

HISTORIC LANDMARK COMMISSION
NOVEMBER 18, 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. The Baylors moved next door to 1609 W. 10th Street in 1964, where they lived until the late 1990s.

From Texas State Historical Association: The Handbook of Texas, by R. Matt Abigail

“Mary Frances Freeman Baylor, African-American community organizer, director of the Clarksville Neighborhood Center in Austin, and founder of the Clarksville Community Development Corporation, only child of Gladys Y. Freeman and Will Freeman, was born in Austin, Texas, on August 9, 1929. She was raised by her mother in a section of West Austin known as Clarksville. She attended grade school there but later finished at Olive Street Elementary School, then attended Kealing Junior High School and L. C. Anderson High School. She also attended Tillotson College for a short time before marrying Charles Baylor in 1948. Together they had five children—Cynthia, Linda, Vicky, Ronnie, and Skip.

Baylor was a lifelong resident of the Clarksville neighborhood, and her ancestors were among the original settlers of Clarksville, which was one of the earliest freedmen’s communities established west of the Mississippi River. Over time, the all-black community was incorporated into the city of Austin. However, in an era of rigid segregation, Clarksville was something of a geographical oddity. Essentially a closed, quasi-independent hamlet, it was surrounded on all sides by affluent, predominantly white neighborhoods and was isolated from the much larger, thriving African-American district in East Austin. Unfortunately, Clarksville’s unique location meant that it was persistently neglected by city officials, who concentrated social services for blacks in East Austin. As a result, the area lacked many basic services. However, Baylor devoted her entire career to improving the impoverished community, which did not have developed schools, recreational facilities, sewers, or even paved roads until the 1970s.

After 1964 Baylor became an active supporter and volunteer in President Lyndon B. Johnson’s War on Poverty program, and she began to petition the city of Austin to fund much needed improvements in Clarksville. Then, in 1968 she secured employment with the city of Austin’s Health and Human Services Department, which appointed her director of the Clarksville Neighborhood Center (then known as the Human Opportunities Corporation)—a position she held for twenty-four years. Under her leadership, the center became a valuable resource for many of Clarksville’s disadvantaged residents. It organized community volunteer and youth programs, hosted community meetings, provided food and clothing for the needy, and gave referrals to legal and medical resources. It also offered twenty-four-hour counseling services to assist residents with food stamp and welfare applications and to help them find employment and affordable housing.

In addition to her duties at the Clarksville Neighborhood Center, Baylor worked closely with the Clarksville Neighborhood Council, the Clarksville Advisory Board, and a host of other passionate volunteers to represent the political and economic interests of the disadvantaged community. From 1968 to 1970, she was a lead organizer in the protest against the construction of Texas Loop 1, colloquially known as the MoPac Expressway. The proposed route of the expressway threatened to demolish nearly one-third of Clarksville and displace dozens of needy minority families who had lived in the area for generations. Accordingly, Baylor and others recruited legal assistance and brought suit against the Texas Highway Department and the city of Austin. However, the lawsuit was unsuccessful and construction went ahead as planned. Despite this setback, the group managed to halt the construction of a cross-town expressway to connect MoPac and Interstate 35 in 1975—a project that would have further decimated what remained of Clarksville.

Following that success, Baylor and others convinced city officials to redirect federal funds toward basic infrastructure improvements for Clarksville. From 1975 to 1979, more than a million dollars were invested in order to repair dilapidated homes, pave roads and sidewalks, install street lights, traffic signals, storm drains, and sewers, and to construct a playground. Additionally, funds were provided to open a new community center, which was designed by architecture students at the University of Texas at Austin and built with volunteer labor recruited by Baylor.

These improvements could not have come any sooner. In fact, prior to the construction of an adequate drainage system, the community's sewage flowed into narrow, open ditches that periodically overflowed and flooded nearby homes. However, the enhanced infrastructure soon attracted real estate investors and commercial enterprises looking to redevelop the area. Afraid that gentrification would mar the neighborhood's historic character, raise taxes, and drive out low-income residents, Baylor responded. In 1978 she founded the Clarksville Community Development Corporation (CCDC) with the expressed goals of preserving and repairing historic structures and ensuring the availability of affordable housing for the indigent. The CCDC, which was among the first non-profit community development corporations in the country, recruited legal assistance to halt unwanted developers, raised funds to repair rather than demolish older homes, and even convinced the city of Austin to construct the Clarksville Health Clinic in 1982. The CCDC's crowning achievement, though, was the construction of eighteen new homes for Clarksville's neediest families.

Baylor retired as director of the Clarksville Neighborhood Center in 1992 but continued to be closely involved with the community. She was a lifelong member of the Sweethome Missionary Baptist Church, which formed the nucleus of Clarksville society for more than 100 years, and she acted as church clerk from 1989 to 1997. Additionally, from 1991 to 1997, she served on the board of the McAuley Institute. Founded in 1983 by the Sisters of Mercy of the Americas, this organization provided financial support and organizational assistance to community development organizations nationwide, with a specific focus on helping underprivileged women and children.

Baylor died from a heart attack in Austin, on March 16, 1997, and was buried in Austin's historic Oakwood Cemetery. She was survived by her husband, five children, and five grandchildren. In her memory, the Seventy-fifth Texas Legislature passed a resolution to commemorate her achievements on behalf of the city of Austin and the community of Clarksville. Likewise, the city of Austin named a Clarksville-area park in her honor.

Forever remembered as Clarksville's "problem solver," she was eulogized by Rev. W. B. Southerland of Sweethome Missionary Baptist Church, who credited Baylor as "the primary instrument in bringing Clarksville from rocks and mud to paved streets and sod around the houses."

Charles Edward Baylor worked as a porter for the Missouri Pacific (MoPac) Railroad and for TCC Continuum Computer Company, from which he retired. He survived Mary, and died March 12, 2010 at the age of 80.

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 an approximately 2,000 sq. ft. two-story house. The house will have a multi-pitch roof and horizontal siding. There will be a centered front entry with a small porch with gabled roof supported by columns salvaged from the existing house that will sit on masonry piers. The new porch gable, although narrower, will have similar proportions to the porch on the original house. To one side of the entry will be a pair 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 under a second story projecting gable. The corner of the carport will be supported with a column that matches the salvaged porch columns.

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. Although Mary Frances Freeman made significant contributions to the Clarksville community and the City of Austin and lived at 1607 W. 10th Street from 1952 to 1963, the period during which she made those contributions appears to have be from 1964 to 1997, at which time she was living at 1609 W. 10th Street.

The applicant, in response to neighborhood, staff and Historic Landmark Commission comments, has made significant changes to the proposed design for new construction in an effort to be more compatible with the character of the neighborhood. The design as currently proposed uses columns salvaged from the original house, has a front porch with a similar gable form to the historic house, and has a more simple roof form than was originally proposed, making it more compatible with the character of the neighborhood.

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



1609 W. 10th Street – Home to the Mary Frances Freeman Baylor 1964-1997

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



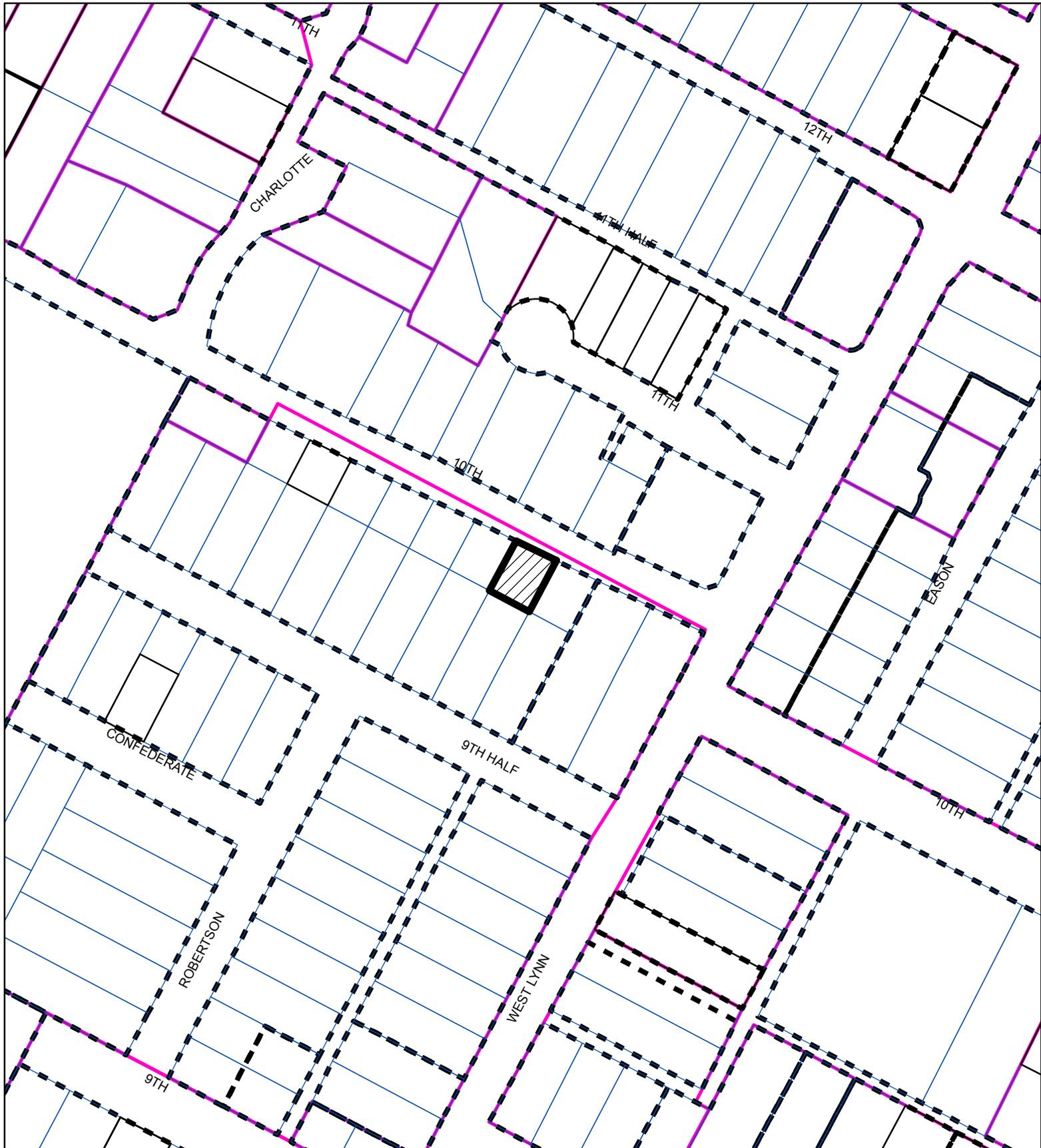


OCCUPANCY HISTORY
1607 W. 10th Street

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
- 1964 Note: Charles E. Baylor and Mary F. Baylor listed at 1609 W. 10th Street
- 1963 Charles E. Baylor, Porter, Missouri & Pacific
& Mary F., no occupation listed
- 1961 Charles E. Baylor, Porter, Missouri & Pacific
& Mary F., no occupation listed
- 1959 Charles E. Baylor, Porter, Missouri & Pacific
& Mary F. , no occupation listed
- 1957 Charles E. Baylor, Trucker, Missouri & Pacific Lines
& Mary F. , no occupation listed
- 1955 Charles E. Baylor, Trucker, Missouri & Pacific Lines
& Mary F. , no occupation listed
- 1953 Charles E. Baylor, porter
& Mary F. , no occupation listed
- 1952 Charlie Williams, laborer
& Essie, no occupation listed
- Note: Charles and Mary Baylor are listed at 1606 W. 10th Street
- 1949 No listing for 1607 W. 10th Street



-  SUBJECT TRACT
-  ZONING BOUNDARY

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



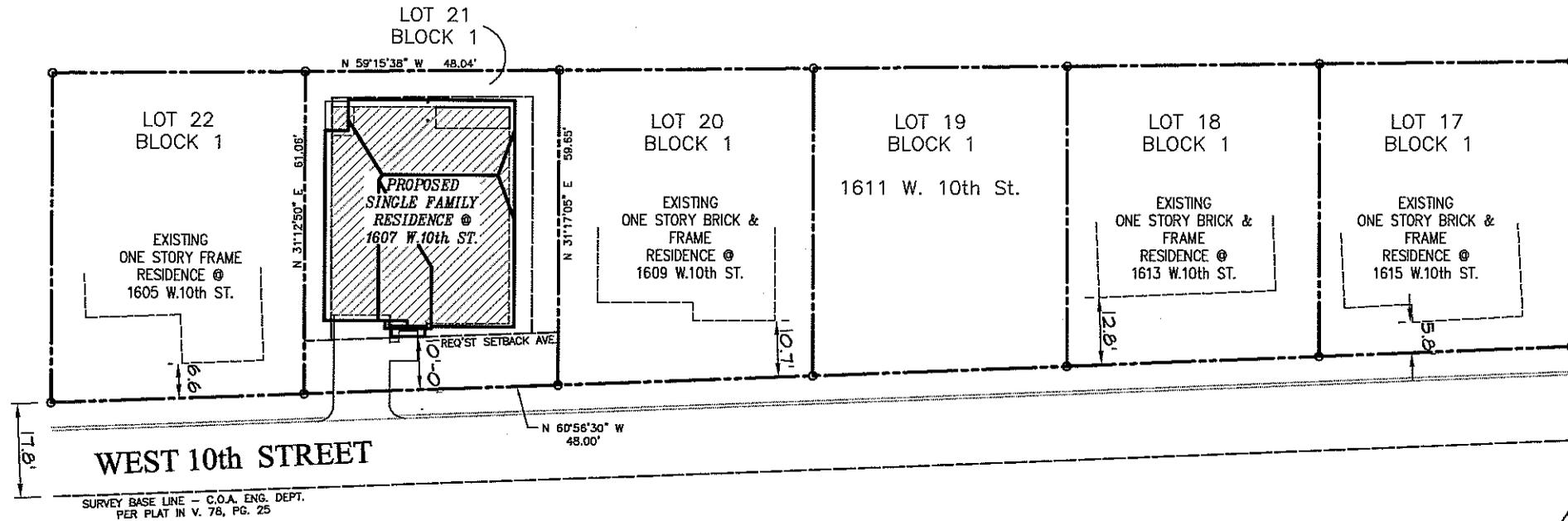
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

PROPOSED SETBACK AVERAGE

@

1607 WEST 10th Street AUSTIN, TEXAS 78703



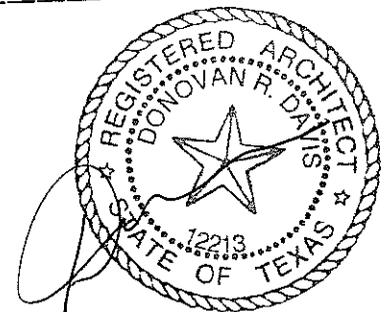
* SETBACK AVERAGING OF 4 NEAREST
STRUCTURES ON SAME BLOCK FACE PER
SUBCHAPTER F, SECTION 2.3 *

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'



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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	New/Added Sq Ft	Total Sq Ft
1 st Floor conditioned area		1037	1037
2 nd Floor conditioned area		1086	1086
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	179		179
Staircase	29		29
Uncovered Patio			
Uncovered Wood Deck (counts as 50%)			
AC pads	9		9
Other (Pool Coping, Retaining Walls)			
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, balconies, open recreational facilities, incidental projecting eaves, balconies, roof solar features, roofs, porches, and terraces 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, porches, 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) 1867 (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 boundaries as defined and illustrated in Table 12-1-1 Subchapter F of the Land Development 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		1086		1086
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 SQUARE FOOTAGE ELEVATION	FRAME		FRONT MAS.		3 SIDES MAS.		4 SIDES MAS.	
	1	2	1	2	1	2	1	2
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	2116.5	2116.5				
CAR PORT	218.9	218.9	218.9	218.9				
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.

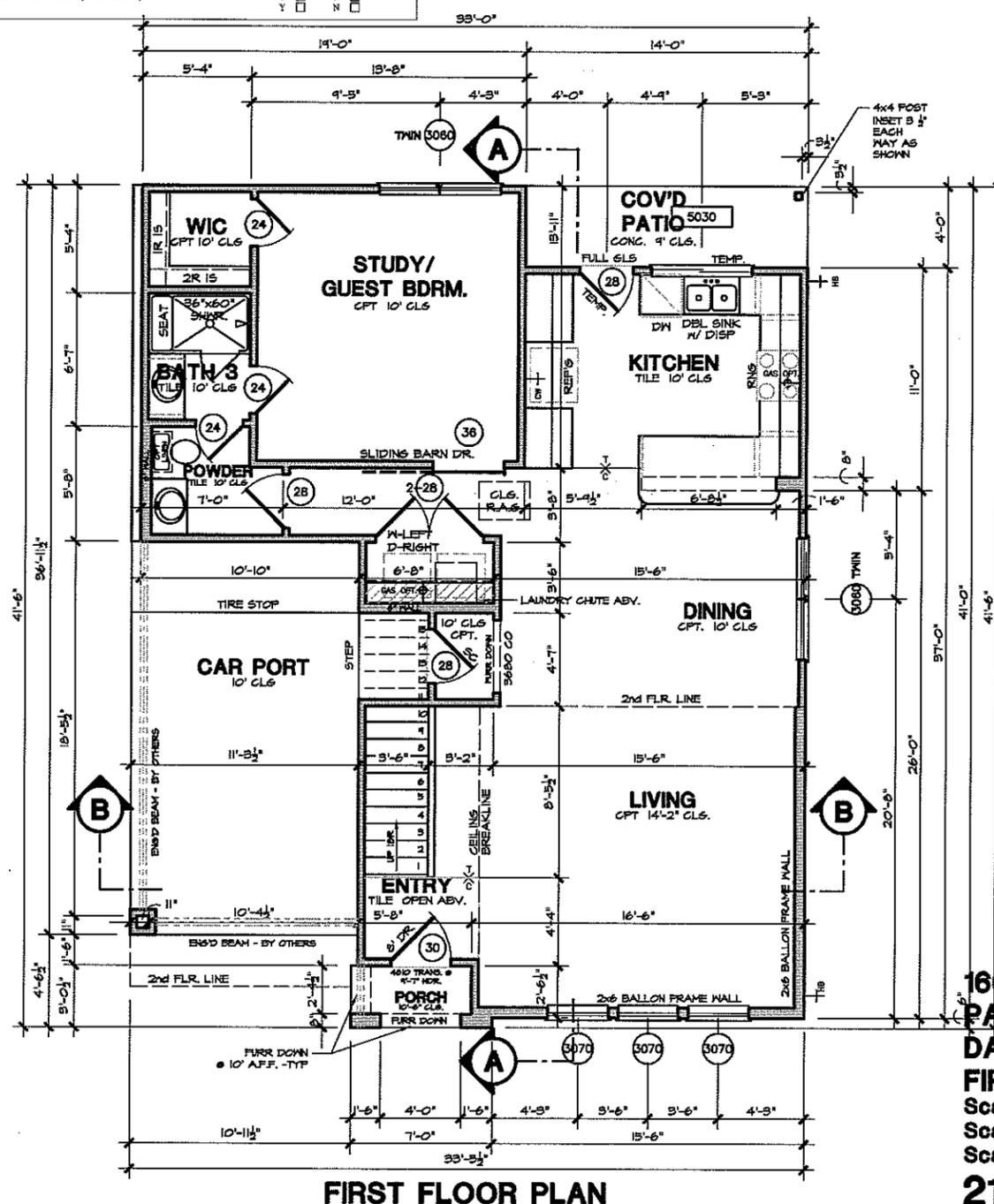
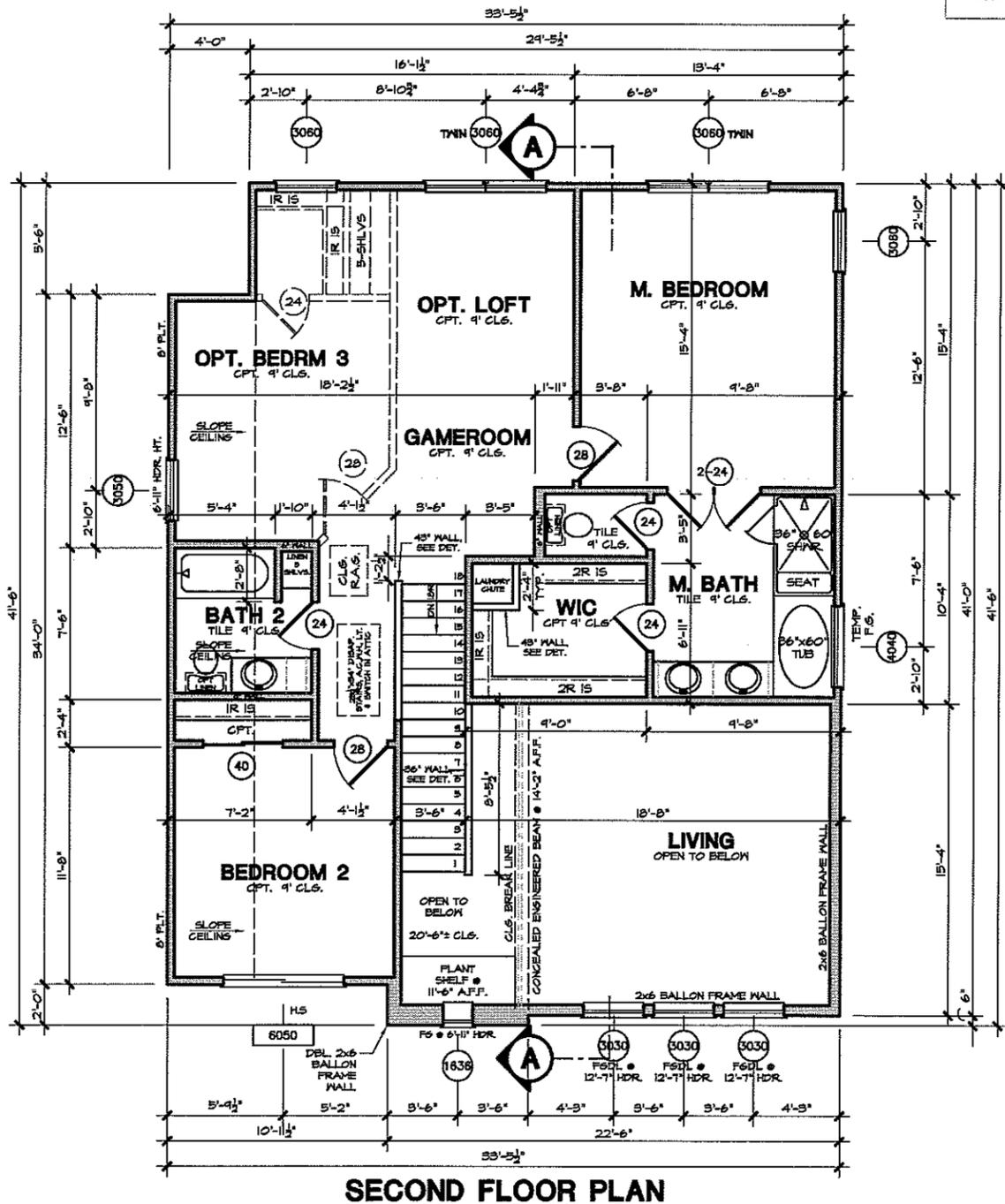
CABINET BLOCKING (CONC. FLR. TO BOTTOM OF BLOCK)
VANITY 26" x 32"
WALL 55" & 80 1/2"
BASE 32"

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.	NEW PLAN
7/1/13	CO	JD	PER-C.O.A.
8/23/13	CO	JD	PER-C.O.A.

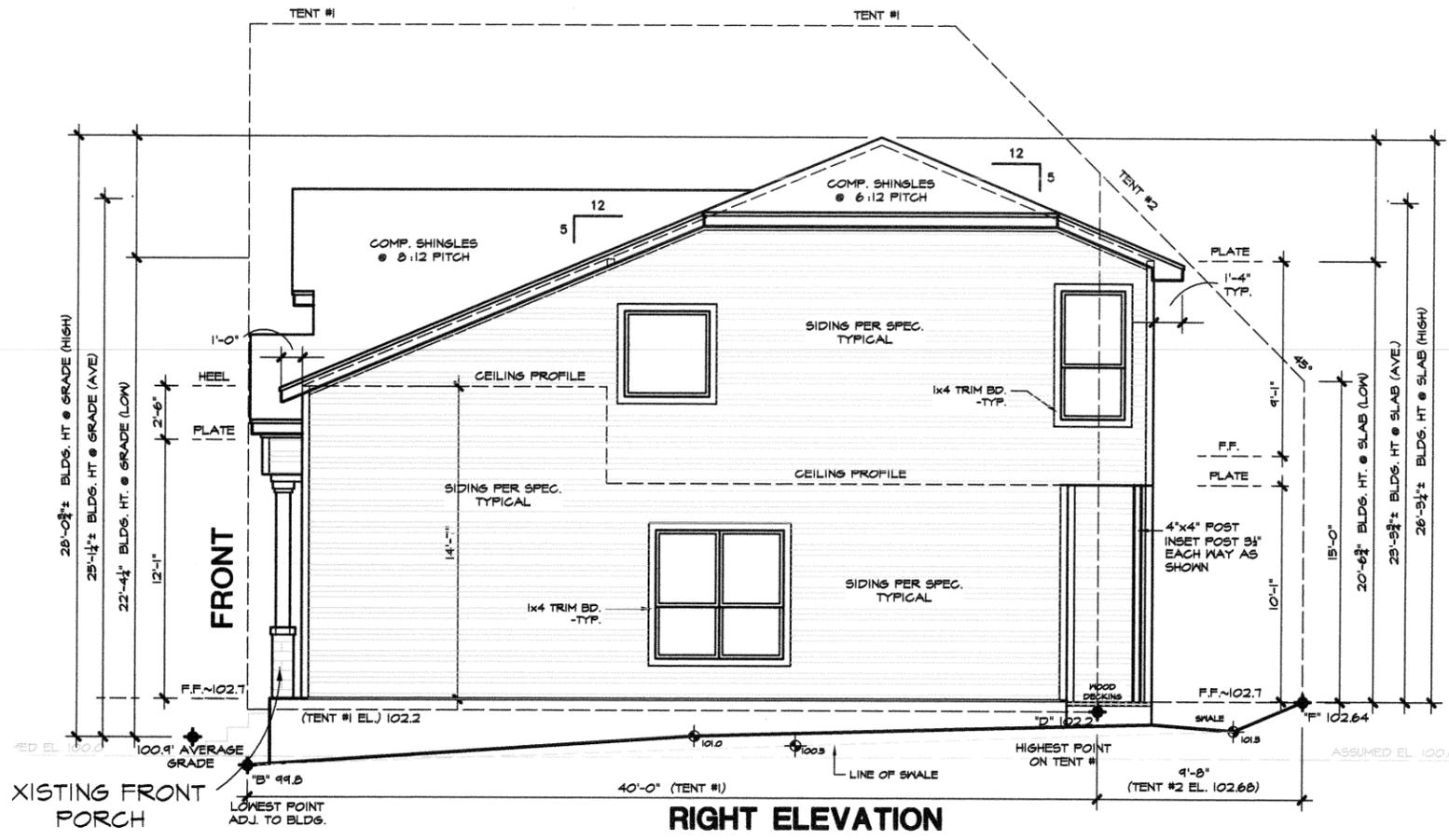


AUG 27 2013
1607 WEST 10th ST.
PARKSIDE HOMES
DANZE & DAVIS ARCHITECTS
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0" (on 24"x36")
Scale: 1/8" = 1'-0" (on 11"x17")
Scale: NTS (any other size)
2114_L

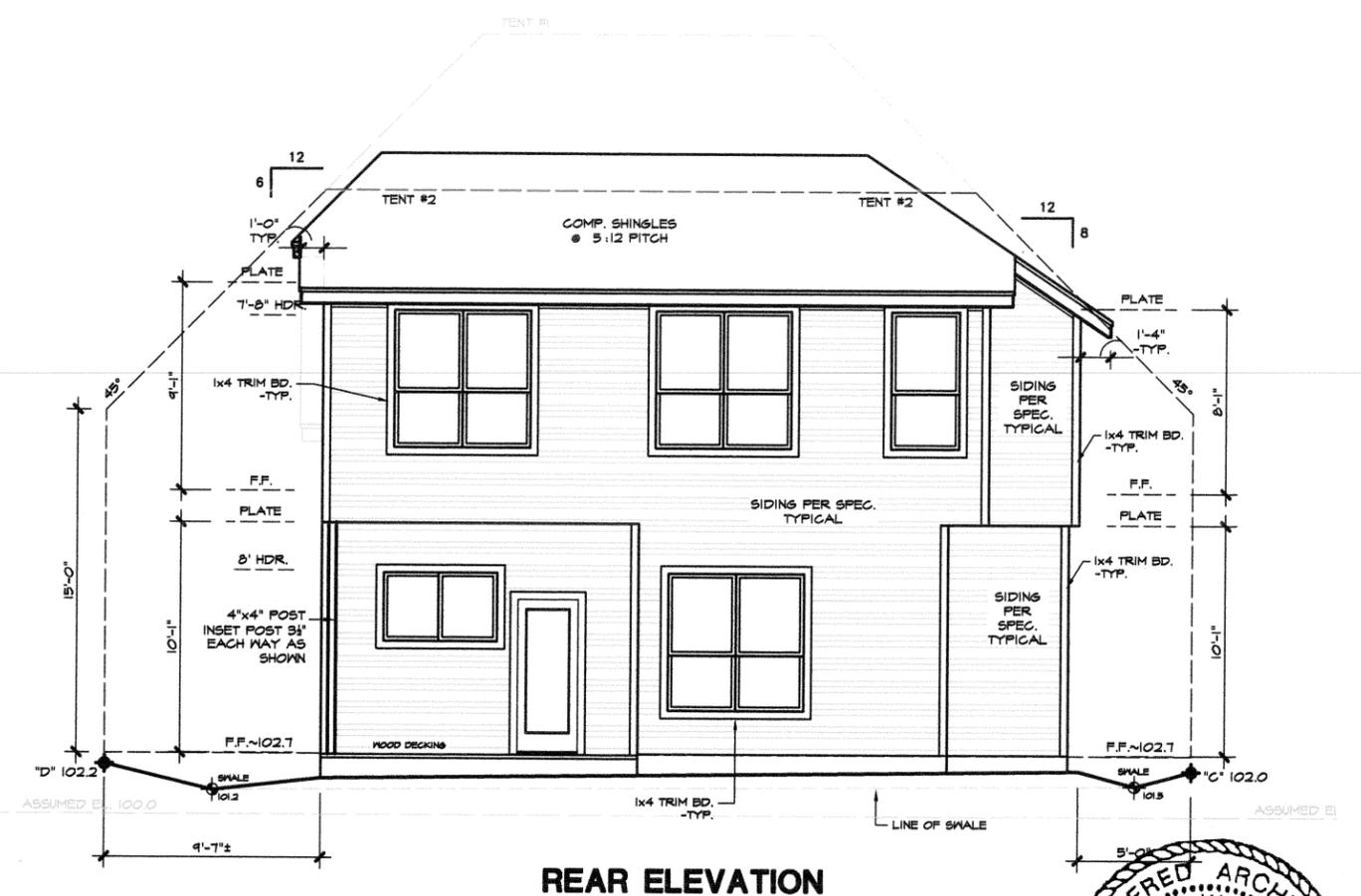


AUSTIN
 PARKSIDE HOMES
 1607 West. 10th Street, Tx.
 DANZE & DAVIS ARCHITECTS, INC.
 4701 Spicewood Springs Rd, Suite 200 Austin, Texas 78759
 512/343-0714 512/343-0718 (fax) www.danze-davis.com
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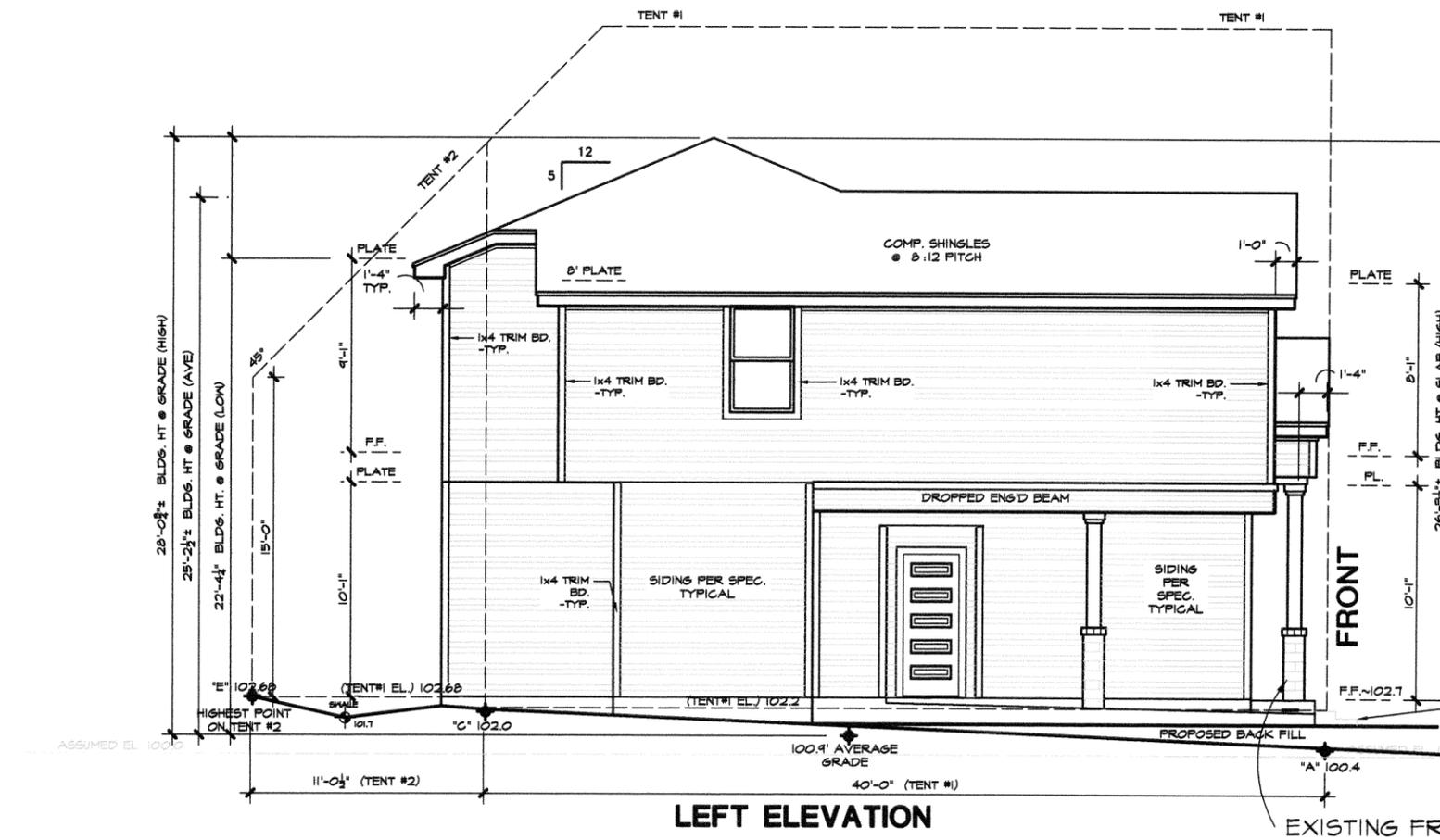
2114_L
JOB NO.: 169084
CHECKED BY: GN
DRAWN BY: JD
DATE: 7-10-13
REVISD: 8/22/13



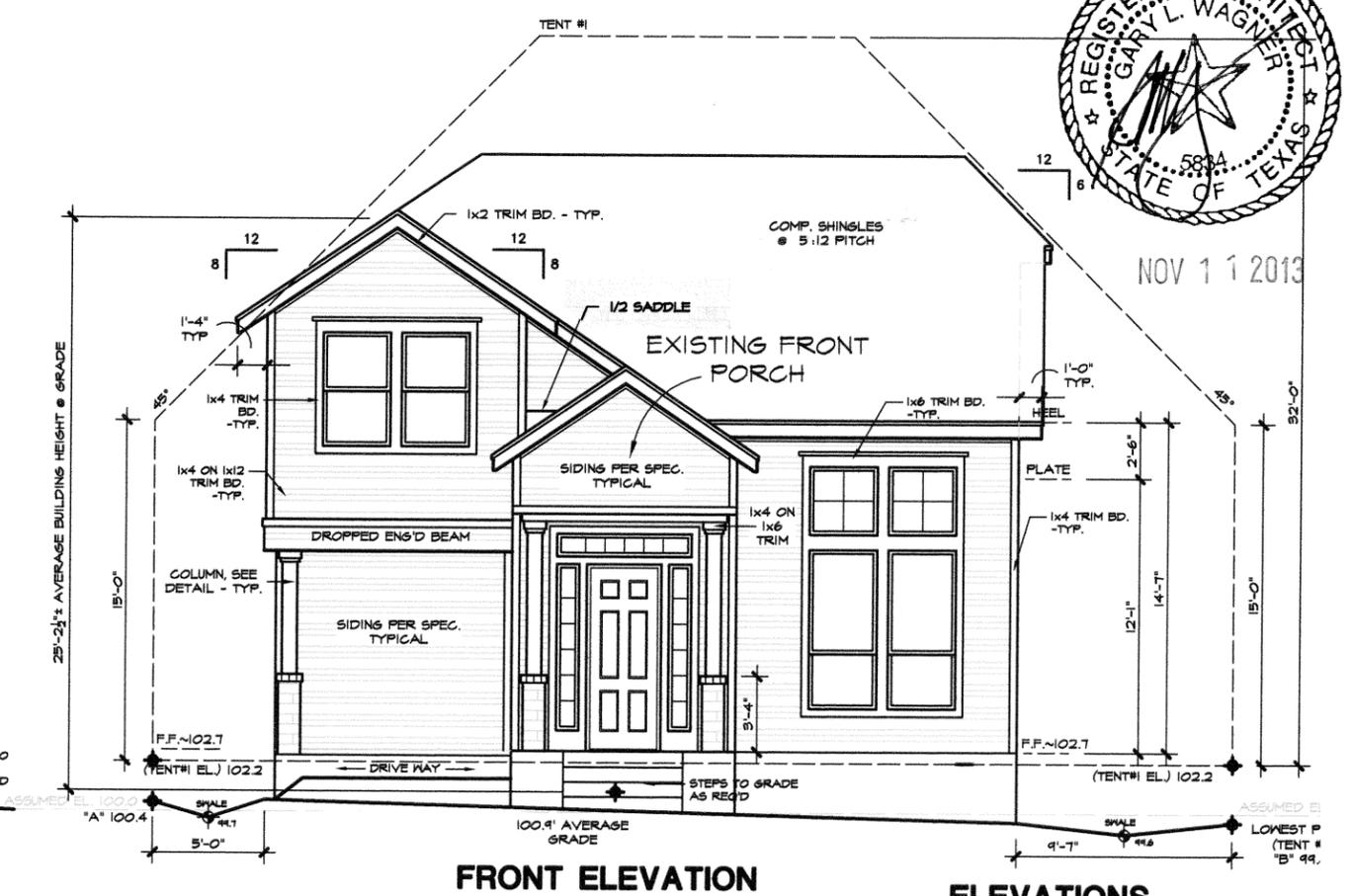
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



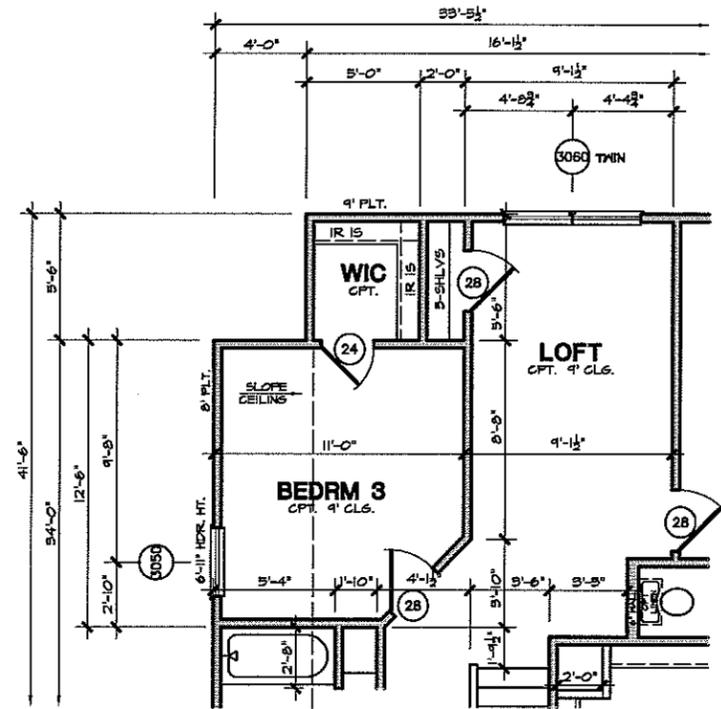
FRONT ELEVATION

SAVE EXISTING FRONT PORCH FOR RE-USE



NOV 11 2013

ELEVATIONS
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)
1992_L



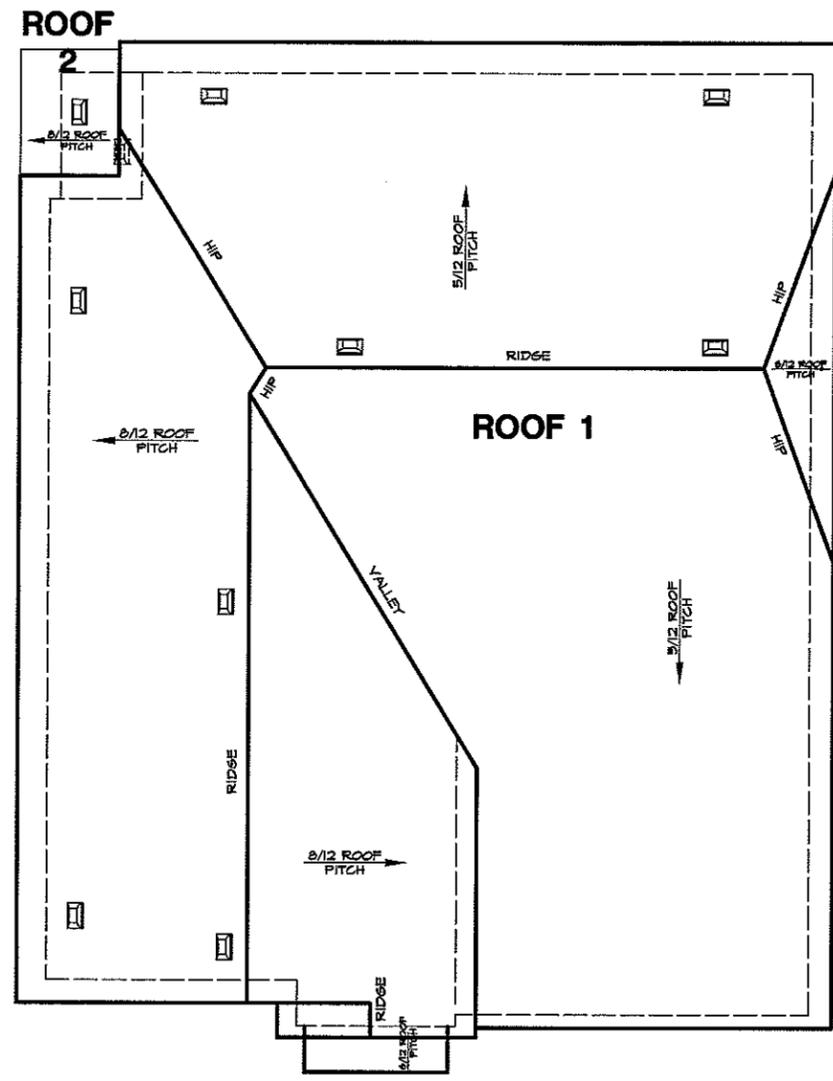
BEDROOM 3 OPTION
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)

GENERAL MECHANICAL SYSTEM REQUIREMENTS

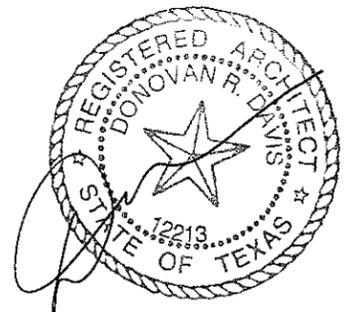
M1305.1.3 Appliances in attics. Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long 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



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Plan #	Elevation	Roof Area Type	Area Square footage (square feet)	Per sq. ft. 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. 10th	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

