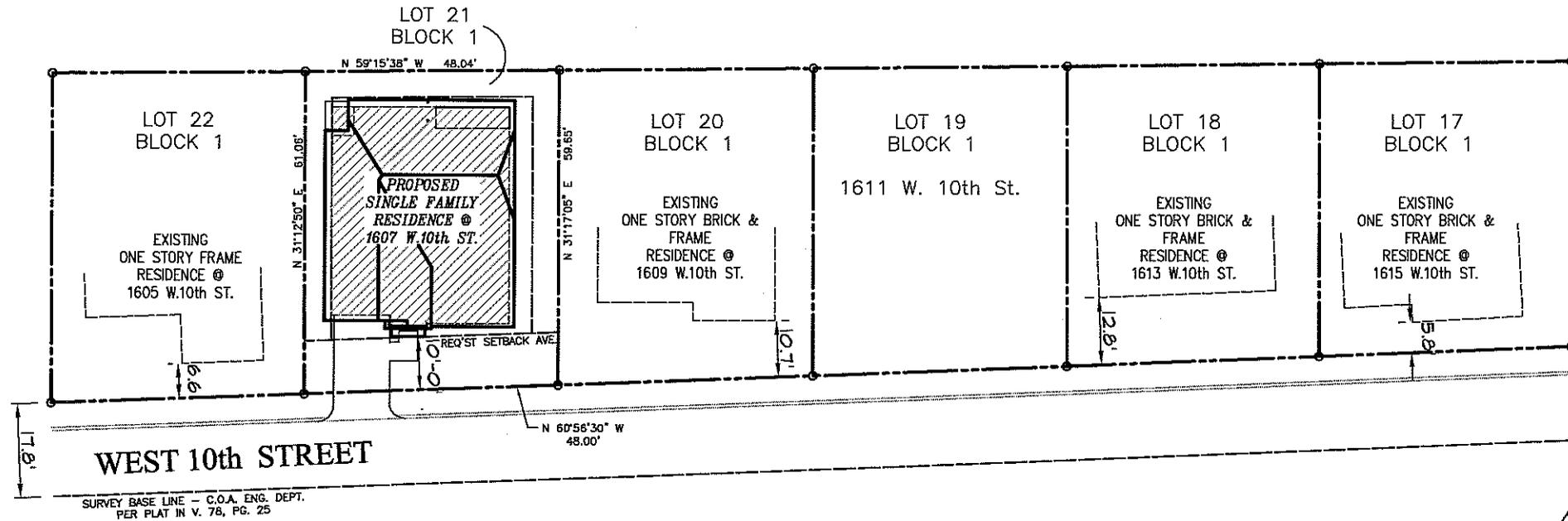
PARKSIDE HOMES

Copyright DANZE & DAVIS ARCHITECTS, Inc. These drawings and the ideas hereon are the property of the ARCHITECT and may not be used without his advance permission.

PROPOSED SETBACK AVERAGE

@

1607 WEST 10th Street AUSTIN, TEXAS 78703



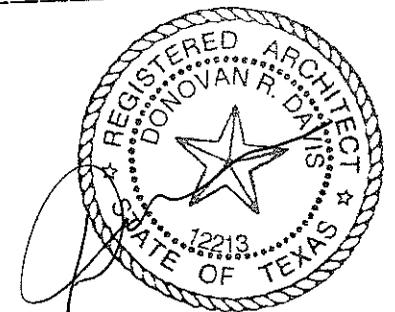
* SETBACK AVERAGING OF 4 NEAREST
STRUCTURES ON SAME BLOCK FACE PER
SUBCHAPTER F, SECTION 2.3 *

| | |
|--------------------------------------|---------|
| 1605 W. 10th. St.-LOT 22 BLK 1= 6.6' | |
| 1609 W. 10th. St.-LOT 20 BLK 1=10.7' | |
| 1613 W. 10th. St.-LOT 18 BLK 1=12.8' | |
| 1615 W. 10th. St.-LOT 17 BLK 1= 5.8' | |
| $=35.9' / 4$ | |
| AVERAGE SETBACK | = 8.9' |
| PROPOSED AVERAGE SETBACK | = 10.0' |

GRAPHIC SCALE: 1" INCH = 30' FT.



SCALE: 1" = 30'



AUG 27 2013

PROPOSED SETBACK
Scale: 1" = 30' (8 1/2"x14")
Scale: NTS (any other size)
2114_L

| Building and Site Area | | |
|---|----------------|-------------|
| Area Description | Existing Sq Ft | Total Sq Ft |
| 1 st Floor conditioned area | 1037 | 1037 |
| 2 nd Floor conditioned area | 1088 | 1088 |
| 3 rd Floor conditioned area | | |
| Basement | | |
| Covered Parking (garage or carport) | 219 | 219 |
| Covered Patio, Deck, or Porch | 56 | 56 |
| Balcony | | |
| Other | | |
| Total Building Coverage (exclude b, c, & d from total) | 1312 | 1312 |
| Driveway | 79 | 79 |
| Staircase | 29 | 29 |
| Uncovered Patio | | |
| Uncovered Wood Deck (counts as 50%) | | |
| AC pads | 9 | 9 |
| Other (Pool Coping, Retaining Walls) | 24 | 24 |
| Total Site Coverage | 241 | 241 |
| Pool | | |
| Spa | | |

| Site Development Information | | |
|--|--------------------------------|---------------------|
| Building Coverage Information | | |
| Note: Building Coverage is the area of lot covered by buildings or roofed areas, but outside ground-level patios, terraces, decks, open recreational facilities, incidental projecting eaves, balconies, roof solar features, roofs, porches, and patios are not included in this measurement. (LDC 12-1-21) | | |
| Existing Building Coverage (sq ft): | | % of lot size: |
| Proposed Building Coverage (sq ft): | 1312 | % of lot size: 49.2 |
| Impervious Coverage Information | | |
| Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The area includes pools, patios, terraces, and areas with ground placed non-porous surfaces that are used only for landscaping or by pedestrians. (LDC 12-1-22) | | |
| Existing Impervious Coverage (sq ft): | | % of lot size: |
| Proposed Impervious Coverage (sq ft): | 1553 (+214 Adj) / 1838 (Total) | % of lot size: 61.1 |

| Subchapter F - McManis | | | | |
|--|----------|------|-----------|---------------------------------------|
| Gross Floor Area | | | | |
| This section is only required for projects located within the Residential Design and Construction Ordinance as defined and illustrated in Title 12-1 Subchapter F of the Local Ordinance Code. The Gross Floor Area of each floor is measured as the area contained within its outside edge of the exterior walls. | | | | |
| | Existing | New | Exemption | Total |
| 1 st Floor | | 1037 | | 1037 |
| 2 nd Floor | | 1088 | | 1088 |
| 3 rd Floor | | | | |
| Basement | | | | |
| Attic | | | | |
| Garage (attached) | | | | |
| (detached) | | | | |
| Carport (attached) | | 219 | 200 | 19 |
| (detached) | | | | |
| Accessory Building(s) | | | | |
| (detached) | | | | |
| TOTAL GROSS FLOOR AREA | | | | 2142 |
| (Total Gross Floor Area / lot size) x 100 = | | | | 73.9 Floor-To-Area Ratio (FAR) |

Is this project claiming a "parking area" exemption as described under Article 3? Y N

Is this project claiming a "ground floor porch" exemption as described under Article 3? Y N

Is this project claiming a "basement" exemption as described under Article 3? Y N

Is this project claiming a "habitable attic" exemption as described under Article 3? Y N

Is a sidewalk installation required for this project? Y N

Does any portion of the structure extend beyond a setback plane? Y N

| | PLAN # 2114 | | | |
|----------------------|-------------|------------|--------------|--------------|
| | FRAME | FRONT MAS. | 3 SIDES MAS. | 4 SIDES MAS. |
| 1st FLR. HEATED AREA | 1028.9 | 1028.9 | 1031.0 | 1031.0 |
| 2nd FLR. HEATED AREA | 1085.5 | 1085.5 | 1085.5 | 1085.5 |
| TOTAL HEATED AREA | 2114.4 | 2114.4 | 2122.4 | 2122.4 |
| CAR PORT | 218.8 | 218.8 | 218.8 | 218.8 |
| PORCH | 18.7 | 18.7 | 18.7 | 18.7 |
| TOTAL COVERED AREA | N/A | 2351.4 | 2360.0 | 2360.0 |
| COVERED PATIO | 56.0 | 56.0 | 56.0 | 56.0 |
| TOTAL SLAB AREA | 1322.4 | 1322.4 | 1330.5 | 1330.5 |

Note: Subcontractors are responsible for confirming and correlating dimensions at the job site. The Architect is not responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs related to the project construction.

PARKSIDE HOMES RESERVES THE RIGHT TO CHANGE PLANS, SPECIFICATIONS, AND PRICES WITHOUT NOTICE.

1ST FLOOR CEILING @ 10'-0" HEIGHT
1ST FLR. WDW. HEADERS @ 7'-11" HEIGHT UNLESS NOTED OTHERWISE
IF APPLICABLE
2ND FLOOR CEILING @ 9'-0" HEIGHT
2ND FLR. WDW. HEADERS @ 7'-11" HEIGHT UNLESS NOTED OTHERWISE

SEE DETAIL SHEETS FOR CURRENT ADOPTED BUILDING CODES

C.O.A. VISIBILITY NOTE:
ONE 1ST FLOOR BATHROOM REQUIRES MINIMUM 32" DOOR & 2x6 MIN. BLOCKING FOR GRAB BARS.
CENTERLINE OF BLOCKING @ 34" A.F.F.

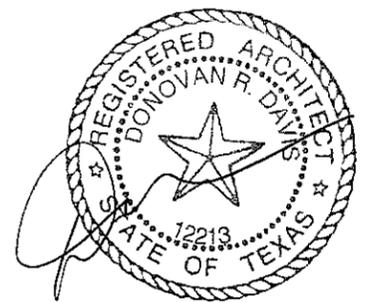
220V/GAS PER SPECS @ W.H., A.C., RANGE & DRYER

MAX. SILL HGT. @ BEDRM. WDS. TO BE 43" FROM FIN. FLR.

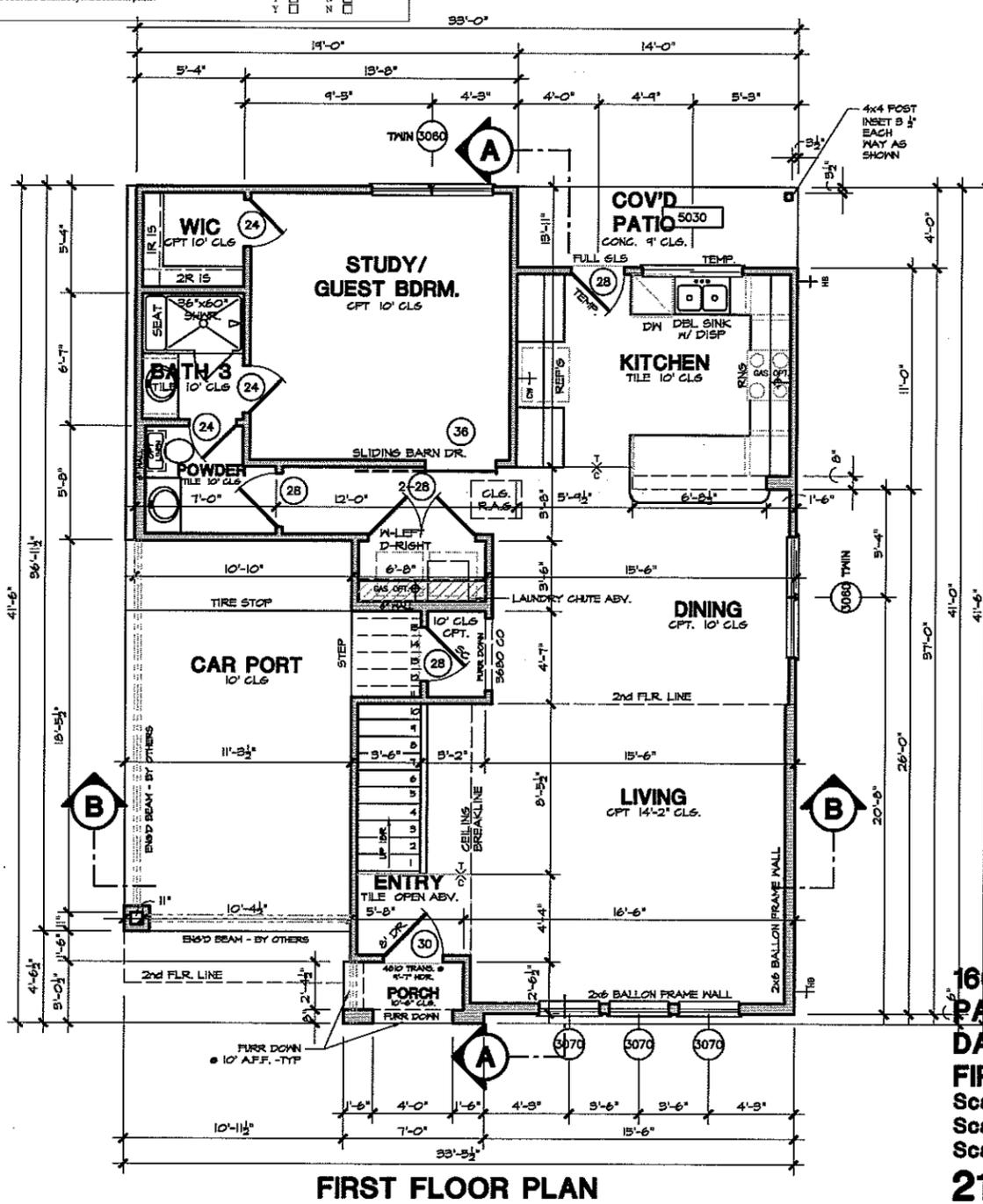
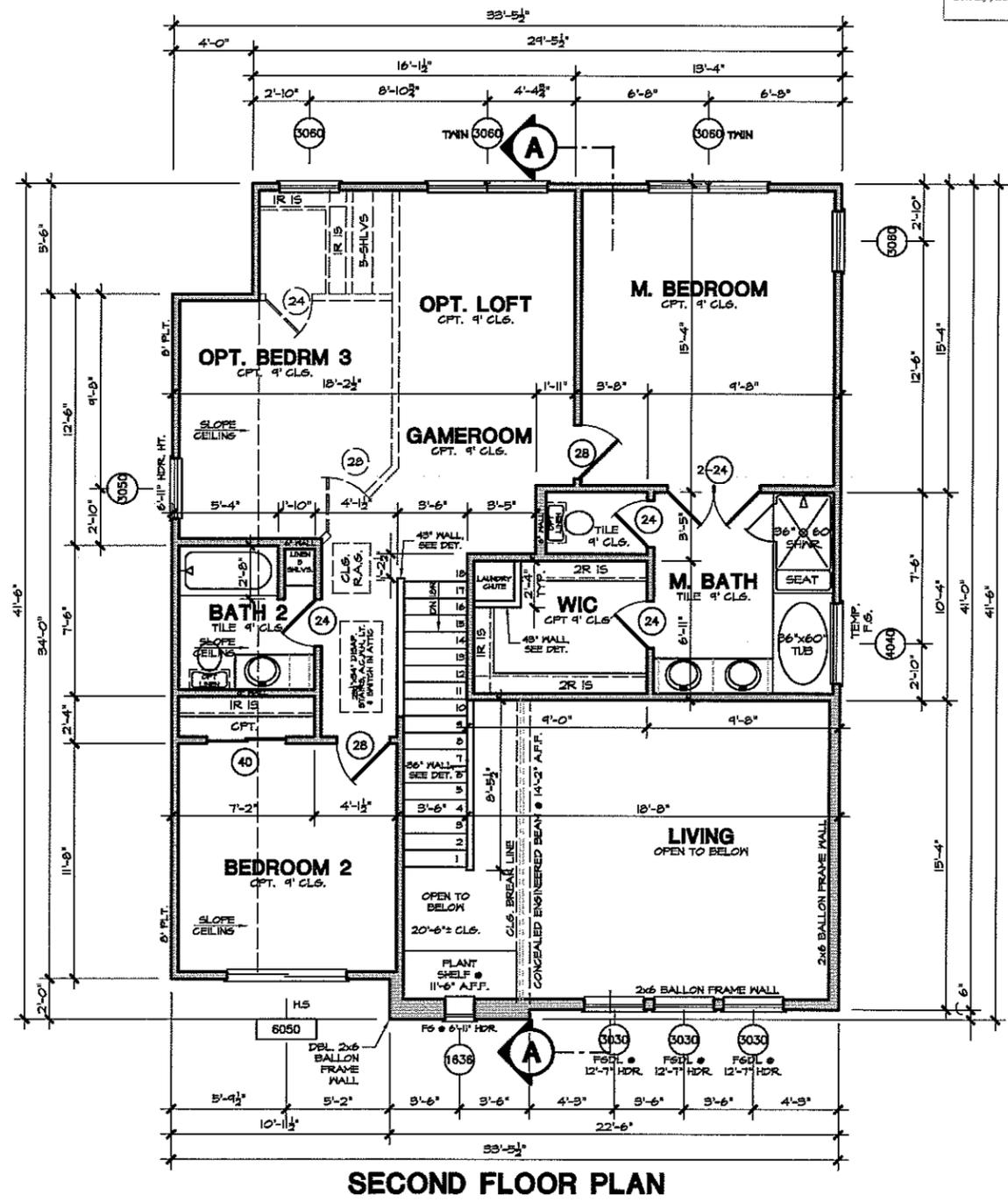
CABINET BLOCKING (CONC. FLR. TO BOTTOM OF BLOCK)
VANITY 26" x 32"
WALL 55" & 80 1/2"
BASE 32"

| OP'NG. | HEADER SIZE |
|-----------|-----------------------|
| 3" (MAX.) | 2-2X6's |
| 4" (MAX.) | 2-2X8's |
| 5" (MAX.) | 2-2X10's |
| 6" (MAX.) | 2-2X12's |
| ABOVE 6" | ENG'D. BEAM/SEE PLANS |

| 188034 REVISIONS | | | |
|------------------|----------|------|------------|
| DATE | SUB INT. | DES. | |
| 7/1/13 | CO | JD | NEW PLAN |
| 8/23/13 | CO | JD | PER C.O.A. |

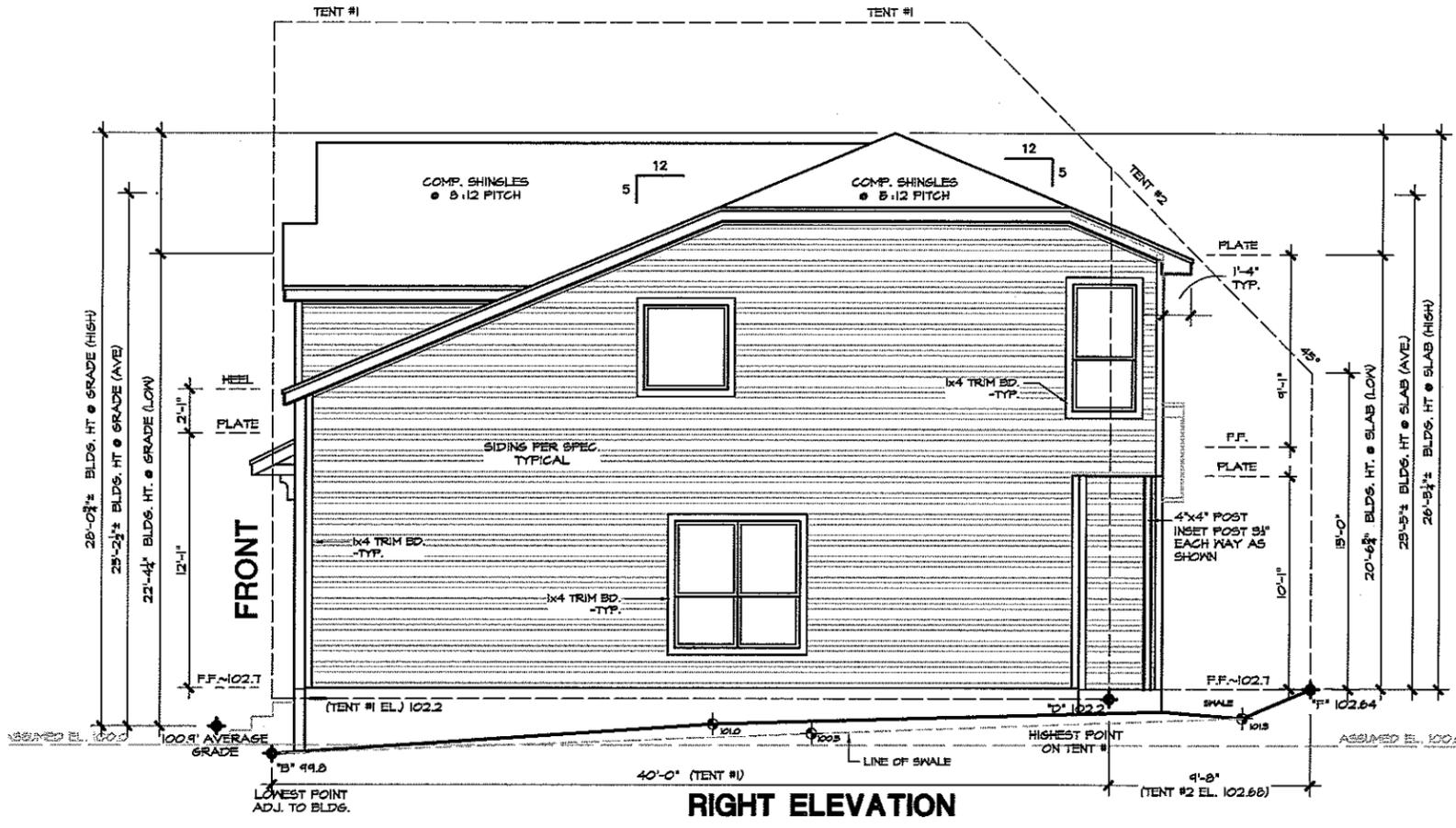


AUG 27 2013
1607 WEST 10th ST.
PARKSIDE HOMES
DANZE & DAVIS ARCHITECTS
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0" (on 24"x36")
Scale: 1/8" = 1'-0" (on 11"x17")
Scale: NTS (any other size)
2114_L

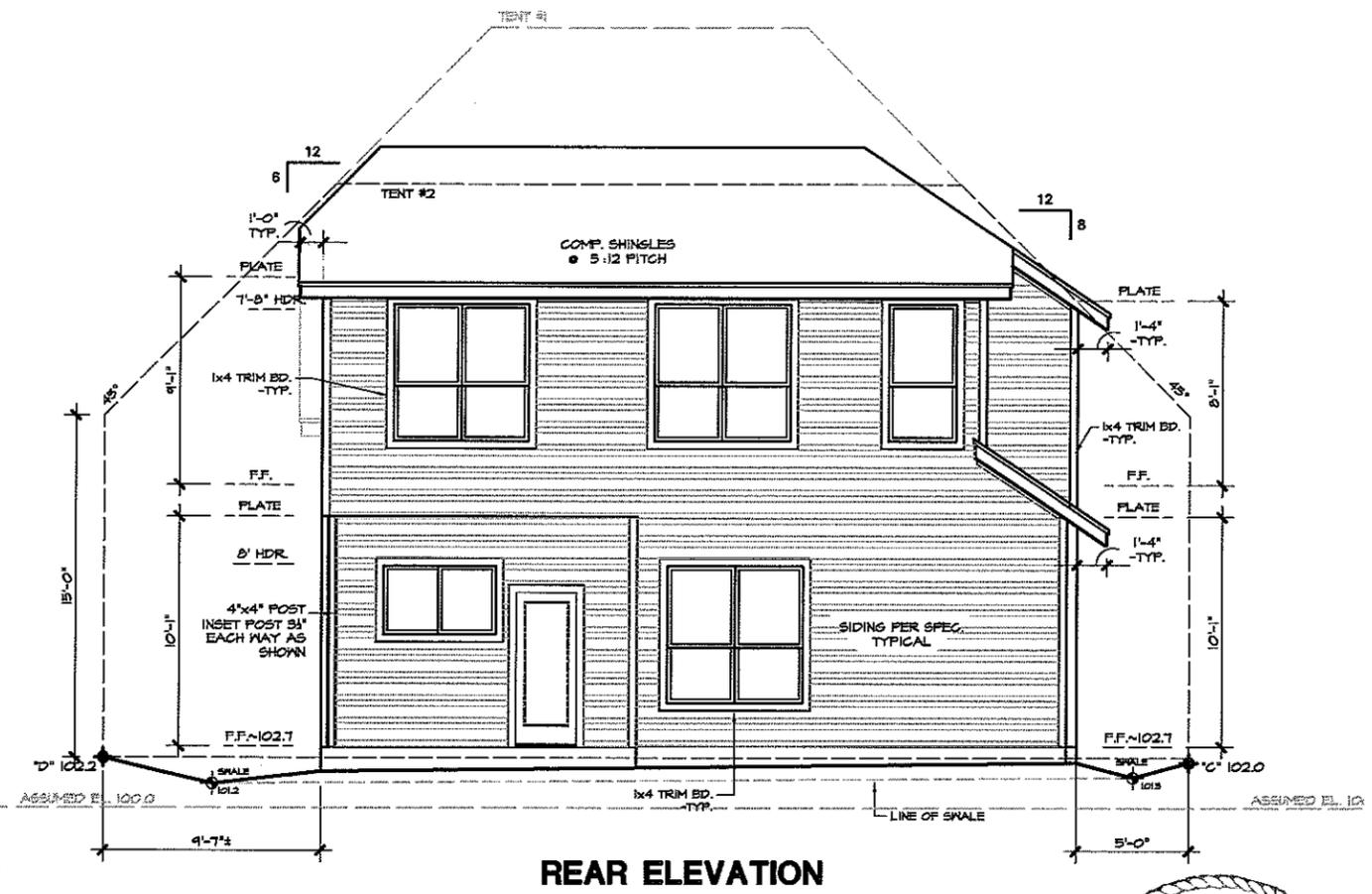


AUSTIN
 PARKSIDE HOMES
 1607 West. 10th Street, Tx.
 DANZE & DAVIS ARCHITECTS, INC.
 4701 Spicewood Springs Rd, Suite 200 Austin, Texas 78759
 512/343-0714 512/343-0718 (fax) www.danze-davis.com
 COPYRIGHT 2013 DANZE & DAVIS ARCHITECTS, INC. THESE DRAWINGS AND THE IDEAS HEREON ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS EXPRESSED CONSENT.

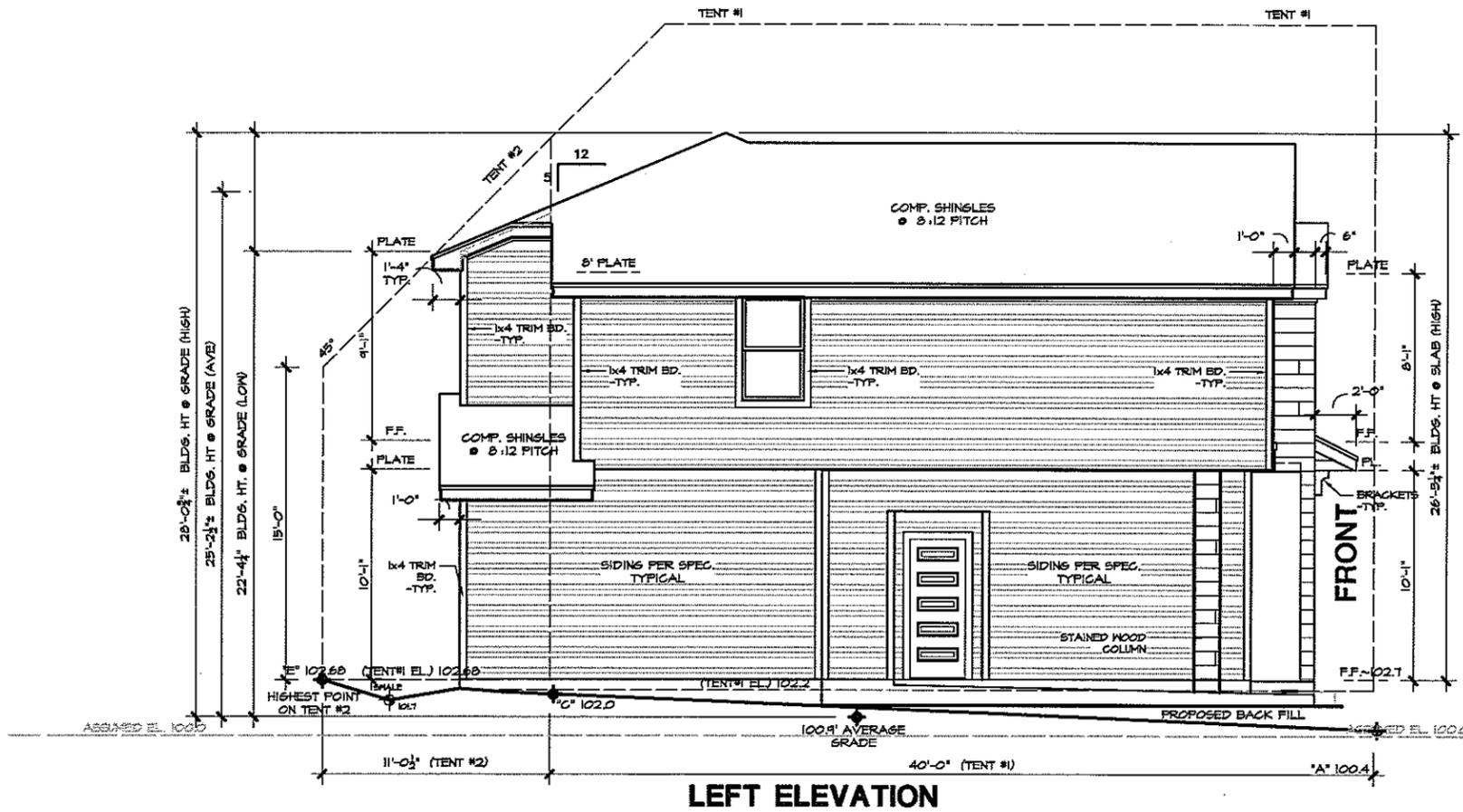
2114_L
JOB NO.: 169084
DRAWN BY: JD
DATE: 7-10-13
CHECKED BY: GN
REVISD: 8/22/13



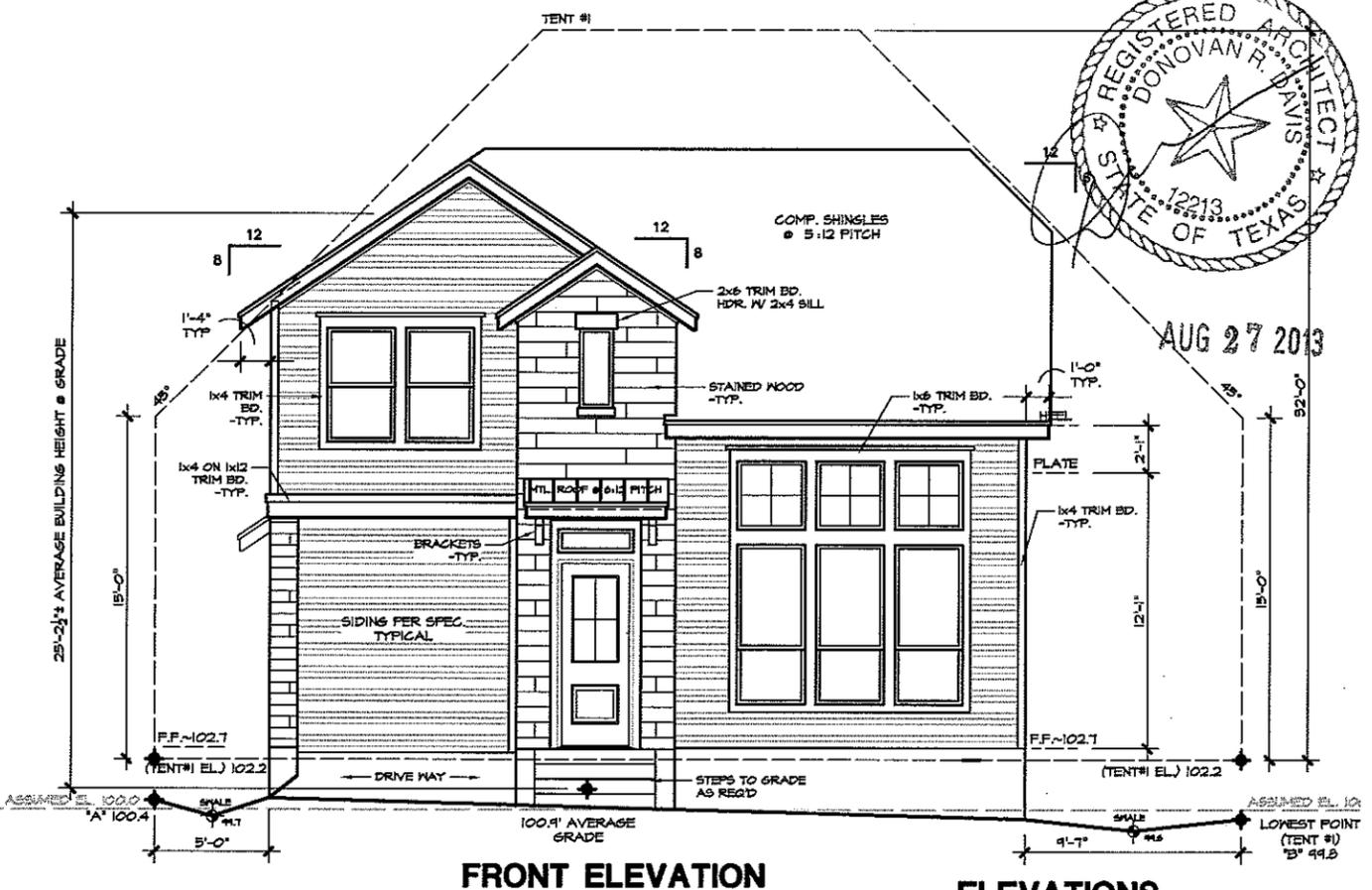
RIGHT ELEVATION



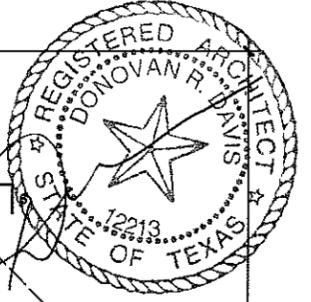
REAR ELEVATION



LEFT ELEVATION



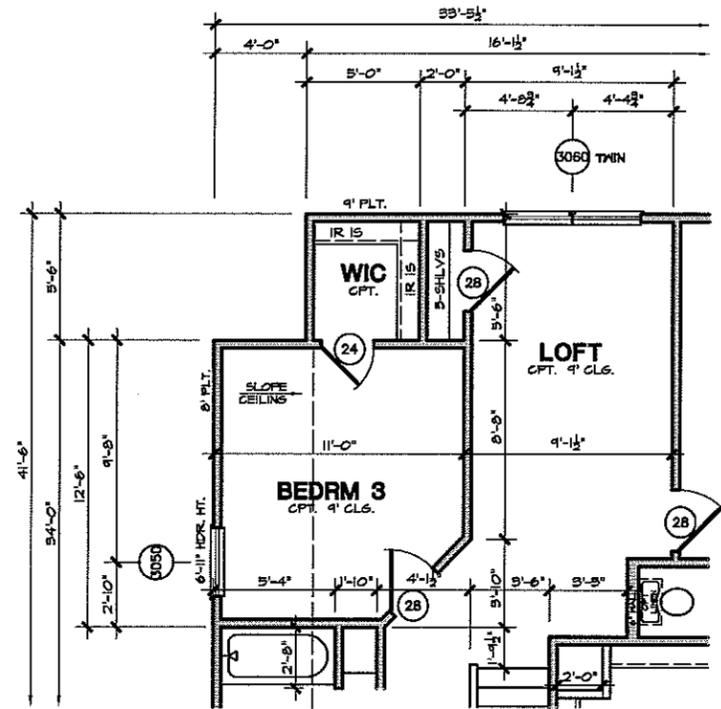
FRONT ELEVATION



AUG 27 2013

NOTE: INSTALL STUCCO EXPANSION/CONTROL JOINTS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS

ELEVATIONS
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)
2114_L



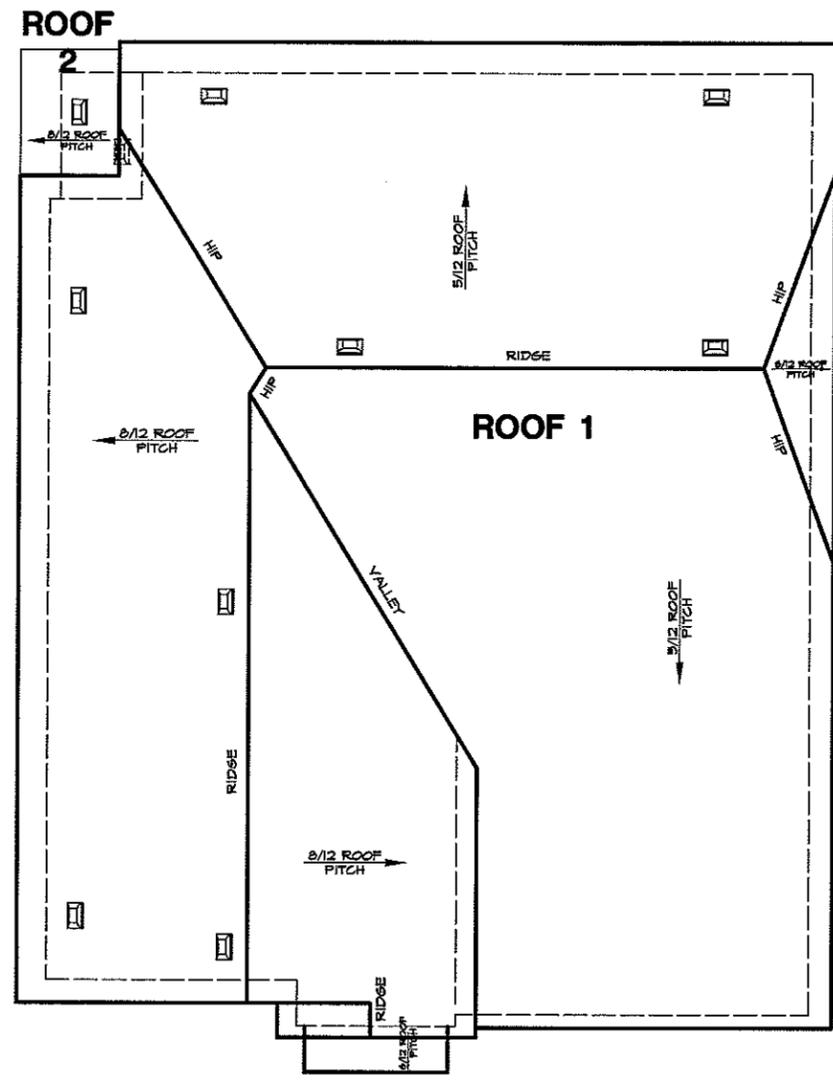
BEDROOM 3 OPTION
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)

GENERAL MECHANICAL SYSTEM REQUIREMENTS

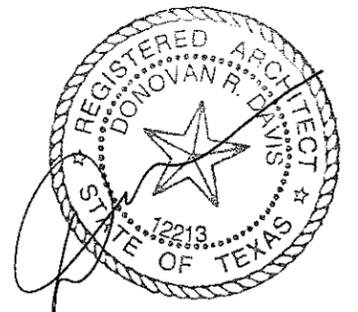
M1305.1.3 Appliances in attics. Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.

- Exceptions:
1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
 2. where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not more than 50 feet (15240 mm) long.

M1305.1.3.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 39.



NOTE:
HVAC TO BE LOCATED IN ATTIC



AUG 27 2013

| Plan # | Elevation | Roof Area Type | Area Square footage (square feet) | Permit Area @ 1/300 (square inches) | High Ventilation @ 50% (square inches) | Required 12" Air Hooks @ 100 sq. in. each (count) | Low Ventilation @ 50% (square inches) | Required 12" Air Hooks @ 100 sq. in. each (count) |
|------------|-----------|-------------------|-----------------------------------|-------------------------------------|--|---|---------------------------------------|---|
| 1607W. 10b | A | Roof 1 - ALL OPTS | 1377.00 | 660.96 | 330.48 | 4 | 330.48 | 4 |
| | | Roof 2 - ALL OPTS | 19.00 | 9.12 | 4.56 | 1 | 4.56 | 1 |

ROOF PLAN
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)
2114_L

