

**HISTORIC LANDMARK COMMISSION
MAY 21, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0052
Clarksville
1710 W. 10th Street**

PROPOSAL

Reconfigure two existing c. 1938-1940, 446 sq. ft. houses the existing lot and construct a new 2,844 sq. ft. house.

RESEARCH

The existing houses were constructed c. 1938-40 when they and four 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 two units, B & C, both appear to have minimal alterations. Unit A was demolished sometime after 2000.

1710 W. 10th had numerous tenants, most of whom were working class with such occupations as laborer, painter, maid, driver, shoe shine, and various construction trades. The tenants with the longest residence are Edwin and Willie Edwards who lived in unit A from about 1942 until approximately 1967. Edwin Edwards was a laborer, porter, bricklayer, motor maker, and plasterer. This enclave of rental units represents both the architectural style and demographics characteristic of the history of the Clarksville neighborhood.

PROJECT SPECIFICATIONS

The existing houses are approximately 445 sq. ft., one-story, side-gabled, with hall and parlor plans, board and batten siding, 4:4, double-hung, wood windows, and corrugated, metal roofs. Both have raised, partial-width, porches with shed roofs supported by squared posts.

The applicant proposes to move the two units and locate them toward the front of the lot facing the street, and construct a small connector to create one residential unit. The connection will be set back from the front façade to minimize its visibility. Roofing material will be replaced with Five-V 26 gauge metal in Galvalume color, front and side windows will be rehabilitated, doors will be replaced with period appropriate new doors, and all board and batten siding will be repaired, and replaced with like material as needed.

The applicant further proposes to construct a new 2,844 sq. ft., two-story home at the rear of the property. The house will be accessible from a side loaded driveway. The new home will be of contemporary design, but will have architectural features that reference traditional design elements including board and batten, as well as horizontal, siding. Other materials utilized will be double-hung vinyl windows and dimensional 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 or 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.

The reconfiguration of the two units to create one dwelling at the front of the property is a creative way to maintain the structures in productive use and is compatible with the character of the National Register District. Further the construction of a new structure at the rear of the property has minimal impact on the appearance of the historic rehabilitated buildings, and the surrounding neighborhood.

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.

PHOTOS







OCCUPANCY HISTORY
1710 W. 10th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
April 2012

- | | |
|---------|--|
| 1990 | <p>A - Blanche Higgins
No occupation listed.</p> <p>B - Linda Huvley
Not listed in name directory.</p> <p>C - Imosencio Mendoza
No occupation listed.</p> |
| 1985-86 | <p>A - Blanche Higgins
No occupation listed.</p> <p>B - Leonore Gonzalez
Janitor</p> <p>C - Enrique & Lupe Mendoza
Laborer</p> |
| 1980 | <p>A - Pete & Leonore Gonzalez
Painter</p> <p>B - Vacant</p> <p>C - Vacant</p> |
| 1975 | <p>A - Pete & Leonore Gonzales
Painter, Covert Buick.</p> <p>B - Rebecca M. Johnson
No occupation listed.</p> <p>C - Carlos & Maria Medoza
No occupation listed.</p> |
| 1971 | <p>A - Pete & Leonore Gonzales
Painter, Covert Buick.</p> <p>B - Rebecca M. Johnson
No occupation listed.</p> <p>C - Tony Speda
Not listed in name directory.</p> |

Note: Eddie & Willie M. Edwards listed as residing at 1183 Coletto Street

- | | |
|------|---|
| 1967 | <p>A - Eddie & Willie M. Edwards
Laborer</p> <p>B - Rebecca M. Johnson
No occupation listed.</p> <p>C - Philip V. & Trinidad Luna
Cabinet Maker, Precision Wood Prod.</p> |
| 1963 | <p>A - Eddie & Willie M. Edwards
Laborer</p> <p>B - Rebecca M. Johnson
Maid, 4209 Avenue F</p> <p>C - Philip V. Luna
Junior Stockman, Handy Andy</p> |
| 1961 | <p>A - Eddie & Willie M. Edwards
Plasterer</p> <p>B - Rebecca M. Johnson
Maid</p> <p>C - Philip V. & Trinidad Luna
Stockman, Handy Andy & Mechanic, Precision Wood Prod.</p> |
| 1959 | <p>A - Eddie & Willie M. Edwards
Plasterer, R.A. Mullineaux</p> <p>B - Jessie Barrientes
Laborer</p> <p>C - John M. & Jaete M. Pesina
Yardman, Fred Adders</p> |
| 1957 | <p>A - Eddie & Willie M. Edwards
Motor Maker, State Hospital</p> <p>B - Claudio & Patsy Lavya
Driver</p> <p>C - John & Christine Rodriguez
Laborer, Yarborough Construction Co.</p> |
| 1954 | <p>A - Eddie & Willie M. Edwards
Bricklayer</p> |

B - Memeico Cararez

C - Vacant

1952 A - Eddie & Willie M. Edwards
No occupation listed.

B - Jessie Campbell
Maid

C - Booker T. & Alletra Allen
Porter, Standford Furniture

1949 A - Eddie & Willie M. Edwards
Laborer

B - Jesse & Birdie D. Campbell
Yard Worker

C - Booker T. & Alletra Allen
Porter, Standford Furniture

1947 A - Eddie & Willie M. Edwards
Porter, Renfro Drug

B - Jesse & Bertie Campbell
Shoe Shiner.

C - Leon & Pearl Mackie
Laborer, Austin Transport Co.

1944-45 A - Eddie & Willie M. Edwards
Porter, Renfro Drug

B - Arthur L. & Myrtle Campbell (+2)
Porter

C - Leon & Pearl Mackie
Farmer

1942 A - Eddie & Willie M. Edwards
Laborer

B - Jason & Lizzie McDonald
Helper, NO Nelson Co.

C - William & Gertrude Fleming
Laborer

1940 A - Sonoma Talley
Instructor, Samuel Huston College

- B - Benjamin & Reola Ellis (+2)
No occupation listed.
- C - Wade & Cora Ralph
No occupation listed.
- 1939 Ellis & Etherine Freeman, tenant
Driver, John L. Martin
- 1937 Daniel and Gertrude Bolden, tenant
No occupation listed.
- 1935 No listing for address

WATER SERVICE PERMIT Austin, Texas

No. 11457 *A*

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

Address 1710-A W 10th

Amount Two and 50/100 - - \$ 2.50

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

Date of Connection 12/7/38

Size of Tap Made $\frac{3}{4}$

Size Service Made $\frac{3}{4}$

Size Main Tapped $\frac{1}{2}$

From Front Prop. Line to Curb Cock ON P

From M Prop. Line to Curb Cock 67'

Location of Meter ON P

Type of Box 18 X 20"

Depth of Main in St. 2'

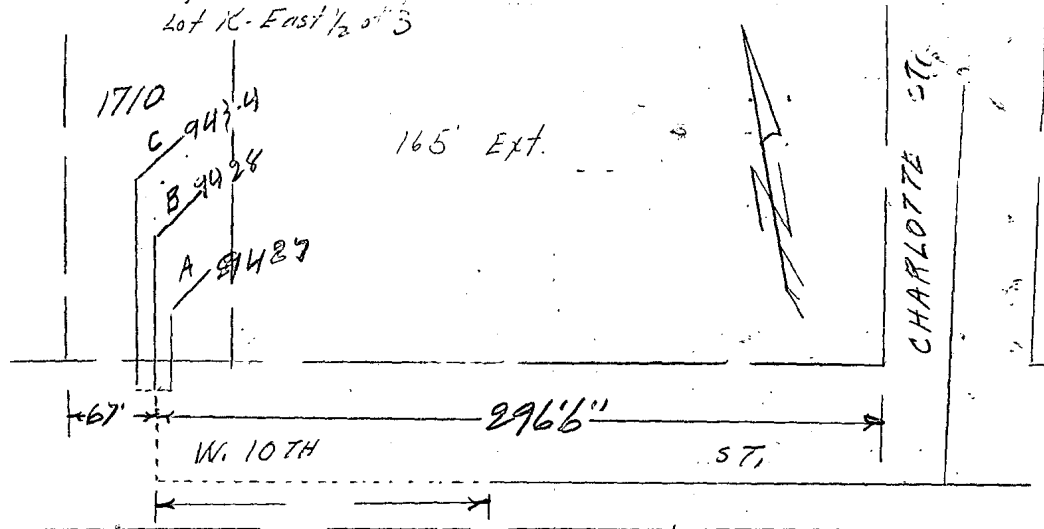
Depth of Service Line 2'

From Curb Cock to Tap on Main 14'

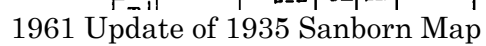
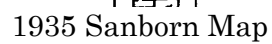
Checked by Engr. Dept. 6-13-39

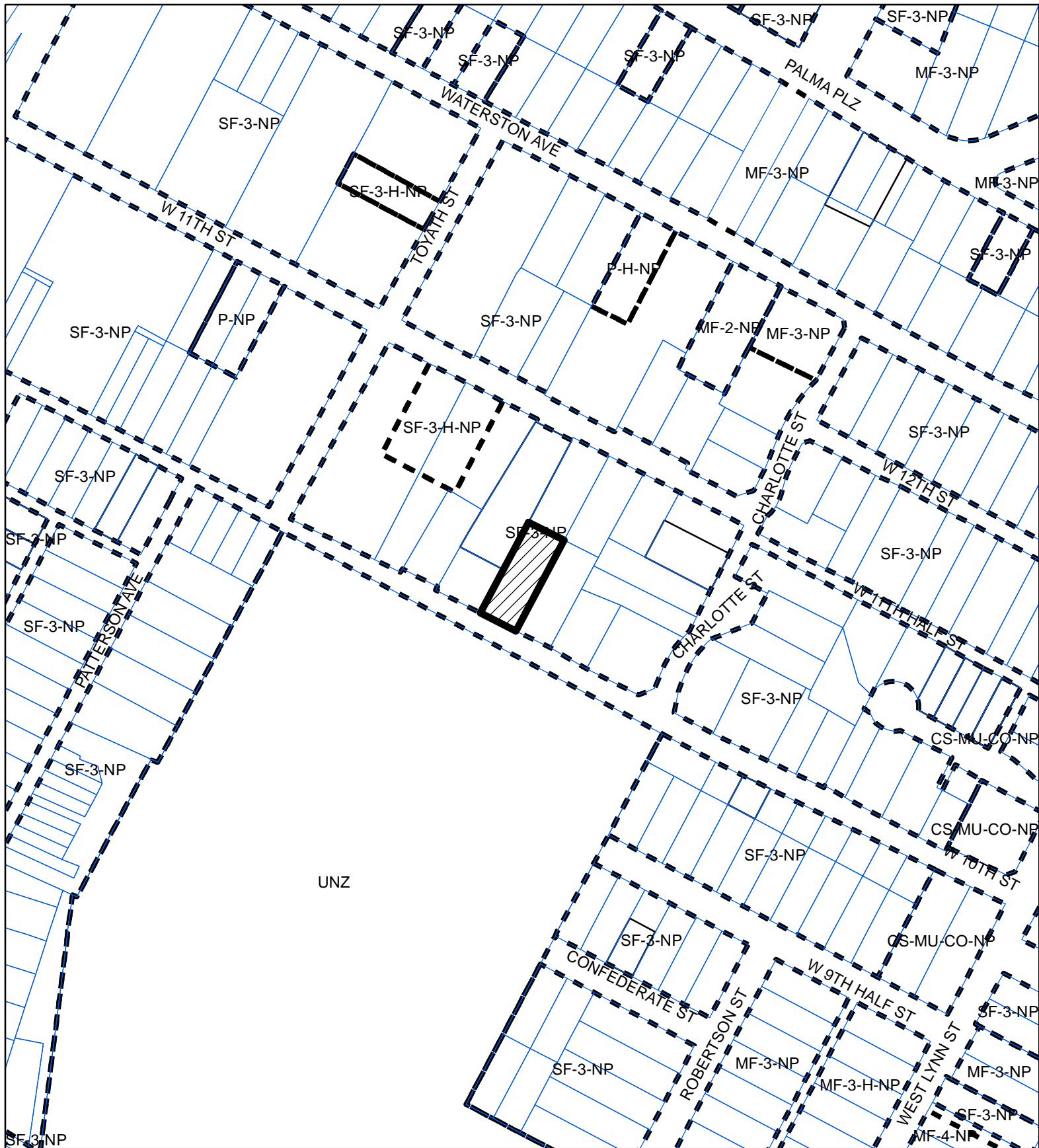
No. Fittings	Size
3 Curb Cock	$\frac{1}{2}$ " ELV
2 Elbow	$\frac{3}{4}$ "
2 Stop Elbow	$\frac{1}{2}$ " NIP
1 Bushing	$\frac{1}{4}$ " X $\frac{1}{2}$ "
4 Reducer	$\frac{1}{2}$ " SL FEMES
14 Pipe	$\frac{1}{2}$ "
1 Lead Comp.	$\frac{1}{2}$ " STOP
3 Nipples	$\frac{1}{4}$ " X $\frac{1}{2}$ "
1 Union	$\frac{1}{2}$ " NIP
2 Tee	$\frac{1}{2}$ "
3 Stop	BOX 4 NIP
1 Box	18 X 20"
1 Lid	"
1 Valve	18 X 20"
Job No.	6-13-39
Req. No.	30212

INDEXED



1938 Water Service Permit for 1710 W. 10th Street, units A, B, C.



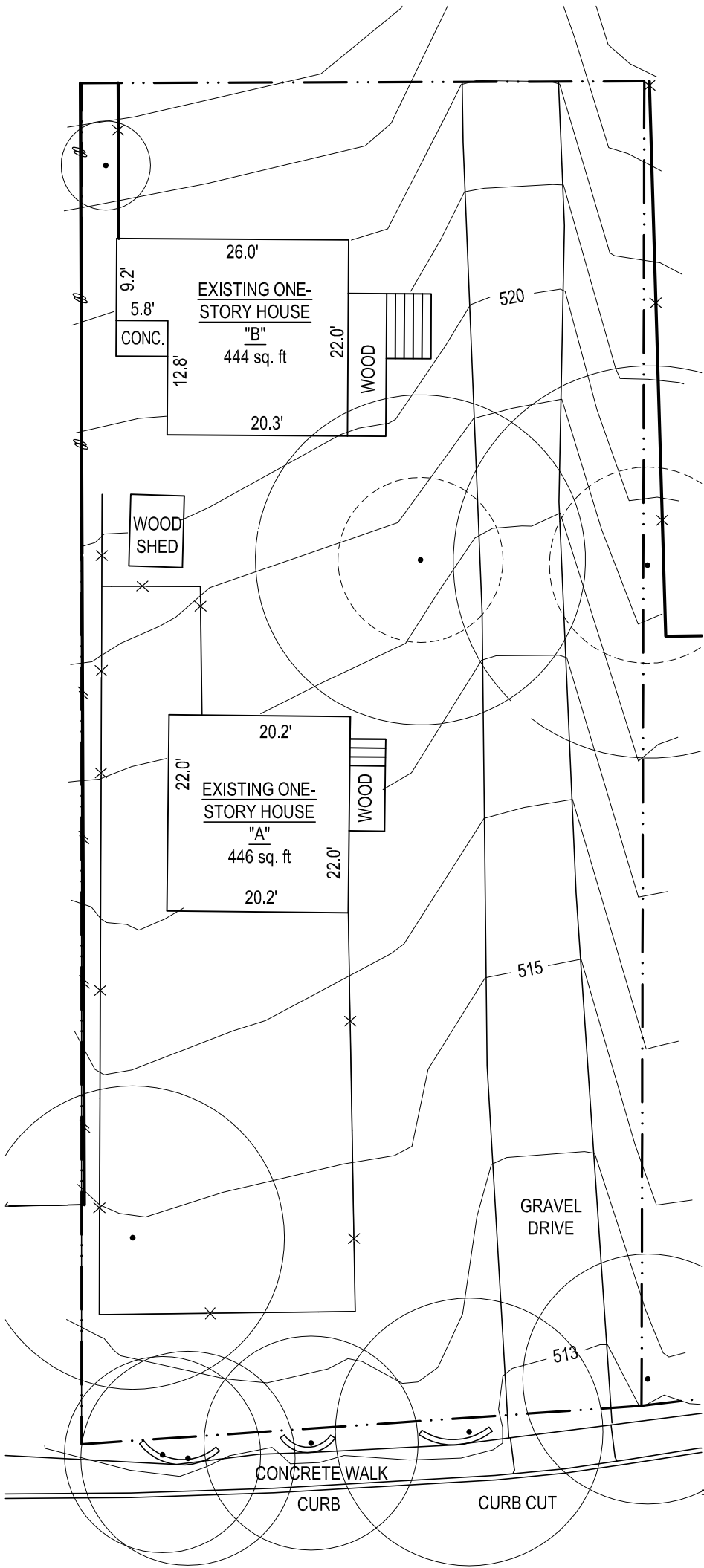


NATIONAL REGISTER DISTRICT

CASE#: NRD-2012-0052
 LOCATION: 1710 W 10TH SREET
 GRID: H 23
 MANAGER: ALYSON McGEE

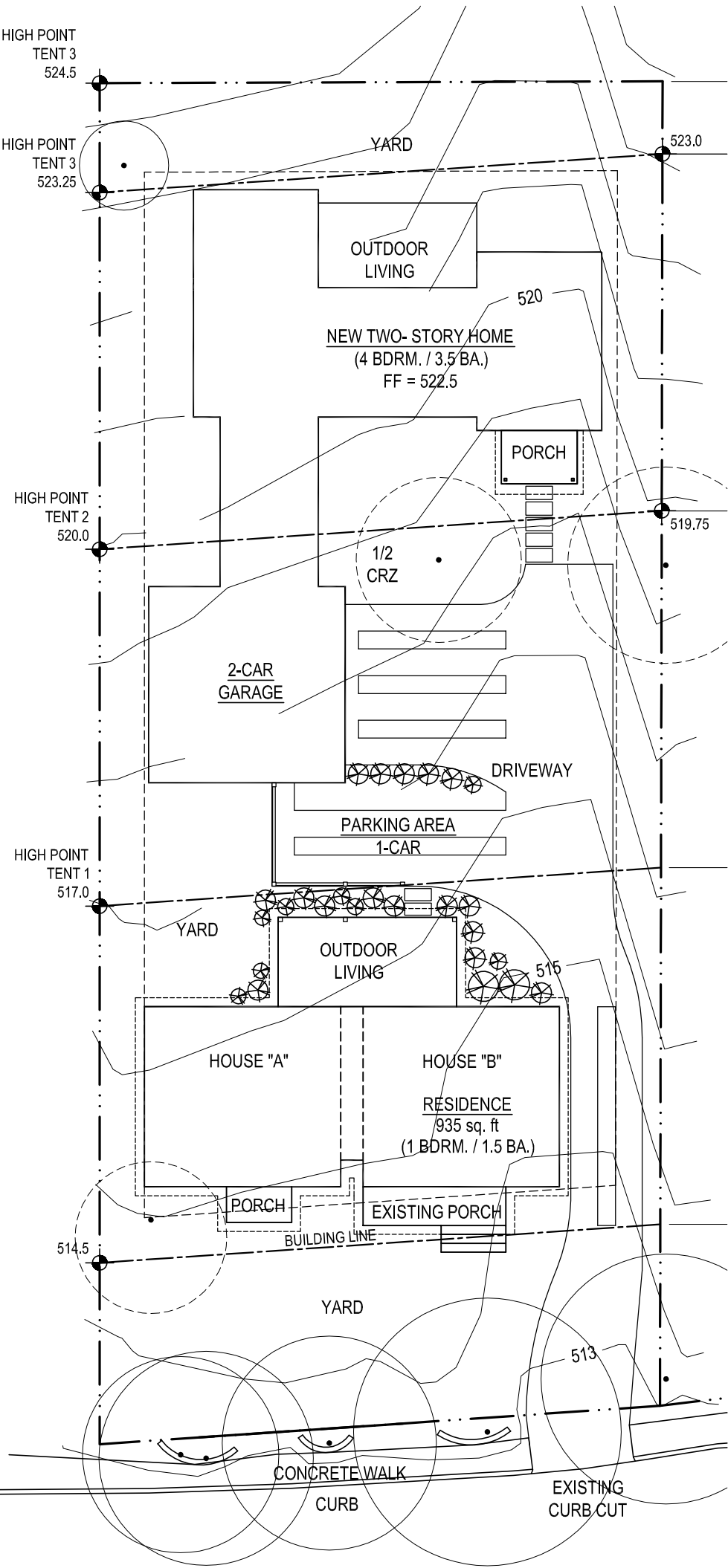
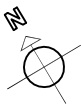


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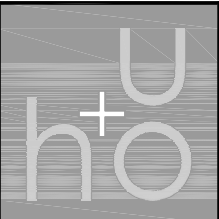
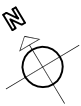
Existing Site Plan

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



Proposed Site Plan

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



hatch + ulland owen
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Austin, Texas 78701
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www.huoaarchitects.com

Eix & Blackwell Project

Historic Home on 1710 W. 10th Street
Austin, Texas 78703

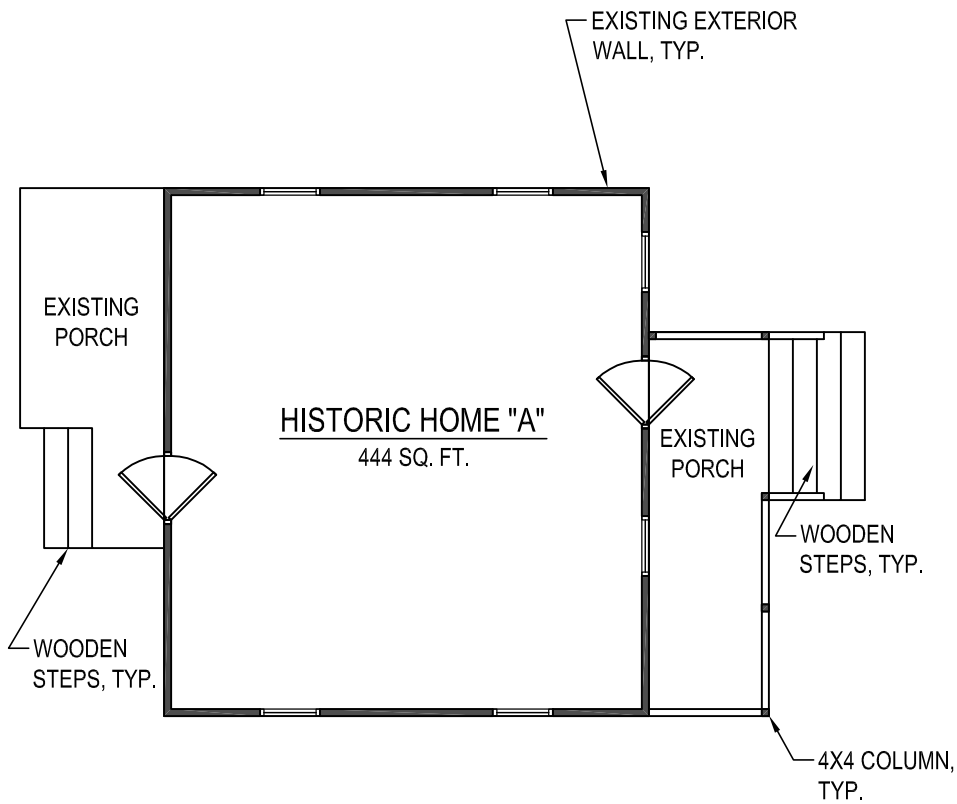
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12-030

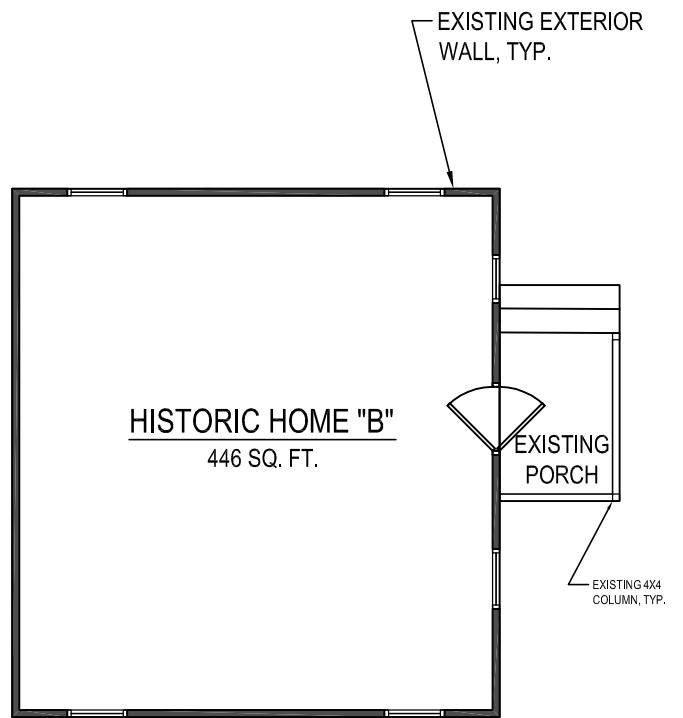
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5/11/2012

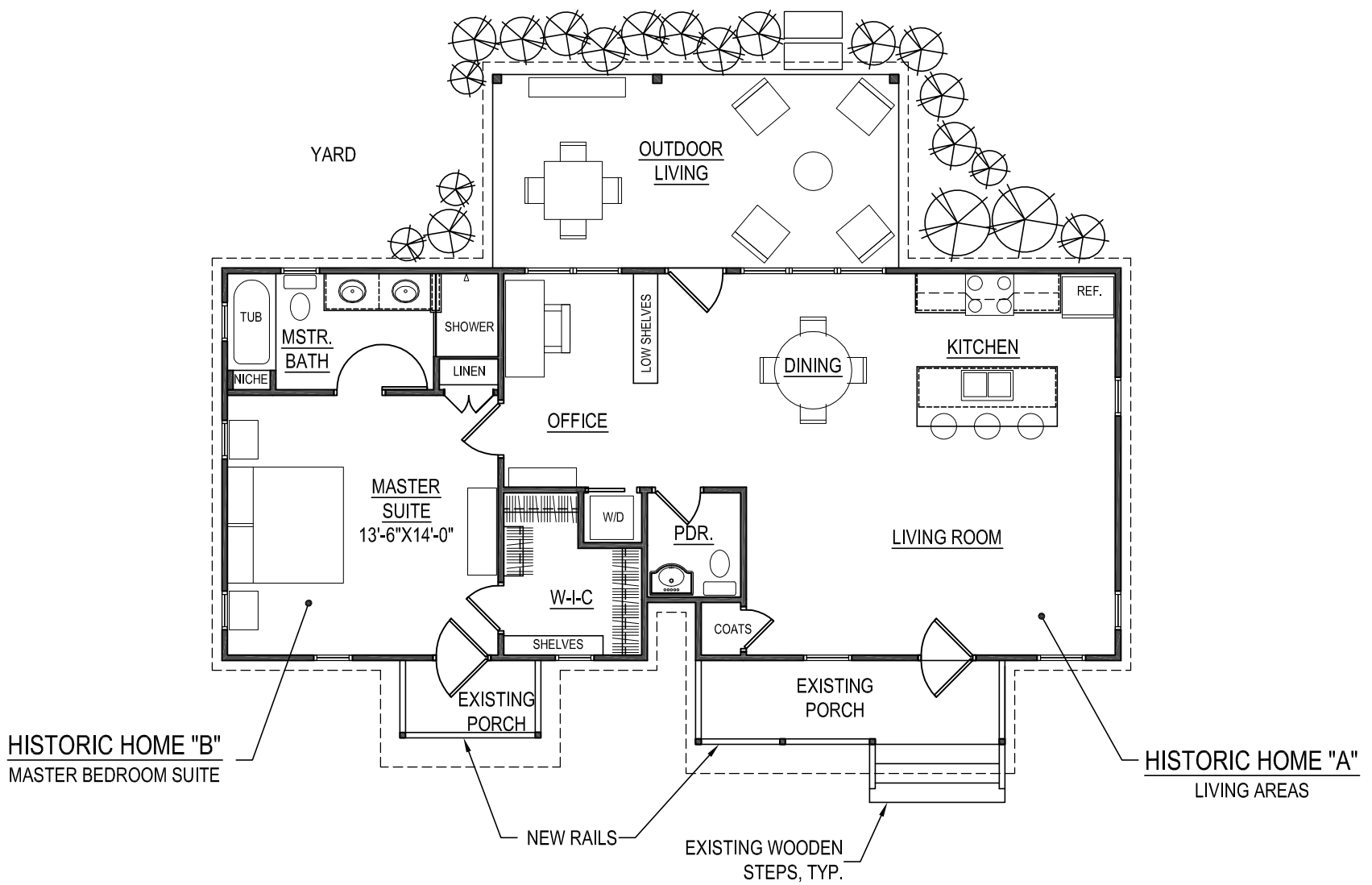
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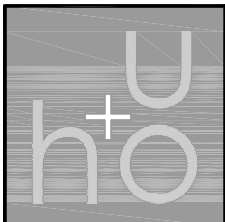
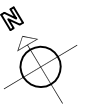
Historic Home "A" Floor Plan
SCALE: 1/16" = 1'-0"



Historic Home "B" Floor Plan
SCALE: 1/16" = 1'-0"



Proposed Floor Plan
SCALE: 1/8" = 1'-0"



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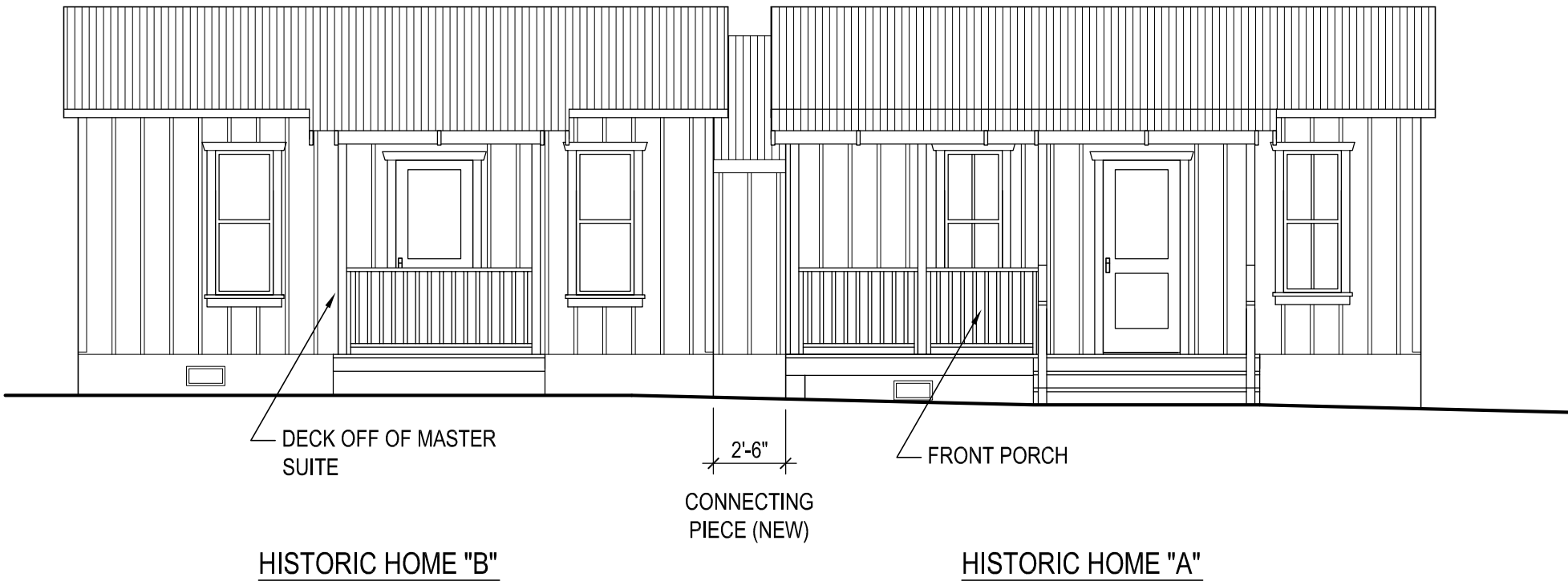
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Date:	5/11/2012
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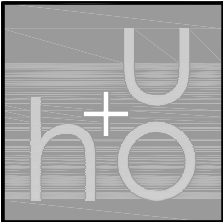
Historic Home A: Existing Front Elevation
 SCALE: 3/16" = 1'-0"



Historic Home B: Existing Front Elevation
 SCALE: 3/16" = 1'-0"



Front (South) Elevation
 SCALE: 3/16" = 1'-0"



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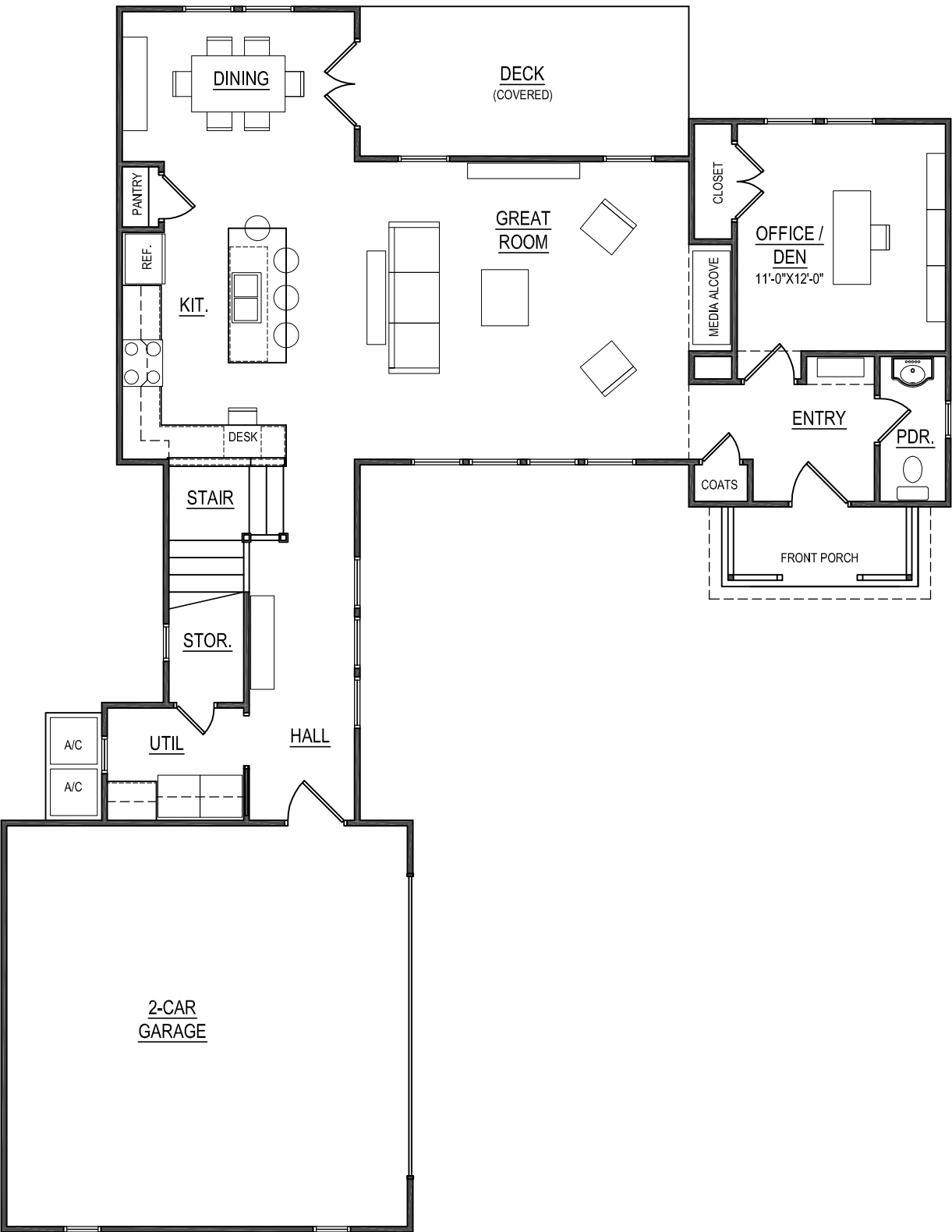
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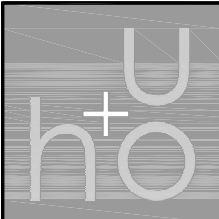
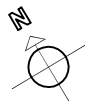
Project Number: 12-030

Date: 5/11/2012

Page:



Lower Floor Plan
SCALE: 1/8" = 1'-0"



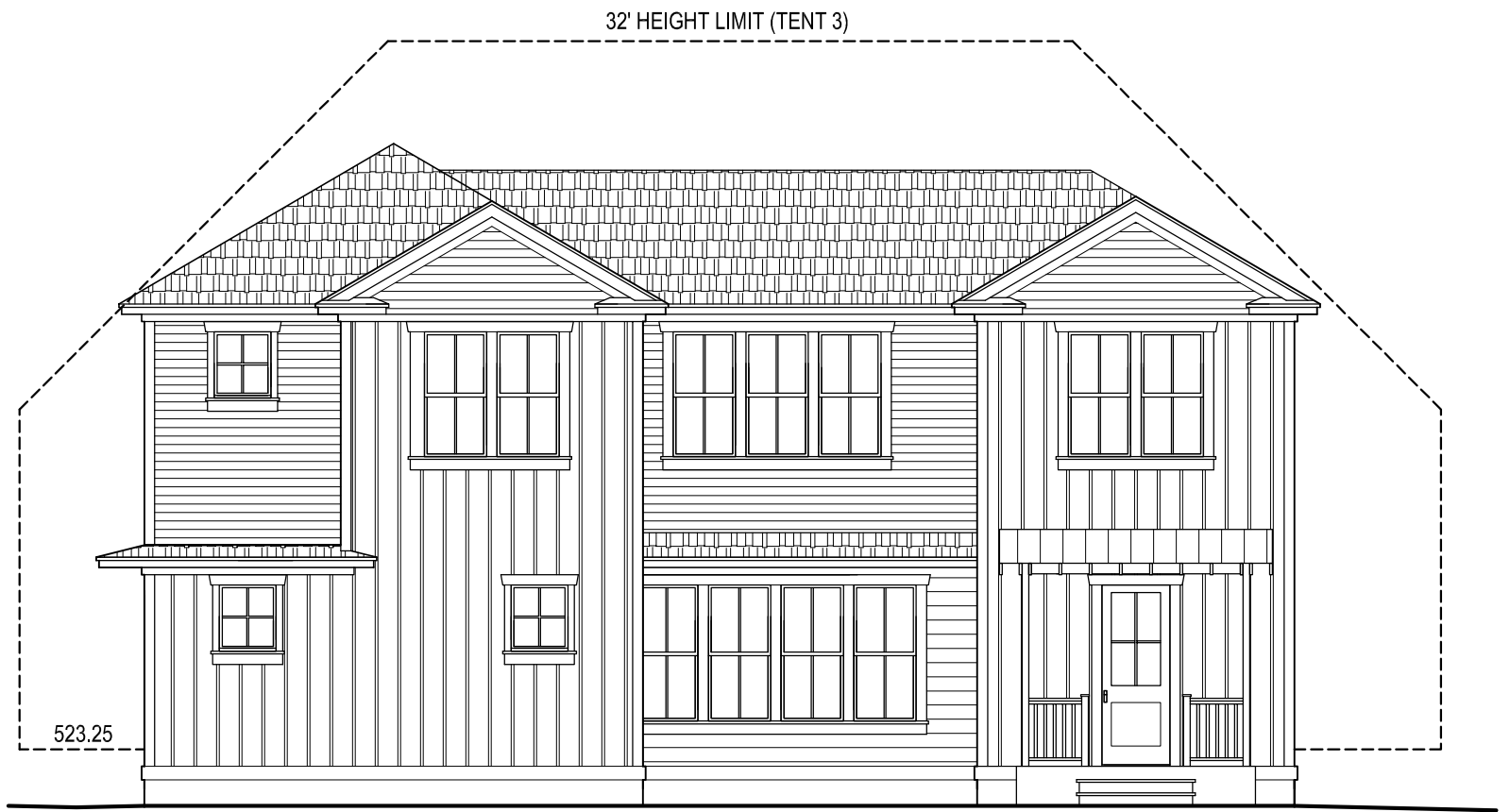
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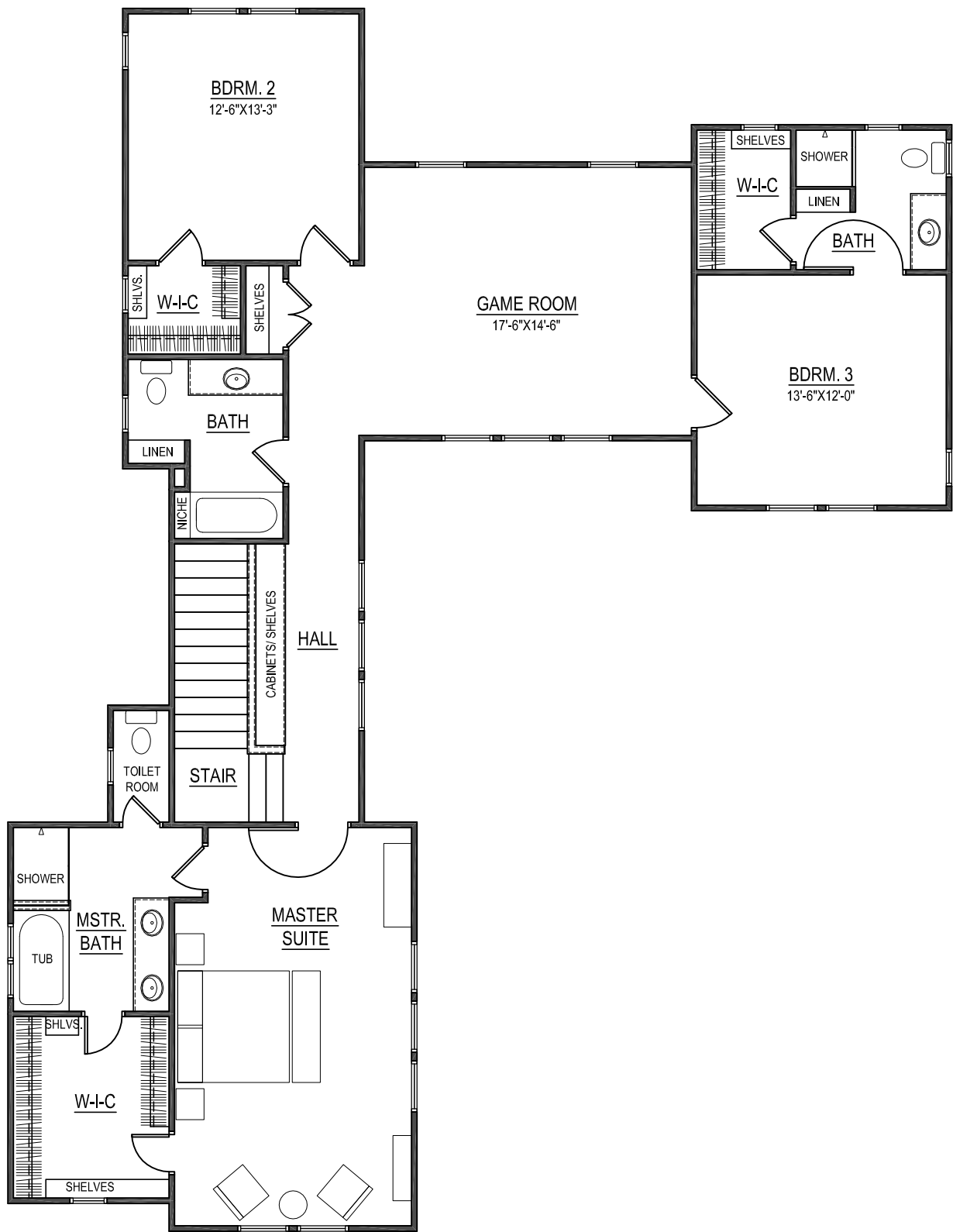
Eix & Blackwell Project
New Home at 1710 W. 10th Street
Austin, Texas 78703

Project Number:	12-030
Date:	5/07/2012
Page:	



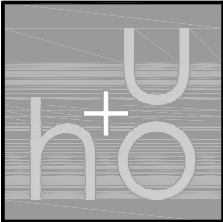
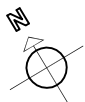
Front (South) Elevation

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



Upper Floor Plan

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



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Page:	