

**HISTORIC LANDMARK COMMISSION
DECEMBER 16, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0066 & NRD-2014-0004
Clarksville
1607 W. 10th Street**

PROPOSAL

Relocate a contributing house and construct a 2,100 sq. ft. two-story house.

RESEARCH

The existing house was constructed c. 1950 by Cary Baylor. According to City Directories the first occupants were Charlie Williams, a laborer and his wife Essie, who only lived in the house for one year. Cary Baylor's son Charles Edward Baylor and his wife Mary Frances Freeman Baylor are listed as the residents from 1953 to 1964, after which they are listed in the Directory as residing at 1609 W. 10th Street from 1964 into the late 1990s.

Mary Baylor was a community organizer, the first director of the Clarksville Neighborhood Center, and was founder of the Clarksville Community Development Corporation in 1978. She was instrumental in advocating for the City of Austin to make improvements to the Clarksville neighborhood and for the political and economic interests of the Clarksville community. One of her early advocacy efforts was leading protests against the construction of Texas Loop 1 (aka MoPac Expressway) because of the impact it would have on the neighborhood and the displacement of its residents. Although those efforts ultimately proved to be unsuccessful, subsequent ones were successful in halting the construction of a cross-town expressway that would have destroyed what was left of the Clarksville community. Mary Baylor continued to be closely involved with the community advocacy efforts until her death from a heart attack on March 16, 1997. (For a detailed biography of Mary Baylor see the excerpt obtained from the Texas State Historical Association web site is provided below.)

Charles Baylor worked as a porter for the Missouri Pacific (MoPac) Railroad and for TCC Continuum Computer Company, from which he retired. He survived his wife, and died March 12, 2010 at the age of 80.

Mary and Charles Baylor purchased 1609 W. 10th Street from Mary's father, J.H. Freeman, while they were living at 1607 W. 10th Street. According to Mary Baylor's children the Bayers maintained 1609 W. 10th Street as rental property while they saved enough money to make repairs to that house, and they continued to live at 1607 W. 10th Street until 1971. After this time an elderly widow, Nancy Chambers, resided at the 1607 house.

Mary's children remember their mother's community advocacy activities beginning while she resided at 1607 W. 10th Street and continuing there after she moved next door to 1609. They recall neighborhood meetings being held in the house as well as the front & back yards starting in the 1960s. These meetings were about the need for the City to provide street lights and paved streets, and address serious drainage issues in the neighborhood. Most of these problems were not addressed until the late 1970s.

From Texas State Historical Association: The Handbook of Texas, by R. Matt Abigail

“Mary Frances Freeman Baylor, African-American community organizer, director of the Clarksville Neighborhood Center in Austin, and founder of the Clarksville Community Development Corporation, only child of Gladys Y. Freeman and Will Freeman, was born in Austin, Texas, on August 9, 1929. She was raised by her mother in a section of West Austin known as Clarksville. She attended grade school there but later finished at Olive Street Elementary School, then attended Kealing Junior High School and L. C. Anderson High School. She also attended Tillotson College for a short time before marrying Charles Baylor in 1948. Together they had five children—Cynthia, Linda, Vicky, Ronnie, and Skip.

Baylor was a lifelong resident of the Clarksville neighborhood, and her ancestors were among the original settlers of Clarksville, which was one of the earliest freedmen’s communities established west of the Mississippi River. Over time, the all-black community was incorporated into the city of Austin. However, in an era of rigid segregation, Clarksville was something of a geographical oddity. Essentially a closed, quasi-independent hamlet, it was surrounded on all sides by affluent, predominantly white neighborhoods and was isolated from the much larger, thriving African-American district in East Austin. Unfortunately, Clarksville’s unique location meant that it was persistently neglected by city officials, who concentrated social services for blacks in East Austin. As a result, the area lacked many basic services. However, Baylor devoted her entire career to improving the impoverished community, which did not have developed schools, recreational facilities, sewers, or even paved roads until the 1970s.

After 1964 Baylor became an active supporter and volunteer in President Lyndon B. Johnson’s War on Poverty program, and she began to petition the city of Austin to fund much needed improvements in Clarksville. Then, in 1968 she secured employment with the city of Austin’s Health and Human Services Department, which appointed her director of the Clarksville Neighborhood Center (then known as the Human Opportunities Corporation)—a position she held for twenty-four years. Under her leadership, the center became a valuable resource for many of Clarksville’s disadvantaged residents. It organized community volunteer and youth programs, hosted community meetings, provided food and clothing for the needy, and gave referrals to legal and medical resources. It also offered twenty-four-hour counseling services to assist residents with food stamp and welfare applications and to help them find employment and affordable housing.

In addition to her duties at the Clarksville Neighborhood Center, Baylor worked closely with the Clarksville Neighborhood Council, the Clarksville Advisory Board, and a host of other passionate volunteers to represent the political and economic interests of the disadvantaged community. From 1968 to 1970, she was a lead organizer in the protest against the construction of Texas Loop 1, colloquially known as the MoPac Expressway. The proposed route of the expressway threatened to demolish nearly one-third of Clarksville and displace dozens of needy minority families who had lived in the area for generations. Accordingly, Baylor and others recruited legal assistance and brought suit against the Texas Highway Department and the city of Austin. However, the lawsuit was unsuccessful and construction went ahead as planned. Despite this setback, the group managed to halt the construction of a cross-town expressway to connect MoPac and Interstate 35 in 1975—a project that would have further decimated what remained of Clarksville.

Following that success, Baylor and others convinced city officials to redirect federal funds toward basic infrastructure improvements for Clarksville. From 1975 to 1979, more than a million dollars were invested in order to repair dilapidated homes, pave roads and

sidewalks, install street lights, traffic signals, storm drains, and sewers, and to construct a playground. Additionally, funds were provided to open a new community center, which was designed by architecture students at the University of Texas at Austin and built with volunteer labor recruited by Baylor.

These improvements could not have come any sooner. In fact, prior to the construction of an adequate drainage system, the community's sewage flowed into narrow, open ditches that periodically overflowed and flooded nearby homes. However, the enhanced infrastructure soon attracted real estate investors and commercial enterprises looking to redevelop the area. Afraid that gentrification would mar the neighborhood's historic character, raise taxes, and drive out low-income residents, Baylor responded. In 1978 she founded the Clarksville Community Development Corporation (CCDC) with the expressed goals of preserving and repairing historic structures and ensuring the availability of affordable housing for the indigent. The CCDC, which was among the first non-profit community development corporations in the country, recruited legal assistance to halt unwanted developers, raised funds to repair rather than demolish older homes, and even convinced the city of Austin to construct the Clarksville Health Clinic in 1982. The CCDC's crowning achievement, though, was the construction of eighteen new homes for Clarksville's neediest families.

Baylor retired as director of the Clarksville Neighborhood Center in 1992 but continued to be closely involved with the community. She was a lifelong member of the Sweethome Missionary Baptist Church, which formed the nucleus of Clarksville society for more than 100 years, and she acted as church clerk from 1989 to 1997. Additionally, from 1991 to 1997, she served on the board of the McAuley Institute. Founded in 1983 by the Sisters of Mercy of the Americas, this organization provided financial support and organizational assistance to community development organizations nationwide, with a specific focus on helping underprivileged women and children.

Baylor died from a heart attack in Austin, on March 16, 1997, and was buried in Austin's historic Oakwood Cemetery. She was survived by her husband, five children, and five grandchildren. In her memory, the Seventy-fifth Texas Legislature passed a resolution to commemorate her achievements on behalf of the city of Austin and the community of Clarksville. Likewise, the city of Austin named a Clarksville-area park in her honor. Forever remembered as Clarksville's "problem solver," she was eulogized by Rev. W. B. Southerland of Sweethome Missionary Baptist Church, who credited Baylor as "the primary instrument in bringing Clarksville from rocks and mud to paved streets and sod around the houses."

PROJECT SPECIFICATIONS

The existing c. 1950 house is a 528 sq. ft., one-story cottage with a side gable roof and centered, projecting, covered porch with a front facing gabled roof supported by squared columns with simple capitals. The house is clad with narrow horizontal siding, with wide siding in the gable ends. The windows are 4:4, double hung, wood sash.

The applicants propose to relocate the house outside City limits and construct an approximately 2,000 sq. ft. two-story house. The house will have a multi-pitch roof and horizontal siding. There will be a centered front entry with a small porch with gabled roof supported by columns salvaged from the existing house that will sit on masonry piers. The new porch gable, although narrower, will have similar proportions to the porch on the original house. To one side of the entry will be a pair of double-hung windows with four-lite

windows above. Other windows will be predominately double-hung with 1:1 sash. To the other side of the entry will be an inset carport under a second story projecting gable. The corner of the carport will be supported with a column that matches the salvaged porch columns.

STANDARDS FOR REVIEW

The existing property is contributing to the Clarksville National Register Historic District. 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.

The applicant had previously proposed demolishing the existing house, but a new applicant has submitted a permit application to relocate the house outside of City limits with the intent to rehabilitate it. Relocation within the National Register Historic District would have been preferred as the removal of the house from the District continues to have a detrimental impact on the integrity of the District. so does not meet the general design guidelines.

Although Mary Frances Freeman Baylor made significant contributions to the Clarksville community and the City of Austin, the period during which she made those contributions appears to have been from 1964 to 1997, at which time, according to City Directories, she was living at 1609 W. 10th Street. Mary Baylor's children contend that Mrs. Baylor

continued to live at 1607 W. 10th Street until the early 1970s, but as of yet staff has been unable to identify evidence of this.

The applicant, in response to neighborhood representatives, staff and Historic Landmark Commission comments, has made changes to the proposed design for new construction in an effort to be more compatible with the character of the neighborhood. The design as most recently proposed uses columns salvaged from the original house, has a front porch with a similar gable form to the historic house, and has a more simple roof form than was originally proposed, making it more compatible with the character of the neighborhood. However, if use of the salvaged materials won't be possible if the house is relocated.

STAFF RECOMMENDATION

Postpone release of the building permit for new construction until February 24, 2014 due to zoning review not being complete. Release the relocation permit with the recommendation that the applicants consider a design that allows for the adaptive reuse of the existing house in place or seek a new location within the District. Require final review of new construction plans, as well as submittal of a City of Austin documentation package, prior to release of the relocation permit.

PHOTOS



1607 W. 10th Street



1609 W. 10th Street

Properties adjacent to and across from 1607 W. 10th Street:



Properties adjacent to and across from 1607 W. 10th Street:



OCCUPANCY HISTORY
1607 W. 10th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
August 2013

- 1973 Nancy Chambers, widow of Mart Chambers, retired
- 1969 Nancy Chambers, widow of Mart Chambers, retired
- 1966 Nancy Chambers listed in address directory but not in name directory.
- 1964 Note: Charles E. Baylor and Mary F. Baylor listed at 1609 W. 10th Street
- 1963 Charles E. Baylor, Porter, Missouri & Pacific
 & Mary F. Baylor, no occupation listed
- 1961 Charles E. Baylor, Porter, Missouri & Pacific
 & Mary F. Baylor, no occupation listed
- 1959 Charles E. Baylor, Porter, Missouri & Pacific
 & Mary F. Baylor, no occupation listed
- 1957 Charles E. Baylor, Trucker, Missouri & Pacific Lines
 & Mary F. Baylor, no occupation listed
- 1955 Charles E. Baylor, Trucker, Missouri & Pacific Lines
 & Mary F. Baylor, no occupation listed
- 1953 Charles E. Baylor, porter
 & Mary F. Baylor, no occupation listed
- 1952 Charlie Williams, laborer
 & Essie, no occupation listed
- Note: Charles and Mary Baylor are listed at 1606 W. 10th Street
- 1949 No listing for 1607 W. 10th Street

Cary Baylor

1607 West 10th St.

~~99~~

21

1

West Ridge

Box residence.

41987 9-19-49

\$500.00

Owner

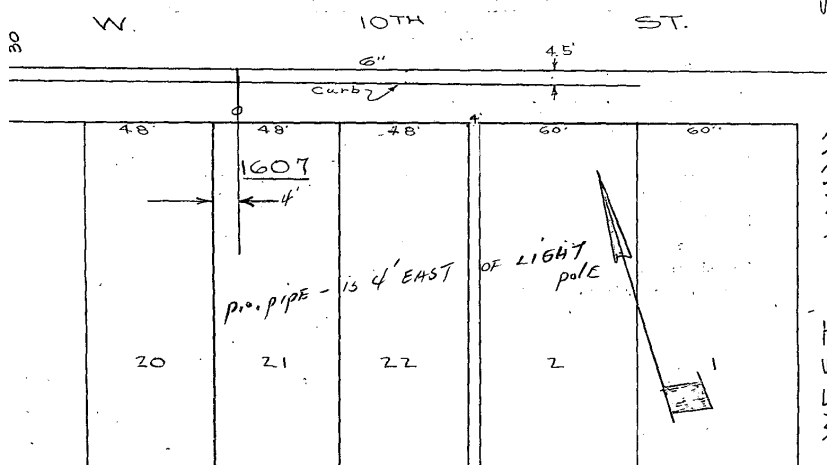
4-25-75-149020-repair res -\$400

3

1949 Building Permit

WATER SERVICE PERMIT D No. 5998
 Austin, Texas
 Received of CAREY BAYLOR Date 5-2-52
 Address 1607 WEST 10th
 Amount TWENTY - 4 N/A 100 20
 Plumber SELF Size of Tap 3/4
 Date of Connection 6-3-52
 Size of Tap Made 3/4"
 Size Service Main 1 1/2"
 Size Main Tapped 6" C.I.
 From Front Prop. Line to Curb Cock 25'
 From E - Prop. Line to Curb Cock 44'
 Location of Meter CURB
 Type of Box LOCU
 Depth of Main in St. 3'
 Depth of Service Line 2'
 From Curb Cock to Tap on Main 6'
 Checked by Engr. Dept. 7-9-52 RC
 INDEXED

No.	Fittings	1"	5/8"	1/2"	3/4"	1"	1 1/2"	2"	3"	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"	60"	72"	84"	96"	108"	120"	144"	168"	192"	216"	240"	264"	288"	312"	336"	360"	384"	408"	432"	456"	480"	504"	528"	552"	576"	600"	624"	648"	672"	696"	720"	744"	768"	792"	816"	840"	864"	888"	912"	936"	960"	984"	1008"	1032"	1056"	1080"	1104"	1128"	1152"	1176"	1200"	1224"	1248"	1272"	1296"	1320"	1344"	1368"	1392"	1416"	1440"	1464"	1488"	1512"	1536"	1560"	1584"	1608"	1632"	1656"	1680"	1704"	1728"	1752"	1776"	1800"	1824"	1848"	1872"	1896"	1920"	1944"	1968"	1992"	2016"	2040"	2064"	2088"	2112"	2136"	2160"	2184"	2208"	2232"	2256"	2280"	2304"	2328"	2352"	2376"	2400"	2424"	2448"	2472"	2496"	2520"	2544"	2568"	2592"	2616"	2640"	2664"	2688"	2712"	2736"	2760"	2784"	2808"	2832"	2856"	2880"	2904"	2928"	2952"	2976"	3000"	3024"	3048"	3072"	3096"	3120"	3144"	3168"	3192"	3216"	3240"	3264"	3288"	3312"	3336"	3360"	3384"	3408"	3432"	3456"	3480"	3504"	3528"	3552"	3576"	3600"	3624"	3648"	3672"	3696"	3720"	3744"	3768"	3792"	3816"	3840"	3864"	3888"	3912"	3936"	3960"	3984"	4008"	4032"	4056"	4080"	4104"	4128"	4152"	4176"	4200"	4224"	4248"	4272"	4296"	4320"	4344"	4368"	4392"	4416"	4440"	4464"	4488"	4512"	4536"	4560"	4584"	4608"	4632"	4656"	4680"	4704"	4728"	4752"	4776"	4800"	4824"	4848"	4872"	4896"	4920"	4944"	4968"	4992"	5016"	5040"	5064"	5088"	5112"	5136"	5160"	5184"	5208"	5232"	5256"	5280"	5304"	5328"	5352"	5376"	5400"	5424"	5448"	5472"	5496"	5520"	5544"	5568"	5592"	5616"	5640"	5664"	5688"	5712"	5736"	5760"	5784"	5808"	5832"	5856"	5880"	5904"	5928"	5952"	5976"	6000"	6024"	6048"	6072"	6096"	6120"	6144"	6168"	6192"	6216"	6240"	6264"	6288"	6312"	6336"	6360"	6384"	6408"	6432"	6456"	6480"	6504"	6528"	6552"	6576"	6600"	6624"	6648"	6672"	6696"	6720"	6744"	6768"	6792"	6816"	6840"	6864"	6888"	6912"	6936"	6960"	6984"	7008"	7032"	7056"	7080"	7104"	7128"	7152"	7176"	7200"	7224"	7248"	7272"	7296"	7320"	7344"	7368"	7392"	7416"	7440"	7464"	7488"	7512"	7536"	7560"	7584"	7608"	7632"	7656"	7680"	7704"	7728"	7752"	7776"	7800"	7824"	7848"	7872"	7896"	7920"	7944"	7968"	7992"	8016"	8040"	8064"	8088"	8112"	8136"	8160"	8184"	8208"	8232"	8256"	8280"	8304"	8328"	8352"	8376"	8400"	8424"	8448"	8472"	8496"	8520"	8544"
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1952 Water Service Permit

ADDRESS: 1607 West 10th PERMIT 149020 PLAT 92

LOT: 21 BLOCK 1 SUB. West Ridge

OUTLOT

FIRE ZONE 3 USE DIST. 7-1st OCCUPANCY: Repair Shop

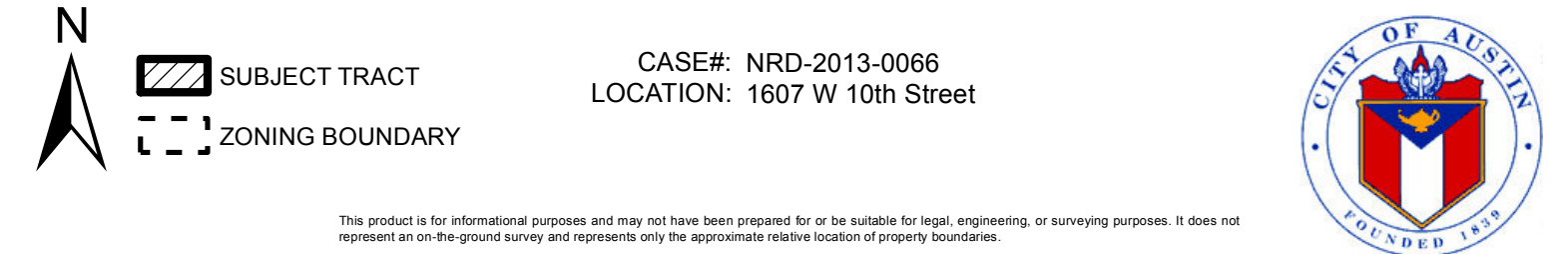
	LAYOUT		FRAMING		FINAL		ROOF OVERHANG
	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FOUNDATION							ACC. BLDG.
FLOOR JOIST SIZE & O.C.							
CEILING JOIST SIZE & O.C.							
STUD SIZE & O.C.							
MASONRY WALL							
NECESSARY BLDG. CONN.							
ROOM VENTILATION							
STAIRS REQ. & NO.							
ATTIC FIRE STOPS REQ.							
PAVED PARKING							

OWNER: Carry Baydur CONTRACTOR: Owner

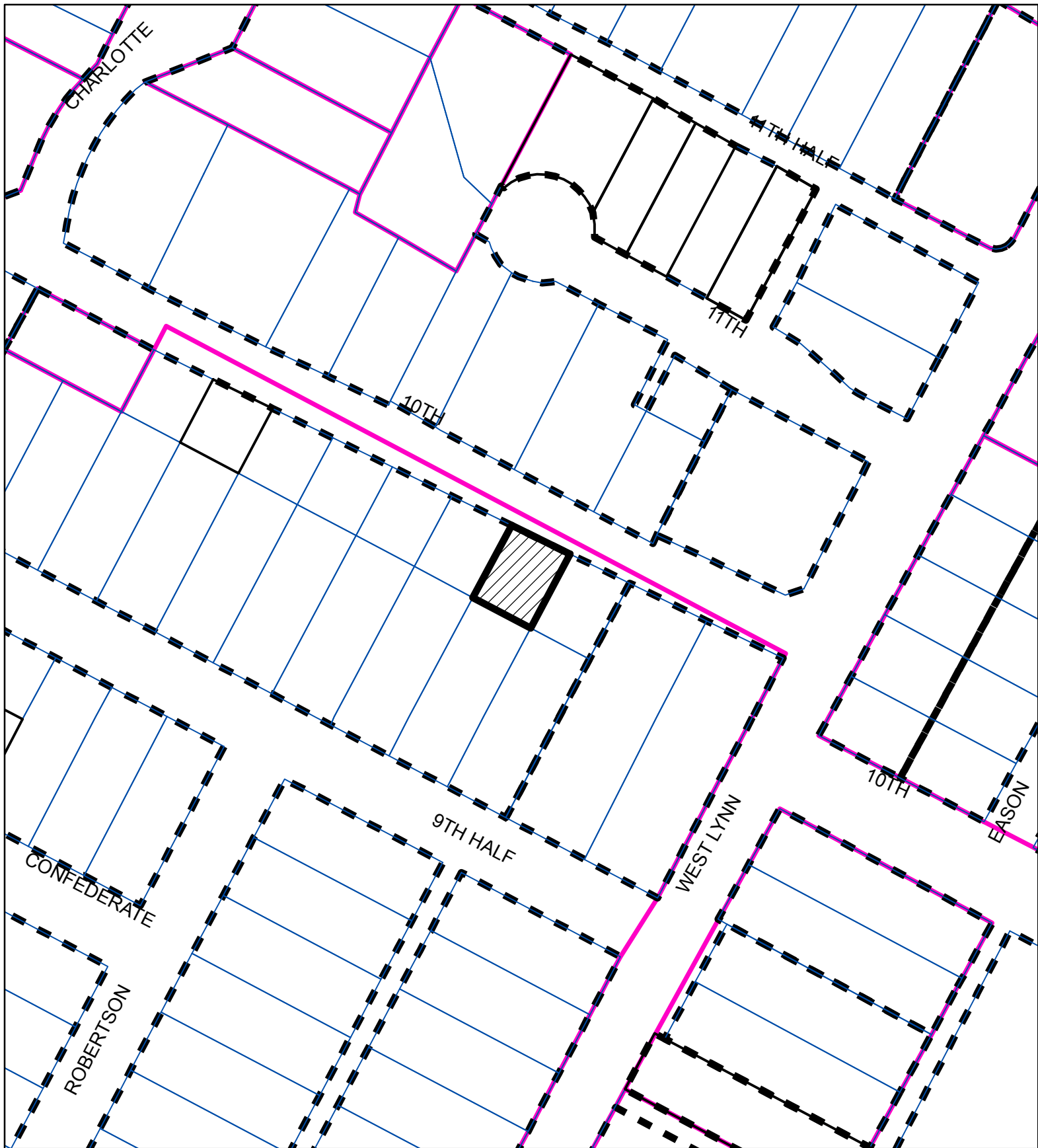
4-28-75

INSPECTOR 1575

1975 Building Permit for repairs.



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SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2014-0004
LOCATION: 1607 W 10th Street



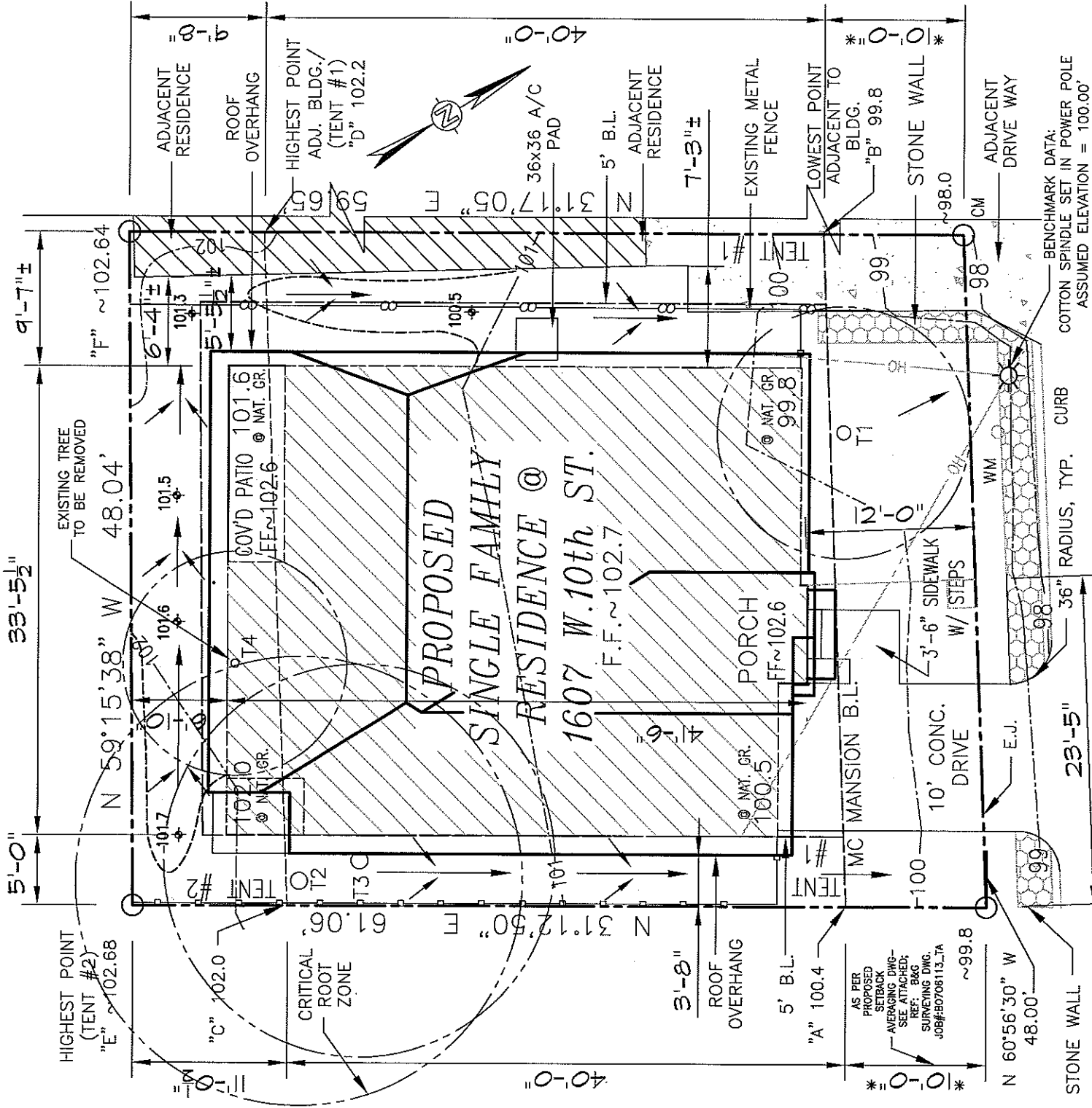
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

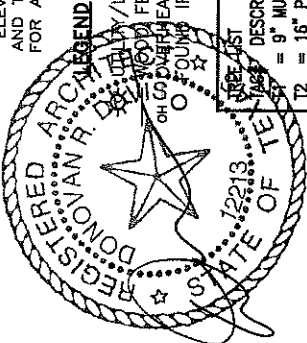
1607 WEST 10th Street AUSTIN, TEXAS 78703

* = LEGAL DESCRIPTION:

BEING A 0.067 OF AN ACRE, PORTION OF LOT 21, BLOCK 1, WESTRIDGE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 2143 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO CHARLES DOUGLAS WALKER IN DOCUMENT NUMBER 2006089216, 2006089217, AND 2006089218, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A PORTION OF A 539 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN IN VOLUME 6301, PAGE 1410 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.067 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



NOTES: IN ORDER TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF .5' FOR A DISTANCE OF AT LEAST 10 FEET AND .1' FOR EACH 10' THEREAFTER TO CORNER OF LOT.



AREA DESCRIPTION		TOTAL SQ. FT.	
1st FLR. HEATED AREA	1037	SQ. FT.	
2nd FLR. HEATED AREA	1026	SQ. FT.	
COV'D PARKING (GARAGE/CARPORT)	214	SQ. FT.	
COV'D PATIO, DECK, PORCH DRIVEWAY	56	SQ. FT.	
SIDEWALK	174	SQ. FT.	
A/C PAD	24	SQ. FT.	
RETAINING WALL	4	SQ. FT.	
AREA LOT	24	SQ. FT.	
PROPOSED BLDG COVERAGE	2047	SQ. FT.	
TOTAL FLATWORK	1312	SQ. FT.	
EXISTING ADJACENT RESIDENCE	241	SQ. FT.	
TOTAL IMPERVIOUS COVER	210	SQ. FT.	
	1711	SQ. FT.	

TYPE	TEST
T1	9\"/>
T2	15\"/>
T3	14\"/>
T4	8\"/>

FLOOR AREA RATIO (40 TO 1.0)	
TOTAL LOT	2897
ALLOWED GFA	1883.0 65.0%
FRAME (Sq. Ft.)	1029
MASONRY (Sq. Ft.)	1037
1ST FLOOR GFA	1029
2ND FLOOR GFA (INCL. STAIR)	1086
CAR PORT	218
GARAGE CREDIT (open on 2 slides)	200
TOTAL GROSS FLOOR AREA	2136 Frame w/ Masonry
Total Percentage	73.7% FRAME 74.2% MAS.

1607 WEST 10th STREET (R.O.W. VARIES)

PAVED STREETS W/ CONC. CURB
SEWER APPROX. 3' BELOW GRADE

168034	
REVISIONS	
DATE	SUBJ/T DESC
06/18/13	00JD PLOT

GRAPHIC SCALE: 1" INCH = 10' FT.



SCALE: 1" = 10'

ADDRESS: 1607 WEST 10th St.
LOT: 21
BLOCK: 1
Austin, TX.

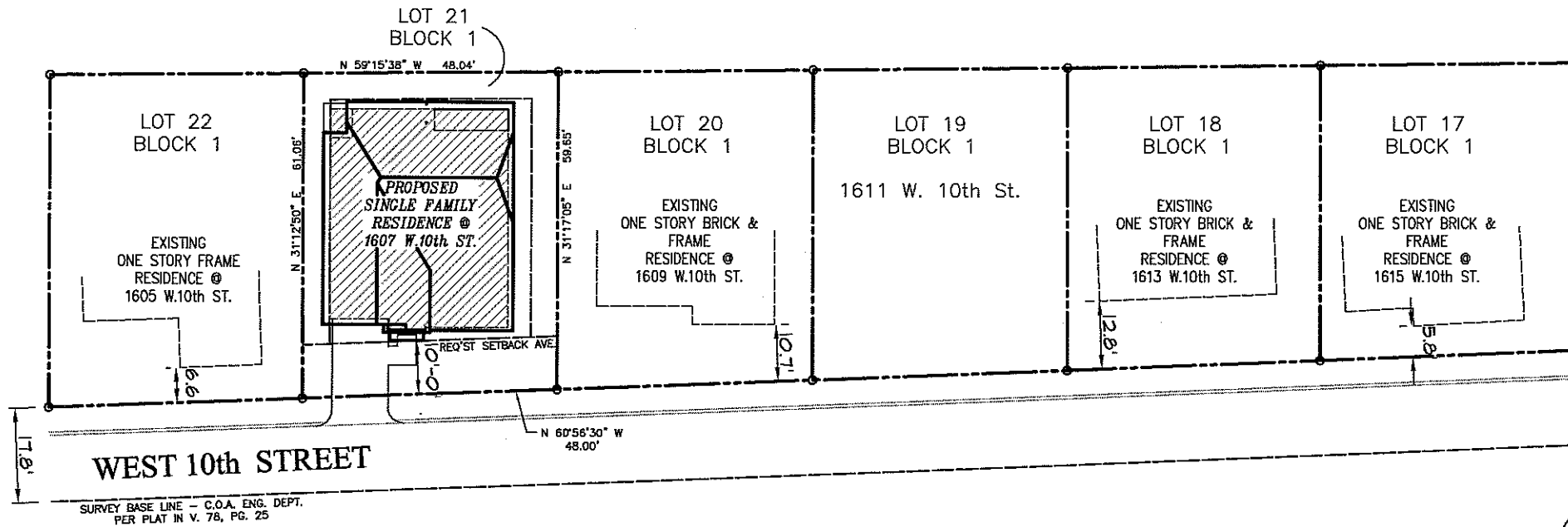
DANZE & DAVIS ARCHITECTS, INC.
4701 Spicewood Springs Rd., Suite 200 Austin, Texas 78759
512/343-0714 512/343-0718 (fax) www.danze-davis.com

PARKSIDE HOMES

PROPOSED SETBACK AVERAGE

@

1607 WEST 10th Street AUSTIN, TEXAS 78703



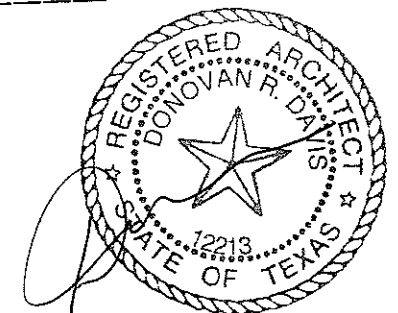
* SETBACK AVERAGING OF 4 NEAREST
STRUCTURES ON SAME BLOCK FACE PER
SUBCHAPTER F, SECTION 2.3 *

1605 W. 10th. St.-LOT 22 BLK 1=	6.6'
1609 W. 10th. St.-LOT 20 BLK 1=	10.7'
1613 W. 10th. St.-LOT 18 BLK 1=	12.8'
1615 W. 10th. St.-LOT 17 BLK 1=	5.8'
	=35.9' / 4
AVERAGE SETBACK	= 8.9'
PROPOSED AVERAGE SETBACK	= 10.0'

GRAPHIC SCALE: 1" INCH = 30' FT.



SCALE: 1" = 30'



AUG 27 2013

PROPOSED SETBACK
Scale: 1" = 30' (8 1/2"x14")
Scale: NTS (any other size)
2114_L

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st Floor conditioned area		1037	1037
2nd Floor conditioned area		1086	1086
3rd Floor conditioned area			
Basement			
Covered Parking (garage or carport)		219	219
Covered Patio, Deck, or Porch		56	56
Balcony			
Other			
Total Building Coverage (exclude b.c. & d. from total)		1312	1312
Driveway		179	179
Sidewalk		29	29
Uncovered Patio			
Uncovered Wood Deck (counts as 50%)			
AC pads		9	9
Other (Pool Coping, Retaining Walls)		24	24
Total Site Coverage		241	241
Pool			
Spa			

Site Development Information			
Building Coverage Information			
Note: Building Coverage is the area of a lot covered by building or roofed area, but excludes ground-level parking, landscaping, open recreational facilities, incidental projecting signs, balconies, and similar features. Fences, ponds, and structures are not included in this measurement. (LDC 12-1-1)			
Existing Building Coverage (sq ft)		% of lot size	
Proposed Building Coverage (sq ft)	1312	% of lot size	49.2
Impervious Coverage Information			
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The area includes pools, ponds, structures, and areas with ground placed over porous surfaces that are used only for landscaping or by pedestrians. (LDC 12-1-2)			
Existing Impervious Coverage (sq ft)		% of lot size	
Proposed Impervious Coverage (sq ft)	1553 (+218adj) residence=1771	% of lot size	61.1

Subchapter F - McMansion?			
Gross Floor Area			
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance boundaries as defined and illustrated in Table 15-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.			
	Existing	New	Exemption
1st Floor		1037	1037
2nd Floor		1086	1086
3rd Floor			
Basement			
Attic			
Garage (attached)			
(detached)			
Carport (attached)		219	200
(detached)			19
Accessory Building(s)			
(detached)			
TOTAL GROSS FLOOR AREA			2142
(Total Gross Floor Area / lot size) x 100 = 73.9 Floor-To-Area Ratio (FAR)			
Is this project claiming a "parking area" exemption as described under Article 3? Y <input type="checkbox"/> N <input type="checkbox"/>			
Is this project claiming a "ground floor porch" exemption as described under Article 3? Y <input type="checkbox"/> N <input type="checkbox"/>			
Is this project claiming a "basement" exemption as described under Article 3? Y <input type="checkbox"/> N <input type="checkbox"/>			
Is this project claiming a "habitable attic" exemption as described under Article 3? Y <input type="checkbox"/> N <input type="checkbox"/>			
Is a sidewalk or other required for this project? Y <input type="checkbox"/> N <input type="checkbox"/>			
Does any portion of the structure extend beyond a setback plane? Y <input type="checkbox"/> N <input type="checkbox"/>			

PLAN # 2114 SQUARE FOOTAGE ELEVATION				
	FRAME	FRONT MAS.	3 SIDES MAS.	4 SIDES MAS.
1st FLR. HEATED AREA	1028.4	1028.4	1031.0	1031.0
2nd FLR. HEATED AREA	1085.5	1085.5	1085.5	1085.5
TOTAL HEATED AREA	2114.4	2114.4	2122.4	2122.4
CAR PORT	218.8	218.8	218.8	218.8
PORCH	18.7	18.7	18.7	18.7
TOTAL COVERED AREA	N/A	2351.4	2360.0	2360.0
COVERED PATIO	56.0	56.0	56.0	56.0
TOTAL SLAB AREA	1322.4	1322.4	1330.5	1330.5

Note: Subcontractors are responsible for confirming and correlating dimensions at the job site. The Architect is not responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs related to the project construction.

PARKSIDE HOMES RESERVES THE RIGHT TO CHANGE PLANS, SPECIFICATIONS, AND PRICES WITHOUT NOTICE.

1ST FLOOR CEILING @ 10'-0" HEIGHT
1ST FLR. WDW. HEADERS @ 7'-11" HEIGHT
UNLESS NOTED OTHERWISE

IF APPLICABLE
2ND FLOOR CEILING @ 9'-0" HEIGHT
2ND FLR. WDW. HEADERS @ 7'-11" HEIGHT
UNLESS NOTED OTHERWISE

SEE DETAIL SHEETS FOR CURRENT ADOPTED BUILDING CODES

C.O.A. VISIBILITY NOTE:
ONE 1ST FLOOR BATHROOM REQUIRES MINIMUM 32" DOOR & 2x6 MIN. BLOCKING, FOR GRAB BARS, CENTERLINE OF BLOCKING @ 34" A.F.F.

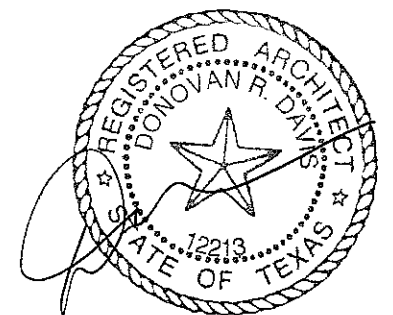
220V/GAS PER SPECS @ W.H., A.C., RANGE & DRYER

MAX. SILL HGT. @ BEDRM. WDW. TO BE 43" FROM FIN. FLR.

CABINET BLOCKING (CONC. FLR. TO BOTTOM OF BLOCK)
VANITY 28"/32"
WALL 55" & 80 1/2"
BASE 32"

HEADER SCHEDULE	
OPN'G.	HEADER SIZE
3" (MAX.)	2-2X6's
4" (MAX.)	2-2X8's
5" (MAX.)	2-2X10's
6" (MAX.)	2-2X12's
ABOVE 6"	ENG'D. BEAM/SEE PLANS

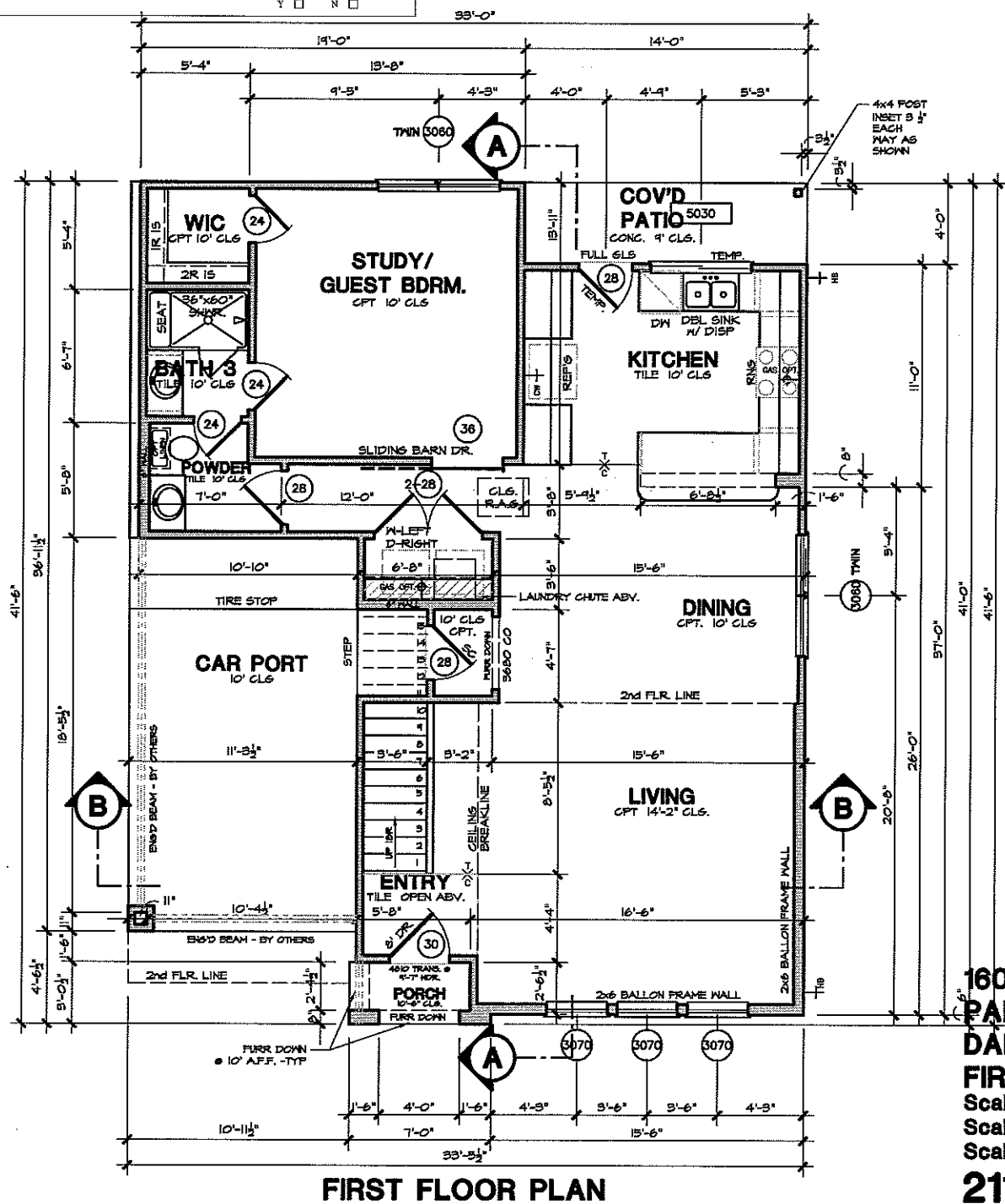
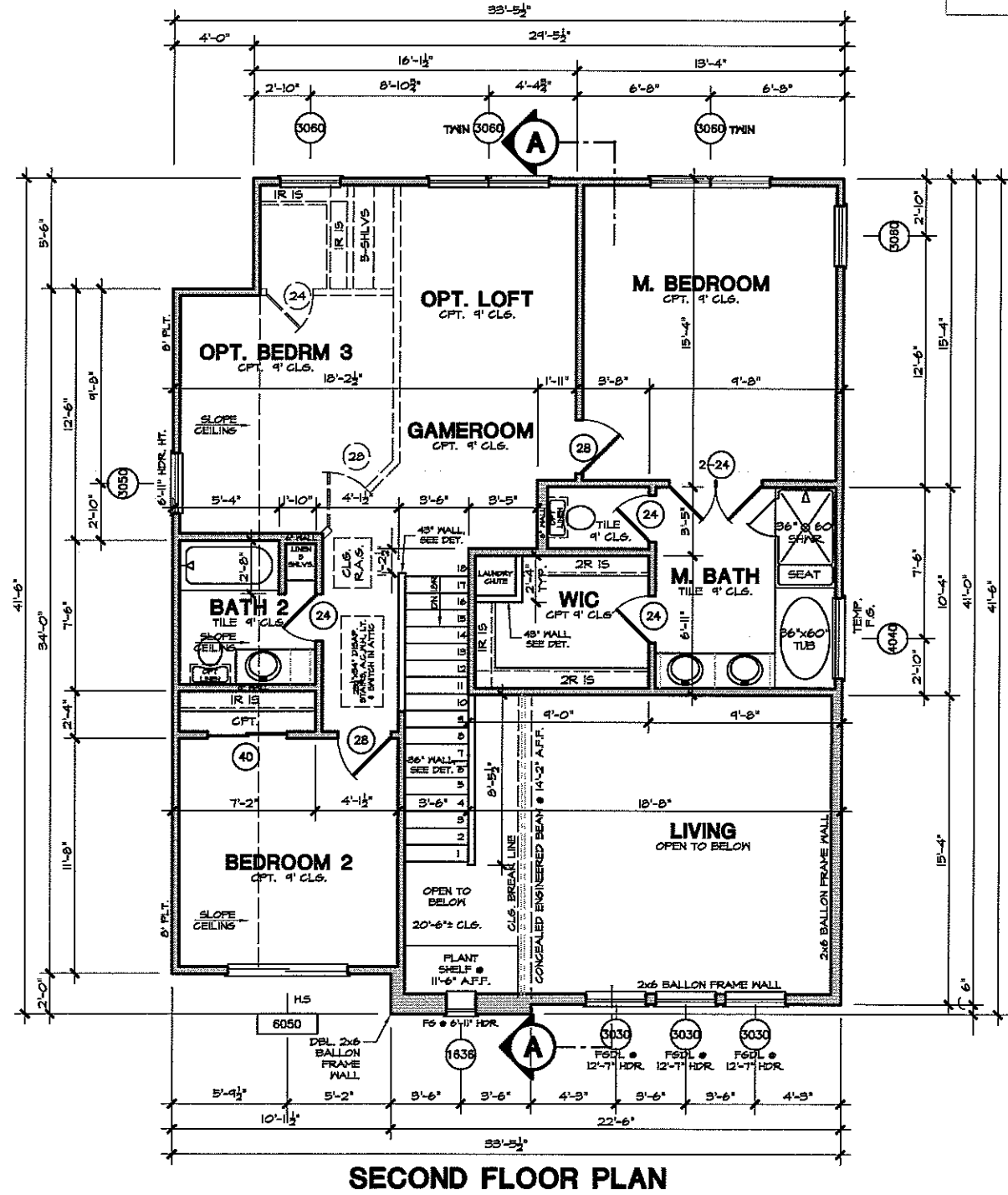
188034 REVISIONS			
DATE	SUB INT.	DES.	
7/1/13	00	JD	NEW PLAN
8/23/13	00	JD	PER C.O.A.



AUG 27 2013
1607 WEST 10th ST.

PARKSIDE HOMES
DANZE & DAVIS ARCHITECTS
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0" (on 24"x36")
Scale: 1/8" = 1'-0" (on 11"x17")
Scale: NTS (any other size)

2114_L



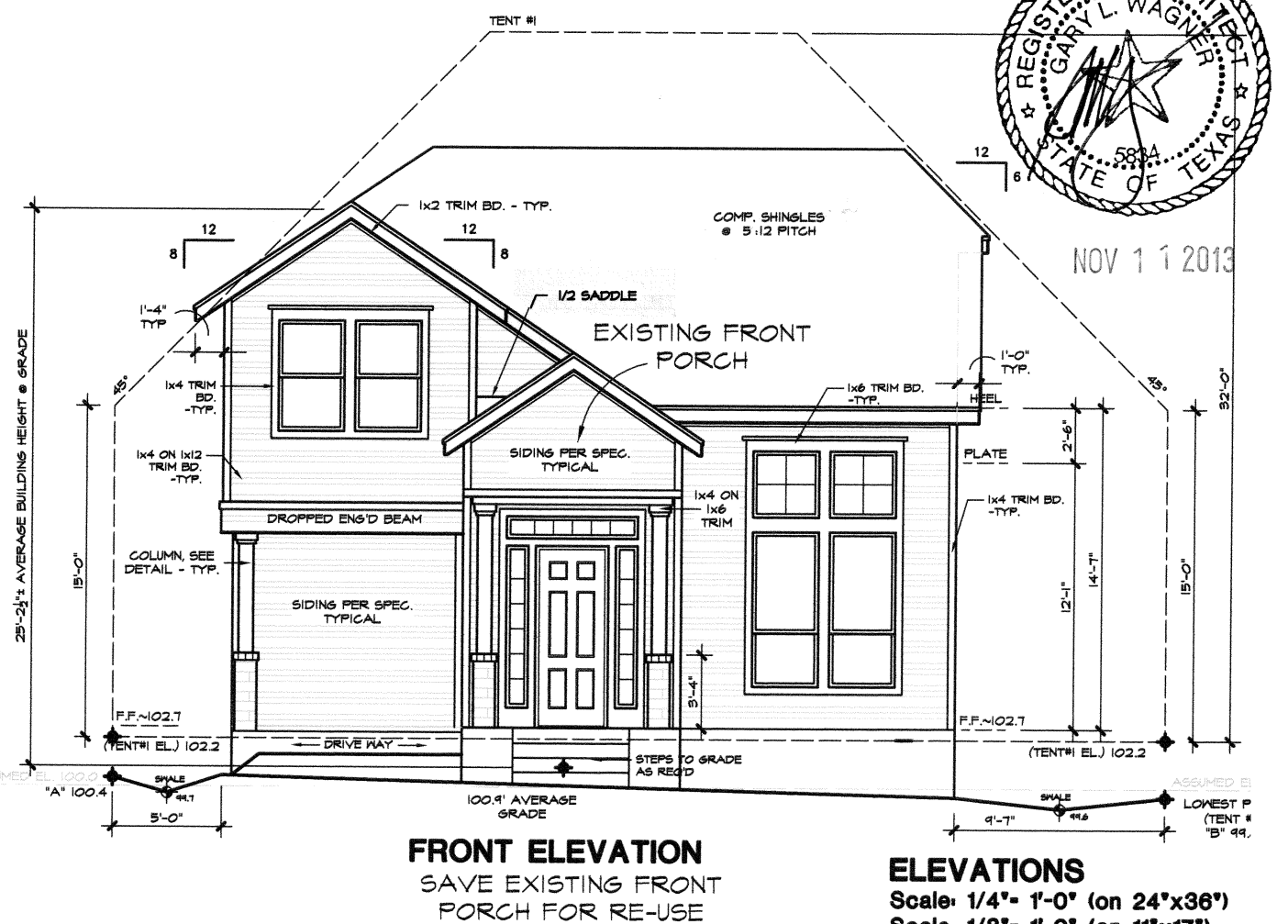
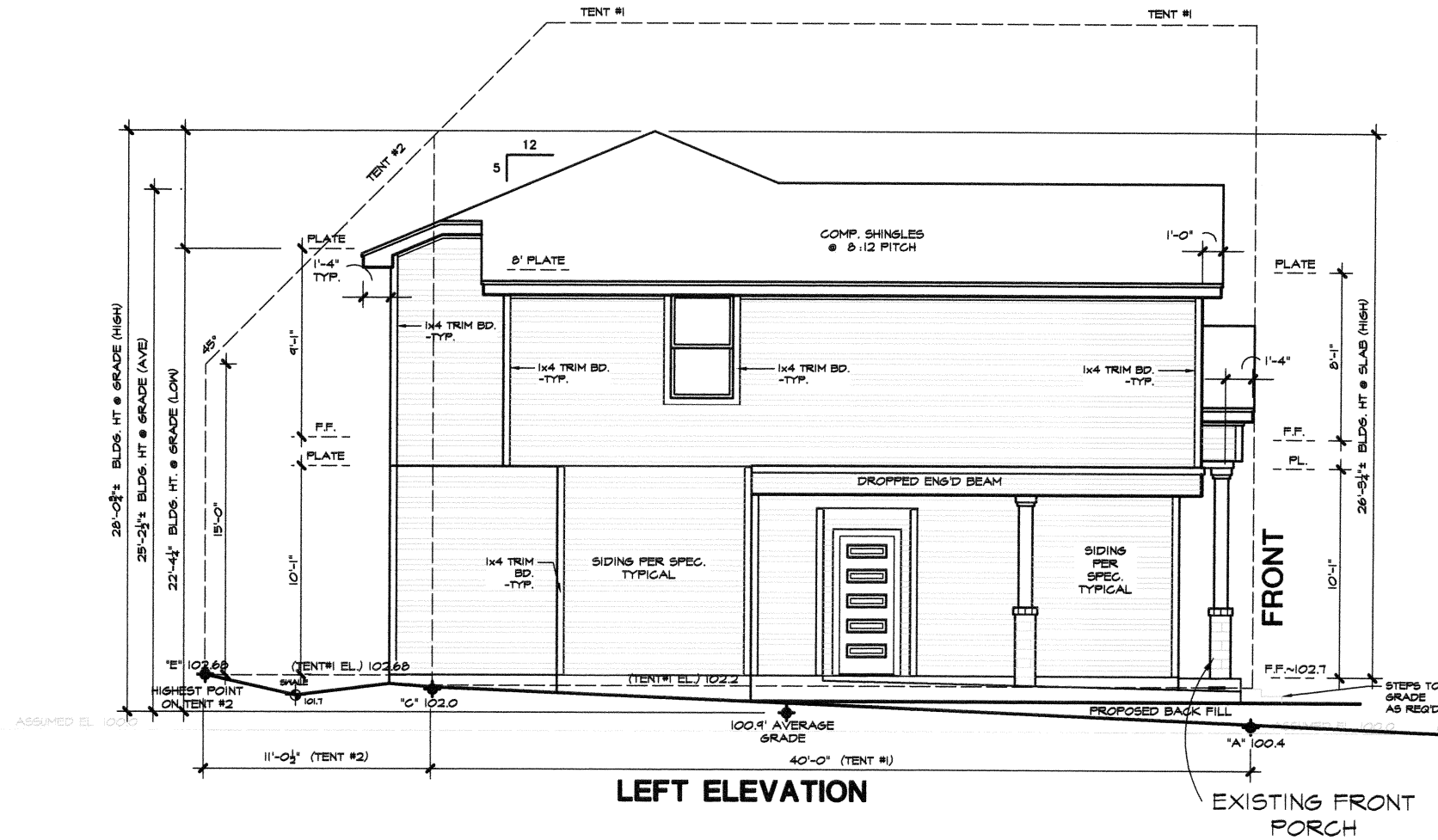
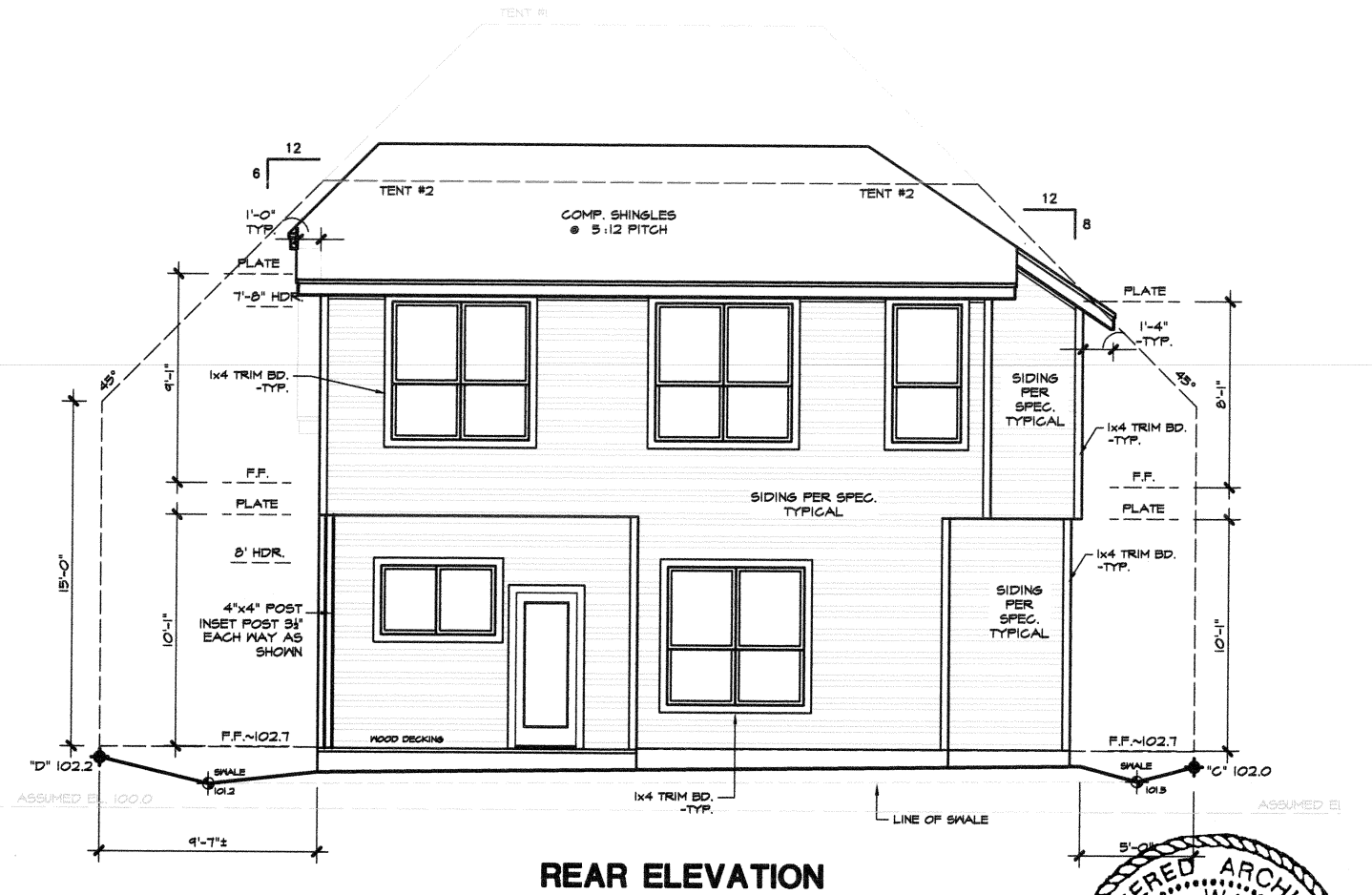
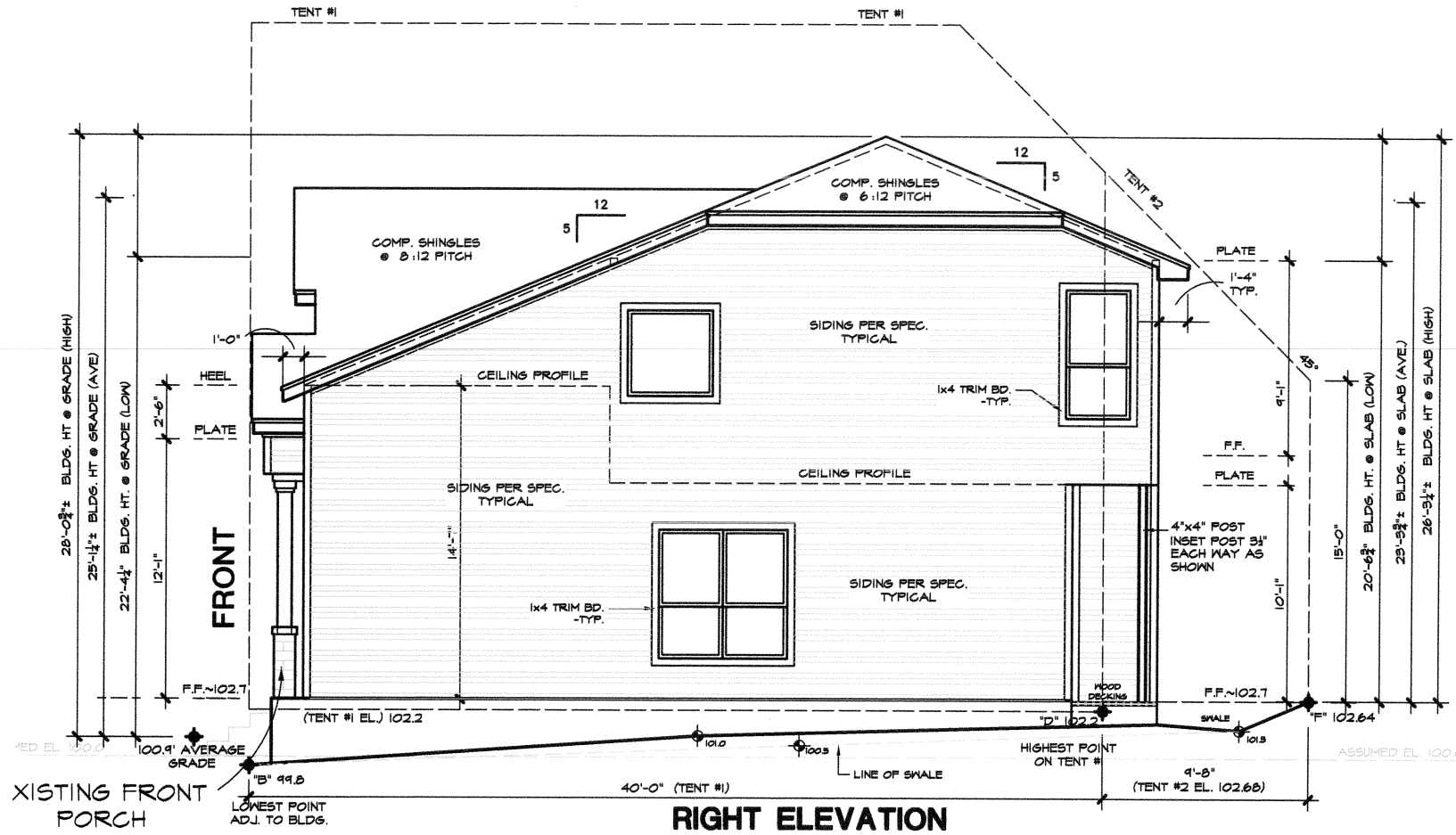
AUSTIN

PARKSIDE HOMES
1607 West. 10th Street, Tx.

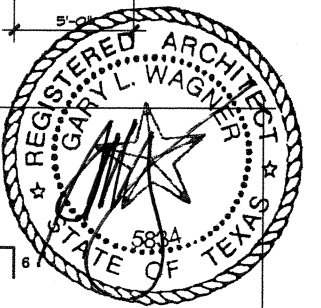
DANZE & DAVIS ARCHITECTS, INC.
4701 Spicewood Springs Rd, Suite 200 Austin, Texas 78759
512/343-0714 512/343-0718 (Fax) www.danze-davis.com



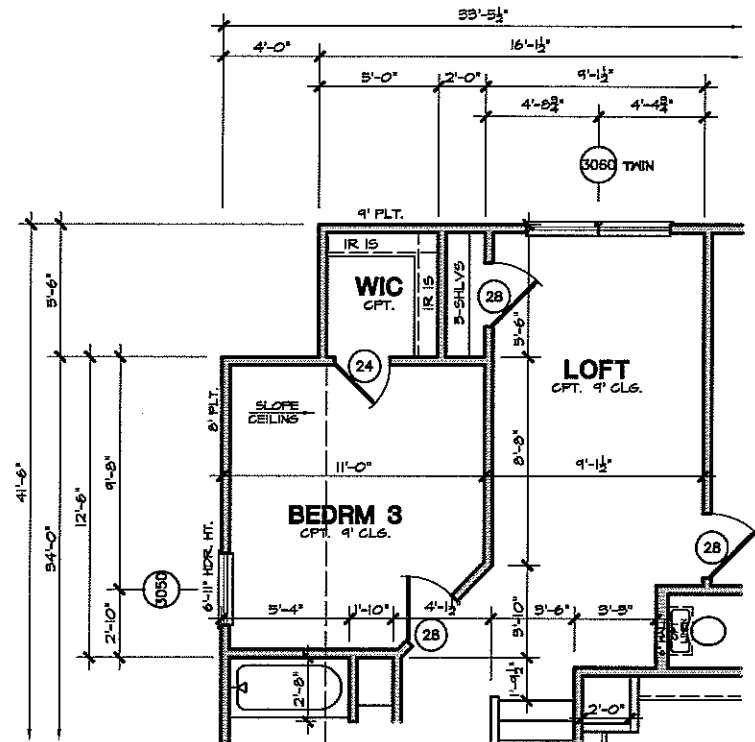
2114_L
JOB NO.: 16024
CHECKED BY: GVN
DRAWN BY: JD
DATE: 7-10-13
REVISD: 8/22/13
COPYRIGHT 2013 DANZE & DAVIS ARCHITECTS, INC. THESE DRAWINGS AND THE IDEAS HEREON ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS EXPRESSED CONSENT.



ELEVATIONS
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)
1992_L



NOV 11 2013



BEDROOM 3 OPTION
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)

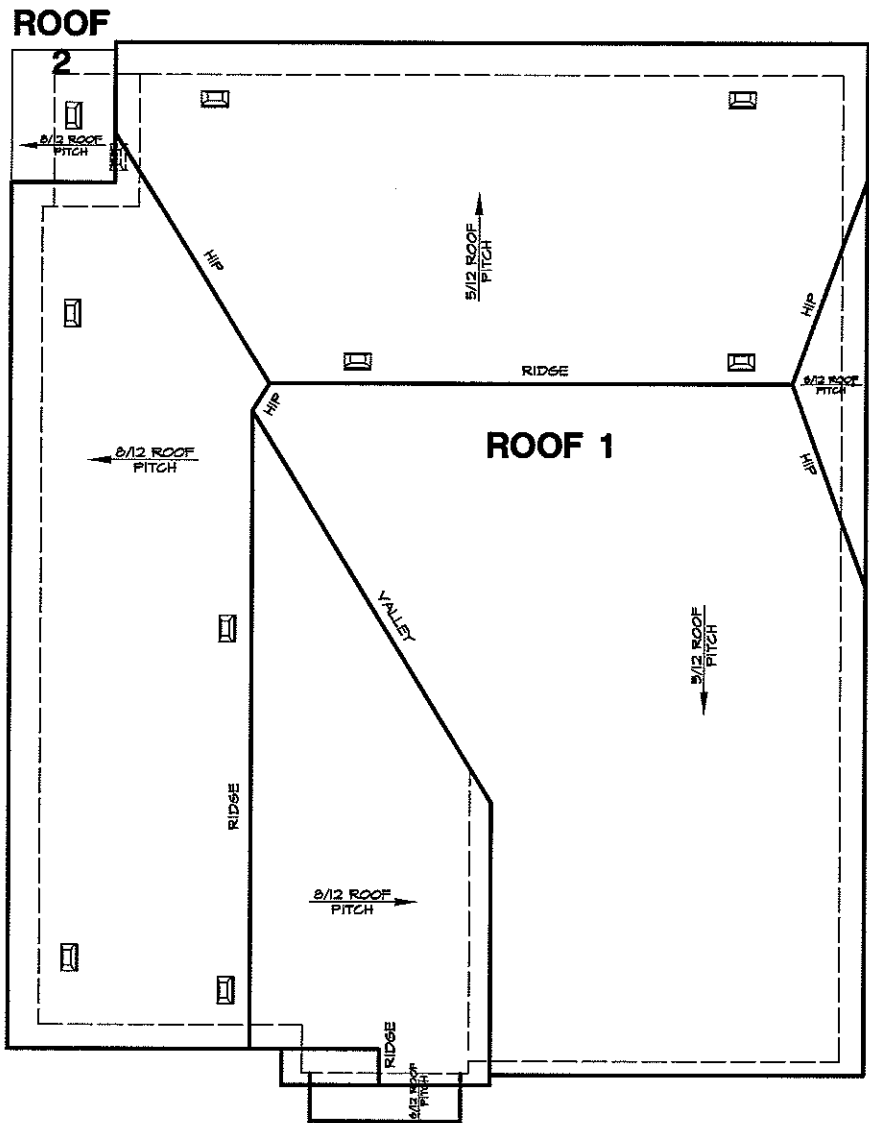
GENERAL MECHANICAL SYSTEM REQUIREMENTS

M1305.1.3 Appliances in attics. Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.

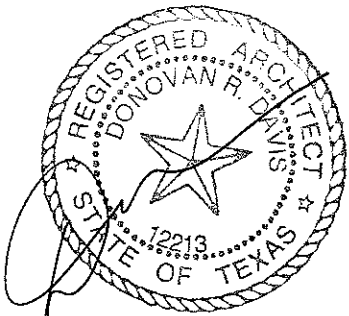
Exceptions:

1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not more than 50 feet (15240 mm) long.

M1305.1.3.1 Electrical requirements. A luminaires controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 39.



NOTE:
 HVAC TO BE LOCATED IN ATTIC



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Plan #	Elevation	Roof Area Type	Area Square footage (square feet)	Per attic area @ 1/300 (square inches)	High Ventilation @ 50% (square inches)	Required 12" Air Bricks @ 100 sq. in. each (count)	Low Ventilation @ 50% (square inches)	Required 12" Air Bricks @ 100 sq. in. each (count)
1607W, 10th	A	Roof 1 - ALL OPTS	1377.00	660.96	330.48	4	330.48	4
		Roof 2 - ALL OPTS	19.00	9.13	4.56	1	4.56	1

ROOF PLAN
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)
2114_L