

**HISTORIC LANDMARK COMMISSION
AUGUST 27, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0100
Clarksville
1806 W. 11th Street**

PROPOSAL

Demolish an existing detached garage, relocate an existing 907 sq. ft. house on the lot, and construct a 766 sq. ft. addition and 564 sq. ft. detached guest house.

RESEARCH

According to City permit records the existing house was relocated to this lot in 1963 by Russel Diggs. The first tenants in this location were Alvin and Ernestine Dobbins. Alvin was a deliveryman for Louis Shanks Furniture and Ernestine was a maid. Starting in 1968 Ernestine is living at the house with a woman named Marie Antoinette, and the 1972 City Directory lists her as the widow of Alvin E. Dobbins.

The 1963 permit indicates the house was moved from 1602 W. 10th Street. There are no permit records for 1602 W. 10th Street and the Sanborn Fire Insurance map from 1961 does not indicate an address of 1602 on W. 10th Street. The 1935 Sanborn map indicates a house at a 1602 address, but its size and plan do not correspond to the existing house at 1806 W. 11th Street. However, a house with the address 1606 (in 1961) and 1600 (in 1935) may be the same house, although with a side addition.

PROJECT SPECIFICATIONS

The existing house is an approximately 907 sq. ft., vernacular style, one-story, with a side-gable roof. There are additions on the rear with cross gable and shed roofs. The house has vinyl horizontal siding covering the original board and batten siding. The façade has a full-width porch with a low slope roof supported by turned posts, two double hung windows and two entry doors. The architectural style is typical of houses built in the Clarksville neighborhood until as late as the 1930's.

The applicant proposes to relocate the house on the lot to the 25 ft. front yard setback line (approximately 17 ft.), demolish the existing rear additions, and construct a new 766 sq. ft. addition to the side and rear.

The existing vinyl siding will be removed from the original house and the underlying board and batten repaired as needed. The windows and doors will be replaced and new set of 3 windows will be installed on the side elevation.

The addition will have roof with a hip form on the front elevation and a gable toward the rear, as well as a gabled bay on one side and a dormer with a shed roof form on the other. There will also be a screened porch with a low slope roof on the side elevation of the new addition. The addition will have wide dimensioned, horizontal wood siding with board and batten siding on upper walls of the gabled bay, the side dormer and in the rear-facing gable end. Both the addition and original house will have composition shingle roofing.

The applicant further proposes to demolition the existing 1963 detached garage at the rear of the property, and construct a new guest house. The existing garage is a simple, wood frame, flat roofed structure. The new guest house will be designed to reflect the

architecture of the original house, and will have board and batten siding and composition shingle roofing.

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.
- 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.

Relocation of the original house closer to the street has minimal impact on the context of the house and maintains the street front character of the National Register District. The proposed addition is compatible with, and differentiated from, the original house through the use of horizontal siding and by its placement at the rear/side of the house. Additionally the proposed guest house, which references the architecture of the original house and is of a smaller scale, is compatible with the both the district and the existing historic building.

STAFF RECOMMENDATION

Release the permit per the proposed design.

PHOTOS



Façade



Side elevation



Side and rear elevation



Rear elevation



Detached garage

OCCUPANCY HISTORY
1806 W. 11th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
August 2012

- | | |
|------|--|
| 1972 | Ernestine L. Dobbins
Maid (widow of Alvin E. Dobbins) |
| 1968 | Ernestine L. Dobbins
Maid
Marie Antoinette also listed |
| 1964 | Alvin Dobbins
Deliveryman, Louis Shanks Furniture
Ernestine L. Dobbins
Maid |
| 1963 | No listing for 1806 W. 11 th Street |

Note: Alvin and Ernestine Dobbins listed at 1904 W. 10th Street

OWNER Russel Diggs ADDRESS 1806 West 11th Street
 W. 62.5 of So. 162.5' of
 PLAT 91 LOT / BLK. 7 DIV

SUBDIVISION Maas

Move
 OCCUPANCY Residence onto lot & Repair

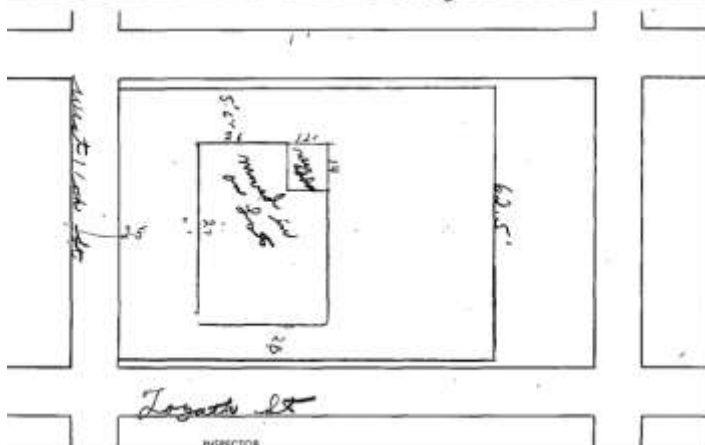
BLD PERMIT # 88213 DATE 6-5-63 OWNERS
 ESTIMATE 805.00

CONTRACTOR Owner ~~XXXXX~~ NO. OF FIXTURES 5

WATER TAP REC # W E 33524 SEWER TAP REC # s 40104

RESIDENCE
 FROM: 1602 West 10th Street

ADDRESS: 1806 West 11th St		PERMIT 88213		PLAT 91	
LOT:		BLOCK 7		SUB.	
W. 62.5 of So. 162.5 of		OUTLOT		maas	
FIRE ZONE 3		USE DIST: A-1		OCCUPANCY: move on & Repair	
LAYOUT		FRAMING 7-25-63		FINAL	
7-10-63		PRINC. BLDG. ACC. BLDG.		PRINC. BLDG. ACC. BLDG.	
FOUNDATION		FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.	
FR. SETBACK 2.5'		CEILING JOIST SIZE & O.C.		ROOM VENTILATION	
TOTAL & MIN. SIDE YD. 5'		STUD SIZE & O.C.		STAIRS REQ. & NO.	
SIDE STREET YARD		MASONRY WALL		ATTIC FRIE STOPS REQ.	
OWNER: Russell Diggs		CONTRACTOR: Banner			
		24' x 36' = 9.12 AP			
		R.G. 6-5-63			



Relocation permits 1963

OWNER Russel Diggs ADDRESS 1806 West 11th St.
W. 62.5' of So. 1625' of 7
 PLAT 91 LOT / BLK. --- DIV
 SUBDIVISION Mars Addn.
 OCCUPANCY Frame Addn. to Rear of Res.
 BLD PERMIT # 88591 DATE 7-8-63 OWNERS ESTIMATE 300.00
 CONTRACTOR Owner NO. OF FIXTURES ---
 WATER TAP REC # _____ SEWER TAP REC # _____
 BEDROOM _____

ADDRESS: 1806 W 11th St PERMIT 88591 PLAT 91
 LOT: _____ BLOCK --- SUB. _____
W. 62.5' of So. 1625' of 7 OUTLOT miss addn
 FIRE ZONE 3 USE DIST: A-1 OCCUPANCY: addn to Rear of Res

CALL	LAYOUT		FRAMING		FINAL	ROOF OVERHANG
	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.		
FOUNDATION	<u>Cond. Blk.</u>		<u>2x6</u>		<u>OK</u>	<u>12"</u>
FR. SETBACK			<u>2x4</u>		<u>NECESSARY BLDG. COMM.</u>	
TOTAL & MIN. SIDE YD.			<u>2x4</u>		<u>ROOM VENTILATION</u>	
SIDE STREET YARD			<u>1x</u>		<u>STAIRS REQ. & NO.</u>	
					<u>ATTIC FIRE STOPS REQ.</u>	

OWNER: Russel Diggs CONTRACTOR: ✓
10 X 10 = 100
7-8-63

 INSPECTOR Foyath St

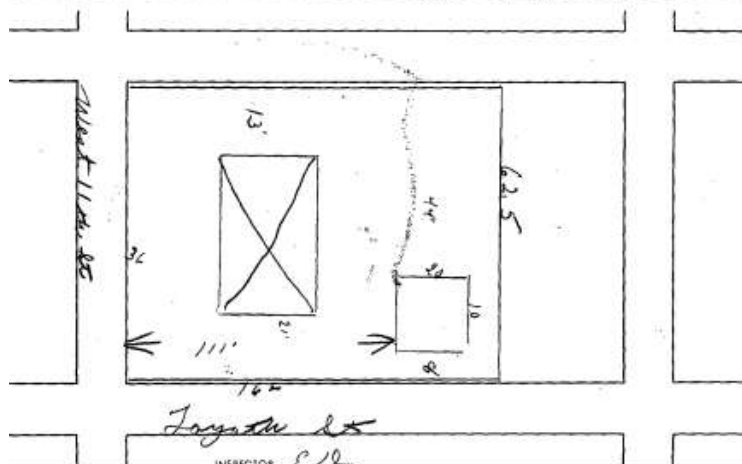
Permits for rear addition 1963

OWNER Russel Diggs ADDRESS 1806 West 11th St.
W 62.5 of S. 162.5
 FLAT 91 LOT 7 BLK. 7 DIV
 SUBDIVISION Maas Addn
 OCCUPANCY Garage
 BLD PERMIT #89050 DATE 8-14-63 OWNERS ESTIMATE 400.00
 CONTRACTOR Owner NO. OF FIXTURES
 WATER TAP REC # SEWER TAP REC #
 GARAGE
 Frame ~~xxx~~ acc. bldg

ADDRESS: 1806 West 11th St PERMIT 89050 PLAT 91
 LOT: 7 BLOCK 7 SUB.
W 62.5 of S. 162.5 OUTLOT maas addn
 FIRE ZONE 3 USE DIST: A-1 OCCUPANCY: Acc Bldg (Garage)
8-14-63 LAYOUT FRAMING 9-4-28 FINAL ROOF OVERHANG

	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.
FOUNDATION								
FLOOR JOIST SIZE & O.C.								
CEILING JOIST SIZE & O.C.								
STUD SIZE & O.C.								
MASONRY WALL								
NECESSARY BLDG. CONN.								
ROOM VENTILATION								
STAIRS REQ. & NO.								
ATTIC FIRE STOPS REQ.								

 OWNER: Russel Diggs CONTRACTOR: ✓
10 x 20 = 200 #
FD 8-14-63

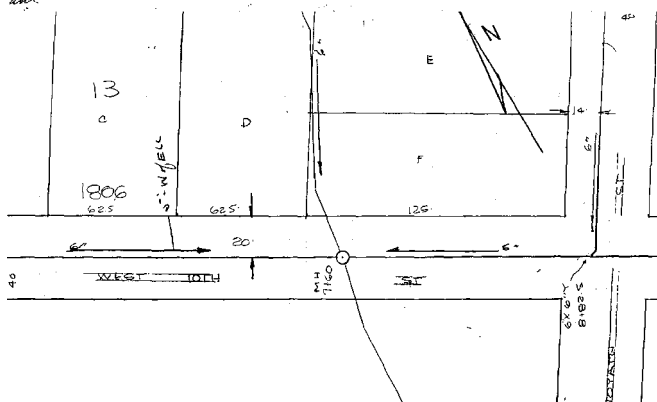


Permits for detached garage 1963

Nº 40104

Received of *RUSSELL Diggins* Date *6-6-63*
Address *1806 W. 11th*
Amount *\$74 + 201.20* *50.00*
Builder or Owner *J. Shore* Plumber *Clemens*
Lot *462.56* Block *B* Subdivision *Mads.* Flat No. *91*
65-4770
Date of Connection _____
By City *N. S. ELL*
By Plumber _____
Checked By *Schwartz*
Size Main *6"* Depth *± 4'*
Main Assgn. *20 S. G. N.E.*
Stub Depth _____ Prop. Line *✓*
Stub Location *70 BE at ELL*
Book No. *A1032*
Paving Cut _____ No. _____
Ch. 7-10-63 Jond.

No.	Fittings	Size	Price
27	Pipe cam'g	6"	67.5
	Pipe		
	Wye		95
	Reducers		
	Taps		
	Sand		
	Gravel		
	Remix		
	Stoppers		
	Castings		
	Other		
Labor:	1 - hr. dig		98
	1 - hr. lay		300
	1 - hr. b		20.50
	1 - hr. t		2.50
	1 - hr. test		1.50
Total			362.50



W60.5 g to 160.5 g

WATER SERVICE PERMIT
Austin, Texas

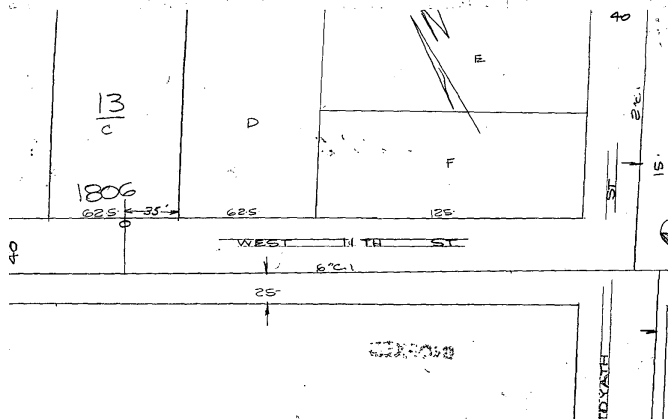
Received of *RUSSELL Duggs* Date *6-6-93*
Address *1806 W. 7TH*
Amount *Fifty*
Plumber *Olemon Rbb.* Size of Tap *3/4"*

Date of Connection *7-30-93*
Size of Tap Made *7/8"*
Size Service Made *1 1/2" CP*
Size Main Tapped *6" C.I.*

From Front Prop. Line to Curb Cock *7'*
From *E.* Prop. Line to Curb Cock *35'*
Location of Meter *FRONT*
Type of Box *ROUND*
Depth of Main in Soil *1'*
Depth of Service Line *2' INDEXED*
From Curb Cock to Tap on Main *26'*

Checked by Engr. Dept., E.: 12-63-*aw*

No. Fittings	Size	Description
<i>29</i>	Pipe	Curb Cock
<i>1</i>	Comp. Coupling	Curb to Iron all
<i>1</i>	Comp. to Iron all	Comp. to Comp. all
<i>1</i>	Comp. to Iron Coupling	Comp. to Comp. Coupling
<i>1</i>	Angle Stop	Stop
<i>1</i>	Bushing	Nipples
<i>1</i>	Nipples	Service Clamp
<i>1</i>	Valve	Meter Box
<i>1</i>	Lock Lid	Drain Tile
<i>1</i>	Drain Tile	Stop & Drain
<i>1</i>	Job No. <i>W333-SOZ</i>	Foreman <i>A. POWELL</i>



Water service permit 1963



SUBJECT TRACT



ZONING BOUNDARY

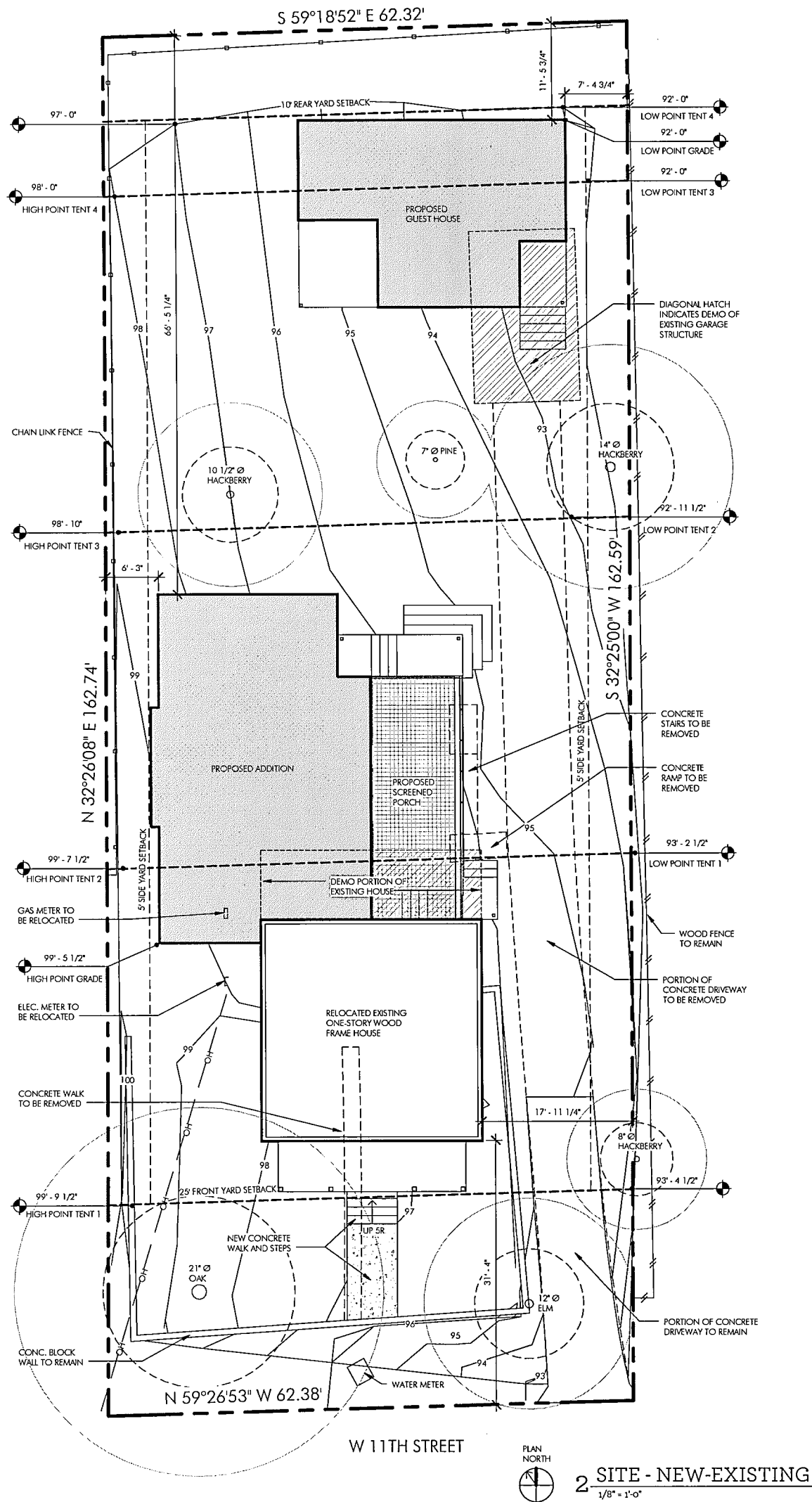
CASE#: NRD-2012-0100
LOCATION: 1806 West 11th Street



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 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.

8/6/2012 6:05:37 PM



WU-TRAN RESIDENCE

1806 W 11TH ST. AUSTIN, TX 78703

ARCHITECT: CLAYTON AND LITTLE ARCHITECTS
1001 EAST 8TH STREET
AUSTIN, TEXAS 78702
CONTACT: PAUL CLAYTON, AIA
PHONE: (512) 477-1727
FAX: (512) 477-9876

OWNER INFORMATION

GREGORY & MONICA TRAN
1806 W 11TH ST.
AUSTIN, TX 78703

LEGAL DESCRIPTION

W 62.5FT OF S 162.5FT OF ORIG LOT 7 BLK 13 MAAS ADDN

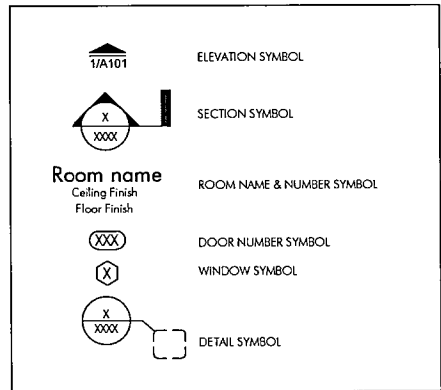
SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY
ALL STAR LAND SURVEYING, DATED 7.24.12.

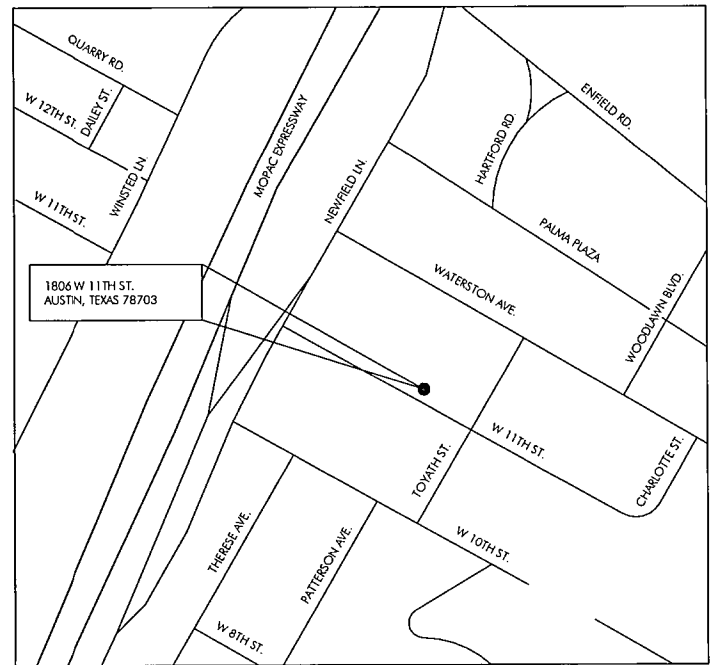
ZONING INFORMATION

SF-3-NP

SYMBOL LEGEND



VICINITY MAP



Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

INDEX OF DRAWINGS

G1.0	COVER SHEET
A1.0	RELOCATION PLAN
A1.1	FLOOR PLAN & ROOF PLAN
A1.2	GUEST HOUSE FLOOR & ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
H1.0	EXTERIOR PERSPECTIVES
H1.1	PHOTOS
H1.2	PHOTOS
H2.0	MATERIALS & COLORS

FIELD INSPECTION REQUIRED

Prior to performing any bidding,
new construction, and/or repairs,
general contractor shall visit the
site, inspect all existing
conditions, and report any
discrepancies to the architect.

CODE ANALYSIS

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE 2006 - CITY OF AUSTIN AMENDMENTS
BUILDING DESCRIPTION: ADDITION & RENOVATION OF EXISTING ONE STORY WOOD FRAME RESIDENCE.

LEGAL JURISDICTION: CITY OF AUSTIN, TRAVIS COUNTY

AREA CALCULATIONS

LOT SIZE - 10,163	EXISTING	TO BE REMOVED	NEW	PROPOSED TOTALS
MAIN HOUSE GROUND FL. CONDITIONED	907	0	766	1,673
GUEST HOUSE GROUND FL. CONDITIONED	0	0	564	564
GARAGE (DETACHED)	260	260	0	0
MAIN HOUSE COVERED PORCH	135	0	415	550
GUEST HOUSE COVERED PORCH	0	0	140	140
TOTAL BUILDING AREA	1,302	260	1,885	2,927
TOTAL BUILDING COVERAGE	1,302		1,885	2,927
% BUILDING COVERAGE (2,927/10,163) : 28.8%				1,138 SF DELTA UNDER
DRIVEWAY	955	645	0	310
SIDEWALK	140	52	169	257
UNCOVERED WOOD DECKS (50%)	0 (50%-0)	0 (50%-0)	0	0
AIR CONDITIONER PADS	0	0	9	9
TOTAL NON-BUILDING COVERAGE	1,095	697	178	576
TOTAL BUILDING COVERAGE ON LOT	1,302		1,885	2,927
TOTAL IMPERVIOUS COVERAGE				3,503
% IMPERVIOUS COVERAGE (3,503/10,163) : 34.4%				1,070 SF DELTA UNDER

FLOOR TO AREA RATIO

MAIN HOUSE GROUND FL. GROSS AREA	1,673 SF
GUEST HOUSE GROUND FL. GROSS AREA	564 SF
TOTAL FLOOR AREA	2,237 SF
FLOOR TO AREA RATIO	22%
1,833 SF DELTA UNDER	

Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

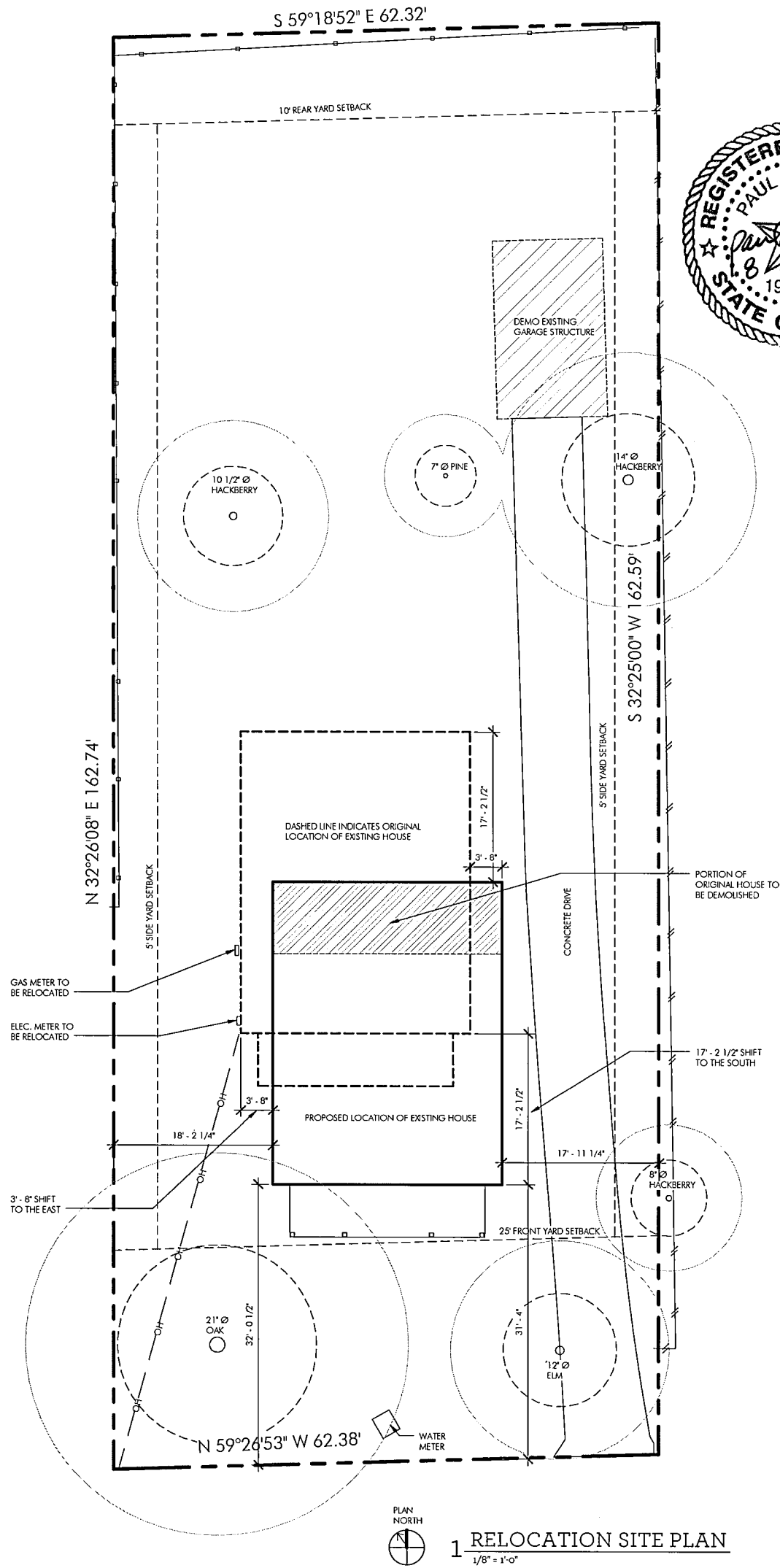
DATE ISSUED FOR
8.12 Historic Review

PROJECT NUMBER: 1238

COVER SHEET

G1.0

8/6/2012 6:05:31 PM



1 RELOCATION SITE PLAN
1/8" = 1'-0"

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com



FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE	ISSUED FOR
8/12	Historic Review

PROJECT NUMBER: 1238

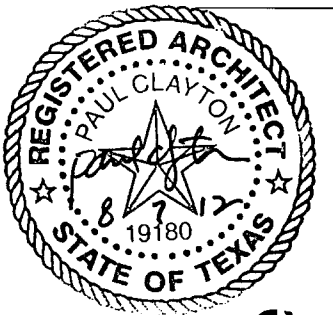
RELOCATION PLAN

A1.0

www.claytonandittle.com

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



Wu-Tran Residence

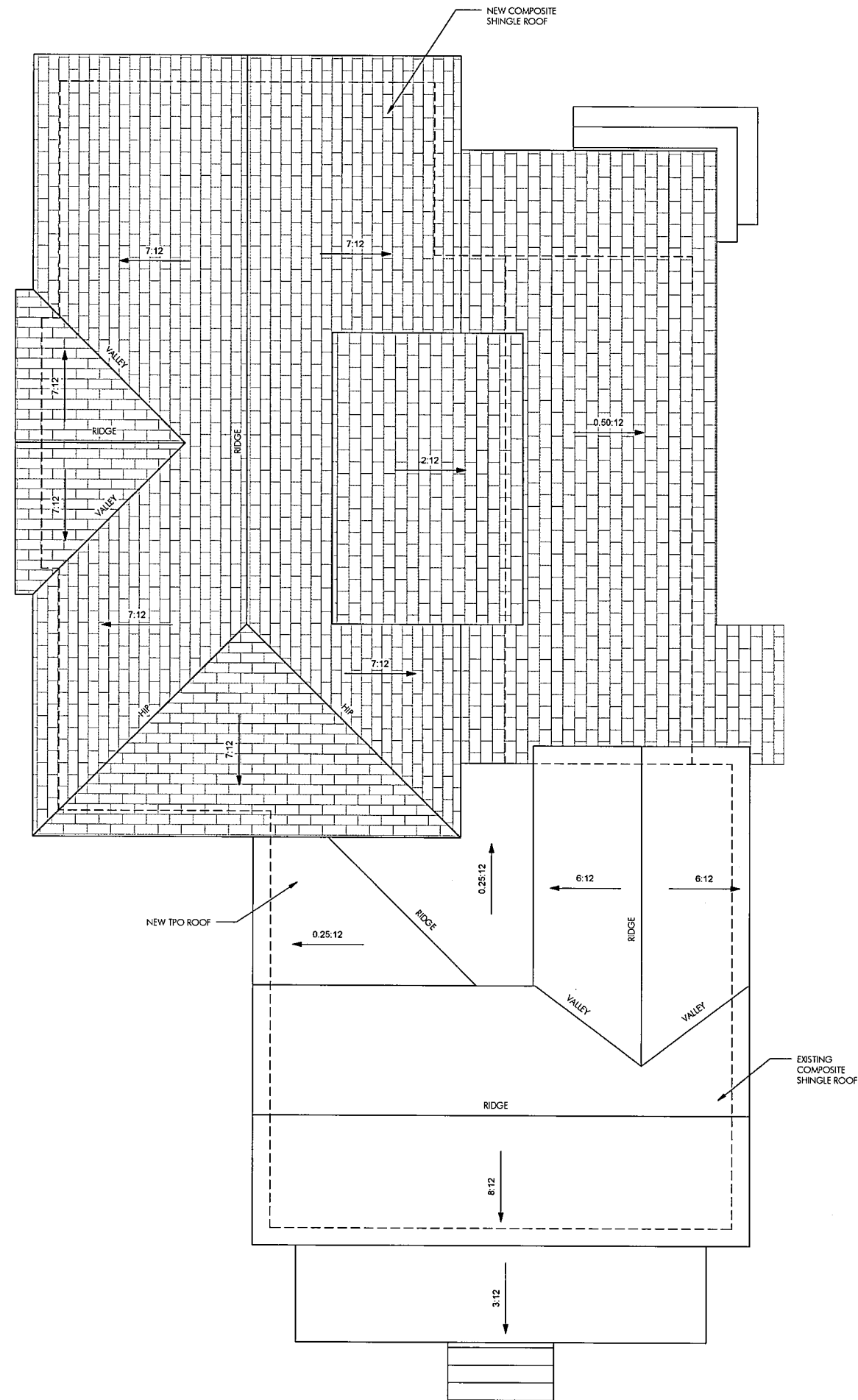
COPIES OF THIS REPORT ARE AVAILABLE

DATE	ISSUED FOR
7.12	Historic Review

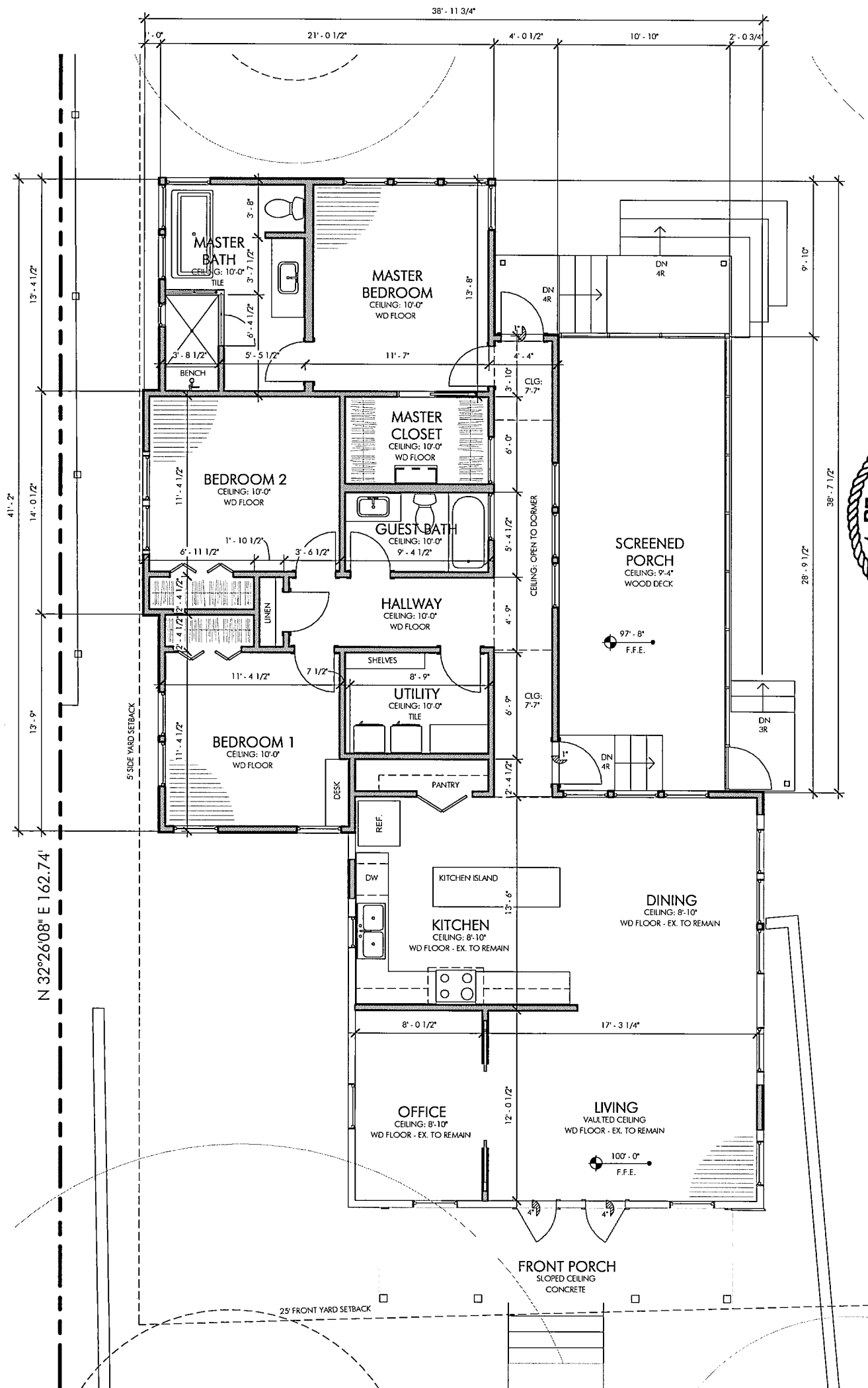
PROJECT NUMBER: 1238

LOOR PLAN & ROOF PLAN

A1.1



2 ROOF PLAN



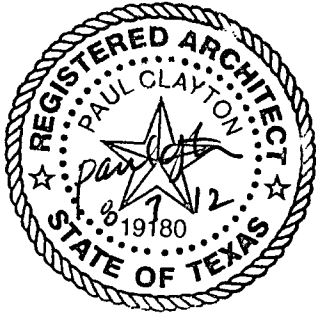
1 FIRST FLOOR PLAN
1/4" = 1'-0"



PLAN

NORTH

8/6/2012 6:05:34 PM



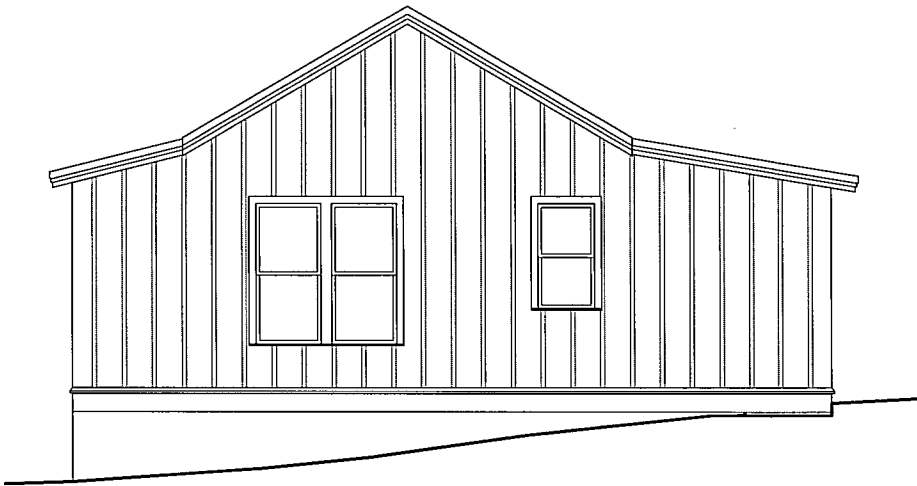
Architects
Clayton&Little

1001 East 5th Street
Austin, Texas 78702
512.477.1727

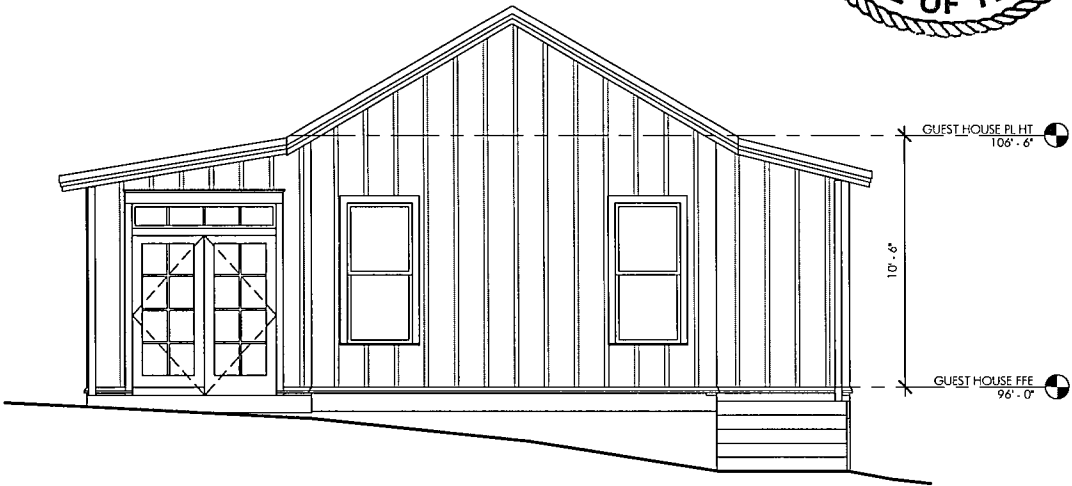
www.claytonandlittle.com

FIELD INSPECTION REQUIRED

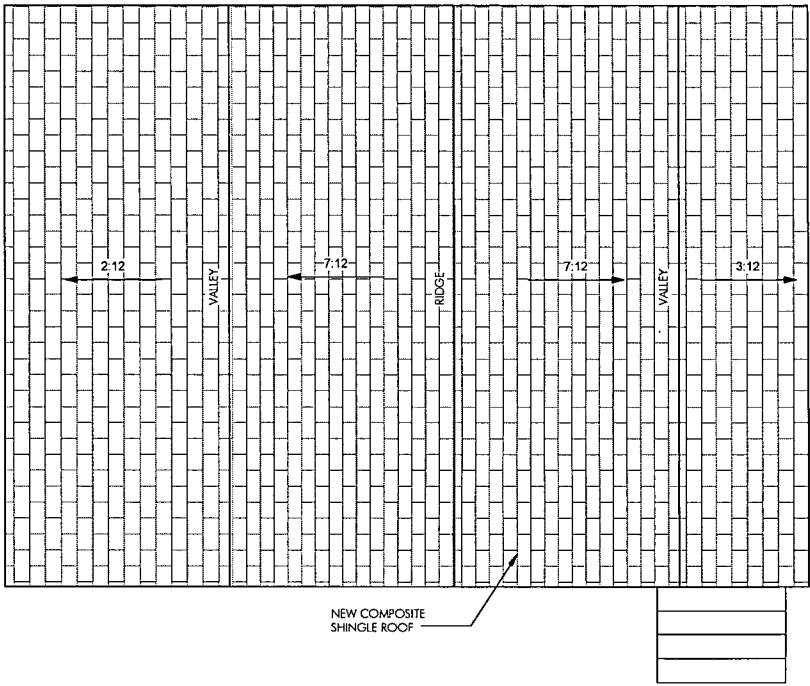
Prior to performing any bidding,
new construction, and/or repairs,
general contractor shall visit the
site, inspect all existing
conditions, and report any
discrepancies to the architect.



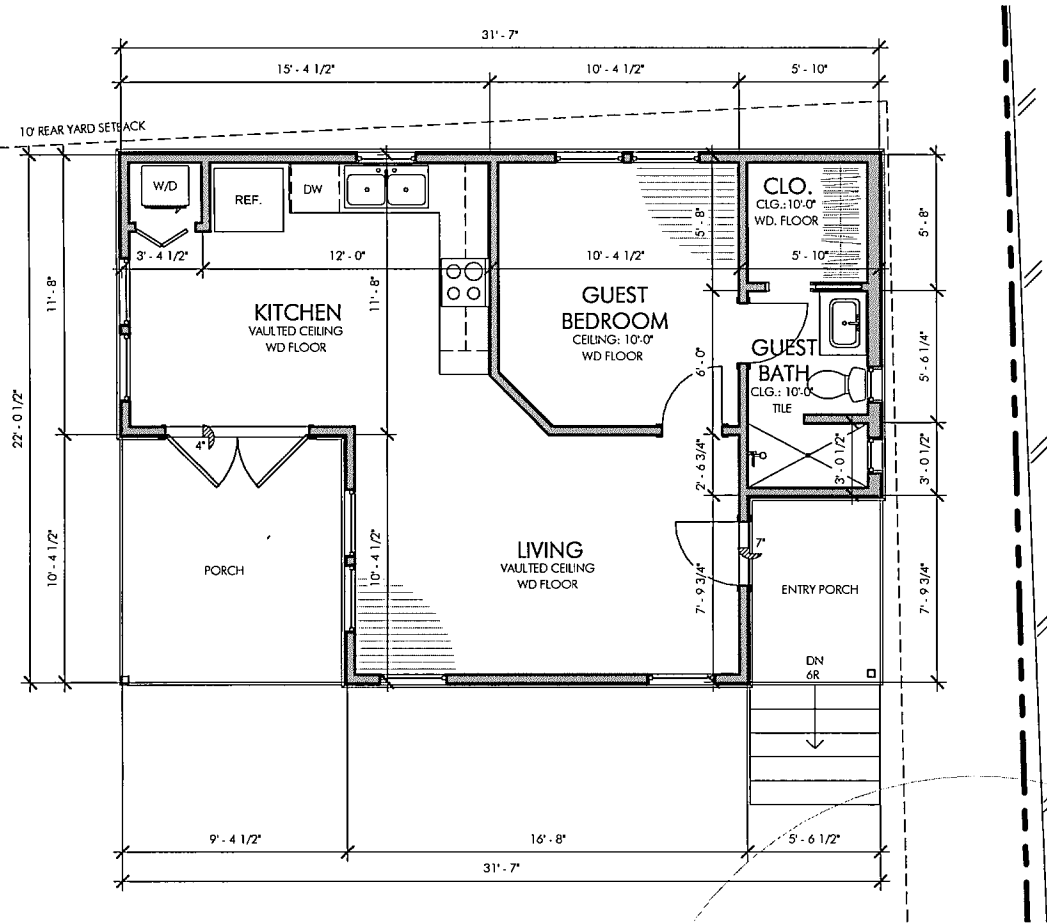
4 GUEST HOUSE NORTH ELEVATION
1/4" = 1'-0"



3 GUEST HOUSE SOUTH ELEVATION
1/4" = 1'-0"



PLAN NORTH
2 GUEST HOUSE ROOF PLAN
1/4" = 1'-0"



PLAN NORTH
1 GUEST HOUSE FLOOR PLAN
1/4" = 1'-0"

Wu-Tran Residence

1806 W 11th St Austin, Texas 78703

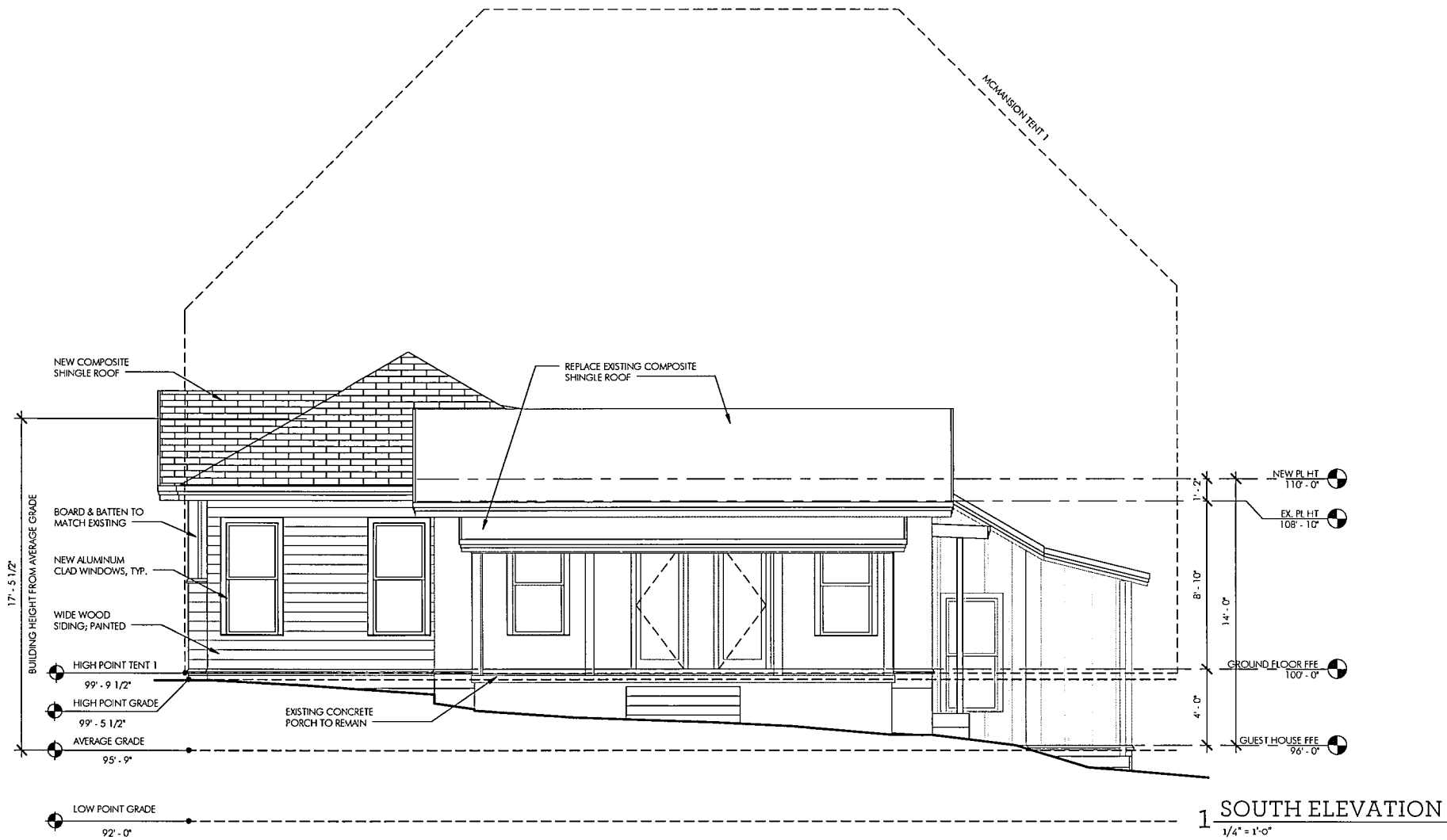
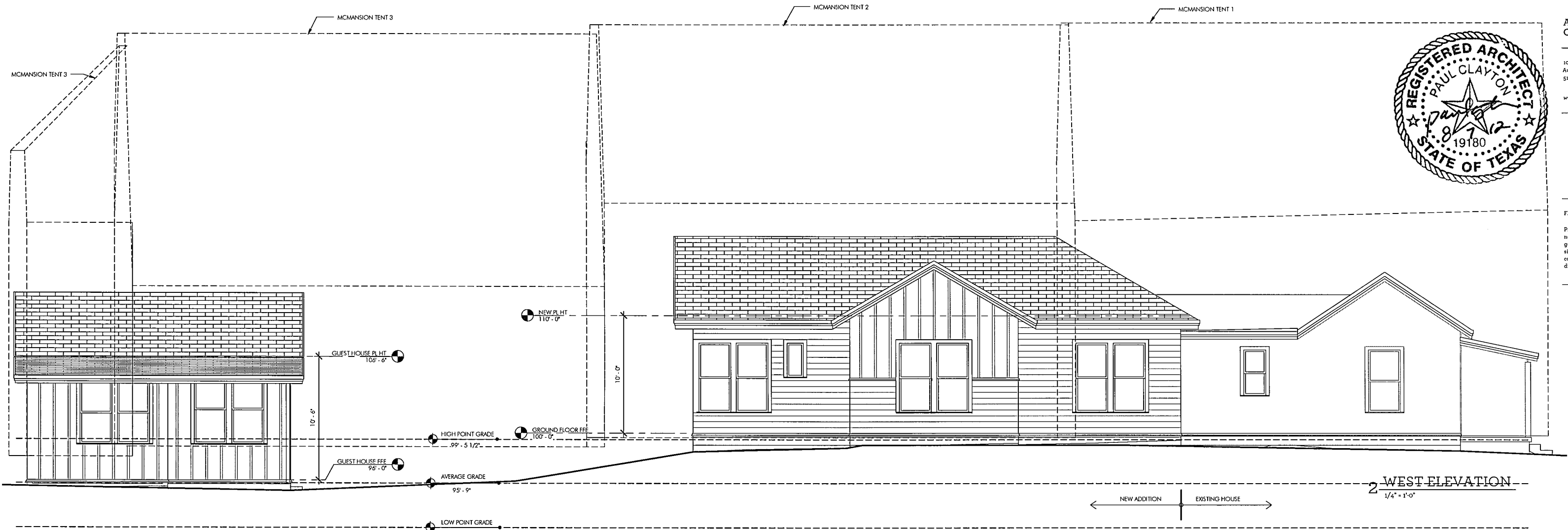
DATE	ISSUED FOR
8.7.12	Historic Review

PROJECT NUMBER: 1298

GUEST HOUSE FLOOR & ROOF
PLAN

A1.2

8/6/2012 6:05:35 PM



Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

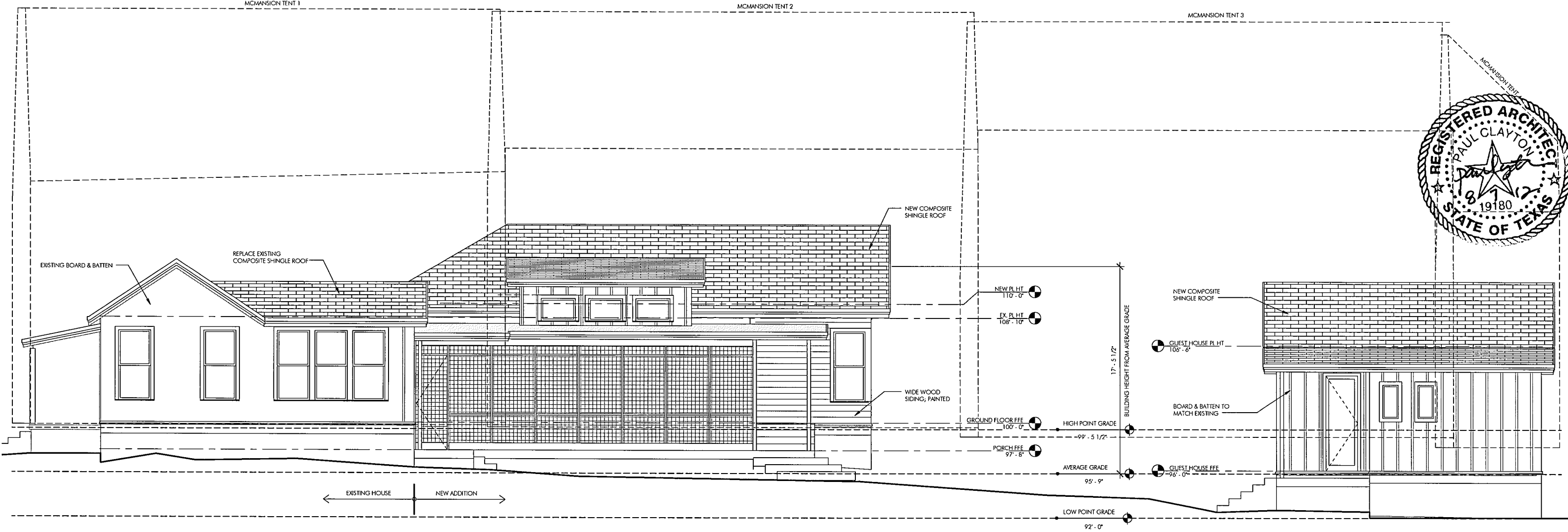
DATE	ISSUED FOR
8/12	Historic Review

PROJECT NUMBER: 1239

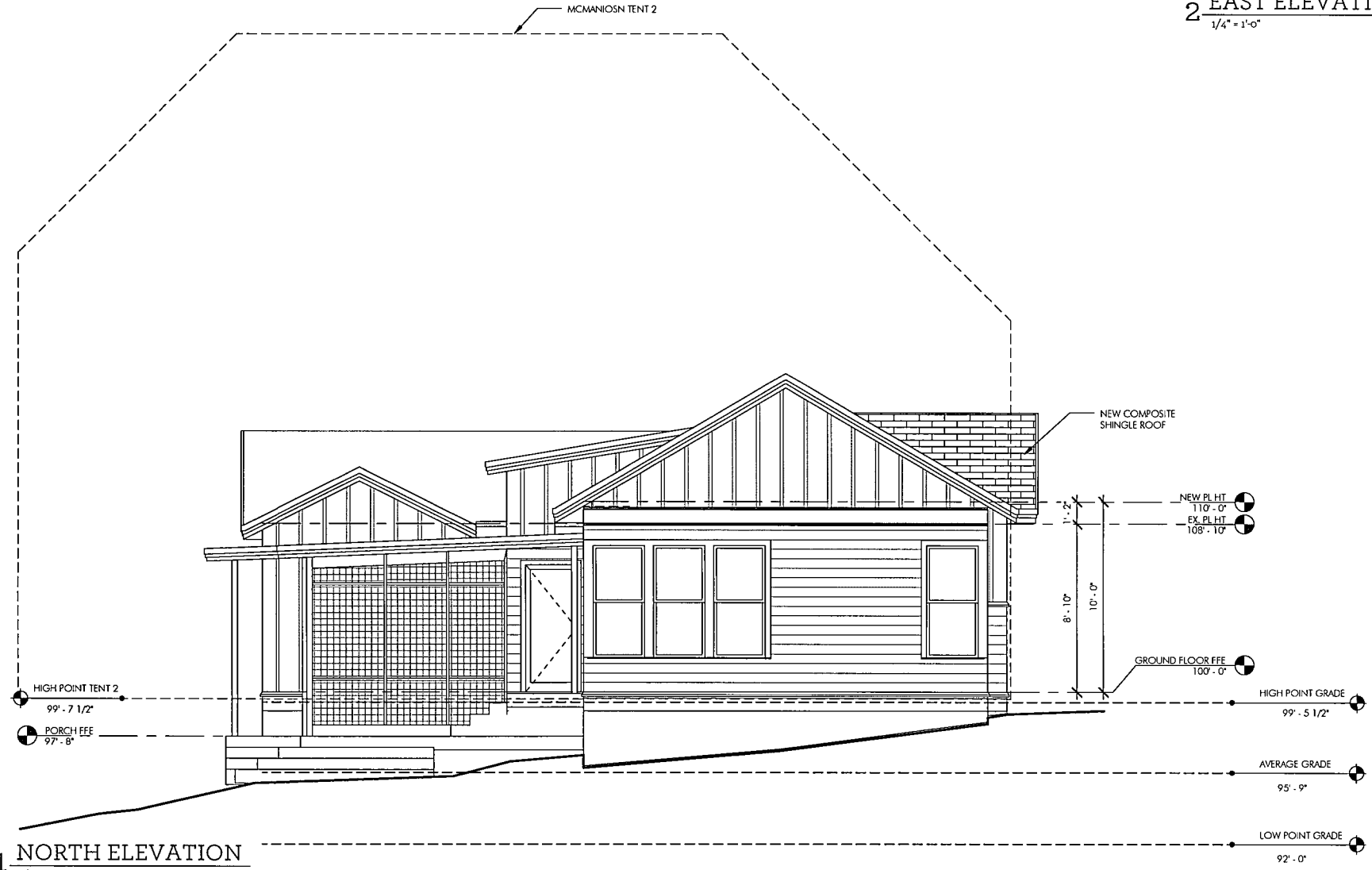
EXTERIOR ELEVATIONS

A2.0

8/6/2012 6:05:36 PM



2 EAST ELEVATION
1/4" = 1'-0"

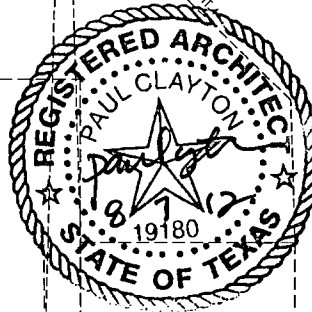


1 NORTH ELEVATION
1/4" = 1'-0"

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com



FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Wu-Tran Residence

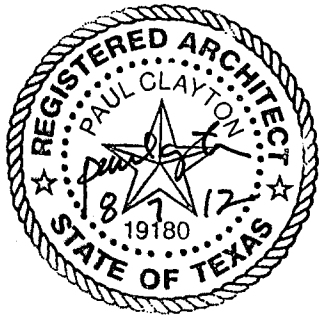
1806 W 11th St. Austin, Texas 78703

DATE	ISSUED FOR
8/12	Historic Review

PROJECT NUMBER: 1238

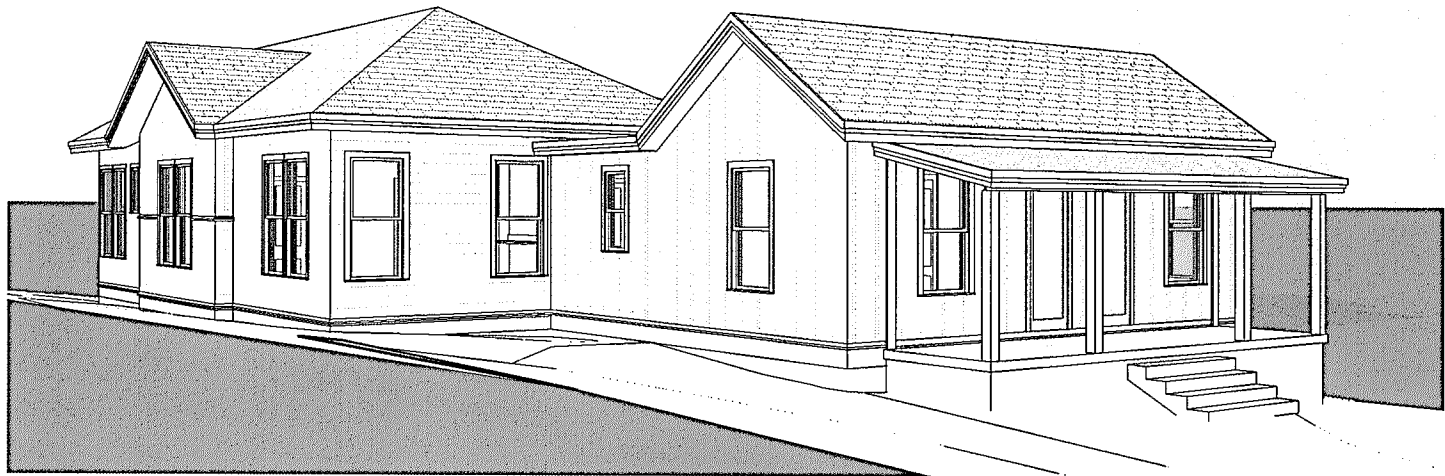
EXTERIOR ELEVATIONS

A2.1

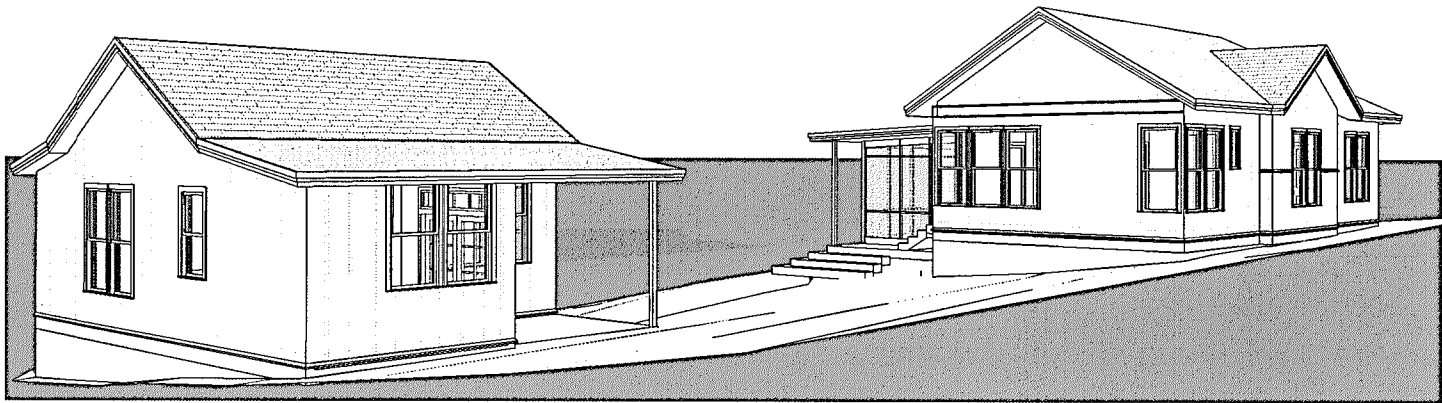


FIELD INSPECTION REQUIRED

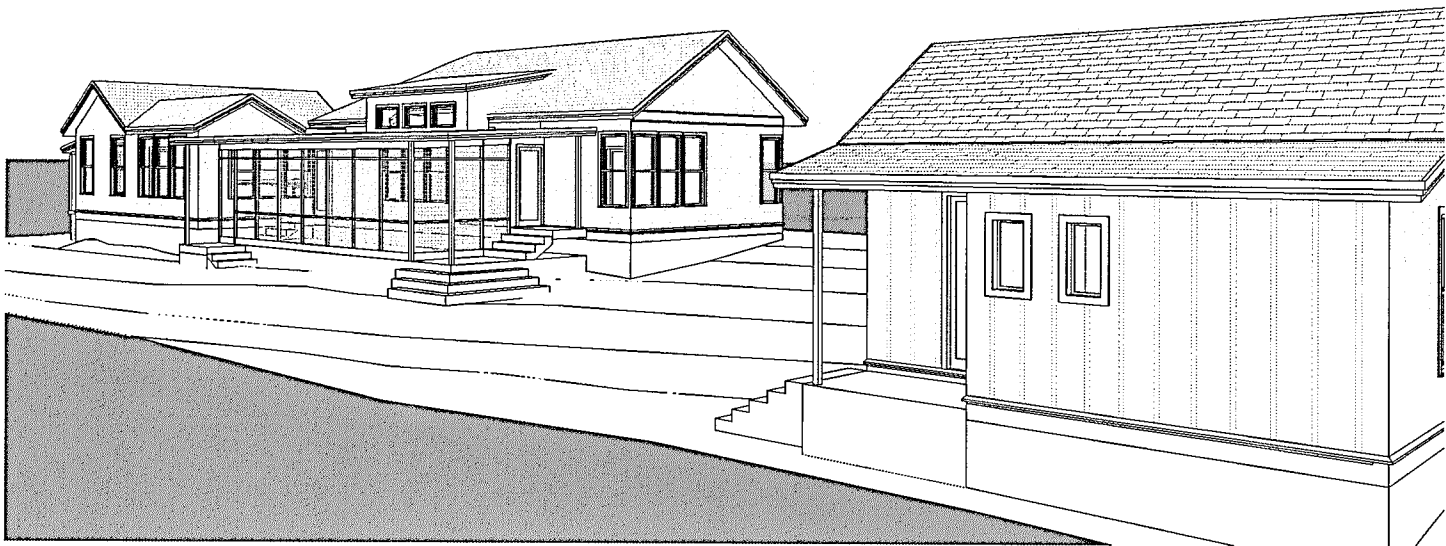
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



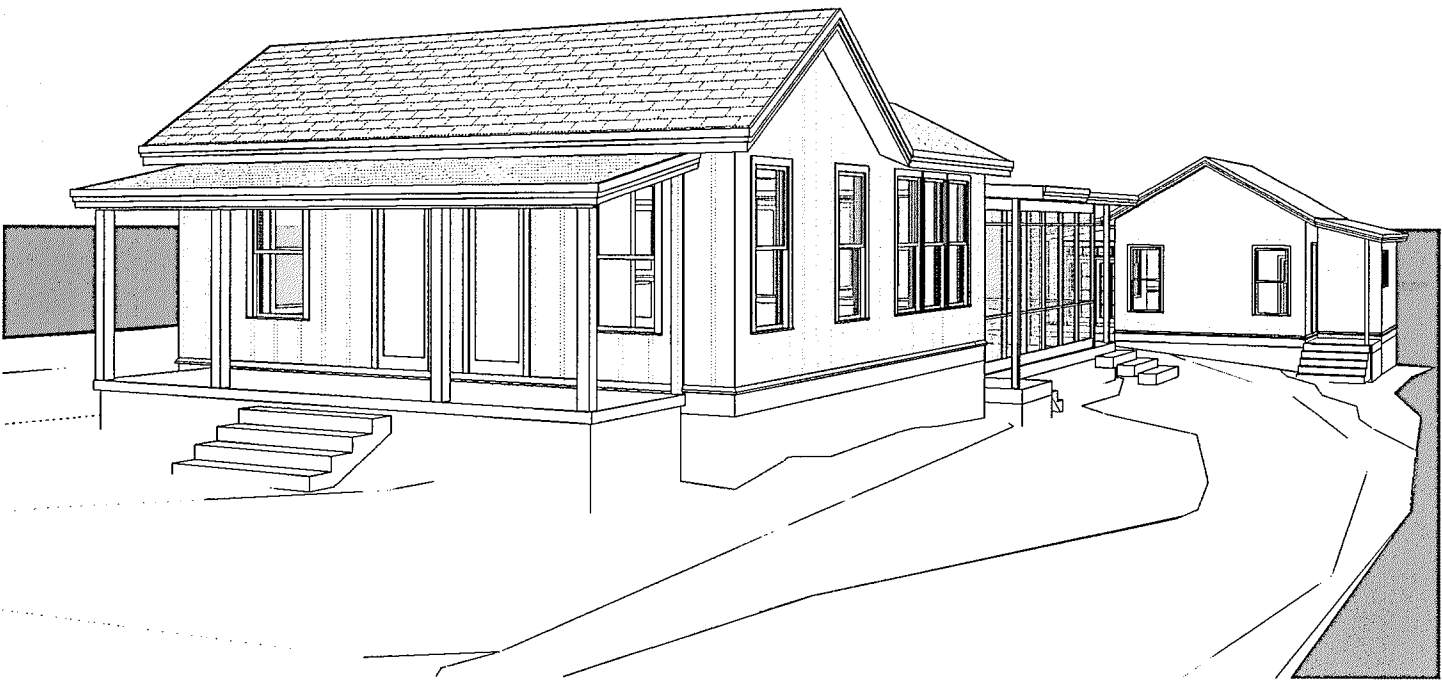
4 VIEW FROM SOUTHWEST CORNER
(FROM WEST 11TH STREET)



3 VIEW FROM NORTHWEST CORNER



2 VIEW FROM NORTHEAST CORNER



1 VIEW FROM SOUTHEAST CORNER
(FROM WEST 11TH STREET)

Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE	ISSUED FOR
8/7/12	Historic Review

PROJECT NUMBER: 1238

EXTERIOR PERSPECTIVES

H1.0

8/6/2012 6:05:41 PM

FIELD INSPECTION REQUIRED

Prior to performing any bidding,
new construction, and/or repairs,
general contractor shall visit the
site, inspect all existing
conditions, and report any
discrepancies to the architect.



Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE ISSUED FOR
8/2/12 Plotter's Review

PROJECT NUMBER: 1838

PHOTOS

H1.1



SITE VIEW FROM NORTHWEST CORNER



SITE VIEW FROM SOUTHEAST CORNER



SITE VIEW FROM SOUTHWEST CORNER



GARAGE STRUCTURE - WEST ELEVATION



GARAGE STRUCTURE - SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

8/6/2012 6:05:44 PM

8/6/2012 6:05:46 PM



FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



ACROSS THE STREET NEIGHBOR



ACROSS THE STREET NEIGHBOR



WEST NEIGHBOR



WEST NEIGHBOR



EAST NEIGHBOR

Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE ISSUED FOR
8/12 Historic Review

PROJECT NUMBER: 1298

PHOTOS

H1.2



FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repair, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Wu-Tran Residence

1806 W 11th St. Austin, Texas 78703

DATE	ISSUED FOR
8.2.12	Historic Review

COPYRIGHT © 2012
Clayton & Little Architects
PROJECT NUMBER: 1238

MATERIALS & COLORS

H2.0



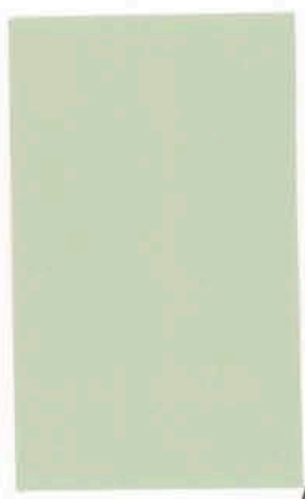
BOARD & BATTEN



WINDOW TRIM



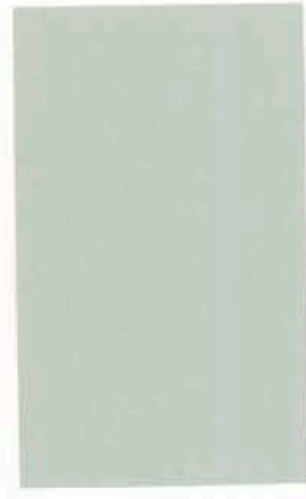
ALUMINUM CLAD
WINDOWS



WOOD SIDING
FASCIA & SOFFIT



COMPOSITE
SHINGLE ROOF



BOARD & BATTEN
GUEST HOUSE

