

**HISTORIC LANDMARK COMMISSION**  
**OCTOBER 28, 2013**  
**NATIONAL REGISTER HISTORIC DISTRICT**  
**NRD-2013-0066**  
**Clarksville**  
**1607 W. 10<sup>th</sup> 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 Baylors, 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. 10<sup>th</sup> Street



Properties adjacent to and across from 1607 W. 10<sup>th</sup> Street:











OCCUPANCY HISTORY  
1607 W. 10<sup>th</sup> 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 <sup>th</sup> Street
1949	No listing for 1607 W. 10 <sup>th</sup> Street



SUBJECT TRACT

— — —  
L — — —

ZONING BOUNDARY

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



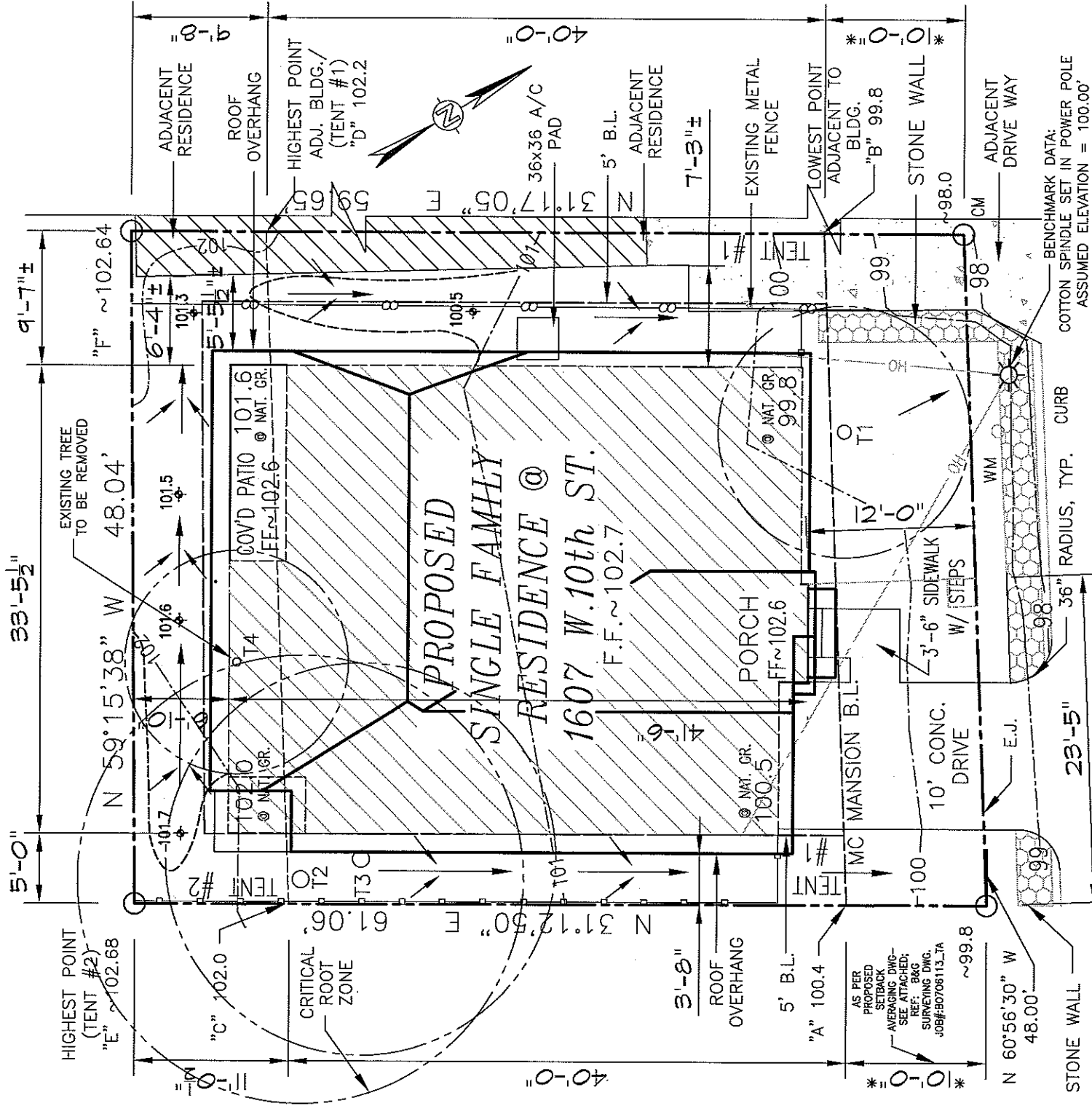
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

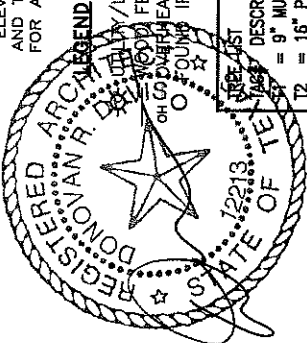
1607 WEST 10th Street AUSTIN, TEXAS 78703

\* = 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 2143 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, SAVE AND EXCEPT 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.



AREA DESCRIPTION		TOTAL SQ. FT.	
1st FLR. HEATED AREA	1037	SQ. FT.	
2nd FLR. HEATED AREA	1026	SQ. FT.	
COV'D PARKING (GARAGE/CARPORT)	214	SQ. FT.	
COV'D PATIO, DECK, PORCH DRIVEWAY	56	SQ. FT.	
SIDEWALK	174	SQ. FT.	
A/C PAD	24	SQ. FT.	
RETAINING WALL	4	SQ. FT.	
AREA LOT	24	SQ. FT.	
PROPOSED BLDG COVERAGE	2047	SQ. FT.	
TOTAL FLATWORK	1312	SQ. FT.	
EXISTING ADJACENT RESIDENCE	241	SQ. FT.	
TOTAL IMPERVIOUS COVER	210	SQ. FT.	
	1711	SQ. FT.	

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

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

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

168034	
REVISIONS	
DATE	SUBJ/T DESC
06/18/13	00J/D PLOT

GRAPHIC SCALE: 1" INCH = 10' FT.



SCALE: 1" = 10'

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

DANZE & DAVIS ARCHITECTS, INC.  
4701 Spicewood Springs Rd., Suite 200 Austin, Texas 78759  
512/343-0714 512/343-0718 (fax) www.danze-davis.com

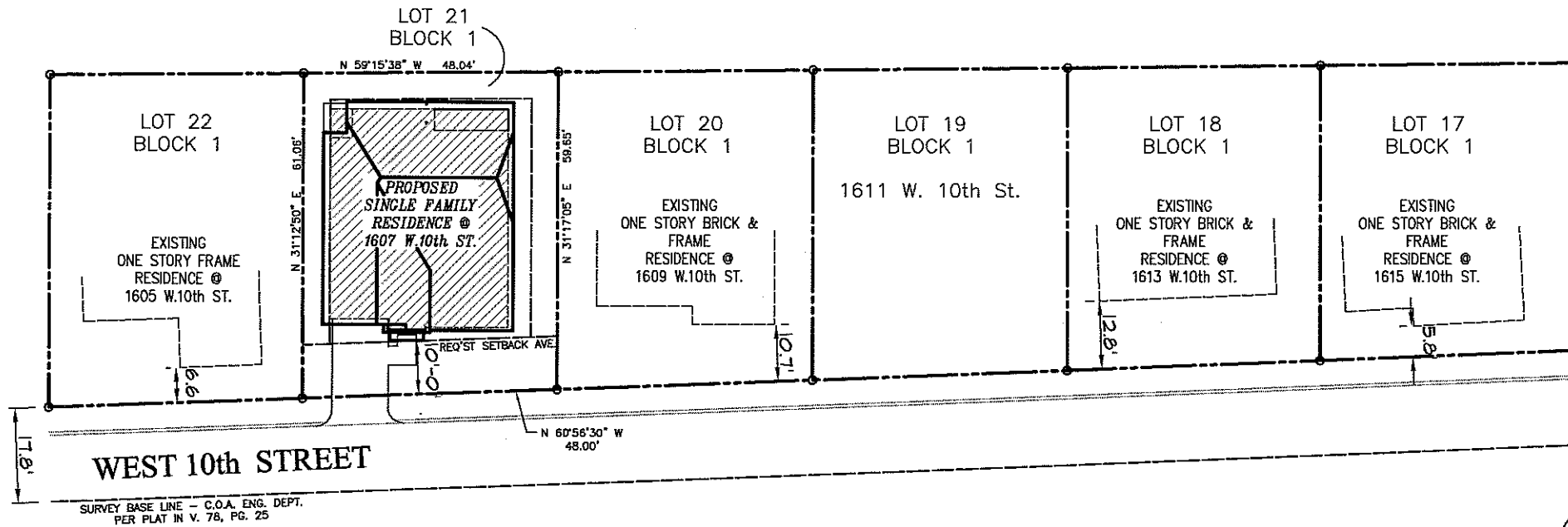
PARKSIDE HOMES



# PROPOSED SETBACK AVERAGE

@

## 1607 WEST 10th Street AUSTIN, TEXAS 78703



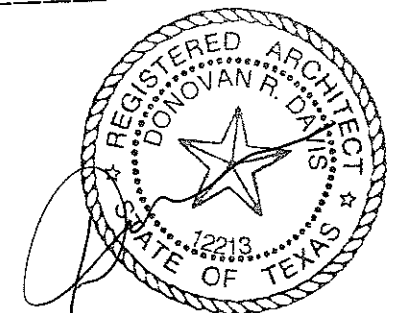
\* SETBACK AVERAGING OF 4 NEAREST  
STRUCTURES ON SAME BLOCK FACE PER  
SUBCHAPTER F, SECTION 2.3 \*

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			
Note: Provide a separate calculation for each building area. Show additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
Existing Sq Ft	New/Added Sq Ft	Total Sq Ft	
1) 1st floor conditioned area	1037	1037	
2) 2nd floor conditioned area	1086	1086	
3) 3rd floor conditioned area			
4) Basement			
5) Covered Parking (garage or carport)	219	219	
6) Covered Patio, Deck, or Porch	56	56	
7) Balcony			
8) Other			
Total Building Coverage (exclude b/c & d from total)		1312	1312
9) Driveway	179	179	
10) Sidewalk	29	29	
11) Uncovered Patio			
12) Uncovered Wood Deck (counts as 50%)			
13) AC pads	9	9	
14) Other (Pool Coping, Retaining Walls)	24	24	
Total Site Coverage		241	241
a) Pool			
b) Spa			

Site Development Information			
Building Coverage Information			
Note: Building Coverage is the area of a lot covered by building or roofed area, but excludes ground-level parking, landscaping, open recreational facilities, incidental parking areas, balconies, and similar features. Fences, ponds, and structures are not included in this measurement. (LDC 12-1-1)			
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, ponds, structures, and areas with ground placed over porous surfaces that are used only for landscaping or by pedestrians. (LDC 12-1-2)			
Existing Impervious Coverage (sq ft)	1553 (+218adj)	% of lot size	
Proposed Impervious Coverage (sq ft)	residence=1771	% of lot size	61.1

Subchapter F - McMansion?			
Gross Floor Area			
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance boundaries as defined and illustrated in Table 15-1 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.			
	Existing	New	Exemption
1st Floor		1037	1037
2nd Floor		1086	1086
3rd Floor			
Basement			
Attic			
Garage (attached)			
(detached)			
Carport (attached)		219	200
(detached)			19
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 or driveway required for this project? Y ☐ N ☐

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

PLAN # 2114				
SQUARE FOOTAGE ELEVATION				
	FRAME	FRONT MAS.	3 SIDES MAS.	4 SIDES MAS.
1st FLR. HEATED AREA	1028.4	1028.4	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.

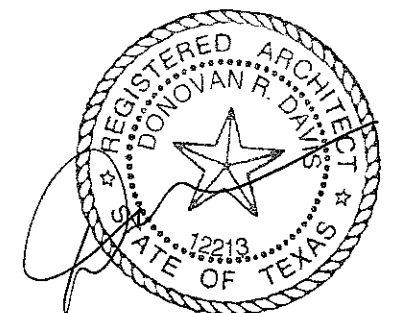
220V/GAS PER SPECS @ W.H. A.C., RANGE & DRYER

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

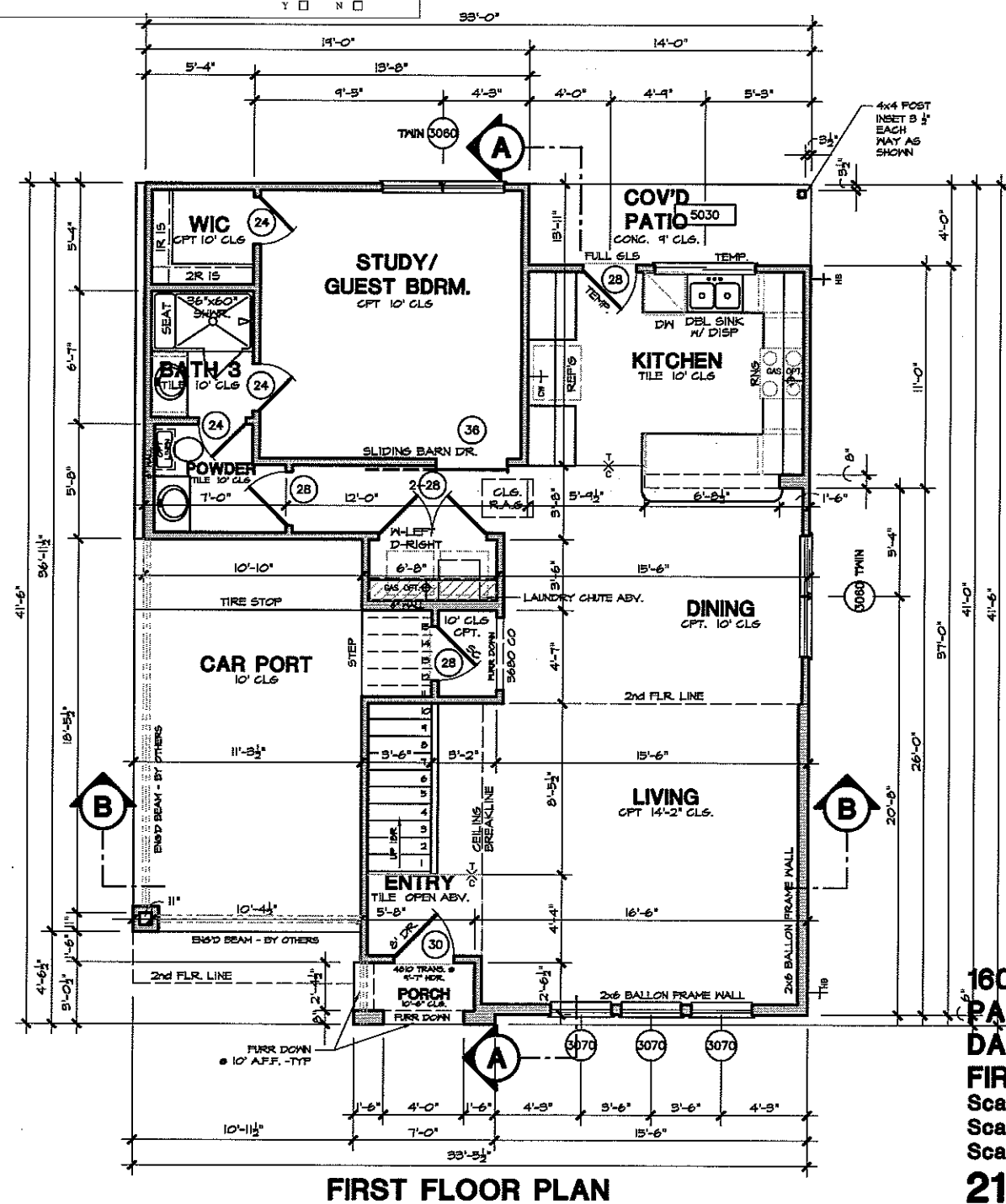
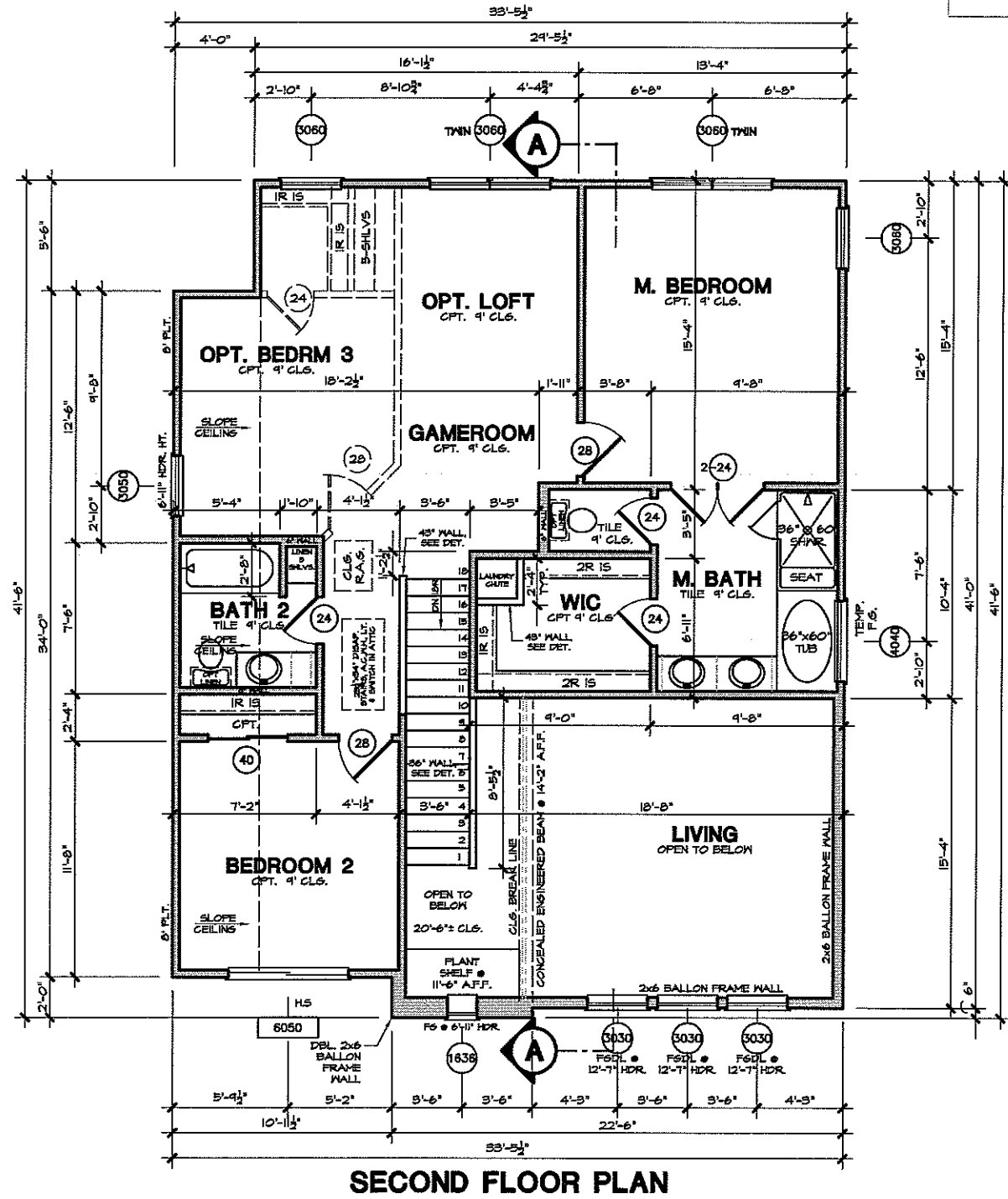
CABINET BLOCKING (CONC. FLR. TO BOTTOM OF BLOCK)  
VANITY 28"/32"  
WALL 55" & 80 1/2"  
BASE 32"

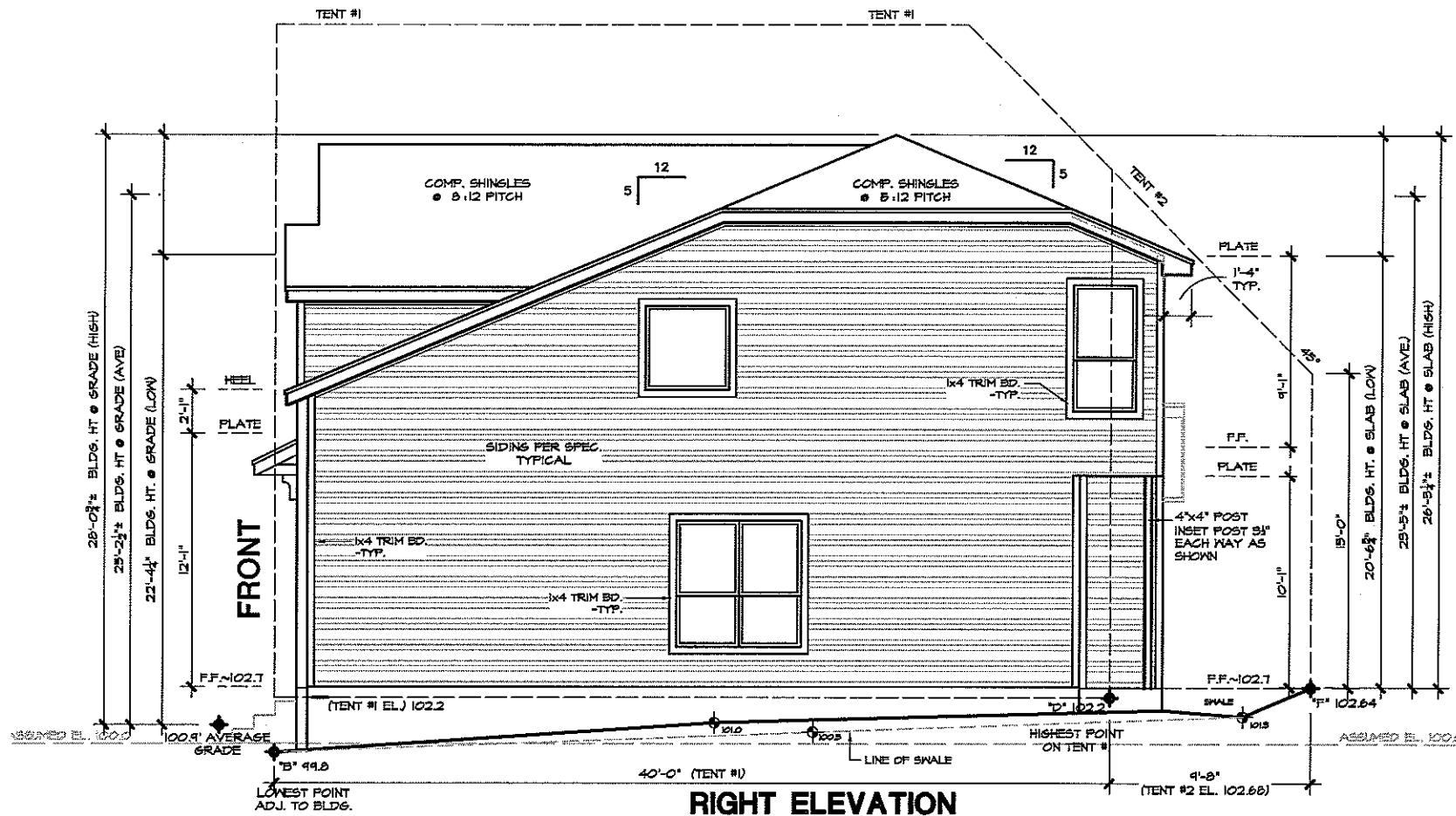
HEADER SCHEDULE	
OPN'G.	HEADER SIZE
3" (MAX.)	2-2X6's
4" (MAX.)	2-2X8's
5" (MAX.)	2-2X10's
6" (MAX.)	2-2X12's
ABOVE 6"	ENG'D. BEAM/SEE PLANS

188034 REVISIONS			
DATE	SUB INT.	DES.	NEW PLAN
7/1/13	00	JD	PER C.O.A.
8/23/13	00	JD	

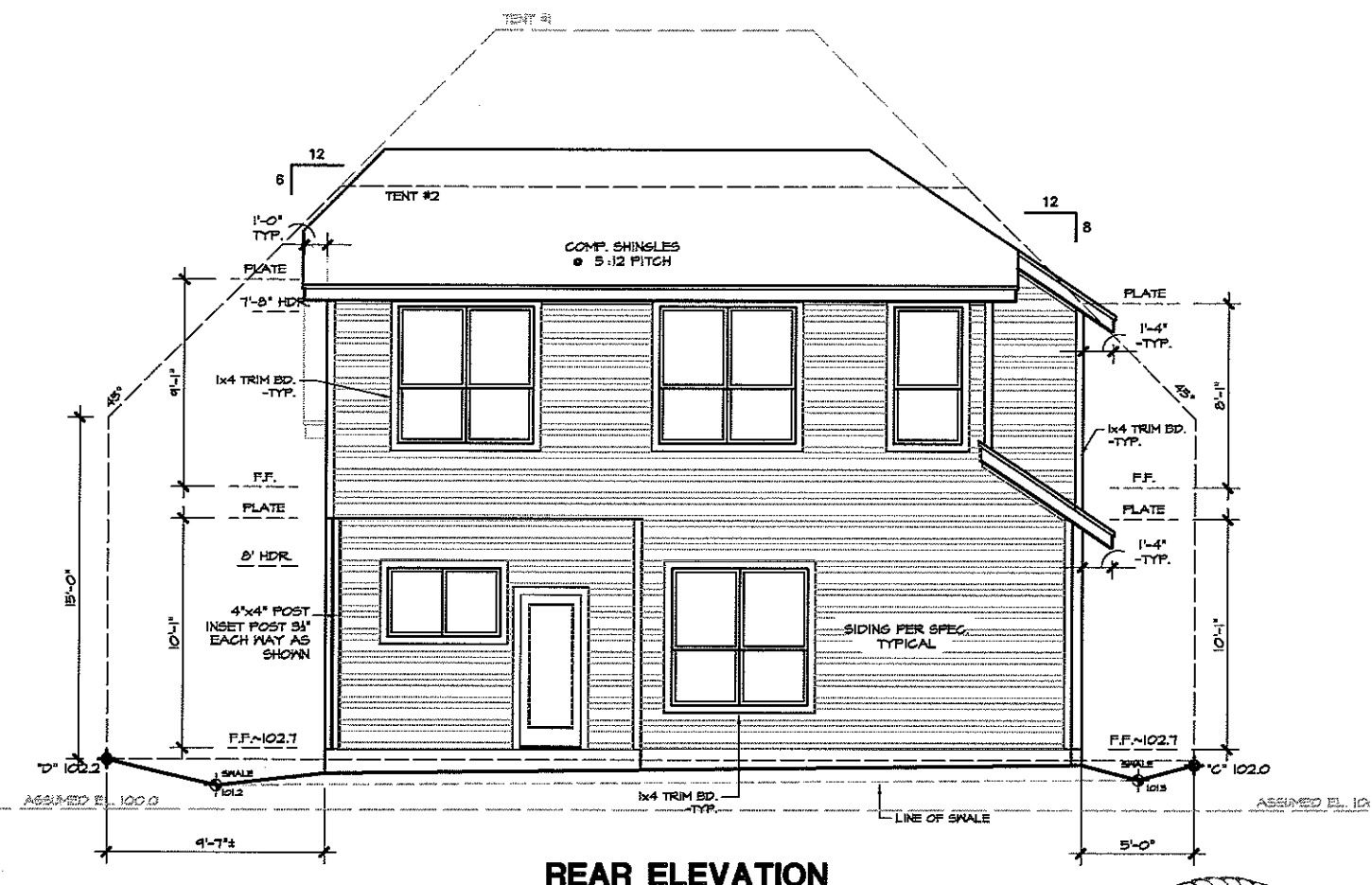


AUG 27 2013  
1607 WEST 10th ST.  
PARKSIDE HOMES  
DANZE & DAVIS ARCHITECTS  
FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0" (on 24"x36")  
Scale: 1/8" = 1'-0" (on 11"x17")  
Scale: NTS (any other size)  
2114\_L

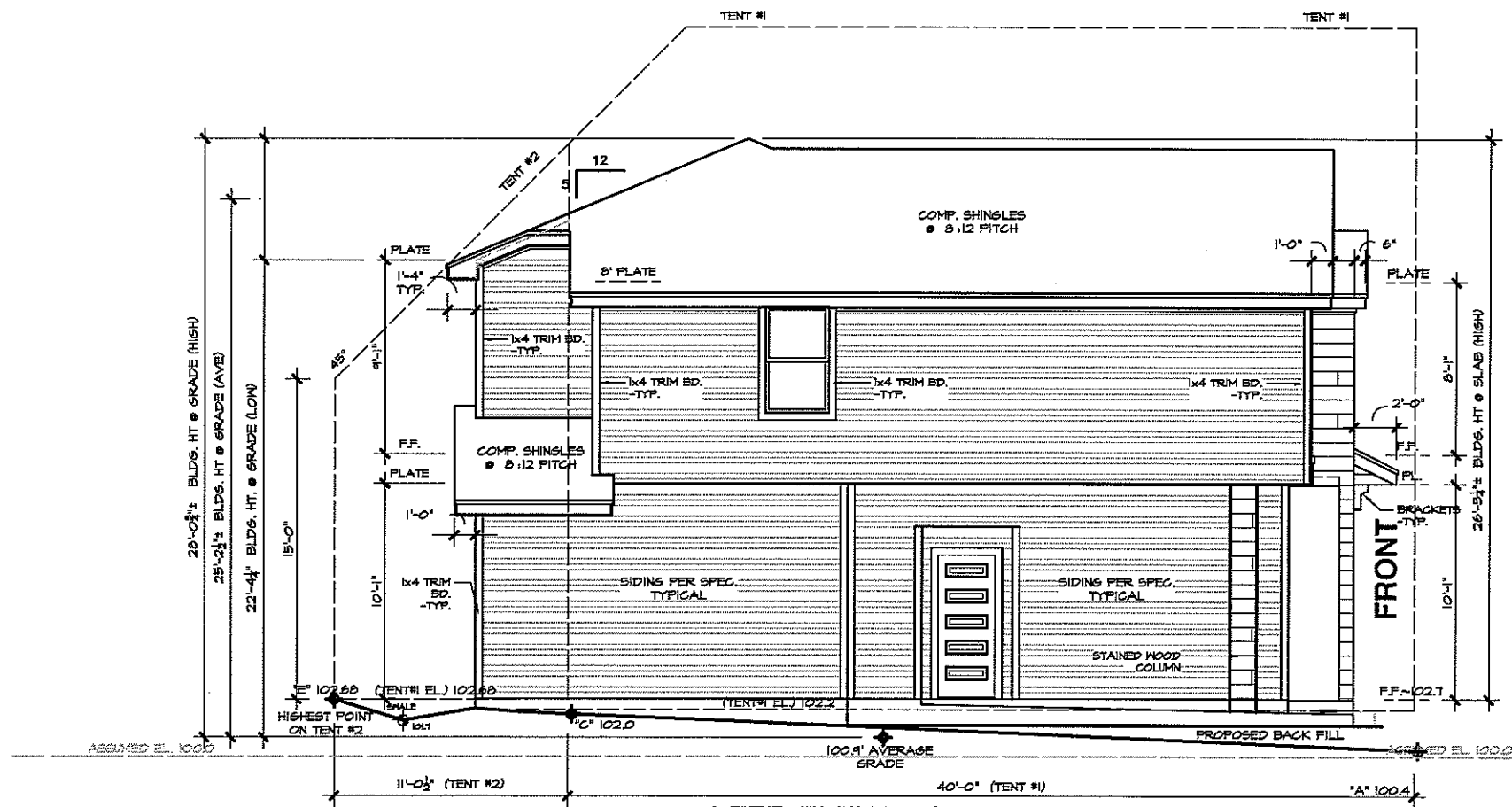




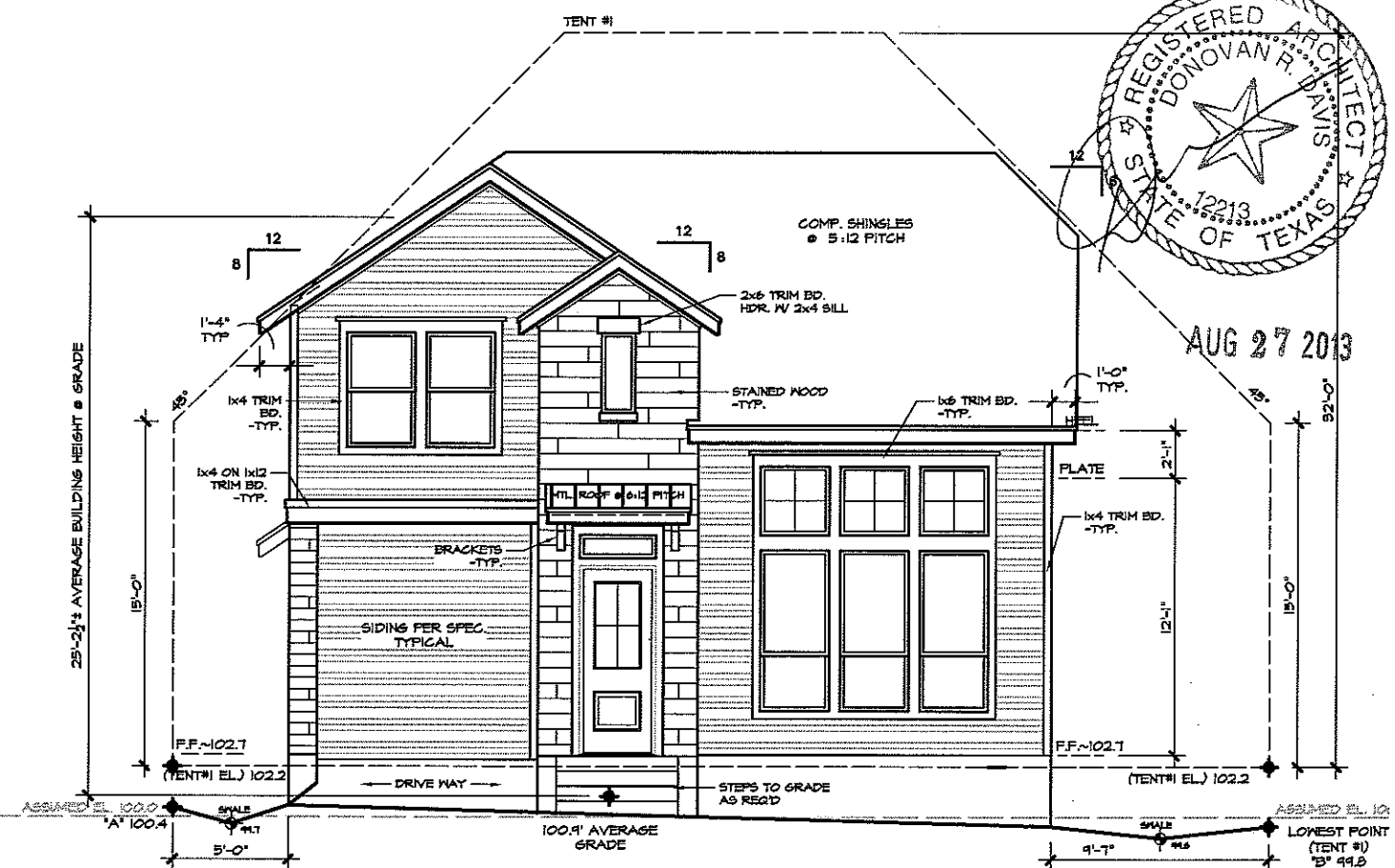
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

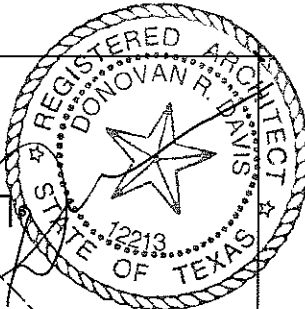


FRONT ELEVATION

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

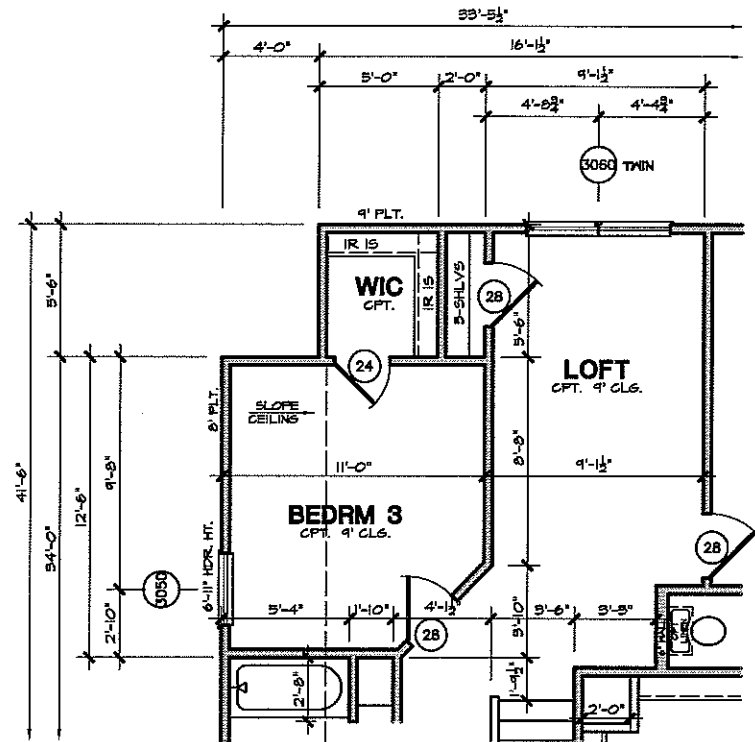
**ELEVATIONS**  
Scale: 1/4" = 1'-0" (on 24"x36")  
Scale: 1/8" = 1'-0" (on 11"x17")  
Scale: NTS (any other size)

2114\_L



AUG 27 2013





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

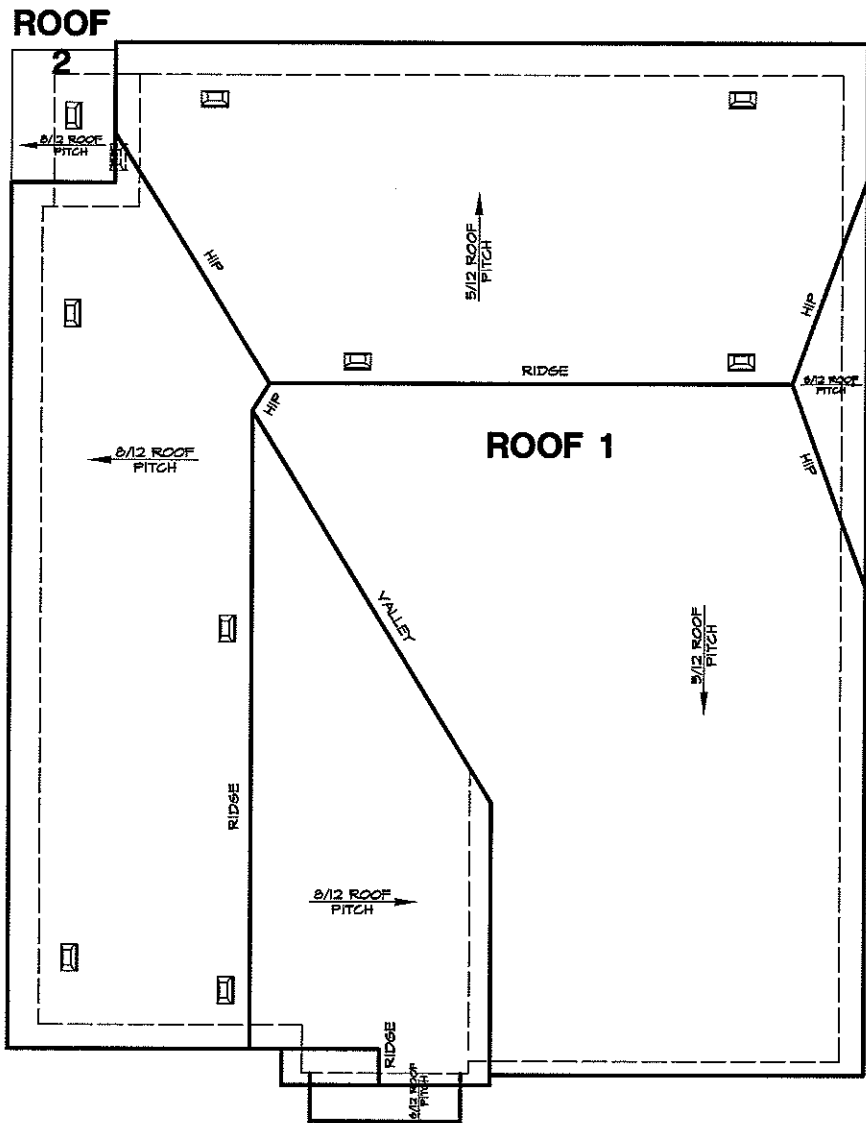
**GENERAL MECHANICAL SYSTEM REQUIREMENTS**

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.

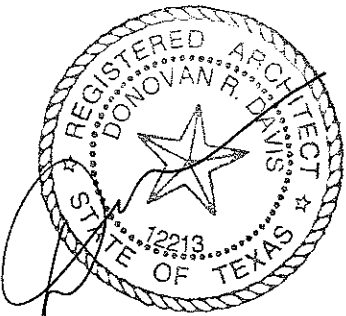
**Exceptions:**

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 luminaires 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.



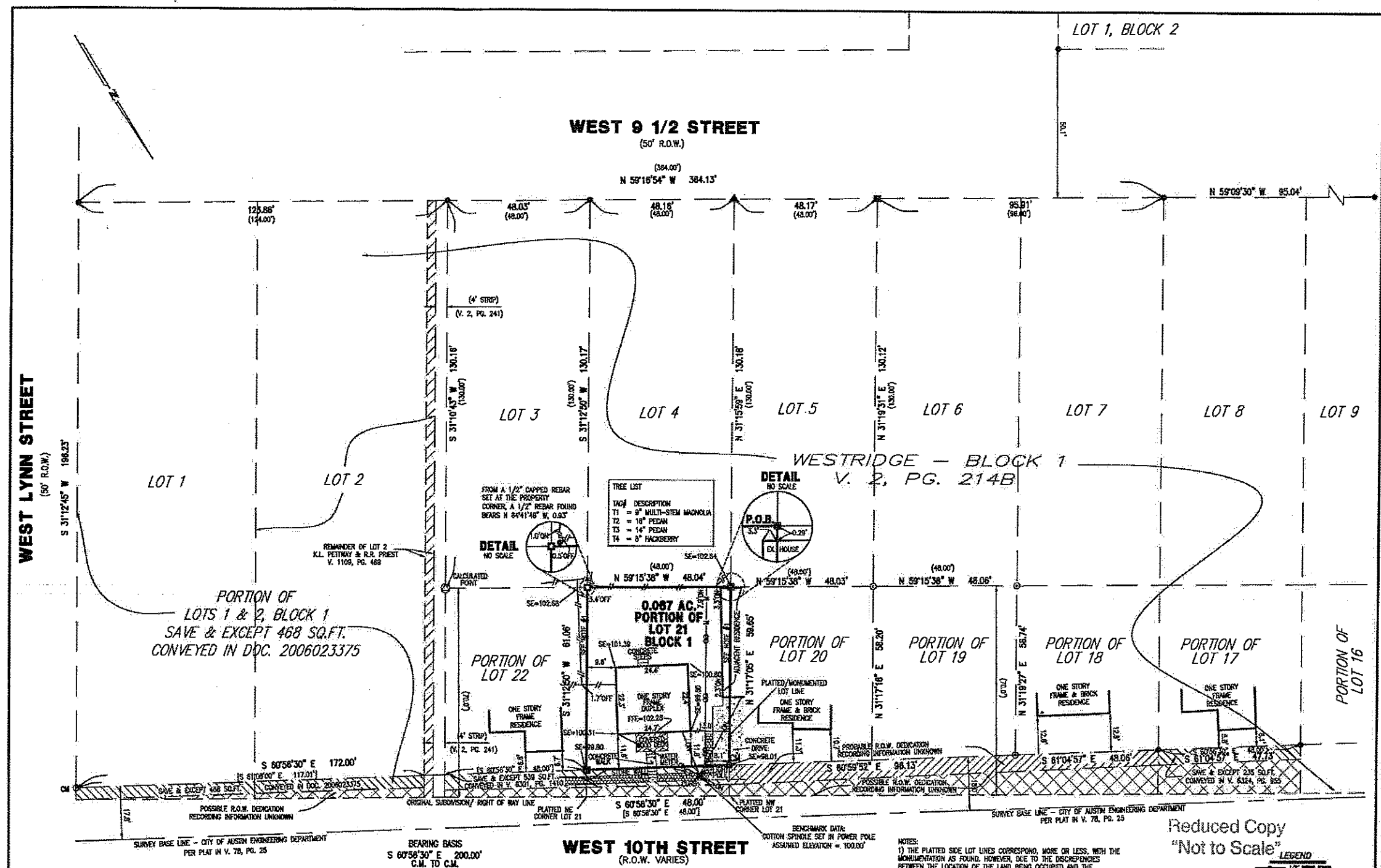
NOTE:  
HVAC TO BE LOCATED IN ATTIC



AUG 27 2013

Plan #	Elevation	Roof Area Type	Attic Square footage (square feet)	Penetration @ 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, 10th	A	Roof 1 - ALL OPTS	1377.00	660.96	330.48	4	330.48	4
		Roof 2 - ALL OPTS	19.00	9.13	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**



Reduced Copy  
"Not to Scale"

NOTES:  
1) THE PLATTED SIDE LOT LINES CORRESPOND, MORE OR LESS, WITH THE MONUMENTATION AS FOUND. HOWEVER, DUE TO THE DISCREPANCIES BETWEEN THE LOCATION OF THE LAND BEING OCCUPIED AND THE PLATTED/MONUMENTED LOT LINES, IT IS RECOMMENDED BY THE UNDERSIGNED THAT THE OWNER OF THIS TRACT OF LAND PURSUE BOUNDARY LINE AGREEMENTS WITH ADJOINING PROPERTY OWNERS.

• = 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 2149 OF THE PLAT RECORDS OF TRANS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO CHARLES E. WATKINS BY DEED IN DOCUMENT NUMBER 2008002814, 2008002917, AND 2008004910, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, A CERTAIN INTEREST OF A PORTION OF A 539 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN IN VOLUME 8301, PAGE 1410 OF THE DEED RECORDS OF TRANS 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.

## FLOOR CERTIFICATION

THIS AREA IS NOW DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER TEXAS'S FLOOD INSURANCE RATE MAP 14-14. DATED 05/01/90. IT IS REPRESENTED AS IN COLOR "X". THEREFORE, AT THE PRESENT TIME, NO ELEVATION, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND NO INFORMATION IS BASED SOLELY UPON THIS MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED AND WHO DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION, CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS 1807 W. 10TH STREET CITY AUSTIN COUNTY TRAVIS STATE OF TEXAS  
 LMP. PORTION OF LOT 21\* BLOCK 1 SUBDIVISION WESTRIDGE VIL/CAN 2 PG/S 2148 PLAT REFERENCE  
 REFERENCE NAME SARAH MITCHELL  
 \* FURTHER DESCRIBED IN METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF. N/A  
 N/A

GF: 201203103

**BIG**

**B & G SURVEYING, INC.**  
**WEY H. BURRIS & ASSOCIATES, INC.**  
 and by **B & G Surveying, Inc.**

1404 West North Loop Blvd. Austin, Texas 78758  
Office 512-458-8888, Fax 512-458-9645

JOB #: B0706113\_TA  
DATE: 12/07/12  
SCALE: 1" = 20'

FILE #	100-44-111	12/20/11
FILE #	100-44-111	12/20/11
FILE #	100-44-111	12/20/11
FILE #	100-44-111	12/20/11

TO THE UNDERSIGNED AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO  
**HERITAGE TITLE COMPANY**  
**ALLIANT NATIONAL TITLE INSURANCE COMPANY**  
 I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON  
 THE PREMISES, LOT(S) OF SUPERBLOCK(S) OF THE PROPERTY LISTED HEREON ACCORDING TO  
 THE RECORDS, MAP(S) OF SUPERBLOCK(S) OF THE PROPERTY LISTED HEREON, AND THAT THERE  
 WAS NO UNLAWFUL OBSTRUCTION AND COMPLETE UNOBSTRUCTED ACCESS TO ALL ADJACENT  
 OR BOUND BY PLACE, LOT(S) AND BLOCK(S).

STATE OF TEXAS  
REGISTERED  
MICHAEL J. LANCASTER  
5529  
PROFESSIONAL  
LAND SURVEYOR

[illegible]