

HISTORIC LANDMARK COMMISSION  
OCTOBER 22, 2012  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2012-0112  
CLARKSVILLE  
1612 W. 11TH STREET

**PROPOSAL**

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Demolish a rear addition on a c. 1912 house and add a two-story addition to the rear.

**PROJECT SPECIFICATIONS**

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The original portion of the house was constructed c. 1912-13 and is currently approximately 715 sq. ft. with a rear one and a half story addition that is not original to the house although the exact construction date is unknown.

The original house is a gable roofed cottage similar to many houses constructed in the Clarksville neighborhood during the early part of the 20th century. It has a full width front porch with a shed roof supported by 4 x 4 posts. The porch roof has exposed rafters, and both the porch and main roof having standing seam galvanized metal roofing. The house is clad in board and batten siding. There are tall windows on either side of the centrally located front door.

The applicant proposes to demolish the rear, non-historic addition and construct a semi-detached two and one half story residence approximately 13' 0" behind the historic cottage. The new residence will be connected to the original cottage by a narrow, 4' 2" wide connector. The new construction will have a steeply pitched, front facing, gable roof with a shed roofed dormer on one side. The side elevations will be clad in board and batten siding and the front elevation will be clad in a painted, panelized hardi plank material. There will be numerous windows on all facades.

The 1912 cottage will be re-sided in hardi plank in a board and batten pattern to match the existing, and the existing metal roofing material will be reused.

**STANDARDS FOR REVIEW**

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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.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

Demolishing the existing non-historic rear addition and constructing a new building located behind the existing cottage and connected by a narrow hallway allows the historic cottage to read from the public right-of-way as a stand-alone building. Although the new construction appears to be much taller than the historic building it is set 13 ft. back from the rear elevation of the cottage, and is not out of scale with other new construction adjacent to this property.

#### **STAFF RECOMMENDATION**

Release the permit per the proposed design with the recommendation that the applicant retain as much of the original board and batten siding material as possible.

PHOTOS

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Front elevation of 1612 W. 11th Street

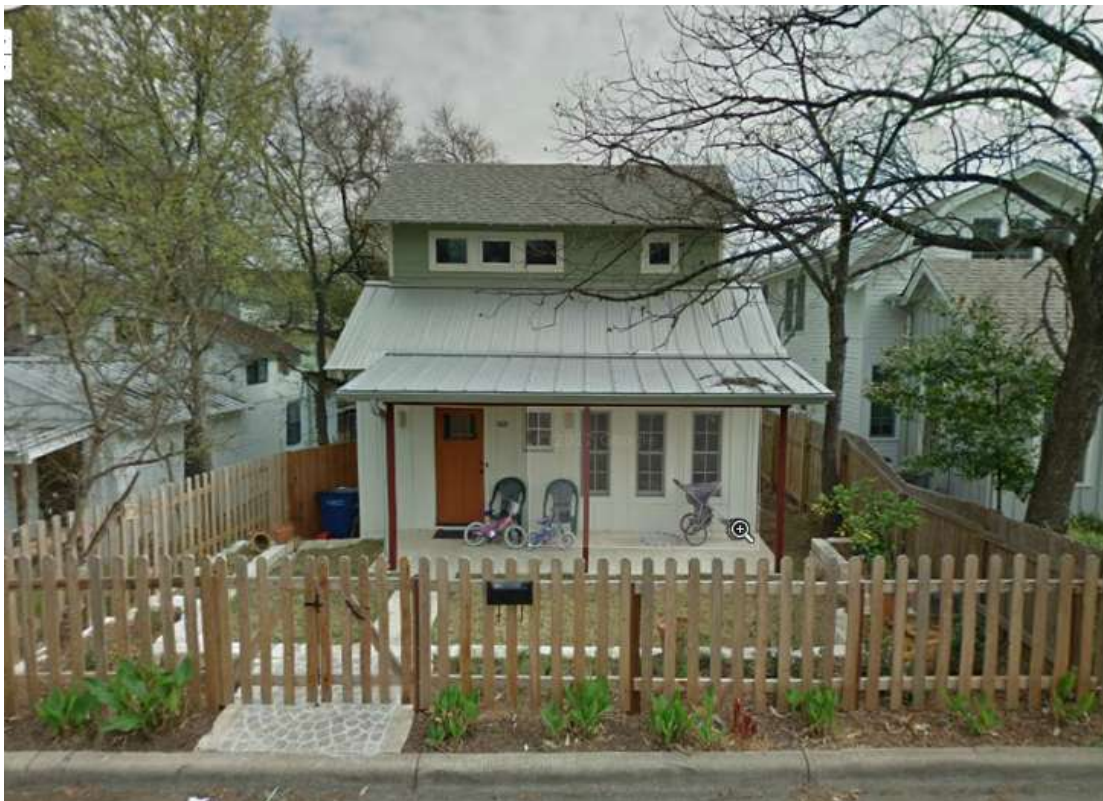


Rear elevation of 1612 W. 11th Street





Property immediately west of 1612 W. 11th Street



Property immediately east of 1612 W. 11th Street





Property located on same block as 1612 W. 11th Street



Property located on same block as 1612 W. 11th Street

OCCUPANCY HISTORY  
1612 W. 11th Street  
ca. 1912-1913

City Directory Research, Austin History Center  
By Deputy City Historic Preservation Office  
August 2011

- 1980 Kenneth Crockett, tenant  
Clerk, U.S. Post Office
- 1974 Verna Revelle, tenant  
No occupation listed
- 1969 Virginia Garza, tenant  
Retired
- 1964 Luno Moreno (widow of John A. Moreno), tenant  
No occupation listed
- 1960 Johnnie Martinez, tenant  
Driver, Yellow Cab  
Susie also listed
- 1955 Eulogio V. Luna, tenant  
Laborer, Economy Furniture and Upholstery, 5100 E. 5th Street  
Saluda also listed
- 1952 Eulogio V. Luna, tenant  
Presser, Austin Laundry and Dry Cleaning, 1514 Lavaca
- 1947 Eulogio V. Luna, tenant  
Laborer, City Sewer Division  
Salude also listed
- 1942 Eulogio V. Luna, tenant  
No occupation listed  
Salude also listed
- 1939 Inacio Barba, tenant  
Cook, Federal Building  
Lupe L. also listed
- 1935 Vacant
- 1932-33 Vacant
- 1929 Jesse Gentry (c), tenant  
Delivery, Fisher Brothers Grocery and Meats, 609 W. 6th  
Roberta also listed

1924 Jesse Gentry, tenant  
No occupation listed  
Roberta also listed

1922 Walter Preston (c), tenant  
No occupation listed  
Lula also listed

1920 Vacant

1918 Vacant

1916 Susan Jenkins (c), tenant  
No occupation listed

1912-13 Fred Cooper (c), tenant  
Teamster

1910-11 No listing for 1612 W. 11th Street



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0112  
 LOCATION: 1612 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 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.



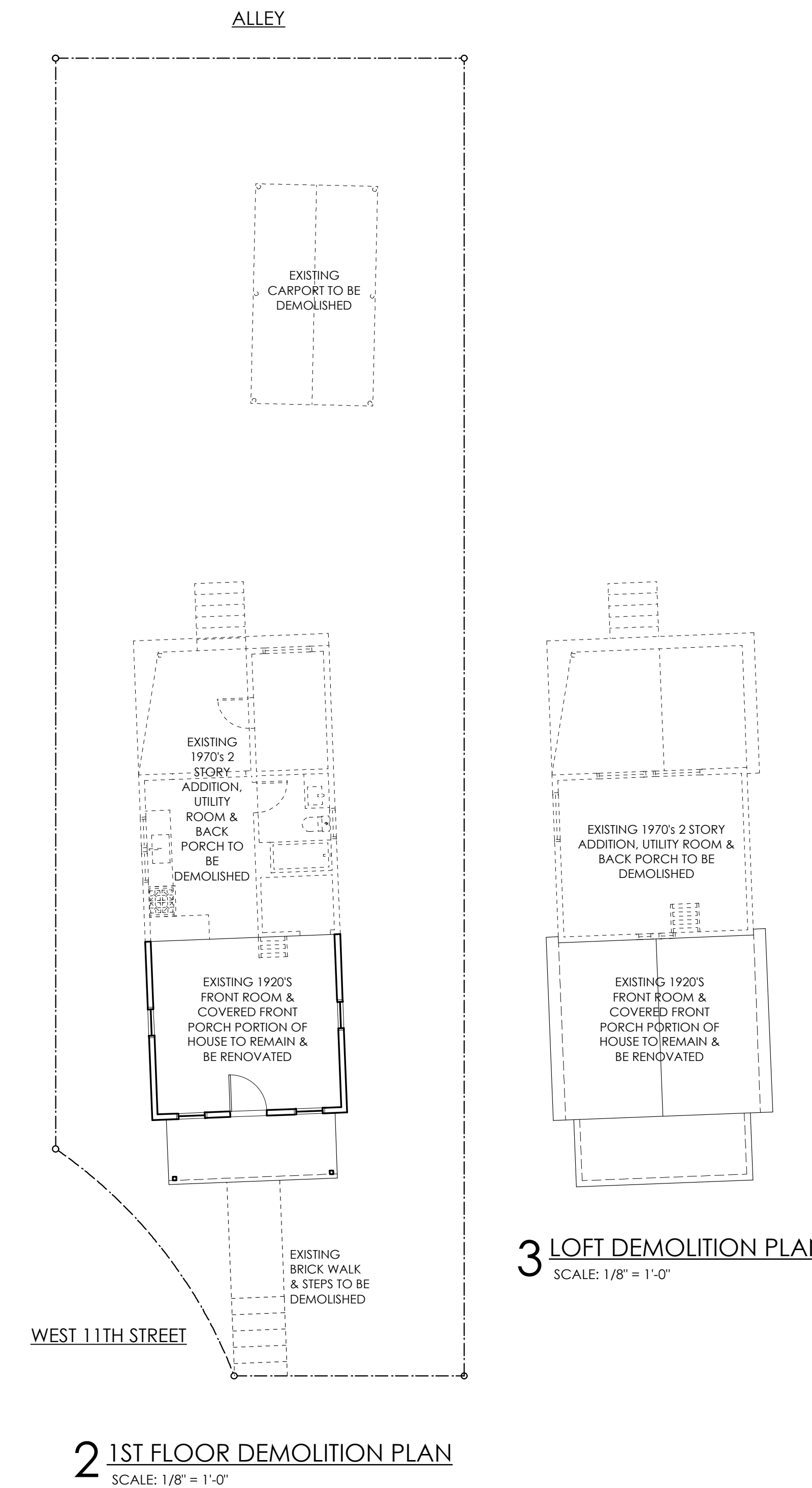
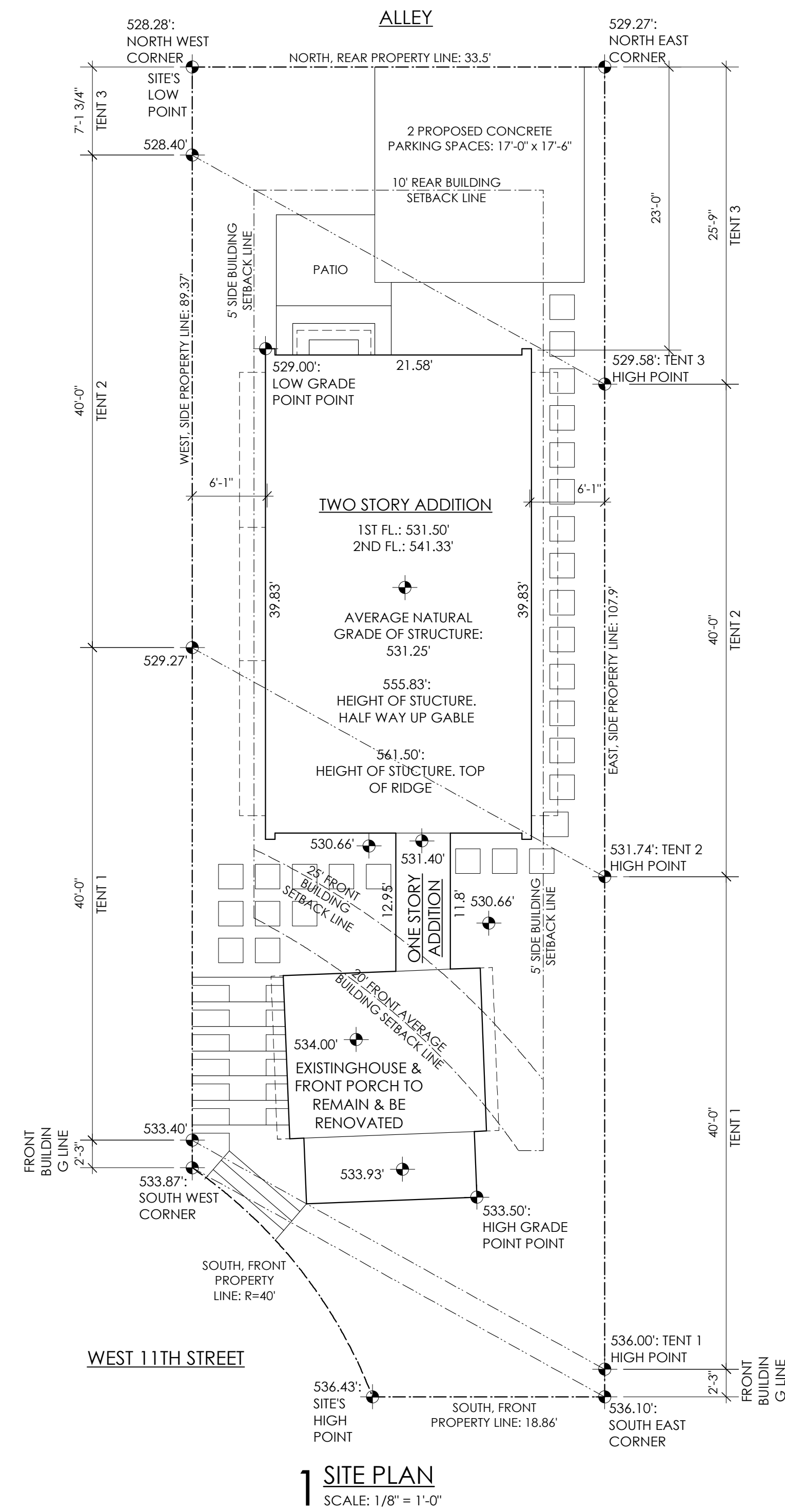
DOOR SCHEDULE				
DOOR NO.	Unit Size		DOOR SPECIFICATION	HARDWARE SPECIFICATION
	width	height		
1	3'-0"	8'-0"	THERMA-TRU 'Smooth Star' Fiberglass Entry Door. Full Lite Flushed Glazed Style ID's: S2000 Pre-Hung OUT-SWINGING, Single Clear Lite.	
2	3'-0"	8'-0"	THERMA-TRU 'Smooth Star' Fiberglass Entry Door. Full Lite Flushed Glazed Style ID's: S2000 Pre-Hung OUT-SWINGING, Single Clear Lite.	
3	2'-8"	6'-8"	THERMA-TRU 'Smooth Star' Fiberglass Entry Door. Full Lite Flushed Glazed Style ID's: S2000 Pre-Hung OUT-SWINGING, Single Clear Lite.	
4	2'-8"	6'-8"	EXISTING FRONT DDOR; REPAINT.	
5	2'-6"	6'-8"	Stain Grade Slab BIRCH Swinging Door.	
6	2'-4"	6'-8"	Stain Grade Slab BIRCH Swinging Door.	
7	2'-6"	6'-8"	Stain Grade Slab BIRCH Swinging Door.	
8	2'-8"	6'-8"	Stain Grade Slab BIRCH Swinging Door.	
9	2'-8"	6'-8"	Stain Grade Slab BIRCH Swinging Door.	
10	2'-8"	6'-8"	Stain Grade Slab BIRCH Swinging Door.	
11	2'-8"	6'-8"	Stain Grade Slab BIRCH Swinging Door.	
12	2'-8"	6'-8"	Stain Grade Slab BIRCH Swinging Door.	
13	2'-8"	6'-8"	Stain Grade Slab BIRCH POCKET Door.	
14	4'-0"	6'-8"	Stain Grade Slab BIRCH BI-FOLD CLOSET Door.	
15	4'-0"	6'-8"	Stain Grade Slab BIRCH BI-FOLD CLOSET DBL. Door.	
16	2'-6"	6'-8"	Stain Grade Slab BIRCH Swinging Door.	

GENERAL WINDOW NOTES:  
1. Install all Door units as per manufacturer's specifications.  
2. All exterior doors to have 4 9/16" Jamb's for 2x4 exterior framed walls.  
3. All Door hardware to be OIL RUBBED BRONZE.  
4. Refer Individual Door Specification above for Painted or Stained FINISH.

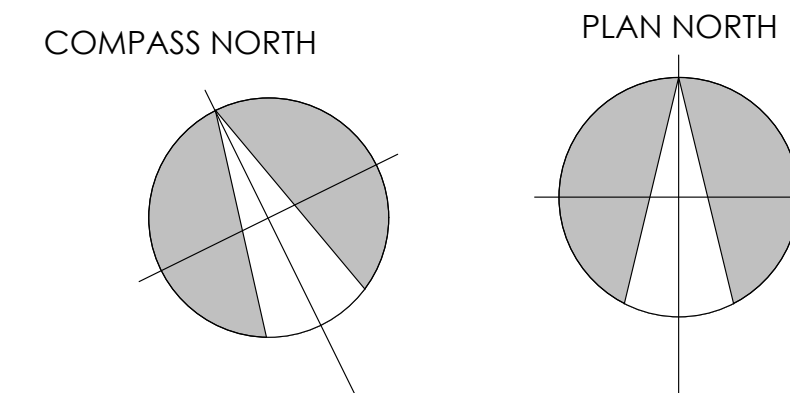
VINYL WINDOW SCHEDULE					
Window Design.	Window Description	Window Size (R.O.)		Number of Units	Remarks
		width	height		
A	Vinyl Horizontal Slider	6'-0"	6'-0"	2	Egress Window.
B		5'-0"	5'-0"	7	Egress Window (1) TEMPERED GLAZED UNITS
C		6'-0"	2'-6"	6	(2) TEMPERED GLAZED UNITS
D		4'-6"	2'-6"	1	(1) TEMPERED GLAZED UNITS
E		4'-0"	4'-6"	2	
F	Vinyl Casement	2'-0"	3'-0"	4	
G	Vinyl Sigle Hung	3'-0"	6'-0"	1	

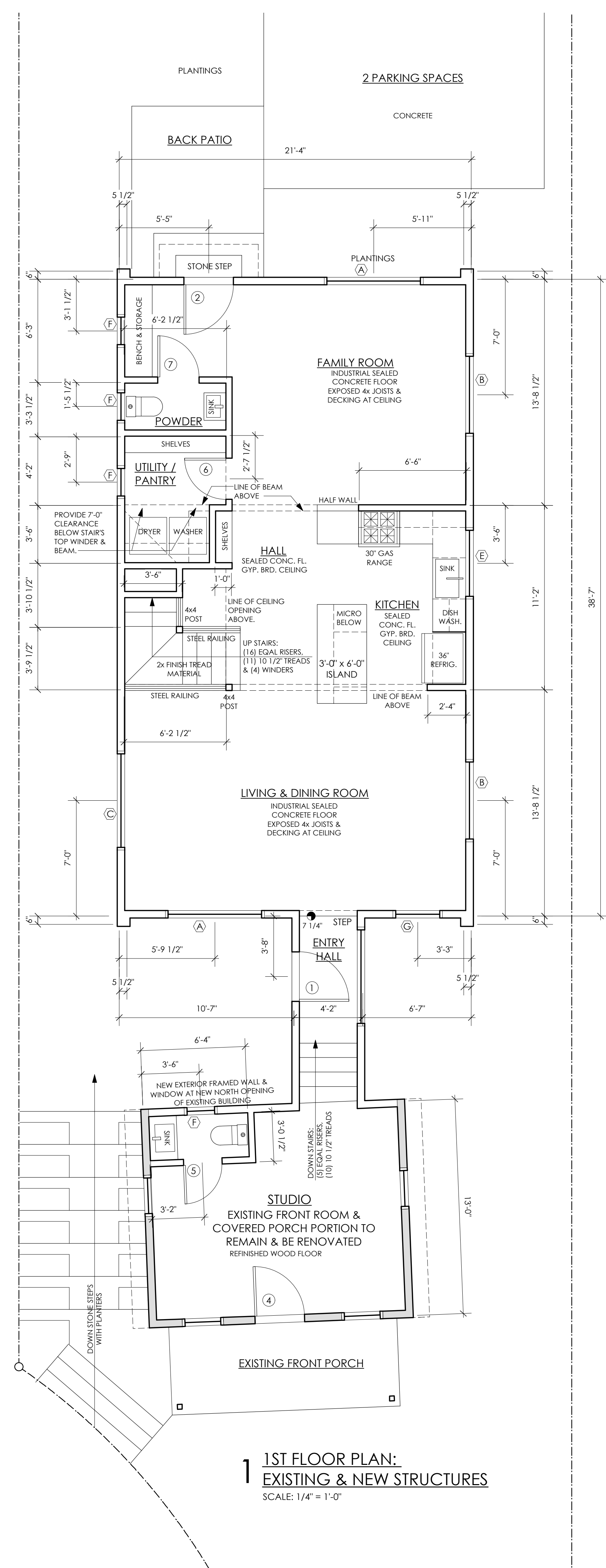
GENERAL WINDOW NOTES:  
1. Install all window units as per manufacturer's specifications.  
2. CONFIRM FRAMING DIMENSIONS FOR ALL WINDOWS PRIOR TO ORDERING  
3. All windows to meet egress requirements where required by code. REFER WINDOW REP..  
4. Provide tempered glazing where required by code. REFER WINDOW REPRESENTATIVE.  
5. All windows to be SINGLE LITES with CLEAR GLAZING.  
6. All Windows to have WHITE Interior & Exterior Finis.  
7. All window hardware to be Standard WHITE.  
8. All windows to have Low-E, Insulated Glazing.  
9. All windows to be ordered w/ WHITE Aluminum Screens.  
10. All windows to be ordered w/ 4 9/16" Jamb Widths for 2x4 framed exterior walls.  
11. REFER ELEVATIONS FOR SLIDING DIRECTION (X,O,O,X).

1612 WEST 11TH ST.: FLOOR AREA & IMPERVIOUS COVER CALCULATIONS	
Total Site Area:	3,455 sq. ft.
Maximum Impervious Cover by Code; SMALL LOT (65%):	2,246 sq. ft.
Proposed Demolished 1st Fl. Back Rooms:	286 sq. ft.
Proposed Demolished Loft Space:	220 sq. ft.
Proposed Demolished Back Covered Porch & Steps:	104 sq. ft.
Proposed Demolished Carport:	180 sq. ft.
Existing 1st Floor Conditioned Detached Building to Remain:	208 sq. ft.
Proposed 1st Floor Conditioned Area:	876 sq. ft.
Proposed 2nd Floor Conditioned Area:	828 sq. ft.
Proposed 3rd Floor Conditioned Attic Stair:	74 sq. ft.
Total Proposed Floor Area:	1,986 sq. ft.
	Under 2,300 sq. ft.: See Section 2.1, Maximum Developed Permitted
	Under 2,000 sq. ft.: See Section 1.3.3, Side Wall Articulation Exception
Existing Covered Front Porch:	74 sq. ft.
Proposed 2 Concrete Parking Spots:	298 sq. ft.
Proposed Masonry Patio, Walk & Steps:	306 sq. ft.
Proposed HVAC Units:	7 sq. ft.
TOTAL IMPERVIOUS COVER (excludes 2nd & 3rd floor areas):	1,769 SQ. FT. (51%)

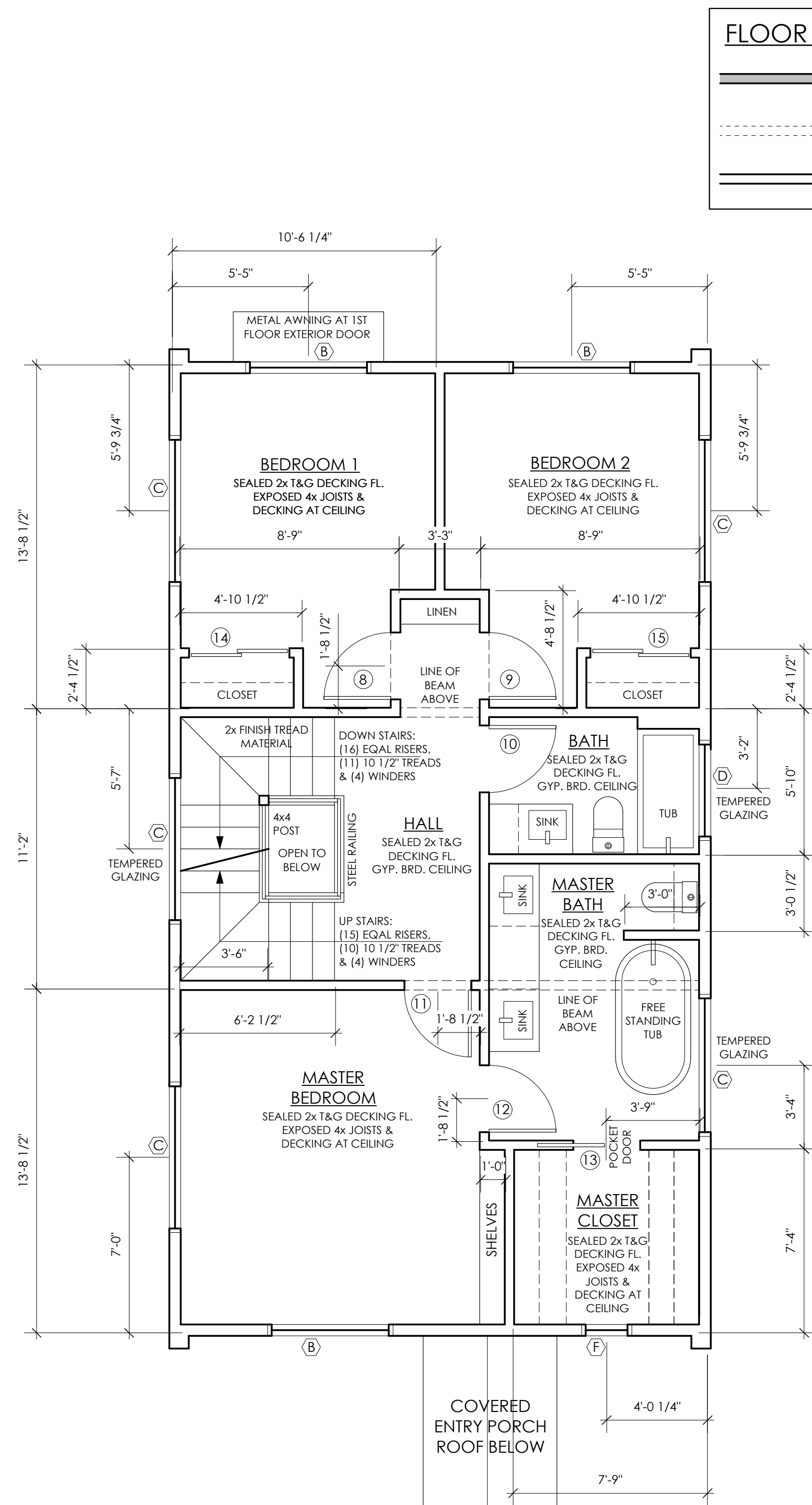


**3 LOFT DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"





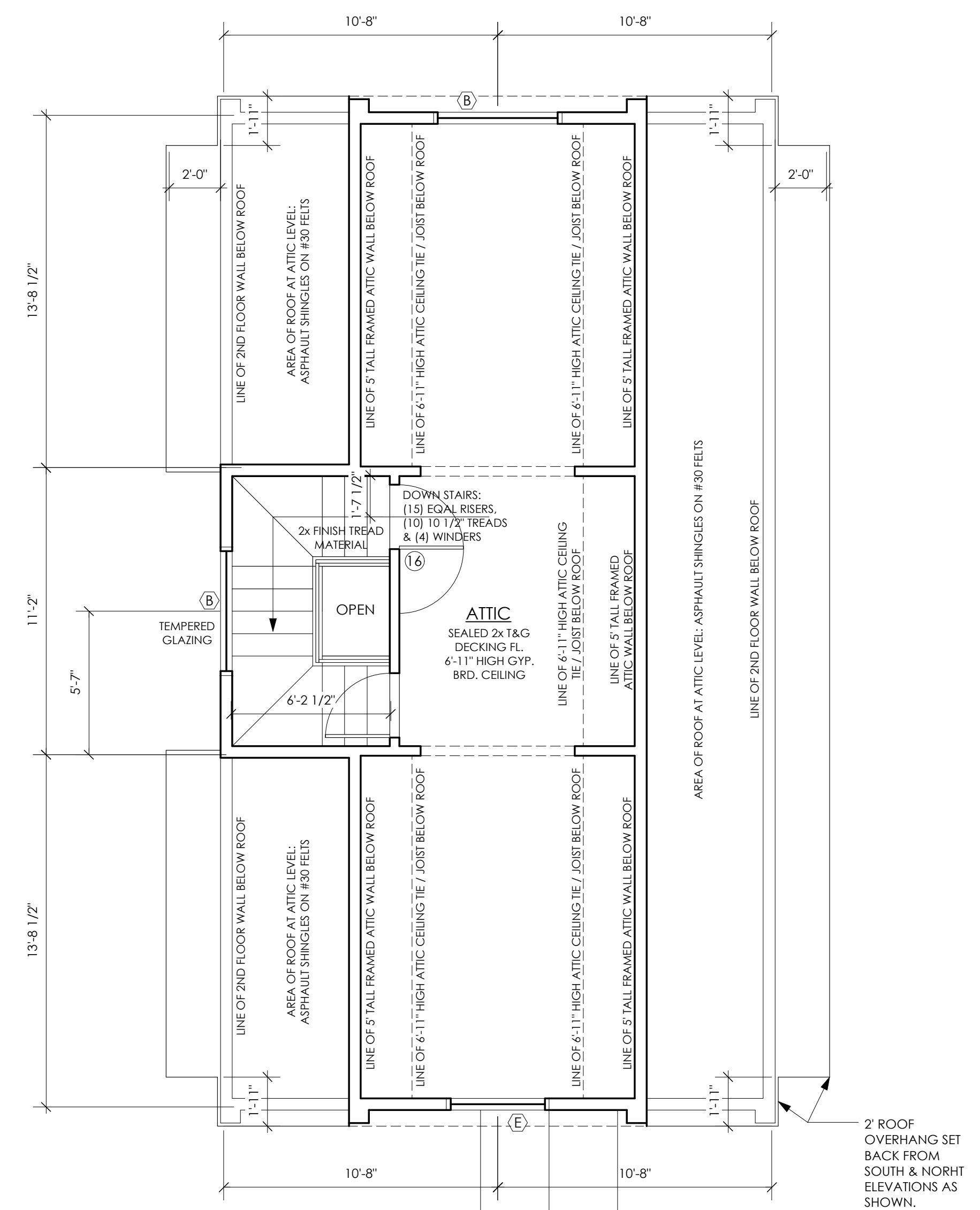
**1 1ST FLOOR PLAN:  
EXISTING & NEW STRUCTURES**  
SCALE: 1/4" = 1'-0"



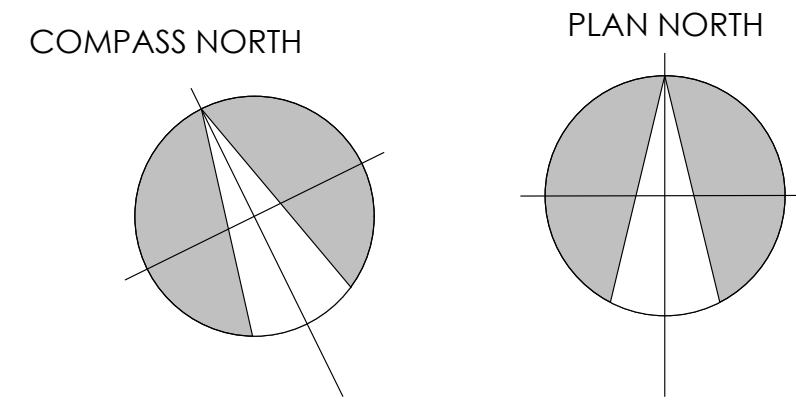
**2 2ND FLOOR PLAN: NEW STRUCTURE  
ROOF PLAN: EXISTING STRUCTURE**  
SCALE: 1/4" = 1'-0"

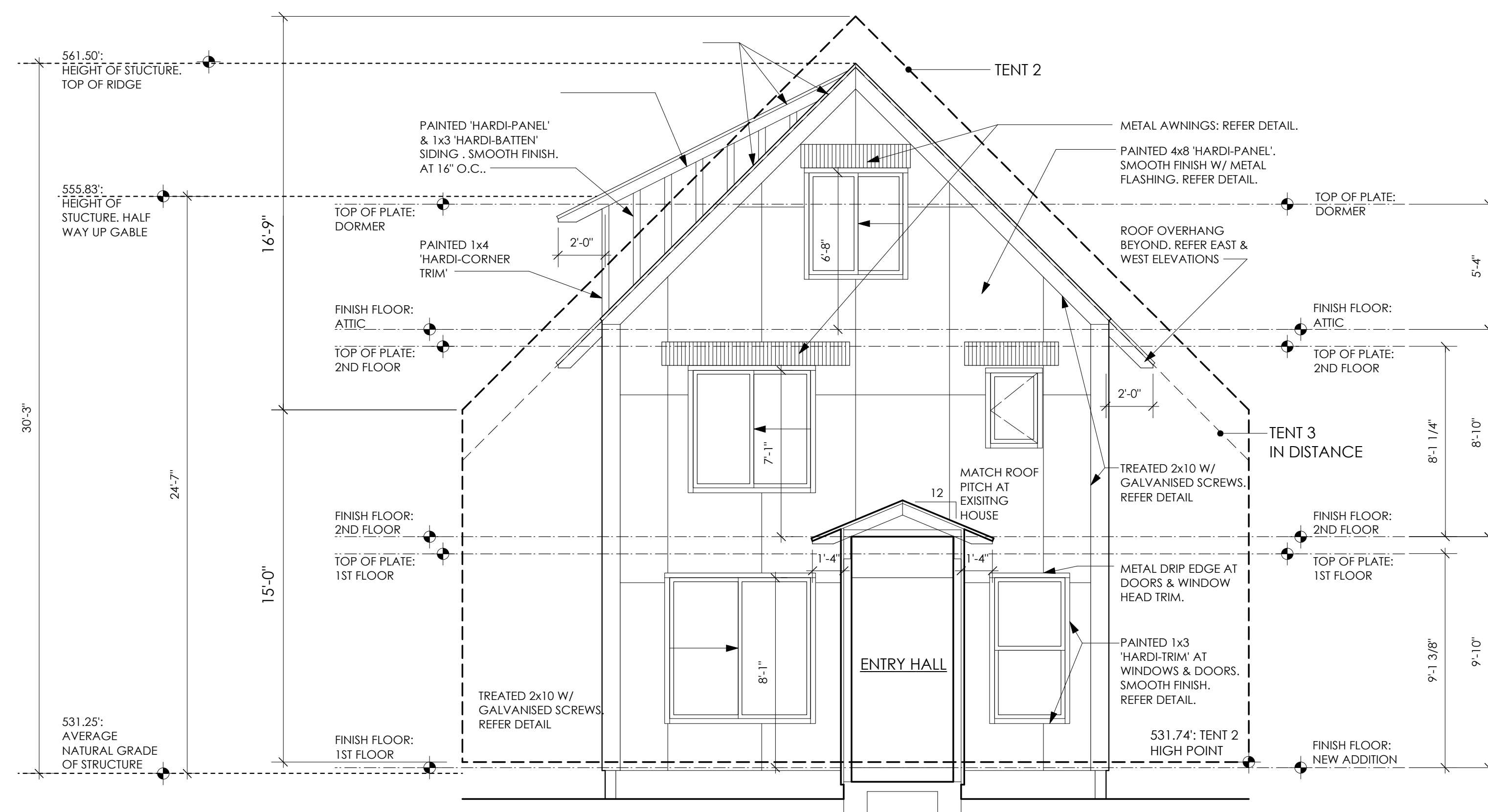
**FLOOR PLAN LEGEND**

	EXISTING 2x4 FRAMED WALL TO REMAIN
	EXISTING 2x4 FRAMED WALL TO BE DEMOLISHED
	NEW 2x4 FRAMED WALL

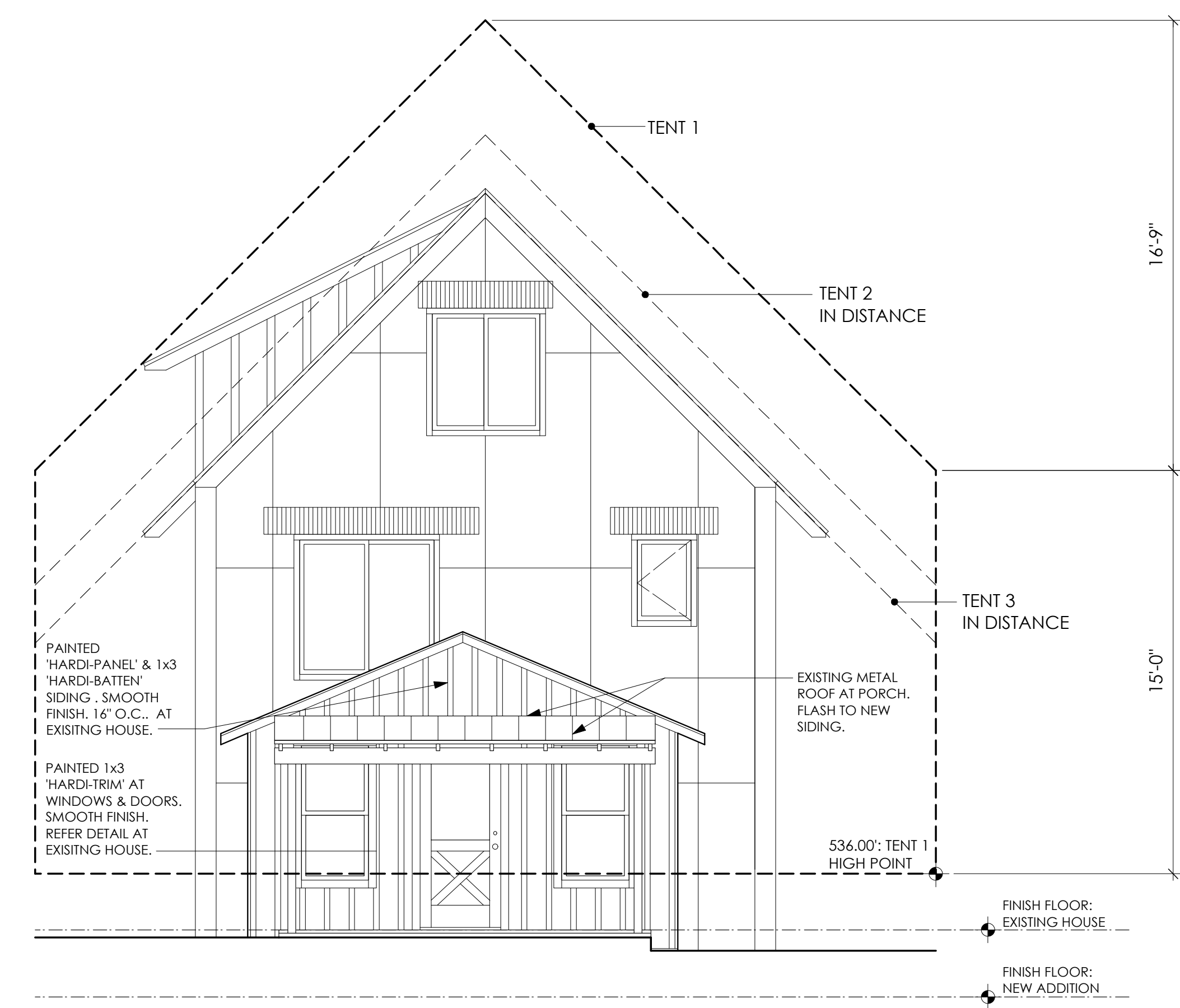


**3 ATTIC FLOOR PLAN: NEW STRUCTURE**  
SCALE: 1/4" = 1'-0"

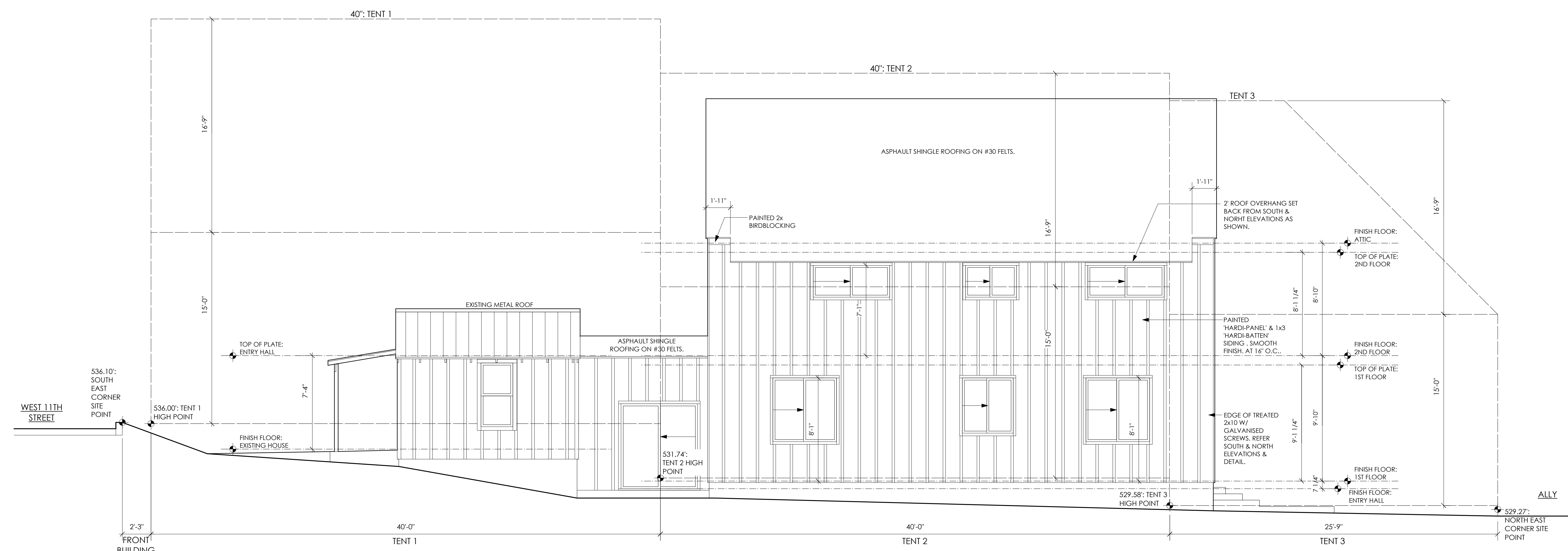




**1 SOUTH, FRONT ELEVATION: NEW STRUCTURE**  
SCALE: 1/4" = 1'-0"



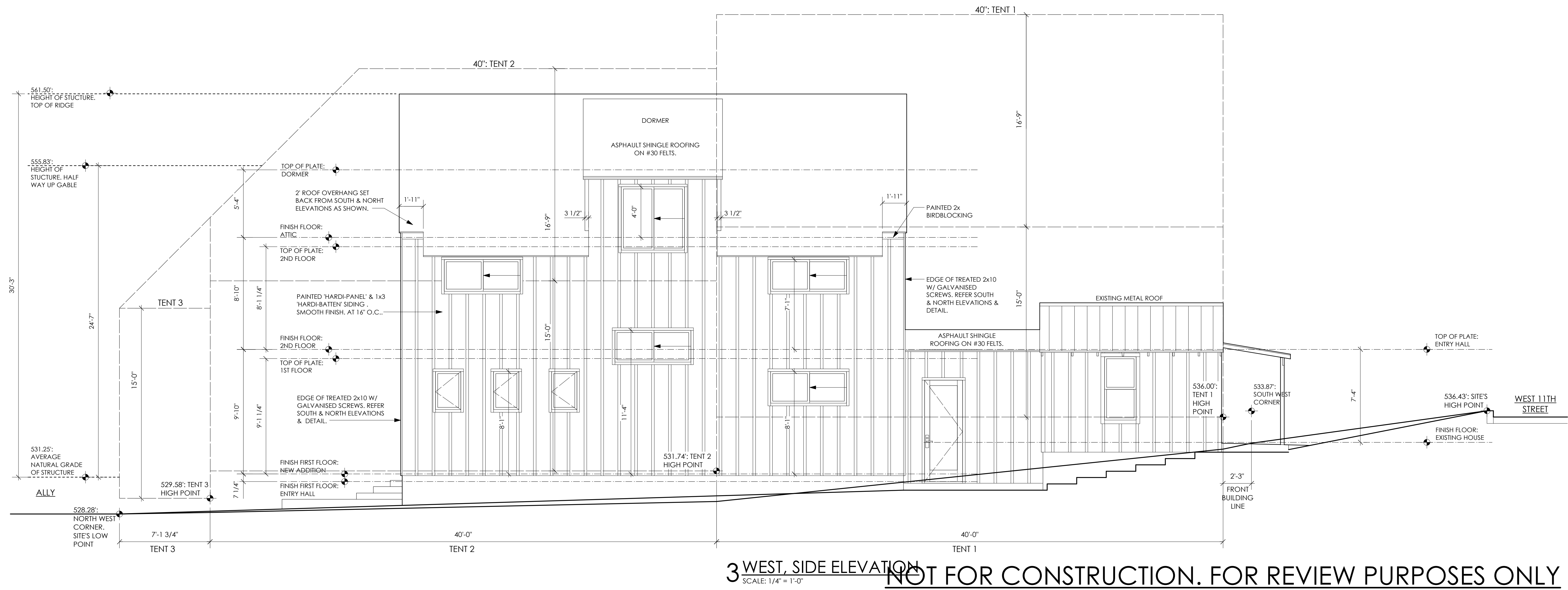
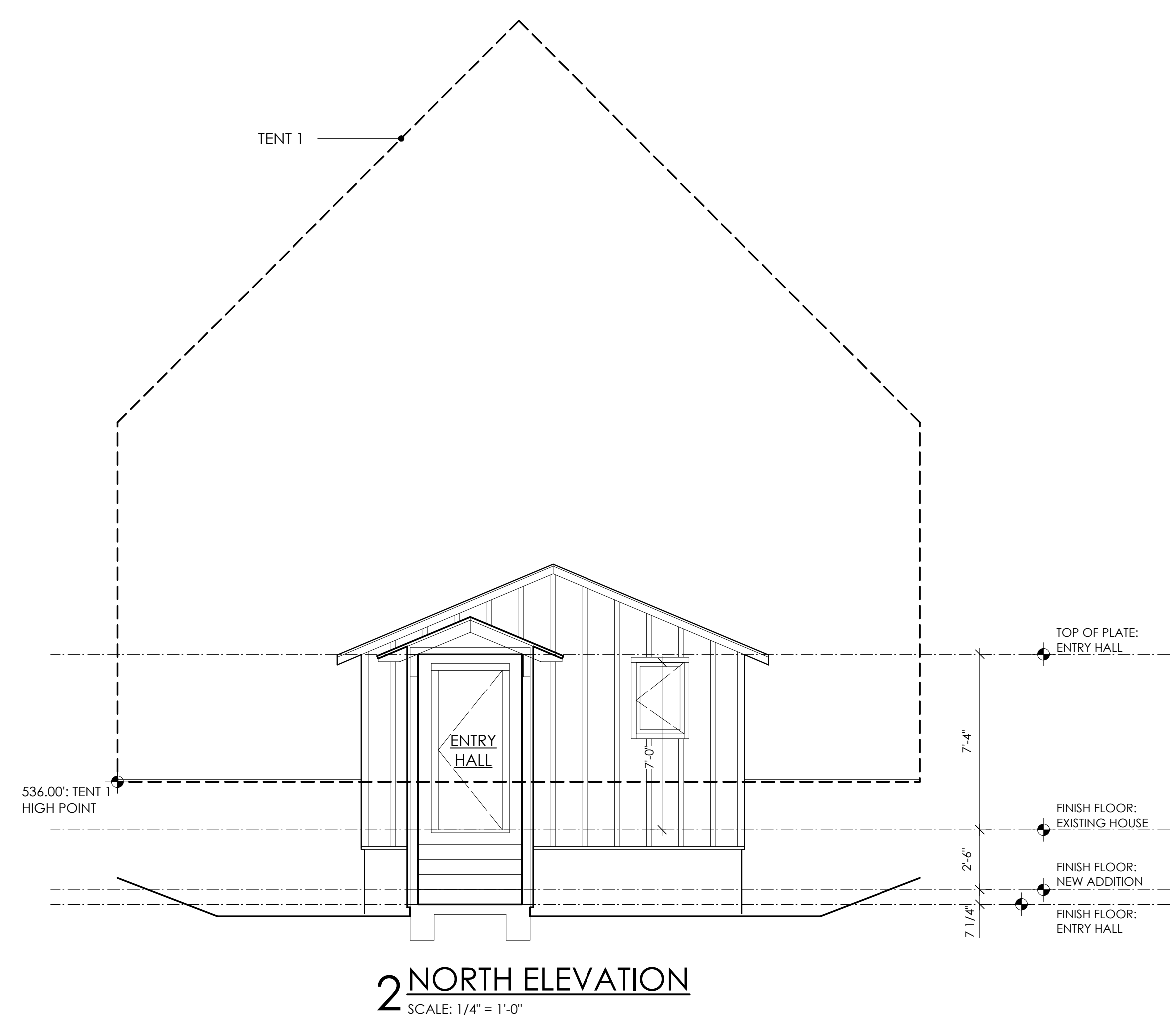
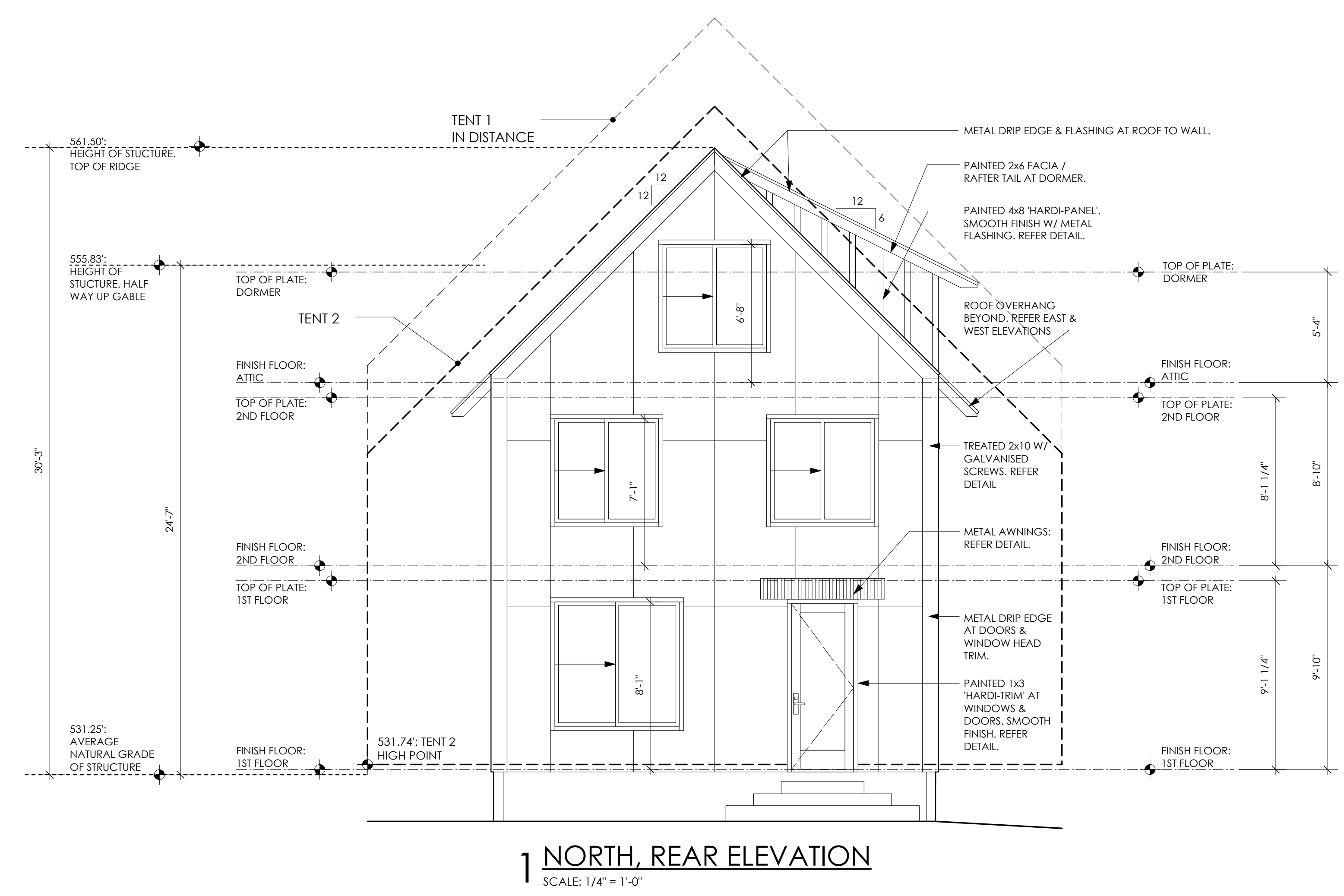
**2 SOUTH ELEVATION: EXISTING & NEW STRUCTURES**  
SCALE: 1/4" = 1'-0"



**3 EAST ELEVATION: EXISTING & NEW STRUCTURES**  
SCALE: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION. FOR REVIEW PURPOSES ONLY**





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