

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JUNE 28, 2021
HR-2021-082850
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT
1415 W. 10TH STREET

PROPOSAL

Demolish ca. 1939 noncontributing secondary apartment. Construct new building, detached cabana, and garage.

PROJECT SPECIFICATIONS

- 1) Demolish existing noncontributing building.
- 2) Construct a new primary building. The proposed new construction is two and one-half stories in height. It is set back approximately 134' from W. 10th Street, atop the relative location of the existing garage apartment building. It is clad in a Dekton-brand prefabricated masonry composite paneling system, with glass handrails, painted-steel accents, a curved secondary façade, and single-pane fixed windows with irregular placement and dimensions at all elevations. The compound roofline features multiple materials and pitches, including shallow hipped metal, flat, and flat with "green" roofing.
- 3) Construct a two-story garage. The garage is attached to the main building by an enclosed glass walkway at the second floor and is set back approximately 100' from W. 10th Street. It is clad in prefabricated masonry composite panels and sited in front of the main residence.
- 4) Construct a one-story cabana at the rear of the lot. It is clad in prefabricated masonry composite panels and sited behind the main residence.

STANDARDS FOR REVIEW

The City of Austin's Historic Design Standards (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register Historic Districts. The following standards apply to the proposed project:

1.1 Set back a new primary building from the street in line with nearby historic buildings. An appropriate setback may be calculated with the following: a. The setback of one adjacent contributing historic building; or b. The median of contributing historic buildings on the same block. This method must be used if contributing buildings on the block have a variety of setbacks.

1.2 Locate a new building to maintain the rhythm of contributing buildings on the street.

1.3 Locate accessory buildings in a way that follows the historic location and setback patterns of similar buildings on the block or in the district. Garage apartments, detached garages, and other accessory buildings are typically located at the rear of the lot, behind and to the side of the front building.

The proposed main building is sited at the rough location of the existing noncontributing building, set back approximately 134' from W. 10th Street. Adjacent contributing main buildings are set back approximately 25' from W. 10th Street, with outbuildings located at the rear of the main residence.

2.1 Orient a new building to be consistent with the predominant orientation of contributing buildings on the same block.

2.2 Orient a new building towards the primary street.

2.3 For detached garages, match the predominant garage orientation found on the block's contributing properties. Do not use front-loaded garages on blocks where rear or alley-loaded garages historically were present.

The proposed side-loaded garage is located in front of the main building, with the primary building entrance located behind the garage.

3.1 Design the height of new buildings to respond to nearby contributing buildings and the dimensions of the lot.

3.2 Design the massing of new buildings to reflect the character of nearby contributing buildings. Simple massing is typically appropriate.

3.3 Use step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent contributing buildings by more than one-half story.

3.4 Align foundation and floor-to-floor heights with adjacent contributing buildings.

3.6 Design accessory buildings to be visually subordinate to the primary building in height, massing, and form, as viewed from the street.

The proposed building is two and one-half stories, plus a basement, while nearby contributing buildings are one to one and one-half stories in height; however, its location at the rear of the lot may minimize the height difference's impact. Its massing appears simple at the W. 10th Street elevation, but more complex at secondary elevations.

4.1 Design the proportions of new buildings to be compatible with those of contributing buildings on the same block.

4.2 If the proportions of contributing buildings on a block vary, the design of a new building may select from those options
The new building's proportions do not relate to nearby contributing buildings, as its form does not correspond to the more traditional building forms extant on the block.

5.1 Design new buildings to be compatible with the character of the primary building, historic district, and/or historic landmark in terms of scale, massing, proportions, patterns, materials, and architectural features.

5.2 Design new buildings to be differentiated from historic buildings. Do not use a replica style to create a false sense of history.

5.3 No particular architectural style is required. Designs in both traditional and modern styles can successfully achieve compatibility and differentiation with historic buildings.

5.4 If designing a building in a modern style, use corresponding modern architectural details.

5.5 Do not combine character-defining features from different architectural styles unless similar eclectic buildings were historically present in the historic district or on the historic landmark property.

The proposed building's monolithic massing, prefabricated cladding, garage placement, and irregular fenestration patterns do not reflect the character-defining features of the surrounding historic district, though they do serve to differentiate it from the district's historic fabric. Modern details are consistent throughout the designs of all proposed buildings.

6.1 Design simple roof forms that reflect the character of the roofs on contributing buildings.

6.2 Any roof details such as dormers, eave detailing, and bargeboards must correspond to the form and architectural style of the new building.

6.3 Select roof materials that match or are compatible with the roofs on contributing buildings, particularly buildings with a similar form and architectural style to the new building

The proposed new buildings have flat and shallow hipped roofs with compound rooflines, which correspond to the form and architectural style of the new buildings but do not reflect the character of roofs on contributing buildings. The green roof at the second floor may not be compatible if visible from the street but should not have visual impact if behind the parapet.

7.1 Use exterior wall materials that are compatible with the character of the historic district in scale, type, material, size, finish, and texture.

7.2 For rear buildings, use siding that is compatible with the primary building.

7.4 Make the use, pattern, and arrangement of secondary materials compatible with the character of the district.

7.5 Avoid windowless walls visible from a street, unless such walls are a character-defining feature of the historic district.

The proposed prefabricated composite cladding system is likely not compatible with the character of the historic district in type, material, finish, or texture; the use of glass as a secondary material is slightly more compatible due to transparency, but does not appear elsewhere in the district. The painted steel accents are not compatible with the district.

8.1 Design street-facing facades to have similar window and door opening patterns as nearby contributing buildings.

8.2 Select windows that are compatible with nearby contributing buildings in terms of size, configuration, and profile.

8.3 For rear buildings, match the style, proportions, and materials of the windows to the primary building's style and design.

8.4 Locate front doors of new primary buildings so that they are visible from the street, unless another entrance location is a character-defining feature of the historic district.

8.5 Match the style, proportions, and materials of the front door to the building's style and design.

The proposed street-facing façade does not have similar fenestration patterns to nearby contributing buildings, and its fixed-pane, undivided windows differ in configuration and profile. The rear cabana's fenestration matches the main building, and door styles and proportions are consistent among all proposed buildings. The front door does not appear visible from the street.

9.1 Include a porch in the design of new primary buildings if the majority of contributing buildings on the same block have porches.

9.2 Design new porches that reflect and continue the size, proportions, placement, depth, and rhythm of porches on

contributing buildings within the district.

The proposed new building does not include a front porch. Nearby contributing buildings appear to have covered stoops or partial-width front porches.

11.1 In historic districts, construct a new attached garage at the front only if it matches the predominant garage location and orientation found on the block's contributing properties and is appropriate to the building's form and style.

11.2 Set attached garages and carports back from the front wall of the building to minimize their visual prominence.

The proposed side-loading garage is located on the W. 10th Street side of the building, in front of the primary building.

The project meets several applicable standards.

STAFF COMMENTS

Demolition of primary building approved in 2011. The existing secondary building is not compatible to the West Line National Register district.

STAFF RECOMMENDATION

Consider referral to the Architectural Review Committee. Otherwise, comment on and release the plans, encouraging the applicant to relocate the garage to the rear of the main building, omit the painted steel accents, and reduce the roofline's complexity.

LOCATION MAP



1" = 101'



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

NOTIFICATIONS

CASE#: PR-2021-078188
LOCATION: 1415 W 10TH ST

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.

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PROPERTY INFORMATION

Source: applicant, 2021

Occupancy History

City Directory Research, May 2021

- | | |
|------|--|
| 1959 | Lillian Weed, owner (widow of Ben A.)
Rear – Della Corwin, renter |
| 1957 | Lillian Weed, owner (widow of Ben A.)
Rear – Della Corwin, renter |

- Christian Science practitioner, 723 Littlefield Building
- 1955 Lillian Weed, owner (widow of Ben A.)
Rear – Della Corwin, renter
Christian Science practitioner, 723 Littlefield Building
- 1952 Lillian Weed, owner (widow of Ben A.)
Rear – Della Corwin, renter
Christian Science practitioner, 723 Littlefield Building
- 1949 Lillian Weed, owner (widow of Ben A.)
Rear – Della Corwin, renter
Christian Science practitioner, 723 Littlefield Building
- 1947 *Address change to 1501 W 10th Street*
Lillian Weed, owner (widow of Ben A.)
Rear – Frank and Leta Ogle, renters
Supervisor, TUCC
- 1944 Benjamin A. and Lillian G. Weed, owners
Rear – Vacant
- 1941 Benjamin A. and Lillian Weed, owners
With Community Grocery
- 1939 Benjamin A. and Lillian Weed, owners
Foreman, City Street & Bridge Department

Leta A. Weed, renter
Student, University of Texas

Biographical Information

IX—RENTALS	
80 -Apartments, furnished	
NICE 3 room apartment, private bath, furnished or unfurnished. Rent reasonable. 906 West 6th. 8-2939.	
SMALL APARTMENT in quiet private home, water and light furnished. Phone 3182.	
NICELY FURNISHED apartment, two large rooms, private bath, hot water, garage. Adults. Bills paid. \$20.00. 1501 West 10th.	

We Congratulate

Capt. and Mrs. W. H. Proctor, 1920 Newning, and Lt. and Mrs. Fred W. Carter, 615 West 33rd street, are the only parents with new sons born within the past day among the seven girls. The Proctor baby was born Monday at St. David's hospital, and the Carter baby was born Tuesday at Seton hospital.

We also congratulate:

Mr. and Mrs. E. S. Stuard, 3106 San Gabriel, on the birth of a girl Monday at St. David's hospital.

Mr. and Mrs. **Frank Ogle**, 1501 West 10th street, on the birth of a girl Monday at Seton hospital.

The Austin American (1914-1973); Oct 29, 1939 and The Austin Statesman (1921-1973); Jan 30, 1945



Recent Bride

Mrs. Frank Ogle before her recent marriage was Miss Leta Weed, daughter of Mr. and Mrs. Ben A. Weed. The couple will make their home in Austin where Mr. Ogle is employed with the Texas unemployment compensation commission. Mrs. Ogle is an ex-student in the University of Texas.

The Austin Statesman (1921-1973); Feb 9, 1943

MRS. B. A. WEED

Mrs. B. A. Weed, 1415 West 10th St., died at family residence Thursday. She is survived by two daughters, Mrs. Stanford Doherty of Austin and Mrs. Frank Ogle of Ft. Worth; a son, Maurice Weed of Austin; and three brothers, S. A. Warren of Austin, Joseph Warren of Round Rock, and R. A. Warren of Denton; four grandchildren and two great grandchildren.

Funeral services will be held at 10 a.m. Saturday at Cook Funeral Home with Rev. Bill C. Clark officiating. Burial will follow in Austin Memorial Park.

WEED: Ben A. Weed, 66, died at his home, 1501 West 10th, Monday night after a lingering illness. He is survived by his widow, Mrs. Lillian Weed; two daughters, Mrs. E. S. Doherty and Mrs. Frank Ogle, both of Austin; one son, Maurice A. Weed of California; three grandchildren also survive.

Funeral services will be held Wednesday at 10 a. m. from the Weed-Corley Funeral home with the Rev. E. L. Sparks officiating. Burial will be in Memorial park.

The Austin Statesman (1921-1973); Mar 5, 1946 and Dec 16, 1966

MRS. JOHN CHERNOSKY

Funeral services for Mrs. John Chernosky, 58, of 1415 West 10th Street, were held at the Weed-Corley Funeral Home Thursday with the Rev. Charles E. Bludworth and the Rev. Earl Martin officiating. Burial was in Memorial Park.

Pallbearers were D. M. Perry, Martin Jones, Leland Barclay, William Schoenert, M. O. Thompson, Henry Wideman, Paul Wagoner and Frank Hill.

The Austin Statesman (1921-1973); May 12, 1950

Permits

	Ben A. Weed	1501-B W. 10th St.
95	4	100' of
	-	T&S
		Z

frame apt. on rock garage

283n - 8-9-39

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Tap on lot