

HISTORIC LANDMARK COMMISSION
AUGUST 27, 2018
PERMIT IN NATIONAL REGISTER HISTORIC DISTRICT
 NRD-2018-0055
 1010 Charlotte/1701 W. 11th Street
 Clarksville Historic District

PROPOSAL

Construct a two-story rear addition; relocate a window opening.

ARCHITECTURE

Front-gabled, rectangular-plan house clad in wood siding, with single, paired, and triple banks of wood-sash double-hung windows; gable-roofed front porch supported by square columns.

PROJECT SPECIFICATIONS

The proposed project includes:

- 1) Construction of a two-story rear addition. The addition will be clad in vertical board-and-batten siding with single-hung and awning wood-sash windows and an awning garage door. It will be capped by a front-gabled roof facing W. 11th Street; and
- 2) Relocation of a triple bank of windows on the same wall;
- 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

The house was moved onto the property around 1984. It is not known when it was originally constructed. No research was conducted in city directories, as 1984 is after the end of the historic period.

STANDARDS FOR REVIEW

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 high degree of integrity, save for integrity of location. The building was relocated to its current location around 1984.
- 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 Craftsman 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. A triple bank of windows will be relocated on an existing wall, but the change does not substantially 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 new work will be differentiated from the old and is mostly compatible with the existing house.

The addition would be more compatible if the oversized window and oversized decorative vent were reduced in size and the front-gabled roof facing W. 11th Street were changed to a side-gabled roof.

The proposed project largely complies with the standards.

COA REVIEW COMMITTEE RECOMMENDATION

Reorient the addition's gable roof to match the existing roof; reduce oversized fenestration and ornamentation to be more in keeping with the house.

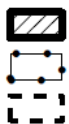
STAFF RECOMMENDATION

Comment on and release the permit with the recommendation that the addition's gable roof be reoriented to match the existing roof and the oversized fenestration and ornamentation be reduced in size.

LOCATION MAP



1" = 167'



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2018-0050
1010 CHARLOTTE 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.



PROPERTY INFORMATION

Photos



East (primary) façade of 1010 Charlotte Street/1701 W. 11th Street.



North and west elevations.

Building Permits

ak

WASTEWATER SERVICE PERMIT
Austin, Texas

City of Austin

Plotted by *PS* Date *5-8-79*

Paid by *TAO/ONO, INC.* Amount *190.00*

Address *1708 W 11TH* Plat No. *92*

Plumber *Texas Rainbow*

Lot *RESUB of Block* Subdivision *17AAS*

M.A. *RESUB of Block*

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 *ALVARADO* Date *11-5-79*

Tap Location *145 E of WLL*

Tap Depth *3'*

Zone: East ☐ Central ☒ West ☐

WPL 0007

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

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

ADDRESS: *1712 West 11th St* PERMIT: *230107* PLAT: *92*

LOT: *RESUB of Block* SUBDIVISION: *17AAS* USE DIST: *REH*

OCCUPANCY: *Residential* DIMENSIONS: *16' X 16' + 6' X 16' = 352 sq ft*

OWNER: *Sherry L. Bryan* CONTRACTOR: *Owner* PLUMBER: 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 2048 JUNE 80 CLERK: *Conner* DATE: *4/12/82*

INSPECTOR: *[Signature]*

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