

HISTORIC LANDMARK COMMISSION
MAY 21, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0053
Clarksville
1711 W. 11th Street

PROPOSAL

Demolish a rear addition on c. 1938-40, 478 sq. ft. house and add a 4,674 sq. ft. duplex residence to the rear.

RESEARCH

The existing house was constructed c. 1938-40 when it and five other identical houses were constructed at 1710 W. 10th Street and 1711 W. 11th Street. The houses were likely all constructed to be residential rentals for the working class, African-American population of the Clarksville neighborhood. Two units faced W. 10th and W. 11th Streets and the remaining four faced the side property line. Both addresses were divided into units A, B, and C. The remaining unit (A) at 1711 W. 11th Street has a rear addition added sometime after 1961, but otherwise appears to have minimal alterations. Unit B & C was demolished possibly in 1956 at which time permit indicate repairs due to fire.

1711 W. 11th had numerous tenants, most of whom were working class with such occupations as laborer, porter, yardman, and various construction trades. Long term tenants included William McCarthy, a laborer and his wife Annie, who resided in unit C from 1942 to 1954, George Baylor, a porter for Missouri and Pacific Railroad and his wife Lillian, who lived in unit B from 1952 to 1965, and Augustine Arredondo, a yardman and his wife Amada who lived in unit A from 1954 to 1972. This enclave of rental units represents both the architectural style and demographics characteristic of the history of the Clarksville neighborhood.

PROJECT SPECIFICATIONS

The existing house is an approximately 478 sq. ft., one-story, with a side-gable, hall and parlor plan, board and batten siding, 4:4, double-hung, wood windows, and corrugated, metal roof. There is a centered, covered stone stoop on the front façade.

The applicant proposes to demolish a rear, shed roofed addition and construct a 4,674 sq. ft., two-story duplex at the rear. Roofing material will be replaced with Five-V 26 gauge in Galvalume color, front and side windows will be rehabilitated, the front door will be replaced with period-look new door, and all board and batten siding will be reused and repaired as needed.

The rear duplex will have two car garages facing the side lot line and will be of contemporary design, with architectural features that reference traditional design elements including board and batten, as well as horizontal, siding, and 4:1, double-hung windows. The roofing material will be composition shingle roofing in a Weathered Wood color.

STANDARDS FOR REVIEW

The existing property is contributing to the Clarksville National Register Historic District. The Clarksville National Register Historic District has no design guidelines for additions and new construction. 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.
- 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 an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary designs 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.

Maintaining the location of the historic home at the street front and combining it with denser development behind it is a creative way to keep the historic building in productive use, as well maintain the street front character of the National Register District. However, setting the second story facade farther back from the historic building would further delineate the historic building from the new construction, and minimize the visual mass of that addition from the street.

COMMITTEE RECOMMENDATIONS

Concept maintains streetscape and historic character of the district to greatest extent possible. Maintain as much historic fabric as possible.

STAFF RECOMMENDATION

Release the permit per the proposed design with the recommendation that the applicant set the second story facade farther back the historic home.

PHOTOS





OCCUPANCY HISTORY
1711 W. 11th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
April 2012

1990 Mark D. Nunn
 Makanu Construction

1985-86 No listing for 1711 W. 11th Street

1980 Craig B. Nunn
 Stone mason

1975 No listing for 1711 W. 11th Street

1971 Augustine & Amanda Arredondo
 Ship workman, Louis Shanks of Austin

1970 Augustine & Amanda Arredondo
 Ship workman, Louis Shanks of Austin

Note: No listing for units B & C.

1969 A - Augustine & Amanda Arredondo
 Laborer

B - Vacant

C - Vacant

1967 A - Augustine & Amanda Arredondo
 Laborer

B - Clarence & Marjorie Washington
 Construction worker

C - No listing for unit.

1963 A - Augustine & Amanda Arredondo
 No occupation listed.

B - George E. and Lillian B. Baylor
 Porter, MoPac

C - Daniel and Veola Jackson
 No occupation listed.

- 1961 A - Augustine F. Arredondo
 Laborer
- B - George E. and Lillian B. Baylor
 Porter, MoPac
- C - Claudia & Patsy Leybas
 Tractor Operator, O'Bannon Construction
- 1959 A - Augustine & Amanda T. Arredondo
 Yardman
- B - George E. and Lillian B. Baylor
 Porter, MoPac
- C - Steven & Ester R. Ontiveros
 Laborer, Gerom Stark
- 1957 A - Augustine & Amanda T. Arredondo
 Yardman
- B - George E. and Lillian B. Baylor
 Porter, MoPac
- C - Frank & Ruby Jackson
 Cook, Hank's Grill
- 1954 A - Augustine & Amanda T. Arredondo
 Yardman
- B - George E. and Lillian B. Baylor
 Porter, MoPac
- C - William and Annie McCarthy
 Janitor, Penney's
- 1952 A - William & Annie McCarthy
 Laborer, Austin Transport
- B - George E. and Lillian B. Baylor
 Porter, MoPac
- C - Cleora Gibbs
 Not listed in name directory.
- 1949 A - Judge & Mary R. Sanders
 Porter
- B - David E. & Milliestein S. Harrison
 No occupation listed.

- C - William & Annie L. McCarthy (spelled McCarther)
Laborer, Austin Transport
- 1947 A - Judge & Mary Sanders
Employee by City
- B - Cole Blane
Widow of Louis. No occupation listed.
- C - William & Annie L. McCarthy
Laborer, Austin Transport Co.
- 1944-45 A - Judge & Mary Sanders
Porter, Miller Hostetter Co.
- B - Woodrow Allen
No occupation listed.
- C - William & Annie L. McCarthy
Laborer, Austin Transport Co.
- 1942 A - Judge & Mary Sanders (1)
No occupation listed.
- B - Thomas J. & Allie M. Griffin (1)
Laborer
- C - William & Annie L. McCarthy
Laborer
- 1940 A - Judge & Mary Sanders (2)
Yardman
- B - Thomas J. & Allie M. Griffin (4)
Carpenter
- C - Milton & Alice White (5)
No occupation listed.
- 1939 No listing for address
- 1937 No listing for address

WATER SERVICE PERMIT
Austin, Texas

No. 11460 *11460/1*

Received of C. R. Wilkerson Date Nov 22, 1938

Address 1711-C W 11th

Amount Two and 50/100 - - - - - \$ 2.50

Plumber Wattinger Size of Tap $\frac{1}{2}$ "

Date of Connection 12-21-38

Size of Tap Made 1"

Size Service Made 1"

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 12'

From W Prop. Line to Curb Cock 6"

Location of Meter CURB

Type of Box LOCIL

Depth of Main in St. 4'

Depth of Service Line 2'

From Curb Cock to Tap on Main 7'

Checked by Engr. Dept. 6-13-39

No. Fittings	Size	Material
3	Curb Cock	✓
2	St. Elbow	✓
3	Bushing	✓
3	Reducer	✓
9'	Pipe 1" Cap	✓
1	Lead Comp. 1" Cap	✓
1	Nipples 1" Cap	✓
1	Union 3/4" Cap	✓
1	Tap 1" Cap	✓
1	Stop 1" Cap	✓
3	Box 1" Cap	✓
1	Lid	✓
Valves		
Job No.	C-38-102-E	
Reg. No.	51306	

INDEXED

ST.

W. 11TH ST.

TOYATH

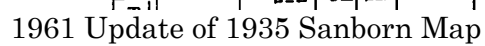
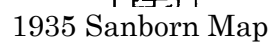
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1511

A B C

1938 Water Service Permit for 1711 W. 11th Street, units A, B, C.





SUBJECT TRACT



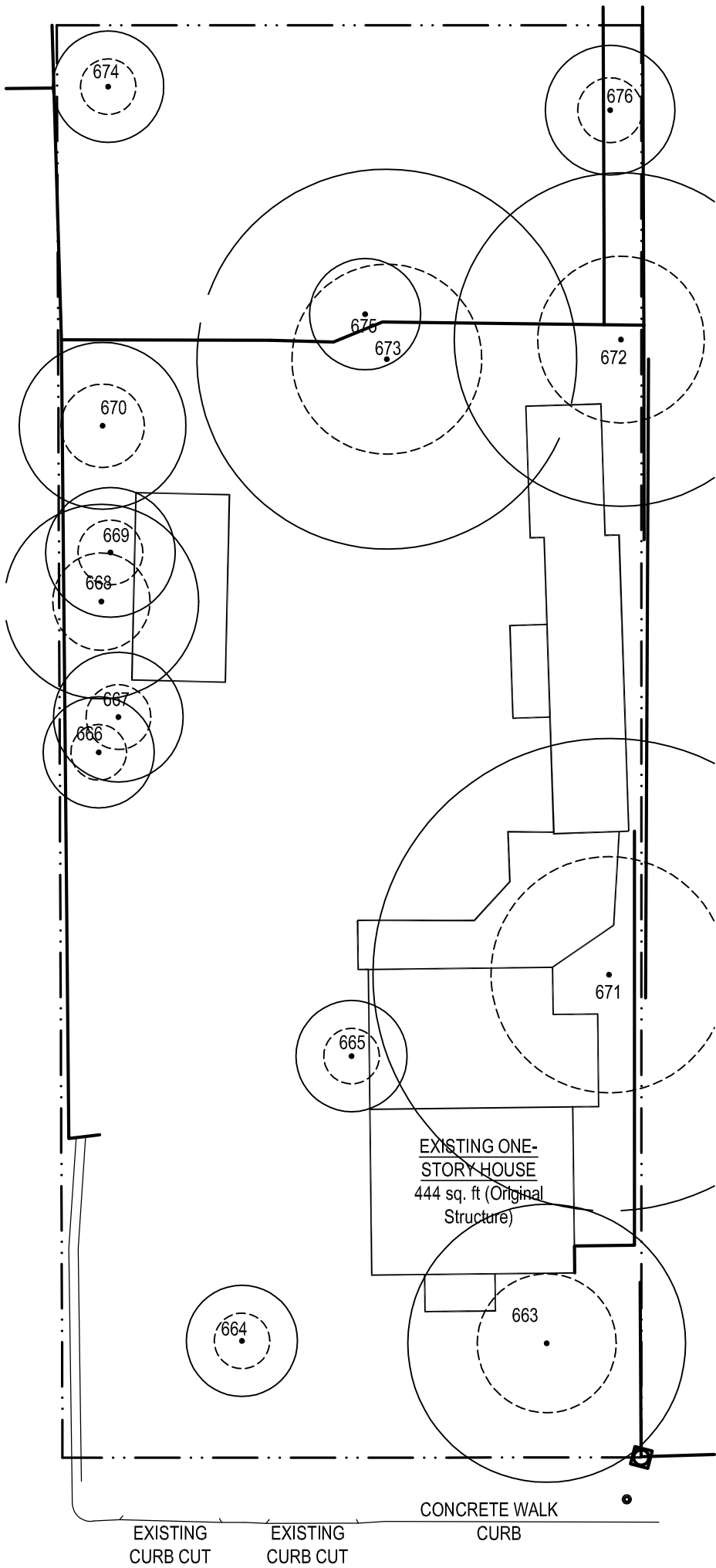
ZONING BOUNDARY

CASE#: NRD-2012-0053
LOCATION: 1711 W 11th Street

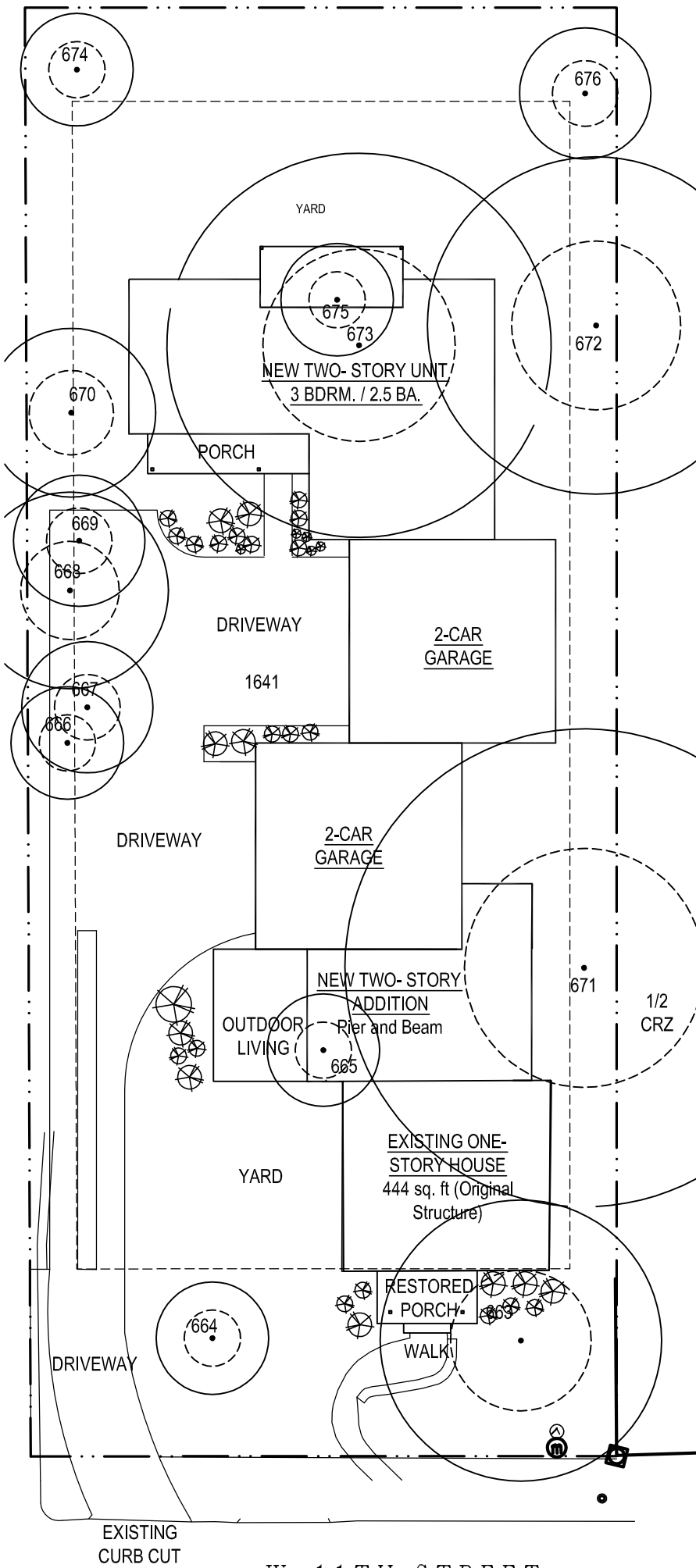
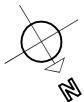


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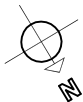
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Existing Site Plan
SCALE: 1/16" = 1'-0"

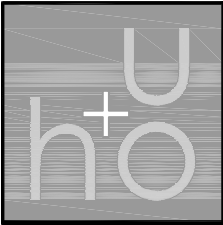


Proposed Site Plan
SCALE: 1/16" = 1'-0"



BUILDING COVERAGE

LOT SIZE: 9,709 SQ. FT.		EXISTING	NEW / ADDITION
a.	1st Floor Conditioned Area	442 SQ. FT.	1,225 SQ. FT.
b.	2nd Floor Conditioned Area	N/A	2,098 SQ. FT.
c.	3rd Floor Conditioned Area	N/A	N/A
d.	Basement	N/A	N/A
e.	Garage / Carport		
	Attached	N/A	968 SQ. FT.
	Detached	N/A	N/A
f.	Wood Decks (must be counted at 100%)	N/A	N/A
g.	Breezeways	N/A	N/A
h.	Covered Patios	N/A	308 SQ. FT.
i.	Covered Porches	36 SQ. FT.	75 SQ. FT.
j.	Balconies	N/A	N/A
k.	Swimming Pool (surface area)		N/A
l.	Other Building or Covered Areas (if applicable)		
	Specify:	N/A	N/A
TOTAL BUILDING AREA (add a. through l.)		478 SQ. FT.	4,674 SQ. FT.



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Eix & Blackwell Project
1711 W. 11th Street
Austin, Texas 78703

Project Number:

12-030

Date:

5/07/2012

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Front Unit Elevation

SCALE: 3/16" = 1'-0"



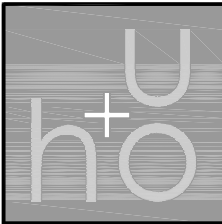
Back Unit Elevation

SCALE: 3/16" = 1'-0"



East Elevation (Massing)

NOT TO SCALE



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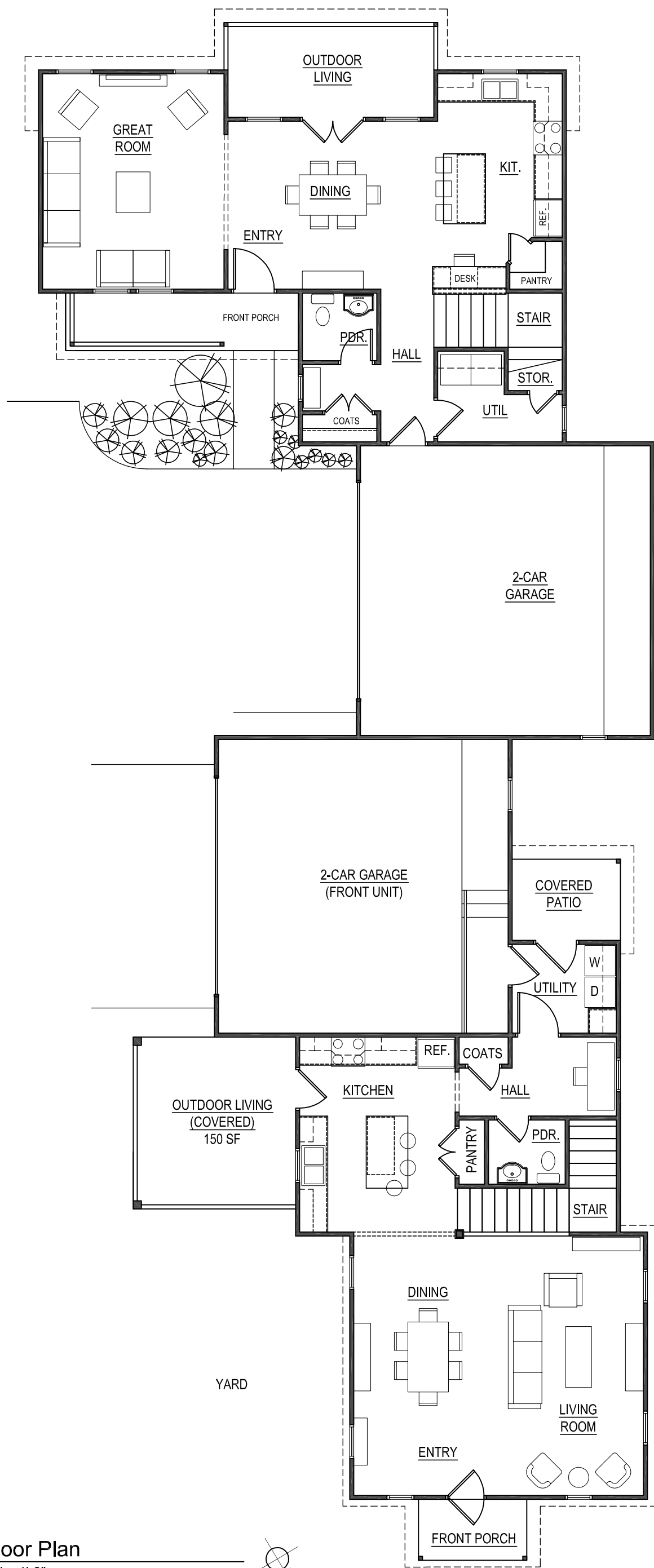
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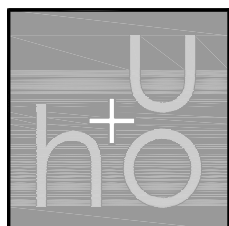
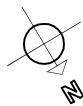
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Lower Floor Plan

SCALE: 1/8" = 1'-0"



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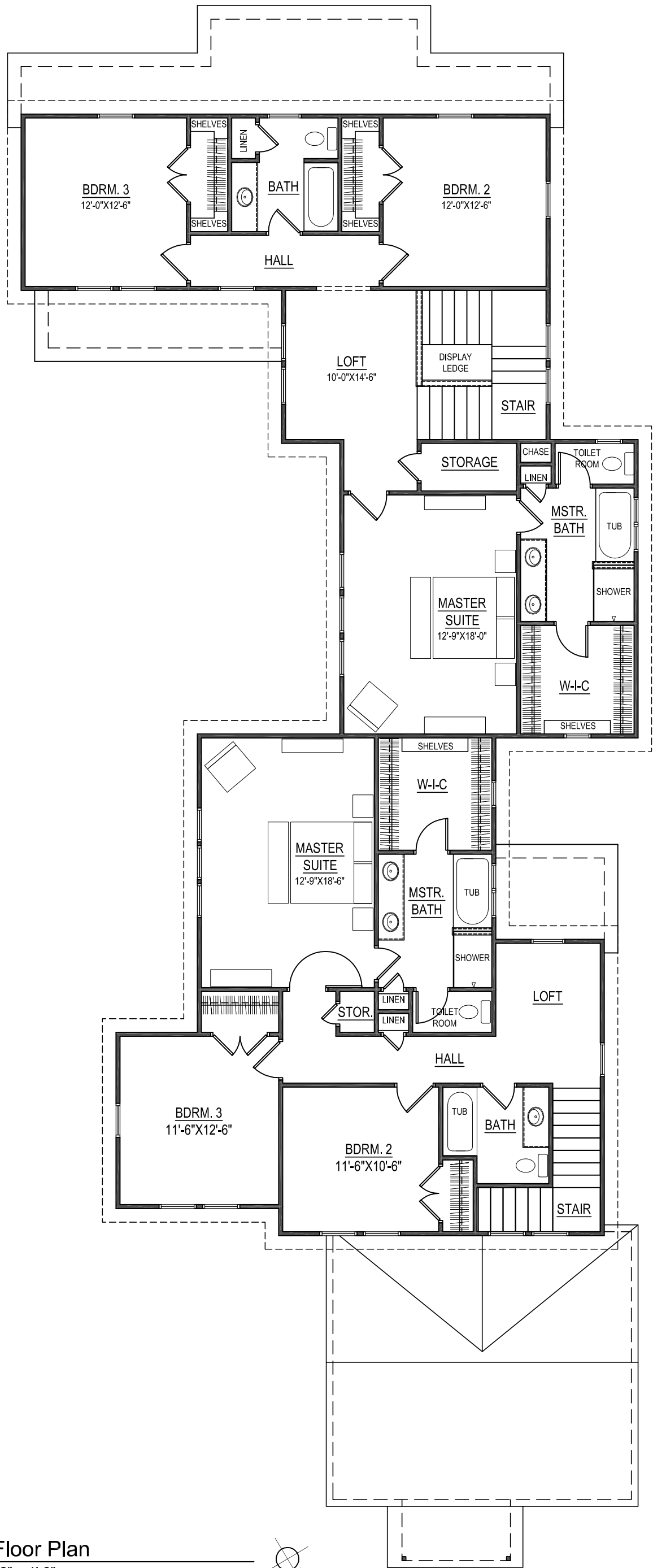
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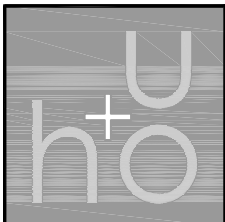
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Upper Floor Plan

SCALE: 1/8" = 1'-0"



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