

**HISTORIC LANDMARK COMMISSION  
FEBRUARY 24, 2014  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2013-0106  
Clarksville  
1712 W. 10<sup>th</sup> Street**

**PROPOSAL**

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Construct a rear addition and revise the front porch on a contributing house.

**RESEARCH**

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The existing house was constructed ca. 1948 by Francis Becker. The first owners were Raymond Sepeda and his wife Estella, who resided at the home until the mid-1990's. Raymond worked at various movie theatres as an operator, projectionist and eventually manager. Other members of the Sepeda family also resided at the house over the years. Estella Sepeda died on November 1, 1984 with Raymond surviving her until his death on June 21, 1995. Elvira Sepeda, possibly Raymond's sister, continued to live there until the early 2000's.

**PROJECT SPECIFICATIONS**

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The existing house was constructed ca. 1948. The house has a front facing, asymmetrical gable plan with a small cross-gable addition toward the rear side. It sits on a stuccoed foundation, and has drop siding, closed eaves, and multiple sets of double hung windows. The stone clad front porch has a gable roof that is supported by square posts.

The applicant proposes to construct a two-story addition at the rear-of the house. The addition will have a contemporary design, with a low pitch metal roof that slopes to the rear, and a small balcony with built-in planter on the side elevation. The addition will be clad in hardi-plank and hardi-panel siding.

The applicant further proposes to construct a new front porch with a contemporary design with the stairs oriented to the side, an integrated metal planter, and a metal roof.

**STANDARDS FOR REVIEW**

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The existing property is contributing to the Clarksville National Register Historic District. Applicable general design review guidelines state:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.

- 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 such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

The addition is a very contemporary design but is small enough in scale, and set back sufficiently from the façade, to not adversely impact the historic appearance of the house.

The design of the new front porch is also very contemporary, however, given its location on the front façade does detract from the historic appearance of the house. Although the existing porch structure may not be original to the house, its style and materials are more compatible with the style and materials of the house.

#### **STAFF RECOMMENDATION**

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Recommend approval of the rear addition, but recommend leaving the existing front porch as it is, or allowing for a reconfiguration of the landing to provide a side-entry to the porch and front door. The proposed design for the front porch is at odds with the historic and architectural character of the house, and is such a prominent feature on the front of the house that the character of the house will be unreasonably compromised.

PHOTOS

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1712 W. 10<sup>th</sup> Street

OCCUPANCY HISTORY  
1712 W. 10<sup>th</sup> Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office  
January 2014

2002	No listing for Elvira Sepeda
2000	Elvira Sepeda. No occupation listed.
1997	Elvira Sepeda. No occupation listed.
1996	No listing for 1712 W. 10 <sup>th</sup> Street or for Raymond Sepeda.
1992	Raymond G. Sepeda
1985-86	Raymond G. Sepeda. Retired. Note: No listing for Estella or Elvira Sepeda.
1980	Raymond G. Sepeda, Custodian, Capital Printing. & Estella Sepeda. No occupation listed. Elvira Sepeda. Maid.
1975	Raymond G. Sepeda, Custodian, Capital Printing. & Estella Sepeda. No occupation listed. Elvira Sepeda. Maid.
1972	Raymond G. Sepeda, owner. Operator at Harlem Theatre. & Estella Sepeda. No occupation listed. Elvira Sepeda. Clerk at Slaughter's Meat Co.
1969	Raymond G. Sepeda, owner. Operator at Harlem Theatre. & Estella Sepeda. No occupation listed. Raymond Sepeda Jr. USN. & Maria E. Elvira Sepeda,. Clerk, Coca Cola.
1967	Raymond G. Sepeda, owner. Operator at Harlem Theatre & Estella Sepeda. No occupation listed. Peter Sepeda. Clark, HEB Store.
1965	Raymond G. Sepeda, owner. Retired. & Estella Sepeda. No occupation listed. Reynaldo Sepada (sic). No occupation listed. & Mary Sepada. No occupation listed.
1963	Raymond G. Sepeda, owner. Manager at Ritz Theater & Estella Sepeda. No occupation listed.

- Reynaldo Sepeda (sic). Student.
- 1961 Raymond G. Sepeda, owner. Empllyee Barnett's Pie Shop
- 1959 Raymond G. Speda (sic), owner. Projectionist at Sam Lucase.  
& Estella Speda (sic). No occupation listed.
- 1957 Raymond G. Speda (sic), owner. Projectionist at Eddie Joseph Theater  
& Estella S. Speda (sic), No occupation listed.
- 1955 Raymond G. Sepeda, owner. Operator at Iris Theatre.  
& Estella Sepeda. No occupation listed.  
Jessie Sepeda. Luncheon stand at Iris Theatre.
- 1953 Raymond G. Sepeda, owner. Operator at Iris Theatre.  
& Estelle (sic) Sepeda. No occupation listed.
- 1952 Raymond G. Sepeda, owner. Operator at Iris Theatre.  
& Estella Sepeda. No occupation listed.
- 1949 Raymond G. Sepeda, owner. No occupation listed.  
& Estel A (sic) Sepeda. No occupation listed.
- 1947 No listing for 1712 W. 10<sup>th</sup> Street for Raymond and Estella Sepeda

**urday, King Tears Mortuary. Burial Ev-  
ergreen Cemetery.**  
**SEPEDA, Raymond G., 79, of Austin**  
**died Wednesday. Rosary 7:30 p.m. today,**  
**Angel Funeral Home. Mass 10 a.m. Satur-**  
**day, San Jose Catholic Church. Burial**  
**Assumption Cemetery.**  
**SMITH, Mary L., 65, of Austin died**  
**Wednesday. Memorial service 2 p.m. Sat-**

Raymond Sepeda Obituary, Austin American Statesman, June 23, 1995.

Francis E. Becker

1712 West 10th St.

91 (J) of 3

14

Maase

Frame residence

37112

3-31-48

\$3500.00

Owner

5

1948 Permit for frame residence.

## SANITARY SEWER SERVICE PERMIT

No. 24425

Austin, Texas

Received of Becker Date May 28, 1948  
 Address 1712 W. 10th.  
 Amount \$                       
 Builder or Owner Francis C. Becker Plumber                       
 Lot I Block 3 O.L. 14 Subdivision Maas Plat No. 92

Date of Connection <u>11/2/1948</u>	No. Fittings	Size	Price
By City <u>43½' W/ELL</u>	24' Pipe	4" con	2.88
By Plumber <u>                    </u>	Pipe		
Checked By <u>Strong</u>	Wyes		
Size Main <u>8"</u> Depth <u>3'</u>	1 Bends	.60	
Main Assign. <u>in St.</u>	Reducers		
Stub Depth <u>                    </u> Prop. Line <u>3</u>	Plugs		
Stub Location <u>                    </u>	Sand		
Book No. <u>A-846</u>	Gravel		
Paving Cut <u>                    </u> No. <u>                    </u>	Remix		
	Stoppers		
	Castings		
	1 Other tap saddle	.25	
	1 hr. truck	.40	
	Labor:	24 hrs. 15.84	
		1 hr. 1.00	

1948 Sanitary Sewer Permit

**WATER SERVICE PERMIT**  
Austin, Texas

Received of FRANCIS C. BECKER Date 4-20-48

Address 1712 WEST 10

Amount TWENTY AND NO/100 \$20.00

Plumber SELF Size of Tap 3/4"

Date of Connection 5-17-48

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 1 1/2" G.L.

From Front Prop. Line to Curb Cock 2.6'

From E-Prop. Line to Curb Cock 3.2'

Location of Meter CURB

Type of Box LOCK

Depth of Main in St. 5'

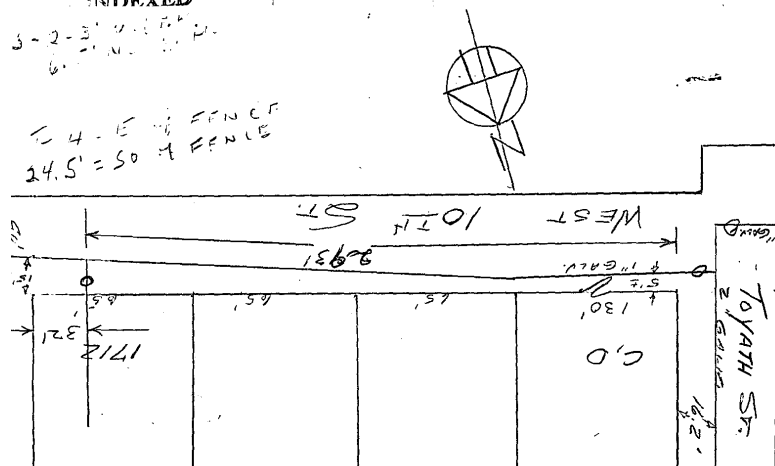
Depth of Service Line 2'

From Curb Cock to Tap on Main 1.5'

Checked by Engr. Dept. 6/22/48-RB

No. Fittings	Size	Material
2	Curb Cock	5/8" Galv.
2	Elbow	3/4" Galv.
1	St. Elbow	3/4" Steel
1	Bushing	5/8" Steel
1	Reducer	1/2" 5/8" Galv.
1	Lead Comp.	3/4" 1/2" Galv.
2	Nipples	1/2" 3/4" Galv.
1	Union	1/2" 3/4" Galv.
1	Plug	1/2" 3/4" Galv.
1	Tee	1/2" 3/4" Galv.
1	Box	1 1/2" Galv.
1	Lid	1 1/2" Galv.
1	Valve	1 1/2" Galv.
1	Job No.	W-323-500
1	Req. No.	111-111

**INDEXED**



ADDRESS: 1712 W 10th St PERMIT 88968 PLAT 92

LOT: (U) 3845 of west 62.5 of 3 BLOCK — SUB. —

OUTLOT mass addn

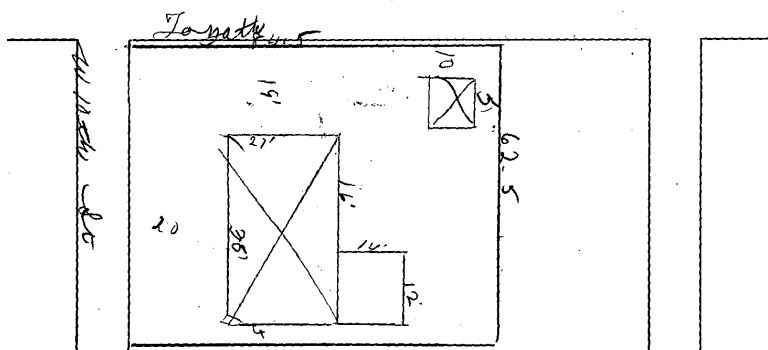
FIRE ZONE 3 USE DIST: A-1 OCCUPANCY: addn to Rear of Res

8-8-63	LAYOUT		FRAMING		12-27-63		FINAL		ROOF OVERHANG	
	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.
FOUNDATION	<u>Run</u>		<u>2x6</u>	<u>2x6</u>	<u>NECESSARY BLDG. CONN.</u>	<u>✓</u>			<u>ACC. BLDG.</u>	<u>12"</u>
FR. SETBACK	<u>20'</u>		<u>2x6</u>	<u>2x6</u>	<u>ROOM VENTILATION</u>				<u>PAVED PARKING</u>	
TOTAL & MIN. SIDE YD.	<u>24'</u>	<u>5'</u>	<u>2x6</u>	<u>2x6</u>	<u>STAIRS REQ. &amp; NO.</u>					
SIDE STREET YARD			<u>MASONRY WALL</u>		<u>ATTIC FIRE STOPS REQ.</u>					

OWNER: Raymond Sepeda CONTRACTOR: ✓

12 X 14 - 168

mt 8-8-63



1963 Permit for addition

Lot J-S 84.5' of West **Certificate Of Occupancy** Permit # 170300  
6.25 of 3 **No. 84431**  
 Block 14 **DEPARTMENT OF BUILDING INSPECTION** Zoning A  
 Subdv. Mass Addition **City of Austin, Texas** Plat 92

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED BELOW HAS BEEN INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED.

Address 1712 West 10th Street

Use Repair and remodel res

Owner of Land Raunond Sepeda Address 1712 West 10th street

Owner of Improvements — Address —

Contractor M R Construction Address P.O.Box 6396

Plumber Clemon No. of Gas Meters 1

Remarks —

Date June 22, 1978 By lr

BID #2008 OFFICE COPY

1978 Certificate of Occupancy for remodel