HISTORIC LANDMARK COMMISSION
Applications for Permits in National Register Historic Districts
December 2, 2026
PR-2026-129523; HR-2026-143917
West Line Historic District
1107 Eason Street

Proposal

Construct three residential units.

Project Specifications

Construct three units on the site of a single property, making use of the HOME ordinance. These three housing units are to be detached structures, set in a slightly offset line from the front of the property to the rear alley. As such, only one unit will face Eason Street.

Design Standards

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 districts. The following standards apply to the proposed project:

Residential new construction

1. Location
The front unit will be set up to the required setback, which will keep it generally in line with surrounding contributing structures. The middle and rear units will make use of a circulation path leading from the front to the rear of the property, where an alley is present. Other buildings on the block have structures facing the rear alley, and locating one unit at the rear is appropriate.

2. Orientation
In keeping with the design standards, the front building will face the front street and the rear two units will face the side walkway or alley.

3. Scale, massing, and height
Each housing unit will be two stories in height, with an additional attic studio space. The building plans for each unit are compact and efficient in their space, which creates cohesive massing. While most of the surrounding properties are single-story in height, there are several examples of two-story houses in the local area.

4. Proportions
The square layouts of each unit, combined with their two-story heights, create an appearance of cubes with front-facing gables. While unique in the neighborhood, they are generally in keeping with proportions of other two-story buildings in the district.

5. Design and style
While the design is contemporary, the overall design does fit within the context of the neighborhood. The cork-like material presented in included renderings may fit with other contributing properties, and front facing gable roofs as found throughout the district. While some elements, such as the windows, are asymmetrical and don't create the same level of interaction between the houses and the street, the overall design still complies with the standards.

6. Roofs
A front facing gable form is compatible with the neighborhood. Metal roofing material has been approved as an alternate material, particularly at new construction.

7. Exterior walls
Renderings indicate a cork-like panel finish on all exterior walls. While there are not examples of this material being used elsewhere in the district, there are some similarities between this material and masonry, in that is will read as a bonded pattern making up a full wall.

8. Windows and doors
Windows are of varying sizes and have no clear rhthym in the appearance when viewed from the exterior. It is recommended that fewer different sizes are used, and that orientations are made more uniform. Frames are proposed to be aluminum in material

9. Porches
Small entryway porches are proposed at each unit, but will not read as typical to other instances in the neighborhood. They will be covered with a cantilevered second story, which makes them appear inset.

Summary
The project mostly meets the applicable standards.

Department Comments

A previous application for new construction at this property was heard and approved by HLC at the July 2, 2025 meeting. That proposal also called for construction of three residences, but the size and design has changed significantly enough to require new review by the Commission.

This application will time out on February 15, 2027.

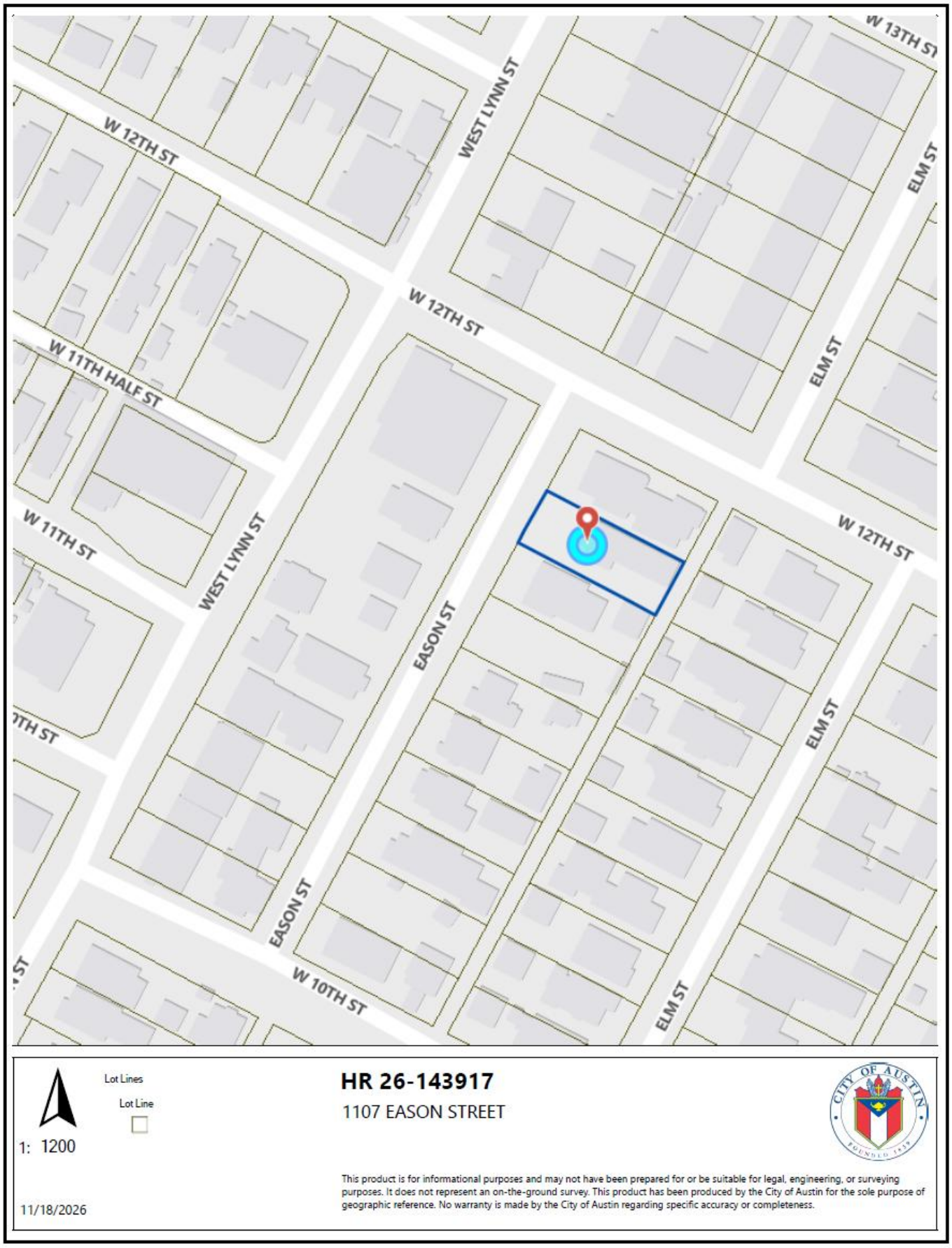
Property Evaluation

The property does not contribute to the West Line National Register district. However, new construction in National Register districts still requires review by the Historic Landmark Commission, even if the property is noncontributing.

Staff Recommendation

Comment on plans for new construction and release the application.

Location Map



Property Information

Photos



Google Streetview, 2024 (property was non-contributing to NRHD, demolition was previously approved)

Historical Information

648 to Graduate in UT Arts, Sciences

The University of Texas College of Arts and Sciences has 648 candidates for degrees at the May 30 commencement exercises. Austin students include:

BACHELOR OF ARTS: Mrs. Kitty Jim Short Anderson, 2203 Nueces; Nancy Lee Anderson, 1206-B Lorraine; Barbara Beth Bailey, 901 West 31st; Videlia Mozelle Barclay, 411 East 45th; Harry Patterson Batis, 708 West 32nd; Sandra Jo Bell, 603 East 23 1-2; Thomas Bowman Black, 1613 Pease Road; William Davidson Blanks, 3200 West Avenue; Martha Ellen Bybee, 1406 Enfield Road; Norman Carl Carlson, 4405 Guadalupe; Walter Lee Carss Jr., 2313 1-2 Longview; Jack William Cashin, 4201 Avenue F; Mrs. Lenna Jean Hahn Chew, 710 West 22nd; David Jacob Christensen, 3007 Avenue F; Elizabeth Cathern Conn, 2505 McDonald; Jim Day, 1517 Forrest Trail; John Lane Denson III, 356-A Deep Eddy Apts.; Jack Henry Dunn, 605 East 47th; John Morgan Etheridge, 4717 Avenue H; Mrs. Alice Marie Murtha Fischer, 902 East 43rd.

Richard Lavon Flenniken, 4902 East Avenue; John Ryan Gibbs, 1110 West 22 1-2; Jacqueline Ann Gilbert, 3811 Tonkawa; Martha Ann Gustafson, 1507 Mohle Drive; Mrs. Frances Jane Mosman Hardin, 3020 Windsor Road; Jane Henderson, 504-A Wooldridge Drive; Alan Phillip Henig, 705 East 24th; Ervin Arthur Jaster, 706 West 30th; Sidney Ralph Jeffers, 1107 Eason; Willard Robert Karn Jr., 501 West 18th; Edna Mamie Kilian, Route 4, Box 145; Herbert Howard Lang, 507 Harris Avenue; Lewis Chester Lay, 707 1-2 West 23rd; Jerry Jordon McCauley, 2904 Speedway; Nelson Dwyer McClung, 902 West Lynn; Thomas Rudd McElhenney, 1511 Rainbow Bend; Elmer Thomas McQuaide Jr., 911 West Fifth; Louise Marshall, 1415 Westover, Charlotte Page Mickey, 1504 West Avenue; Katherine Eugenia Milton, 3403 Bridle Path; Marshall Monroe, 3410 Hollywood; Barbara Ellen Mosier, 2831 San Gabriel; DeWitt Collier Nogues, Route 3, Box 460-D; Stella Jean Oates, 1914 Nueces; Henry Birkner Owens, 3204 Fairfax Walk.

Doris Marie Pfluger, 2718 Woolridge Drive; Archie Davis Prestridge, 409 West 38th; Arthur Warren Radcliffe, 3905 Chestnut; Alice Mae Rice, 1507-B West 39 1-2; James Malcolm Robinson, 1307 Norwalk; Carmen Romera-Navarro, 2203 Bowman Avenue; Lenn Gene Sellers, 248 Oak Grove Courts; Mrs. Billie Squibb Shaw, 1210 Brentwood; William Gerald Shelton, 714 West 21st; Charles Bacon Smallwood, 507 West 14th; John Lee Smith, 2515 Pearl; Alice Sweet, 1604 Mohle Drive; George Woods Taylor, 3304 Jefferson; Nancy Louise Taylor, 1515 West 30th; James Bullock Thomas, 1702 San Antonio; Frances Huffington Wade, 1708 Enfield; Mrs. Ingeborg Elizabeth Gretz Weigel, 241 Oak Grove Courts; Beverly Jane Wilson, 2534 South Congress; John Gary Winston, 808 West 32nd; Edwin Reinhold York, 2404 Tower Drive.

BACHELOR OF SCIENCE IN CHEMISTRY: Fay Madeline Focht, 2823 Salado; Alta Ovonne Hanna, 3508 Gonzales; and Claude Edwin Putnam, 5 Kern Ramble.

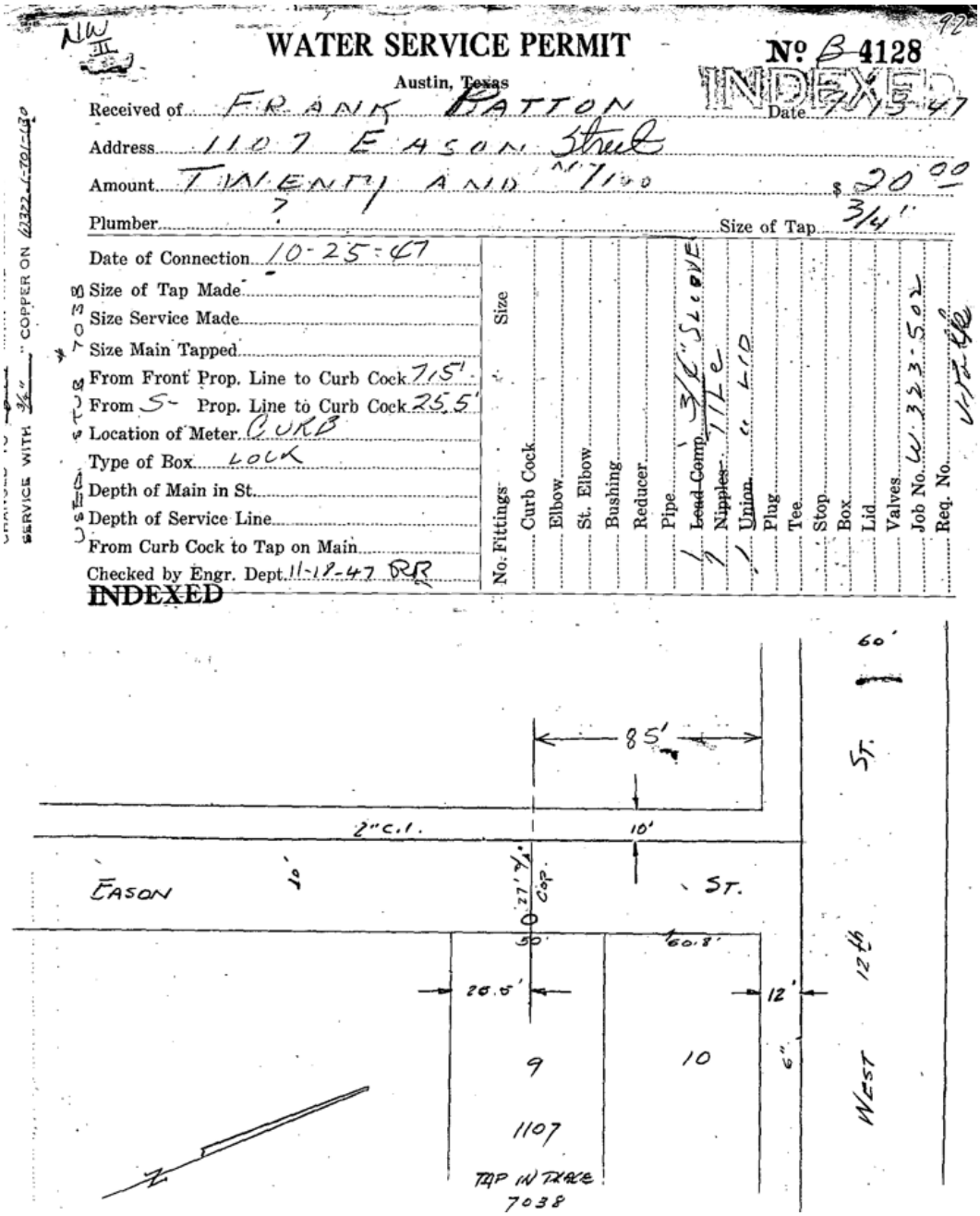
BACHELOR OF SCIENCE IN GEOLOGY: Charles Lee Roy Holt Jr., 1515 Barton Springs Road; and Bettye Jo Hudson, 1900 West 38th.

BACHELOR OF SCIENCE IN HOME SCONOMICS: Mrs. Mary Elsie Goodman Cone, 208 East 31st; Patsy Jean Davis, 1418 Alameda; Mrs. Lucinda Jane Kerr Christensen, 1411 Winsted Lane; Mary Christine McIntosh, 2618 Speedway; Mrs. Joyce Louise Long Robertson, 1806 Wooldridge; Adele Rose Marie Schneider, 2800 East 22nd; Mrs. Jean Elizabeth Jung Sudbury, 1607-B Brackenridge Apts.; Adelle Upchurch, 1710 Windsor Road; Mrs. Mary Nell McElhannon, 1509 Northwood Road; and Mrs. Alma Louise Street Pitts, 2208 Parkway.

BACHELOR OF SCIENCE IN PHYSICS: Eugene Gilbert Freemon, 936 East 53 1-2; Eric Jacob Kaspar, 4213 Marathon; and Herbert Travis Williams, 1150 Gunter.

The Austin Statesman (1921-1973); May 16, 1949; 2.

Permits



NW III

WATER SERVICE PERMIT Nº B 4128

Austin, Texas

INDEXED

Received of FRANK PATTON Date 7/15/47

Address 1107 EASON Street

Amount TWENTY AND NO/100 $ 20.00

Plumber ? Size of Tap 3/4"

Date of Connection 10-25-47

Size of Tap Made

Size Service Made

Size Main Tapped

From Front Prop. Line to Curb Cock 7.5'

From S- Prop. Line to Curb Cock 25.5'

Location of Meter CURB

Type of Box LOCK

Depth of Main in St.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept. 11-18-47 RR

INDEXED

No. Fittings	Size
Curb Cock	
Elbow	
St. Elbow	
Bushing	
Reducer	
Pipe	
~~Lead Comp.~~	1 3/4" SLEEVE
~~Nipples~~	1 1/2
Union	1 " LID
Plug	
Tee	
Stop	
Box	
Lid	
Valves	
Job No.	W-323-502
Req. No.	

SERVICE WITH 3/4" COPPER ON W322 1-701-130

USED STUB #7038

Water tap permit, 1947