

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

## **PROPOSAL**

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

## **PROJECT SPECIFICATIONS**

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- 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. 10<sup>th</sup> 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, 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 with habitable second floor. The proposed auxiliary building is attached to the main building by an enclosed glass walkway and is set back approximately 100' from W. 10<sup>th</sup> 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.

## **DESIGN STANDARDS**

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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:

### *Residential new construction*

#### *1. Location*

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

#### *2. Orientation*

The proposed building is oriented toward the street, with the proposed side-loaded garage located in front of the main building.

#### *3. Scale, massing, and height*

The proposed building is two 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 minimizes the height difference's impact. Its massing appears simple at the W. 10<sup>th</sup> Street elevation, but more complex at secondary elevations.

#### *4. Proportions*

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. However, its position at the rear of the lot may minimize its impact from the street.

#### *5. Design and style*

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. Roofs*

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. Exterior walls*

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.

#### *8. Windows and doors*

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.

#### *9. Porches*

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

#### *11. Attached garages and carports*

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

The project meets some applicable standards.

### **PROPERTY EVALUATION**

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

### **COMMITTEE FEEDBACK**

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Pull the fence back to align with the setback of other buildings on W. 10<sup>th</sup> Street. Amend front of building to be more sympathetic to its context, considering design or landscaping changes to further reduce the building's visibility from the street.

### **STAFF RECOMMENDATION**

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Comment on and release the plans, encouraging the applicant to implement Committee feedback.

# 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.

This product has been produced by GTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





**PROPERTY INFORMATION**

*Source: applicant, 2021*

*Occupancy History*

City Directory Research, May 2021

- |      |  |
|------|--|
| 1959 | Lillian Weed, owner (widow of Ben A.)<br>Rear – Della Corwin, renter |
| 1957 | Lillian Weed, owner (widow of Ben A.)<br>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 10<sup>th</sup> 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.
96	4	100' of T&S
		Z

frame apt. on rock garage

283n - 8-9-39

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Tap on lot