

**HISTORIC LANDMARK COMMISSION**  
**JULY 23, 2018**  
**PERMIT IN NATIONAL REGISTER HISTORIC DISTRICT**  
NRD-2018-0049  
1712 W. 11<sup>th</sup> Street  
Clarksville Historic District

### **PROPOSAL**

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Replace all windows and doors, extend the front porch, and construct a small rear addition. The house is a contributing property in the Clarksville Historic District.

### **ARCHITECTURE**

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The existing building is a side-gabled, L-plan house with a front-facing gable. The roof is covered in standing-seam metal. The building is clad in wood siding, with aluminum single-hung windows. A shed-roofed front porch is supported by square columns.

### **PROJECT SPECIFICATIONS**

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The proposed project includes:

- 1) Replacement of all windows with single-hung vinyl-sash windows.
- 2) Replacement of all doors.
- 3) Reconstruction of the porch with an additional 2' of depth. The front edge of the reconstructed porch will be flush with the front wall of the house; the porch roof slope will be slightly shallower.
- 4) Construction of a rear addition with a footprint of 140 square feet; the addition will connect the house with a rear auxiliary building. The addition is proposed to be clad in wood siding to match existing and capped with a gable roof covered in standing-seam metal to match existing.
- 5) Changes to window opening. A window opening on the side (west) elevation is proposed to be infilled.

### **RESEARCH**

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The house was moved onto the property around 1979. It is not known when it was originally constructed. No research was conducted in city directories after 1979, as that is after the end of the historic period.

### **STANDARDS FOR REVIEW**

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The property is contributing to the Clarksville Historic District. It does not appear to meet the standards for designation as a historic landmark.

#### *Designation Criteria—Historic Landmark*

- 1) The building appears to be more than 50 years old.
- 2) The building appears to retain a moderate degree of integrity. The building was relocated to its current location around 1979, and the windows have been replaced.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property does not appear to demonstrate significance according to any of the criteria.
  - a. **Architecture.** The building is built in the National Folk style. It does not appear to be architecturally significant.
  - b. **Historical association.** There do not appear to be significant historical associations.

- c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on contributing buildings in National Register historic districts. Applicable standards include:

- 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*  
The proposed project retains the historic character of the property. The replacement of non-historic aluminum-sash windows with vinyl-sash windows is a missed opportunity to restore the historic character of the building, but does not reduce the building's existing level of integrity.
- 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- 10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*  
The proposed addition would have a minimal impact on the essential form and integrity of the historic property if removed. It will require the removal of some historic materials, but on a rear wall.

The proposed project complies with the standards.

#### **STAFF RECOMMENDATION**

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Comment on and release the permit.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: NRD-2018-0049  
1712 W. 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 167'

PROPERTY INFORMATION

Photos



West elevation and south (primary) façade of 1712 W. 11<sup>th</sup> Street.

Building Permits

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City of Austin

**WASTEWATER SERVICE PERMIT**  
Austin, Texas

No 88472

Paid by TAO/ONO, INC

Address 1708 W 11TH

Plumber Texas Rainbow

Lot/Block RESUB of Block Subdivision 17AAS

M.A. \_\_\_\_\_

Date 5-8-79

Amount 190.00

Plat No. 92

**RECEIVED NOV 08 1979**

Profile No. B-1046

Main Location 20' S of 11th

Stub Location Spot in field

Stub Depth \_\_\_\_\_

Cut Over From Septic Tank \_\_\_\_\_

Classification \_\_\_\_\_

Drainage Area \_\_\_\_\_

Treatment Plant \_\_\_\_\_

Released by Jew Date 8/9/79

Connected by REVARADO Date 11-5-79

Tap Location 14 1/2' E of WLL

Tap Depth 3'

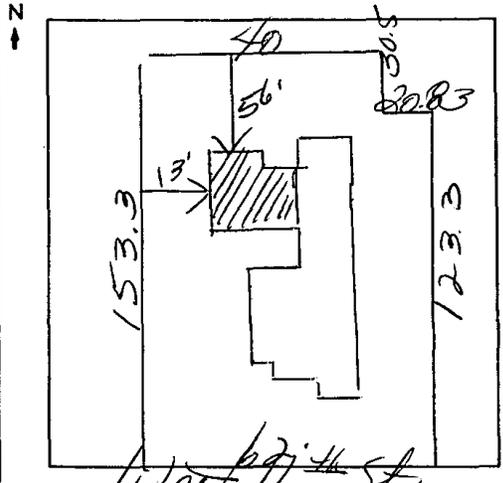
Zone: East \_\_\_\_\_ Central \_\_\_\_\_ West \_\_\_\_\_

WPL 0007

Ft./No.	Type/Hrs.	Cost
20 Pipe ADAPTER	6" PVC	40.00
1 Pipe	4" X 6"	11.00
3 Bends	6" PVC	15.00
1 Tap	6" PVC	5.00
1 Manholes		
1 Supervisor		8.00
1 Worker II		12.00
1 Eq. Op.		21.00
2 Helpers		50.00
1 Worker I		10.00
1 Pickup		10.00
2 Truck		30.00
1 Backhoe		45.00
<b>TOTAL:</b>		<b>257.00</b>

Wastewater service permit issued to Texas Rainbow, 5/8/1979.

ADDRESS: 1712 West 11 <sup>th</sup> St		PERMIT: 230107	PLAT: 92
LOT SUB DIVISION: 129		SUBDIVISION: Noas	USE DIST: 24
OCCUPANCY: Single Family Res		DIMENSIONS: 16x16+6x16=3524	
OWNER: Sherry L. Bryan		CONTRACTOR: Owner	MECH.:
LAYOUT:	4/27/82 Kwa	ELECTRICAL:	R.O.W. CONCRETE:
PLUMBING ROUGH	5/6/82 Kwa		
SEWER			
COPPER	5/6/82 Kwa		
FOUNDATION			
FRAMING	5/19/82 Kwa		
INSULATION	6/4/82 Kwa		
PLUMBING TOP OUT	5/19/82 Kwa		
MECHANICAL ROUGH			
ELECTRICAL ROUGH			
WALLBOARD			
FINAL BUILDING	7/13/82 Kwa		
PLUMBING	7/13/82 Kwa		
MECHANICAL			
ELECTRICAL			
SIDEWALKS & DRIVES			
BID 2046 JUNE 80		CLERK: Conne	DATE: 4/12/82



INSPECTOR: *[Signature]*

Building permit issued to Sherry L. Bryan for rear addition, 4/12/1982.