

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2025-0105

HLC DATE: November 5, 2025

PC DATE: December 9, 2025

CC Date: January 22, 2026

APPLICANT: O'Connell Architecture, LLC (Lori Martin)

HISTORIC NAME: Simmons-Glaser House

WATERSHED: Lady Bird Lake, Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1112 West 10th Street

ZONING CHANGE: SF-3-HD-NP to SF-3-H-HD-NP

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence-historic district-neighborhood plan (SF-3-HD-NP) to family residence-historic landmark-historic district-neighborhood plan (SF-3-H-HD-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Community value and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: November 5, 2025: Grant the proposed zoning change from family residence-historic district-neighborhood plan (SF-3-HD-NP) to family residence-historic landmark-historic district-neighborhood plan combining district (SF-3-H-HD-NP) zoning (9-0-1).

PLANNING COMMISSION ACTION: December 9, 2025: Grant the proposed zoning change from family residence-historic district-neighborhood plan (SF-3-HD-NP) to family residence-historic landmark-historic district-neighborhood plan combining district (SF-3-H-HD-NP) zoning (10-0).

CITY COUNCIL ACTION:

CASE MANAGER: Austin Lukes, 512-978-0766

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Old West Austin Neighborhood Association, Old West Austin Neighborhood Plan Contact Team, Preservation Austin, Shoal Creek Conservancy

DEPARTMENT COMMENTS: The property is currently listed as being a contributing resource to the Castle Hill local historic district, as well as a contributing resource to the West Line National Register district.

BASIS FOR RECOMMENDATION:

The earliest records of the building at 1112 West 10th Street existing are from tax documents from 1903, though the style of the building, as well as similar structures in the neighborhood, may indicate that the property was constructed a few years before that. The Second Empire style was popular from the 1850s through the 1880s, but it is possible that the style continued for new construction in Austin into the 20th century. The Simmons-Glaser House, along with houses on this and neighboring streets were built during a campaign in the 1890s by local builder Nick Dawson, who used similar materials and proportions. Even though the exact date of construction may be uncertain, the asymmetrical front elevation, with a bay extension on the west half and front porch at the east complete with decorative millwork, indicate that this house is in excellent condition and retains good integrity.

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that contributed significantly to the history of the city, state, or nation or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

Mentioned above, the property is associated with Austin builder Nick Dawson, who designed numerous buildings in this part of town. The Simmons-Glaser House exemplifies the uniformity of design that Dawson brought to the streets adjacent to the Texas Military Institute, and an overall neighborhood design that was not found in the city until around this time. Previous to this, writes historian Lori Martin,

“The Dawsons’ work is significant beyond its evident craftsmanship; the collection of houses represents the first sustained building campaign in the West Line Historic District. Almost all of the early houses in the Raymond and neighboring subdivisions (1870-1895) were individual efforts built with little or no consideration for neighboring designs or building types. Lots and blocks were developed piecemeal, and houses varied from architect-designed brick

mansions to more modest frame houses built by contractors from plan books. Even within the exclusive Raymond Heights subdivision, there was little consistency beyond the large house and lot; several of the grand houses were of brick construction while others were frame, and their construction spanned nearly 40 years from the ca. 1854 Raymond House to the ca. 1891 Joseph Nalle House. Although all were large, 2- to 2 ½ story houses, some display Italianate detailing while others exhibit Queen Anne or Greek Revival stylistic features. Their setback from W. Sixth Street varied according to the site's elevation so there was no rhythm to the streetscape along W. Sixth Street.

In the Silliman Subdivision, on the other hand, W. Tenth and W. Eleventh streets were almost fully built out within a very short period of time – from about 1894 to 1898 – and the houses shared similar designs, materials, size, height and scale. Lot sizes and setbacks were consistent, and the resulting streetscapes convey an orderly, planned appearance.”

By combining a unified design that would later be commonplace in subdivision tract housing, but retaining the elements of craft such as the limestone facades and decorative millwork, the work of Nick Dawson signified a pivot point of the type of development in Austin as it branched outside of its previous boundaries into land that had, to that point, not been touched by city services. The Simmons-Glaser House is one of the most intact examples of that construction, maintaining a strong historic association.

Beyond the construction of the property, the first owners of the newly built residence were deeply involved in the development of the city's then western suburbs, now referred to as Old West Austin. David and Virgilia Simmons owned the property from 1903-1913, but had connections to the area for some time before and after. At the time they bought the residence, David Simmons was the assistant Attorney General of Texas, and he would later enter private practice. In 1908, he joined other west Austin residents to form the West Austin Improvement Club, which acted to modernize and beautify the area that had been until then underdeveloped. This advocacy included the improvement of streets, the creation of sidewalks, establishing a mail service, and extending streetcar lines further to the west. The historic zoning application goes on to say,

As a founding member and chair of the Membership Committee, Judge Simmons emphasized the importance of citizen participation and financial support, setting club dues at fifty cents per month. He was a persuasive advocate for urban reform, often calling upon Austinites to take collective responsibility for their city's condition. Even before the formal establishment of the West Austin Improvement Club, Simmons was publicly urging residents to clean and maintain the city's streets, warning of the dangers of stagnant water and poor sanitation during the Yellow Fever outbreaks that had devastated other Texas cities such as New Orleans and San Antonio.

Simmons' leadership reflected the spirit of Progressive Era reform, combining civic pride, public health advocacy, and a vision for infrastructural improvement. Under his influence, the West Austin Improvement Club became a focal point for community action and urban advocacy, engaging local residents in efforts to enhance livability and civic responsibility. Although the club experienced periods of dormancy, it was later revived by area residents who continued to pursue the goals first articulated by Judge Simmons and his peers.

The mark left by David and Virgilia Simmons on the neighborhood now known as Old West Austin was significant and crucial to the development and expansion of the city towards the west.

§ 25-2-352(3)(c)(iv) Community Value. *The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.*

After initially being owned and occupied by Assistant Attorney General of Texas David E. Simmons, the property was purchased in 1913 by Samuel A. Glaser and his wife Emma, where they raised two children. Samuel Glaser was a self-taught barber who was associated with or partially owned numerous barber shops throughout town. However, he was also a passionate musician and, in 1907, organized with seven other Austin musicians the Austin Musicians Union No. 433, which became an important step towards the professionalization of the Austin music scene. In historian Lori Martin's words:

“The Musicians' Union Local No. 433 was organized on June 8, 1907, when “eight musicians of Austin, including Samuel Glaser, met and formulated a plan for the betterment and standardization of music conditions.” Local 433 was founded at a time when Austin was emerging as a cultural hub in Central Texas. The union was created to organize professional musicians, giving them collective bargaining power for fair pay and better working conditions. Prior to the union's formation, musicians often worked for irregular wages and had little protection against exploitative employers.

According to multiple newspaper articles, Glaser was a founding member and served as the secretary of Local 433

over the course of several years, including 1913-1921. In the early 20th century, the secretary was one of the most important officers in the local AFM union. As secretary, Glaser handled membership records, correspondence and financial reporting to the national American Federation of Musicians headquarters. He kept the minutes of meetings, maintained the union's roster of musicians and distributed the official scale of prices, the wage guidelines for performances.

1915 was a critical time as Austin's live music economy would have been expanding with theaters like the Majestic (1915), now the Paramount and the Lyric (1916), vaudeville and silent film orchestras as well as concerts in the park that were promoted and subsidized by the city.

The influence of the Local 433 on professionalizing and protecting musicians in Austin cannot be overstated. The union did more than oversee contracts; it directly shaped who got to play, where they could perform and how Austin built its identity as a true music city. The following timeline amplifies the union's impact since its formation."

The founding and development of the professional musician community, aided in great part by the Glaser family, laid the groundwork for Austin to grow to a city known for its live music. Through the union's work, professional pay and standards became more common throughout the city from its largest theatres to its smaller venues.

PARCEL NO.: 0109010618

LEGAL DESCRIPTION: LOT 16 & W 25 FT OF LOT 17 BLK 6 OLT 5 DIV Z SILLIMAN SUBD

ESTIMATED ANNUAL TAX EXEMPTION (homestead, capped):

AISD	COA	TC	TC Health	Total
\$3,500.00	\$2,500.00	\$2,500.00	\$1,599.45	\$10,099.45

APPRAISED VALUE: \$2,282,043 (Land: \$910,589; Improvement: \$1,396,454)

PRESENT USE: Residence

DATE BUILT/PERIOD OF SIGNIFICANCE: 1903; 1903-1936

INTEGRITY/ALTERATIONS: Strong integrity. A 1970s rear addition is still present, but the original rear wall was retained and present at interior of house. A garage and apartment structure was constructed around this time as well, but there is no physical connection between the main house and this structure. Otherwise, maintenance work has been completed, with in-kind replacement of materials.

PRESENT OWNERS: Taylor Green

ORIGINAL OWNER(S): David E. Simmons

OTHER HISTORICAL DESIGNATIONS: Contributing resource, Castle Hill local historic district; contributing resource, West Line National Register district

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: Taylor Green	
2. PROJECT NAME: Simmons-Glaser House	
3. PROJECT STREET ADDRESS (or Range): 1112 W. 10th Street, Austin, TX	
ZIP 78703	COUNTY: Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF	
_____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____ DISTANCE FROM ITS	
INTERSECTION WITH _____ CROSS STREET.	

AREA TO BE REZONED:

4. ACRES	0.245	(OR)	SQ.FT.	10,564,76	
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
SF-3-HD-NP	Residential		0.245/10,564.76	Residential	SF-3-H-HD-NP
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER:	_____
7. RESTRICTIVE COVENANT?	(YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER:	_____
8. SUBDIVISION?	(YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER:	_____
9. SITE PLAN?	(YES / <input checked="" type="checkbox"/> NO)	FILE NUMBER:	_____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Silliman Subdivision

Block(s) 6 Lot(s) Lot 16 & 25 FT of Lot 17 Outlot(s) 5

Plat Book: 1 Page

Number: 118

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 1 **PAGE:** 118 **TAX PARCEL I.D. NO.** 01090106180000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? ☒ YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) Old West Austin NP

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? ☒ YES / NO Castle Hill LHD; West Line HD

14. IS A TIA REQUIRED? YES ☒ NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: Taylor Green NAME: Taylor Green

FIRM NAME: _____ TELEPHONE NUMBER: (903) 521-4598

STREET ADDRESS: 1112 W. 10th Street

CITY: Austin STATE: Texas ZIP CODE: 78703

EMAIL ADDRESS: [REDACTED]

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: Lori Martin NAME: Lori Martin, Architectural Historian

FIRM NAME: O'Connell Architecture, LLC TELEPHONE NUMBER: (512) 423-6841

STREET ADDRESS: 3908 Avenue B., Room 309

CITY: Austin STATE: Texas ZIP CODE: 78731

CONTACT PERSON: Lori Martin TELEPHONE NUMBER: (512) 423-6841

EMAIL ADDRESS: [REDACTED]

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Lori Martin

October 9, 2025

Signature

Date

Lori Martin, Architectural Historian

Name (Typed or Printed)

O'Connell Architecture, LLC

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Taylor Green

October 9, 2025

Signature

Date

Taylor Green

Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Lori Martin have checked for subdivision plat notes, deed restrictions,

(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1112 W. 10th Street, Austin, TX 78703

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Lori Martin

(Applicant's signature)

October 9, 2025

(Date)

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 1112 W. 10th Street, Austin, TX

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Date	Instrument	Grantor	Grantee	Recorded	Instrument #
4/17/1896	Plat	C.H. Silliman	Public	Vol. 1, Pg. 118	
6/24/1896	Deed	C.H. Silliman	W. D. Hutchison and F.F. Nicolds	Vol. 133, Pg. 577	
6-Jan-1902	Deed	F.F. Nicolds	B. Hutchison, Estate of W.D. Hutchison	Vol. 178, Pg. 181	
5-Mar-1903	Deed	Beverly Hutchison, Estate of W.D. Hutchison	David E. Simmons	Vol. 185, Pg. 260	
19-Aug-1910	Deed	David E. and Virgilia Simmons	F.H. Smith	Vol. 241, Pg. 609	
9/1/10	Deed	F.H. and Emma Smith	T.H. Barrow	Vol. 242, Pg. 19	
5-Dec-1910	Deed	T.H. Barrow	W.F. Shelton	Vol. 242, Pg. 594	
15-Dec-1911	Deed	W.F. Shelton	H.D. Gruene	Vol. 210, Page 291	
7-May-1913	Deed	H.D. Gruene	S.A. Glaser	Vol. 256, Pg. 683	
6-May-1937	Sheriff's Deed	Lee O. Allen, Sheriff	Roger A. Burleson	Vol. 559, Pg. 460	
28-May-1941	Deed	Roger A. Burleson	B.H. Peacock	Vol. 675, Pg. 128	
18-Apr-1946	Deed	B.H. Peacock	Varine Varnell and Celeste Dodd	Vol. 791, Pg. 251	
31-May-1973	Deed	Celeste Dodd, Estate of Varine Varnell	Don E. and Ann Watt, Jr.	Vol. 4658, Pg. 2193	
13-Sep-1977	Deed	Cecil Ann Watt	Donley E. Watt	Vol. 5916, Pg. 48	
2-Nov-1977	Deed	Don E. and Ann Watt, Jr.	Susan D. Spradlin	Vol. 5954, Vol. 1694	
31-Jul-1989	Deed	Robert F. Spradlin, Jr., Estate of Susan Spradlin	Mark Derthick	Vol. 10990, Pg. 1399	
3-May-1995	Deed	Mark Derthick	James. M. Laughead and Lisa Ott Laky	Vol. 12429, Pg. 1380	
8-Apr-2010	Death Certification	James M. Laughead and Lisa Ott Laky	Lisa Ott Laky		
1-Jul-2015	Warranty Deed		Lisa Ott Laky		2015104066
2-Nov-2015	Warranty Deed	Lisa Ott Laky	Clay and Whitney Langdon		2015176282
19-Apr-2021	Warranty Deed	Clay and Whitney Langdon	Patrick R. Maloney		2021086048
1-Aug-2025	Warranty Deed	Patrick R. Maloney	Taylor Green		2025084919

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 1112 W. 10th Street, Austin, TX

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Owner/Occupant	Occupation	Source
1903-04	David E. Simmons	Asst. Attorney General of Texas	1903-04 Austin City Directory, pg. 244
1909-10	David E. Simmons	Attorney, private practice	1909-10 Austin City Directory, pg. 251
1918	Samuel A. Glaser	Barber	1918 Austin City Directory, pg. 237
1922	Samuel A. Glaser	Barber	1922 Austin City Directory, pg. 506
1927	Samuel A. and Emma Glaser	Barber and florist	1927 Austin City Directory, pg. 524
1932-33	Samuel A. Glaser	Barber	1932-33 Austin City Directory, pg. 531
1937	Samuel A. Glaser	Barber	1937 Austin City Directory, pg. 745
1942	Keet and Hazel Richardson	Brkmm	1942 Austin City Directory, pg. 520
1947	Varine Varnell	Sten, Attorney General of Texas	1947 Austin City Directory, pg. 724
1952	Mrs. Celeste Dodd, widow	Teacher	1952 Austin City Directory, pg. 170
1957	Mrs. Celeste Dodd, widow	Teacher	1957 Austin City Directory, pg. 229
1962	Mrs. Celeste Dodd, widow	Teacher	1962 Austin City Directory, pg. 274
1967	Mrs. Celeste Dodd, widow	Teacher	1967 Austin City Directory, pg. 247
1972	Mrs. Celeste Dodd, widow	Speech pathologist, Girling & Assoc.	1972 Austin City Directory, pg. 293
1977	Don E. and Ann Watt, Jr.	Director, Austin High Center	1977 Austin City Directory, pg. 968
1983	Robert F. and Sue Spradlin	Owners, Book Front	1983 Austin City Directory, pg. 788
1988	Vacant, 1112a; No return, 1112b		1988 Austin City Directory, pg. 19
1992	Mark Dethick, 1112a; Richard E. Kole, 1112b		1992 Austin City Directory, pgs. 156 and 330
1997-98	James Laughead, 1112a; Mandi Bentley, 1112b		1997-98 Austin City Directory, pg. 14
2003	James Laughead and Lisa Ott Laky		Travis Central Appraisal District
2008	James Laughead and Lisa Ott Laky		Travis Central Appraisal District
2013	Lisa Ott Laky		Travis Central Appraisal District
2018	Clay and Whitney Langdon		Travis Central Appraisal District
2023	Patrick Maloney		Travis Central Appraisal District
2025	Taylor Hodge Green	Financial Team, Stream Realty	Owner interview

**Historic Narrative
Simmons-Glaser House
1112 W. 10th Street
Austin, Texas 78703**

Summary

The land on which this home sits was part of the 1848 Raymond Tract; it subsequently was divided and subdivided by Charles H. Silliman and W O. Hutchison. The City Directory listings show that the first owner was attorney David E. Simmons and his wife Virgilia in 1903. Simmons was active in the community and worked to clean up the city streets and bring improvements to West Austin and was a founding member of the West Austin Improvement Club.

After a short succession of owners, the house was acquired in 1913 by Samuel A. Glaser, who was an Austrian immigrant and a self-taught barber. He and his wife, Emma, and two children resided here for over twenty years. Emma ran a florist business from the house, aided by her son for more than a decade. He was a well-known barber and either owned or was associated with many barber shops in the city, including the first one at Camp Mabry. Samuel was also known to be one of the finest musicians in the city. In 1907, Glaser and seven other local musicians organized the Musicians' Union Local 433, laying the foundation for musicians' rights and fair pay and forever solidifying Austin as a hub for musicians to this day. The house was owned and occupied from 1946 to 1973 by two accomplished sisters, Varine Varnell and Dr. Celeste Varnell Dodd. After a series of owners, the current owner purchased the home in August 2025.

In 1995, owners James M. Laughead and Lisa Ott Laky made renovations to the residence and opened the passageway from the downstairs hall into the dining room, as it had been originally. The original footprint of the structure had been altered by a previous owner with the addition of a one-story kitchen in the rear. Standing in the kitchen, one sees the original stone outer wall of the house, which is now the south wall of the kitchen. They added a second story to this addition in 1996, creating two bedrooms and a bathroom. More recently, the kitchen has been remodeled, as have the master bedroom and bath.

According to records of the Travis Central Appraisal District, the home was built in 1903. Stylistically, the Simmons-Glaser House can be labeled Second Empire, a subset of Victorian design that may imply an earlier construction date for the home. The style was most popular between 1855 and 1885. Its prominent mansard roof uninterrupted except for dormers and its handsome asymmetrical style with prominent bay extension and recessed porch imply an earlier construction date. The cut limestone house retains various original features, such as longleaf pine floors, the stone wall in the kitchen and den, transoms over the exterior doors, and woodwork in the original rooms downstairs. The two front doors and the side door on the west appear to be original, as well.¹

The home's architectural style, materiality and location of the home nestled among others like it on W. 10th and 11th Streets also gives credence to the possibility that the home was built as part of a planned

¹ Jewels of Castle Hill. 2009 Heritage Homes Tour Program. Heritage Society of Austin.

development built in a short time from about 1894 to 1898 by local builder Nick Dawson. These houses share similar designs, materials, size, height and scale. Lot sizes and setbacks were consistent, and the resulting streetscapes convey an orderly, planned appearance.

The current owner purchased the home earlier this year from Patrick R. Maloney, one of many owners in the home's history. Research of City of Austin permitting records and notes from the current owner indicate the following improvements and changes to the house:

DATE	WORK PERFORMED ON HOUSE
1980	Repair and remodel existing duplex.
1996	Extend 2nd floor at rear of house
2006	Interior remodel of primary bath and closet; move plumbing and electrical
2010	Replace existing HVAC in primary residence.
2016	Enlarge window on 1970s addition; repair flooring on front porch; Kitchen remodel; 3-bathroom remodel/fixture exchange. Interior veneer change. Window service/upgrade. Frame repair/service. Floor service. Electrical Service. Adding two new windows
2018	Renovations to existing ADU; replace windows in-kind; repair and replace siding and exterior doors; repair roof.
2021	Replace outdated electrical service
2021	Add electric vehicle charging station.
2025	Removal of two dead trees in back yard

Community Value

Samuel Glaser, founding member of Musician's Local Union 433

Samuel Glaser and his wife, Emma, purchased the home in 1913. Glaser moved to Austin when he was 10 years old and lived in the city until his death at 76. His wife Emma ran Glaser Florist with her son from their home on 10th Street for over a decade between 1925 and 1936 and even sponsored a baseball team over the years.²

Samuel Glaser was a barber by trade, but a musician at heart and spent his free time tirelessly advocating for the rights of his fellow musicians. As a charter member of the Austin Musicians Union No. 433³, Glaser and the Local 433 helped professionalize Austin's music scene, long before the city was known as the "Live Music Capital of the World." The rest, as they say, is history and it defined the city we know and love today.

The Musicians' Union Local No. 433 was organized on June 8, 1907, when "eight musicians of Austin, including Samuel Glaser, met and formulated a plan for the betterment and standardization of music conditions." Local 433 was founded at a time when Austin was emerging as a cultural hub in Central Texas. The union was created to organize professional musicians, giving them collective bargaining

² Small advertisements are sprinkled throughout *The Austin Statesman* for the decade 1925-1935.

³ "Austin Musicians' Union Organized here 19 Years Ago: New Building Planned here to Care for Growth of Association." *The Austin Statesman*. May 9, 1926. Pg. B1.

power for fair pay and better working conditions. Prior to the union's formation, musicians often worked for irregular wages and had little protection against exploitative employers.

According to multiple newspaper articles, Glaser was a founding member⁴ and served as the secretary of Local 433 over the course of several years, including 1913-1921. In the early 20th century, the secretary was one of the most important officers in the local AFM union. As secretary, Glaser handled membership records, correspondence⁵ and financial reporting to the national American Federation of Musicians headquarters. He kept the minutes of meetings, maintained the union's roster of musicians and distributed the official scale of prices, the wage guidelines for performances.⁶

1915 was a critical time as Austin's live music economy would have been expanding with theaters like the Majestic (1915), now the Paramount and the Lyric (1916), vaudeville and silent film orchestras as well as concerts in the park that were promoted and subsidized by the city.⁷

The influence of the Local 433 on professionalizing and protecting musicians in Austin cannot be overstated. The union did more than oversee contracts; it directly shaped who got to play, where they could perform and how Austin built its identity as a true music city. The following timeline amplifies the union's impact since its formation.

In the early 1900s, after its organization in 1907 as part of the American Federation of Musicians, Local 433 members provided the backbone for live theater orchestras in Austin, accompanying vaudeville, silent films, and stage productions. These musicians also formed the core of what became the Austin Symphony Orchestra, established in 1911. Many early symphony players were union members, ensuring a dependable standard of performance and pay.

Union musicians played a huge role in Austin's thriving dance hall scene, especially along East Austin, where jazz, swing, and blues flourished in the 1920s-40s. Bigger regional or national acts touring through Texas often relied on Local 433 members to fill orchestras or backing bands, giving Austin musicians access to more prominent artists.

Like many unions in the 1950s-60s, Local 433 was historically segregated, with separate locals for Black and white musicians. In the mid-20th century, the Austin Black Musicians' Union (often connected to Local 496 in Houston) worked alongside 433. By the 1960s, the push for desegregation merged these locals, broadening opportunities for Black musicians in Austin. This integration contributed to the rise of legendary East Austin blues and R&B scenes, influencing artists like T.D. Bell, Erbie Bowser, and eventually Clifford Antone's music community. Antone's legacy continues as the club celebrates its 50th anniversary this year.

⁴ "Austin Musicians' Union Organized here 19 Years Ago: New Building Planned here to Care for Growth of Association."

⁵ MUSICIANS WON'T LET UNION MEN PLAY WITH NON-UNIONISTS AT DAM. *The Austin American*. Aug. 31, 1914. Pg. 10

⁶ Debate is Spirited: Disagreement over summer concert contracts. *Austin American-Statesman*. May 17, 1911. Pg. 7.

⁷ Debate is Spirited.

Antone's opened on July 15, 1975 with Zydeco king Clifton Chenier and his Red Hot Louisiana Band. The former furniture store soon became a venue featuring new bands like the Fabulous Thunderbirds and Stevie Ray Vaughan's Triple Threat Revue. Clifford and his club soon became the standard and a must stop for blues musicians across the country.⁸

With the explosion of Austin's rock and country-rock reputation in the 1970s-80s, union musicians gained more visibility. Artists like Willie Nelson and venues like the Armadillo World Headquarters have left their indelible on Austin's music landscape. The Armadillo became a must-play venue for legends like Willie, Waylon Jennings and Bruce Springsteen. Artists as diverse as Alice Cooper, Barry Manilow, the Ramones and the B-52s all graced the Armadillo stage.⁹ The list of artists is quite remarkable and truly emphasizes the development of Austin as a destination for musicians and music lover alike. Local 433 advocated for fair treatment in clubs and recording sessions, ensuring that the city's growing reputation didn't come at the cost of underpaying musicians.

As the complexion of the music industry was evolving in the last decade of the 20th century, Local 433 continued to support musicians by advocating for recording rights and royalties during the cassette and CD boom and continuing to strengthen Austin's identity as a hub for musicians.

Local 433 continues to represent musicians in orchestras, including Austin Symphony and Ballet Austin, theater productions, and touring acts in 11 Central Texas counties. They also support independent artists by negotiating protections for recording, streaming, and live performances — especially important in Austin's modern "gig economy" for musicians. Local 433 remains active in representing Austin-area musicians, both protecting their labor rights and preserving the city's reputation as a music-rich community. Thanks to Samuel Glaser and a small group of like-minded musicians, Union Local 433 has been at the center of Austin's cultural and labor history — from early theater orchestras to modern-day gigging musicians — ensuring fair pay, professional standards, and inclusion in one of the world's most famous music cities.

Historical Associations

Nick Dawson's Sustained Development in the Silliman Addition

In 1894, Colonel John Garland James, former superintendent of the Texas Military Institute, sold his 32-acre campus to C.H. Silliman who then subdivided the area into city lots (TMI RTHL file). James had been living in "the castle" and the building continued in use as a private residence with the surrounding lots on W. Tenth and W. Eleventh streets developed for residential use. Well-known Austin contractor Nick Dawson and his sisters designed a number of distinctive stone houses on W. Tenth and W. Eleventh streets in the 1890s. The houses are characteristic of the Dawsons' work throughout the city; they are primarily 1-story stone houses above basements with some combination of turrets, bay windows and inset porches with turned posts and decorative brackets. Dawson, a native of Pittsburgh, Pennsylvania, came to Austin in 1851 and established a contracting business. His limestone, modest Queen Anne style houses are the hallmark of his trade and a number throughout the city are Austin Landmarks. The collection of houses on W. Tenth and W. Eleventh streets have

⁸ Antone's 50. 1975-2025. <https://antonesnightclub.com/history/>

⁹ Armadillo World Headquarters: The legend of the Armadillo. <https://armadilloworld.com/the-legend-2/>

erroneously been identified as staff housing for the Texas Military Institute, but that institution had been closed for nearly 15 years when the property was redeveloped for housing starts. Dawson died in 1903 after a long career in the construction business.

The Dawsons' work is significant beyond its evident craftsmanship; the collection of houses represents the first sustained building campaign in the West Line Historic District. Almost all of the early houses in the Raymond and neighboring subdivisions (1870-1895) were individual efforts built with little or no consideration for neighboring designs or building types. Lots and blocks were developed piecemeal, and houses varied from architect-designed brick mansions to more modest frame houses built by contractors from plan books. Even within the exclusive Raymond Heights subdivision, there was little consistency beyond the large house and lot; several of the grand houses were of brick construction while others were frame, and their construction spanned nearly 40 years from the ca. 1854 Raymond House to the ca.1891 Joseph Nalle House. Although all were large, 2- to 2 ½ story houses, some display Italianate detailing while others exhibit Queen Anne or Greek Revival stylistic features. Their setback from W. Sixth Street varied according to the site's elevation so there was no rhythm to the streetscape along W. Sixth Street.

In the Silliman Subdivision, on the other hand, W. Tenth and W. Eleventh streets were almost fully built out within a very short period of time – from about 1894 to 1898 – and the houses shared similar designs, materials, size, height and scale. Lot sizes and setbacks were consistent, and the resulting streetscapes convey an orderly, planned appearance.¹⁰

David E. and Virgilia Simmons

Judge David Edward Simmons (1870–1935) was a prominent Austin attorney and civic leader whose professional and community contributions significantly shaped the early development of West Austin in the first decade of the twentieth century. A graduate of the University of Texas at Austin, Simmons began his legal career in 1898 as Assistant Attorney General of the State of Texas. After several years of public service, he entered private practice in 1904, establishing himself as a respected member of Austin's legal and civic community. In 1903, Simmons and his wife, Vigilia Finlay Simmons, purchased and occupied the residence at 1012 (now 1112) West 10th Street, where they would reside for many years.

Deeply engaged in the social and moral fabric of Austin, Judge Simmons was active in the First Baptist Church, the Boy Scouts of America, and the Temperance Movement. His enduring legacy, however, lies in his leadership and advocacy for civic improvements in the city's western neighborhoods. In 1908, Simmons joined a group of citizens to form the West Austin Improvement Club, among the earliest neighborhood associations in Austin and reflecting the growing civic consciousness and reform-minded spirit of the early twentieth century. The organization was established to promote the beautification and modernization of the area. The club's objectives included the improvement of streets, alleys, and sidewalks, the establishment of regular mail service, and the extension of the city's streetcar lines further west to connect residents with the downtown business district and "in other ways make West Austin prettier and better to live in."¹¹

¹⁰ Language regarding Nick Dawson taken from West Line Historic District, National Register nomination. Listed 2005.

¹¹ West Austin Organizes.

As a founding member and chair of the Membership Committee, Judge Simmons emphasized the importance of citizen participation and financial support, setting club dues at fifty cents per month. He was a persuasive advocate for urban reform, often calling upon Austinites to take collective responsibility for their city's condition. Even before the formal establishment of the West Austin Improvement Club, Simmons was publicly urging residents to clean and maintain the city's streets, warning of the dangers of stagnant water and poor sanitation during the Yellow Fever outbreaks that had devastated other Texas cities such as New Orleans and San Antonio.¹²

Simmons' leadership reflected the spirit of Progressive Era reform, combining civic pride, public health advocacy, and a vision for infrastructural improvement. Under his influence, the West Austin Improvement Club became a focal point for community action and urban advocacy, engaging local residents in efforts to enhance livability and civic responsibility. Although the club experienced periods of dormancy, it was later revived by area residents who continued to pursue the goals first articulated by Judge Simmons and his peers.

Through his legal career, community involvement, and leadership in the West Austin Improvement Club, Judge Simmons embodied the ideals of civic engagement and local self-improvement that characterized early twentieth-century Austin. His efforts contributed meaningfully to the development of West Austin as a desirable residential area and to the broader movement toward modernization and urban reform that defined the city's growth during this period.

Impact of the West Austin Improvement Club

The West Austin Improvement Club was established by a group of "westsiders" on July 16, 1908 at a meeting held at the West Austin Fire Hall. The movement, conceived of weeks earlier, came to fruition that evening with a large and enthusiastic contingent of neighbors in attendance. The members felt the only option for improvements to their section of town was to organize.

Officers were elected, including C. J. Martin as president, Will Shelley, vice president and John McNamara, secretary-treasurer. Judge D.E. Simmons was appointed to the Membership Committee, tasked with enlisting every resident in that part of the city be enrolled in the cause.¹³ Meetings were held semi-monthly with plans to move to the third Thursday of each month as the group became more established.

The West Austin Improvement Club was known as a determined group of citizens who fought diligently for improvements to the west side of the city. One of the issues the club undertook was extension of the streetcar line west to the dam that was to be reconstructed after the flood of 1900. Members of the club advocated for the extension starting as early as 1908¹⁴ and continued to fight in the ensuing years until 1911, when C.J. Martin, president called a special meeting where W.D. Shelley presented the proposition submitted by the streetcar company.¹⁵ Finally, in June 1912, the president of the

¹² Austin Should Clean Up Says Judge Simmons. *The Austin Statesman*. July 28, 1905. Pg. 3.

¹³ West Austin organizes.

¹⁴ WEST SIDE CAR LINE IS STILL A POSSIBILITY. *Austin American-Statesman*. Sep. 10, 1908. Pg. 6.

¹⁵ Important. *Austin American-Statesman*. Apr. 26, 1911. Pg. 8.

Austin Street Railway Company, W.J. Jones, announced that the materials had been ordered for a two-mile extension of the West Sixth Street line to the dam and that construction would begin within thirty days.¹⁶ By January 1913, the line was fully operational and was used by hundreds of citizens to visit the incredible engineering feat of the construction of the dam.¹⁷

East-West Line Trolleys was the last street cars in operation and were replaced with buses. The trolleys made their last journey along the route in April 1940.¹⁸

The West Austin Improvement Club that Simmons helped establish continued influencing city policy and local organization beyond its initial formation. Though the West Austin Improvement Club was intermittently dormant, the Club was revived in 1915 and charged with “looking after the interests of West Austin”.¹⁹ Neighborhood residents continued to advocate for infrastructure projects and municipal services throughout the twentieth century. Its founding principles—volunteerism, civic pride, and neighborhood self-organization—established a pattern that would later be echoed by Austin’s numerous neighborhood associations and improvement groups.

As one of the city’s earliest and most active civic associations, the West Austin Improvement Club played a formative role in shaping both the physical environment and the community identity of West Austin. Its efforts laid the groundwork for continued public engagement in municipal planning and established a precedent for citizen-led advocacy that remains integral to Austin’s civic culture today.

Miss Varine Varnell and Dr. Celeste V. Dodd (Sisters)

Varine Varnell worked for the International Information Division of the State Department in Washington, D.C. and later took a position as personnel director in the U.S. Office of Information under the Marshall Plan and was stationed in Paris, France for three years.²⁰ Miss Varnell died in 1973.

Her sister, Celeste Dodd was a speech and language therapist who officed out of their residence at 1112 W. 10th. Dodd also served as general field representative for the American National Red Cross and did her clinical practice in speech pathology in London, England. She was an active member of Delta Kappa Gamma and the author of a textbook, *Our Speech*.²¹

Conclusion

The residence at 1112 West 10th Street is a handsome yet modest example of Queen Anne architecture exhibiting lingering Second Empire influences. Its prominent mansard roof with dormers and projecting bay window create an asymmetrical primary façade characteristic of the transitional designs of the late nineteenth century. The cut limestone walls contrast with the delicate spindlework porch supports and trim, while the large-pane entry door with incised detailing and fishscale-patterned

¹⁶ WEST SIXTH STREETCAR LINE TO BE EXTENDED TO THE DAM. *The Austin Statesman*. Jun 21, 1912. Pg. 1.

¹⁷ HUNDREDS VISIT DAM: SIGHTSEERS GO TO SCENE OF GREAT ENGINEERING WORK. *The Austin Statesman*. Jan. 20, 1913. Pg. 8.

¹⁸ East-West Line Trolleys Roll on Their Last Miles. *The Austin American*. Mar. 3, 1940. Pg. 1.

¹⁹ West Austin Forms Improvement Club. *The Austin American*. Sep 21, 1915. Pg. 3

²⁰ Miss Varine Varnell. Deaths and Services *Austin American-Statesman*. Jan. 31, 1973. Pg. 35.

²¹ Mrs. Celeste Dodd. Obituaries. *Waco Tribune-Herald*. Dec. 31, 1986. Pg. 36.

wood shingles at the mansard roof further illustrate the blending of stylistic elements during this period.

Attributed to contractor Nick Dawson, the home contributes to the Castle Hill Historic District as a well-preserved example of this architectural evolution. Beyond its architectural merit, the residence holds significant associative and community value for its early occupants, whose civic and cultural contributions shaped West Austin and the broader city.

Judge D. E. Simmons, an early resident, was instrumental in the activities of the West Austin Improvement club, an organization that promoted infrastructure and neighborhood development west of downtown. Later resident Samuel A. Glaser advanced Austin's cultural life as a founding member of Musicians Union Local 433, helping to establish fair labor standards for musicians and laying the groundwork for Austin's enduring reputation as the *"Live Music Capital of the World."*

Together, the architectural character and historic associations of 1112 W. 10th Street make it an important contributor to Austin's cultural and built heritage.

-

TAX CERTIFICATE
Celia Israel
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2331023
File ID: 26-2736

ACCOUNT NUMBER: 01-0901-0618-0000

PROPERTY OWNER:

MALONEY PATRICK R
1015 INDIANA AVE
VENICE, CA 90291-2822

PROPERTY DESCRIPTION:

LOT 16 & W 25 FT OF LOT 17 BLK 6 O
LT 5 DIV Z SILLIMAN SUBD

ACRES

.2425 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1112 W 10

ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2024	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2024 \$41,701.22

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2024 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

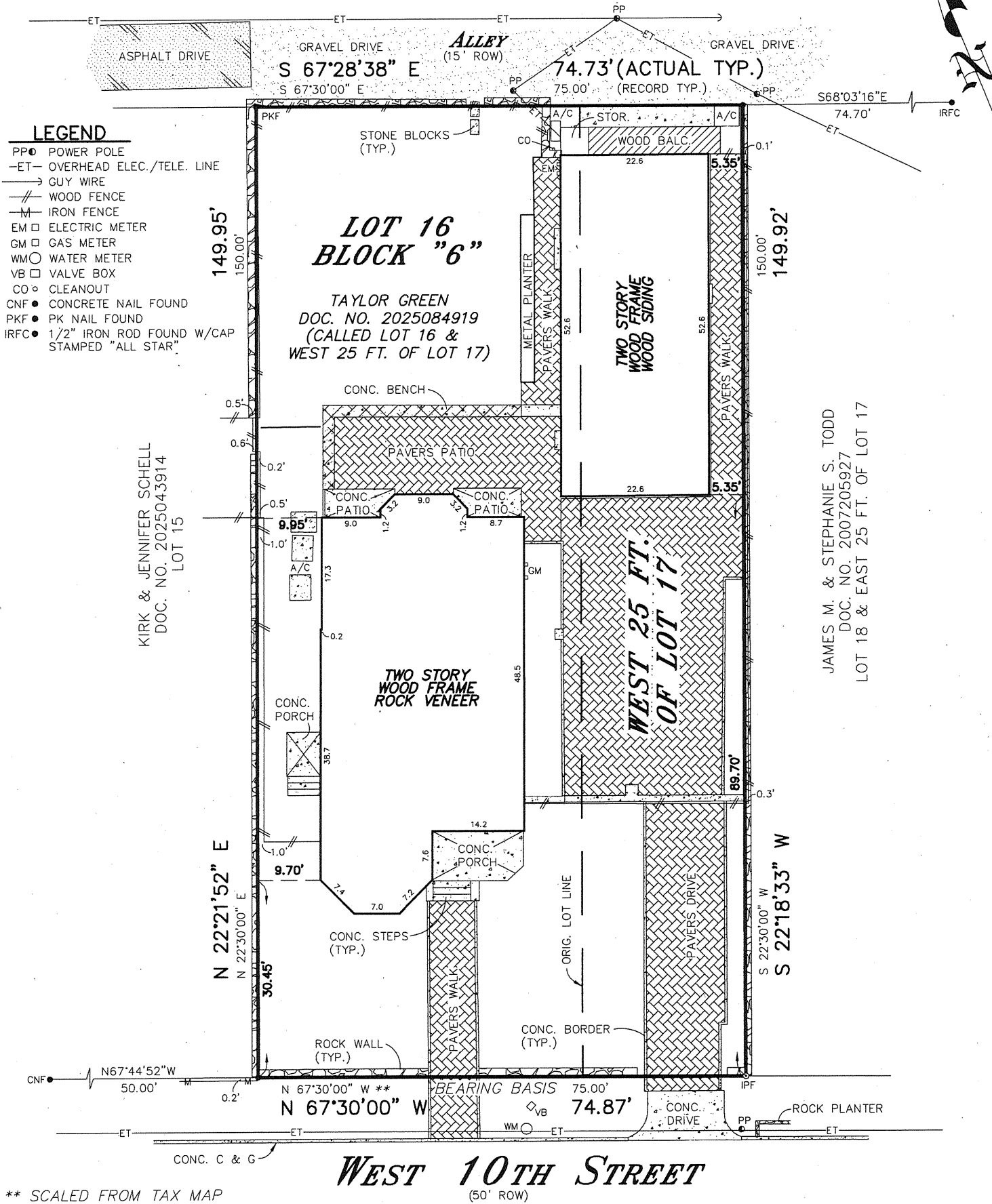
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/22/2025

Fee Paid: \$10.00

Celia Israel
Tax Assessor-Collector

By:





** SCALED FROM TAX MAP
* VOLUME 1, PAGE 118, PLAT RECORDS

PLAT OF SURVEY

Survey No. 25246

SCALE: 1" = 20'

GF 202402207

Said lot is in Zone X as identified by the
Federal Emergency Management Agency on
Community Panel No. 48453C 0445K
Dated: JAN. 22, 2020

All corners are 1/2-inch iron rod found unless
otherwise noted. To the lien holders and/or
the owners of the premises surveyed.

LOT NOS. 16 & WEST 25 FT. OF LOT 17 BLOCK NO. "6"

ADDITION OR SUBDIVISION SILLIMAN'S SUBDIVISION OF OUTLOT 5, DIVISION "Z", *

STREET ADDRESS 1112 WEST 10TH STREET CITY AUSTIN COUNTY TRAVIS

SURVEY FOR TAYLOR GREEN REFERENCE TAYLOR GREEN

TO: HERITAGE TITLE COMPANY OF AUSTIN, INC. & TITLE RESOURCES GUARANTY COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN
PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

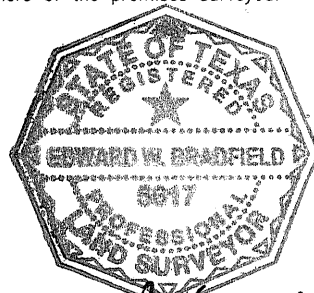
SNS ENGINEERING, INC.

12885 US Highway 183 North, Suite 101-B
Austin, Texas 78750

(512) 335-3944 * (512) 250-8685 (Fax) JM

272/06, 725/45, DC

Date: 09-24-2025



Edward W. Bradford

FIELD NOTES OF
LOT 16 AND PART OF LOT 17, BLOCK 6,
SILLIMAN'S SUBDIVISION OF OUTLOT 5, DIVISION "Z",
CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

ALL THAT TRACT OF LAND BEING LOT 16 AND WESTERLY PART OF LOT 17, BLOCK 6 OF SILLIMAN'S SUBDIVISION OF OUTLOT 5, DIVISION "Z" IN THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 118 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED LOT 16 AND WEST 25 FEET OF LOT 17, BLOCK 6, CONVEYED IN THE GENERAL WARRANTY DEED TO TAYLOR GREEN RECORDED IN DOCUMENT NO. 2025084919 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the northerly Right of Way line of West 10th Street at the southeast corner of Lot 15 conveyed to Kirk & Jennifer Schell recorded in Document No. 2025043914 of the Official Public Records of Travis County, Texas, for the southwest corner of Lot 16 and the tract herein described from which a concrete nail found at the southwest corner of Lot 15 bears N 67°44'52" W and a distance of 50.00 feet;

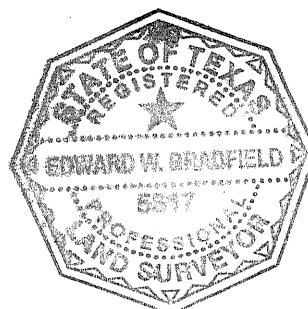
THENCE, leaving the northerly Right of Way line of West 10th Street and along the easterly line of Lot 15 and the westerly line Lot 16 and the tract herein described, N 22°21'52" E, a distance of 149.95 feet to a PK nail found in the southerly line of a 15 feet alley at the northeast corner of Lot 15 for the northwest corner of Lot 16 and the tract herein described;

THENCE, along the southerly line of said alley and the northerly line of Lots 16, 17 and the tract herein described, S 67°28'38" E, a distance of 74.73 feet to a 1/2" iron rod found at the northwest corner of the tract of land conveyed to James M. & Stephanie S. Todd recorded in Document No. 2007205927 of the Official Public Records of Travis County, Texas, for the northeast corner of the tract herein described from which a 1/2" iron rod found with a cap stamped "All Star" at the northeast corner of the Todd tract bears S 68°03'16" E and a distance of 74.70 feet;

THENCE, over and across Lot 17 and along the westerly line of the Todd tract and the easterly line of the tract herein described, S 22°18'33" W, a distance of 149.92 feet to a 1/2" iron pipe found in the northerly Right of Way line of West 10th Street at the southwest corner of the Todd tract for the southeast corner of the tract herein described;

THENCE, along the northerly Right of Way line of West 10th Street and the southerly line of Lots 17, 16 and the tract herein described, N 67°30'00" W, a distance of 74.87 feet to the Point of Beginning and containing 0.257 Acre of land, more or less, as shown on plat of survey prepared herewith.

Edward W. Bradfield
Edward W. Bradfield
Registered Professional Land Surveyor No. 5617
State of Texas





Travis Central Appraisal District

850 E Anderson Lane
Austin, TX 78752

www.traviscad.org

Main Telephone Number (512)-834-9317

P.O. Box 149012
Austin, Texas 78714

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NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

N

0

120

Feet

Italic = 120 scale map

Thin = 100 scale map

Bold = 400 scale map

Revision Date:
4/7/2025

10901



Primary Elevation

Simmons-Glaser House
1112 W. 10th Street



East Elevation

Simmons-Glaser House
1112 W. 10th Street



Oblique view of West Elevation

Simmons-Glaser House
1112 W. 10th Street



North Elevation

Simmons-Glaser House
1112 W. 10th Street



City of Austin
Council Meeting Backup: January 22, 2026



Primary and secondary
doors are original



File ID: 26-2736

Front Porch
Simmons-Glaser House
1112 W. 10th Street



File ID: 26-2736

← East elevation
↓ West Elevation



Garage and apartment

Simmons-Glaser House
1112 W. 10th Street



Original back wall of house
is visible from kitchen

Simmons-Glaser House
1112 W. 10th Street

WEST SIDE ORGANIZES

THE WEST AUSTIN IMPROVEMENT CLUB IS ORGANIZED BY ENTHUSIASTIC CITIZENS AT MEETING AT FIRE HALL.

WANT STREET CAR LINE

Will Work for Street Improvements and Other Needed Things—C. J. Martin Is Elected President of the New Club.

Austin American-Statesman
July 17, 1908, page 8

Last night at the West Austin Fire hall was begun a movement by the residents to improve conditions in their part of the city and the organization of the West Austin Improvement club was effected with an enthusiastic membership. This movement was begun several weeks ago, when several residents got together and decided that the only remedy for the conditions in their section was to organize. Others who were enlisted to the movement and last night the organization was perfected. The purposes are to improve West Austin's physical aspect and also to secure better street car service and other improvements in their neighborhood. These Austin people are determined to live in.

C. J. Martin was elected president. Will Shaffer was president and John McManis secretary. The meeting was held in the hall of the West Austin Fire company and made up of residents and interest who are living in members. After organizing and electing officers the members discussed the needs of West Austin and the best methods of securing them. It was decided to appoint committees on streets, membership, streets and other and street car conditions. The membership committee consists of V. H. Webb, Judge D. E. Simmons, H. M. Moore, W. D. Shaffer and Harvey Mackin. The other committees will be appointed soon. The monthly dues were fixed at 10 cents.

During the course of the discussion

During the course of the discussion which followed the election of street car conditions was brought up and it was agreed that it was one of West Austin's chief needs. It was suggested that the West Austin club could be largely helped by securing a street car line or that another belt line could be organized so as to benefit West Austin. The urgent need of better streets was emphasized and the members agreed to use every effort to secure better streets with aid from the city and from themselves. At present residents use West Austin street to come to town and that street is in a condition where the good living in the recent rapid growth of West Austin, which has grown faster than most Austinians know anything about. The need for improvements is especially urgent and the new organization intends to spare no pains to get them. First, the membership roll will be added to as much as possible and it is planned to have every resident in that part of the city enlisted in the cause. When this is done the club will start its work in earnest. At first, meetings will be held semi-monthly and later on the third Tuesday in each month.

Talks were made last night by President C. J. Martin, Judge D. E. Simmons, H. M. Moore, V. H. Webb and W. D. Shaffer. Mr. Webb said he believed that the real West Austin should have representatives in the city council nearer home than the present ones, and suggested naming among this list. Mr. Moore dwelt on the need of co-operating with the city council as well as with the city engineer and Judge Simmons spoke on the need of street improvements. Dr. Mayor Shaffer also spoke on getting the council's aid in matters and said the only way to get things done that help was to keep pushing. At a late hour the club adjourned to meet again in two weeks, when all of West Austin is expected to attend.

AUSTIN SHOULD CLEAN UP SAYS JUDGE SIMMONS

HE URGES THAT STRICT SANITARY MEASURES SHOULD BE PUT IN OPERATION TO KEEP YELLOW FEVER OUT OF CITY.

"This city should get down to business, and that quick, and take some measures to prevent the spread of yellow fever to this city," Judge D. E. Simmons remarked yesterday. He went on to say that in view of the fact that yellow fever was raging in the south and especially in New Orleans, Austin and every other city in the state should institute a cleaning up fever, and organize a civic club of the enterprising citizens of the town, and this club should suggest and urge means to prevent yellow fever here. The city engineer and the sanitary inspector should see that every bad hole in the streets where water can accumulate and stand should be filled in and the street put into shape. Every means should be taken to stamp out the mosquito plague as far as possible,

Austin American-Statesman
July 28, 1905, page 3

TRACK WILL SOON BE LAID

Three Miles Already in Sight and More Money Being Subscribed—People Only Owners Interested.

That money enough has already been subscribed to build three miles of track for the West Austin street car line was the statement made by W. D. Shelley, chairman of the committee on extensions, yesterday.

Many of the rich men of the city who have some property interests in West Austin have promised their support, while the residents of that part of the city are daily indicating their intention of subscribing liberally toward the enterprise.

More applications for the position as remodeling engineer have been received by the committee, but no steps have been taken as yet in this matter. The committee will meet this week and get things in shape for general work.

"We will have things ready for sale to pay over the line in six months," said W. D. Shelley yesterday. "The people are enthusiastic and they enjoy business this time. We are going after all of the traffic on the hill that the present line gets, and we will get it just as soon as our line is in operation. The people do not seem to have to walk just as far as they have to ride in order to get the pleasure of riding their wheels to the street car company. We are going to pay them a nickel to our own company within a short time now."

The committee has looked over the line itself in a general way. The route that the line could take would require but little grading work and only one bridge or culvert of any size. The road is level and would need hardly more than the laying of the rails and ties and the running of the cars to make a good street car system.

WEST SIXTH STREET CAR LINE TO BE EXTENDED TO THE DAM

President of Company Announces That He Has Ordered Material for the Two-Mile Extension—Construction Work to Begin Within the Next Thirty Days.

Interest is interest only to the positive assurance of the rebuilding of the dam from the announcement made yesterday by President W. J. Jones of the Austin Street Railway Company, that he had just ordered the material for a 3-mile extension of the West Sixth Street line out to the dam. During unexpected delays, the rails and ties should be on the ground within thirty days, Mr. Jones said, and work will be pushed rapidly as soon as they do arrive.

The principal owners of the traction system, including G. K. Malpas and at Augusta, Me., were in the city recently, looking the situation over and conferring with the local directors. That the time is ripe for the dam extension was the decided opinion reached. It was also determined to buy new rails for the Lavaca Street line—rails that can be used with paving that the City Council is expected to order for that street. There are expected within two months.

Mr. Malpas expressed himself as well satisfied with the business of the Austin system, and pleased with the growth of the city since his last

visit. He commented on the enterprise shown by the city and the improvements made.

The dam extension will represent an outlay of \$18,000. The rails were ordered yesterday through a New Orleans house, and will likely be shipped from Pennsylvania.

Interesting is the man who commends his pocketbook—and who does not?—is the statement that the fare to the dam from any part of the city will be the small sum of 5c. It appears that money could not be charged under the company's charter, but the fare will be more than gratifying to those who used to patronize the Damway line.

Improvements at the power house and our house of the company, which have just been ordered, will cost probably \$18,000. An up-to-date sprinkler system of 100 heads, for fire protection, will be installed at a cost of nearly \$7500, and brick walls will be substituted for those of palmettoed hem which now shelter the machinery. The sprinkler system will include a 25,000-gallon tank, air compressors and other adjuncts.

THE FLOODING OF THE DAM.

Thousands of people are to be seen at the dam this afternoon.

Thousands of Austin people last afternoon went to the site of the Colorado River dam to take a look at the big work of reclamation in progress up the river. The new street car line will connect the dam with the city and will give the public an opportunity to visit the dam site. The dam is the old dam was moved away to the new dam there is no more danger of flooding. The dam is the old dam was moved away to the new dam there is no more danger of flooding. The dam is the old dam was moved away to the new dam there is no more danger of flooding.



DEATH COMES TO FORMER FEDERAL DISTRICT ATTY.

Judge D. E. Simmons Succumbs to Double Pneumonia at His Home Here Early Sunday.

Judge D. E. Simmons, prominent

Judge D. E. Simmons, prominent Houston attorney, died at 12:30 Sunday morning after a brief illness which developed into double pneumonia and complications.

Judge Simmons was stricken with Frenchial pneumonia last Sunday at his home and up to the time of his death had been unable to leave his bed. Complications set in Friday, his physicians said, and little hope had been held for his recovery. He was 47 years of age at the time of his death.

The legal career of D. E. Simmons started in 1908 as assistant attorney general of the State of Texas, serving in that office until 1914, when he took up a private practice of law in Houston. In 1918 he was appointed United States attorney for the southern district of Texas, in which office he served until he resigned in 1921. Since his resignation as United States attorney he has engaged in the private practice of law in Houston.

Federal sessions will be held on Saturday afternoon from the residence, 702 Holman Avenue. Clerk James H. Lewis, officiating. Following the service at the home the body will be shipped to Austin by the Wall & State Company for burial.

Deceased his wife, Mrs. Virginia Finley Simmons. Judge Simmons is survived by two sons, Dr. Andrew and George Finley, son father Dr. H. A. Simmons Jr., of Long Beach, Cal., and two daughters, Estel of Sherman and Helen of Dallas.

The son, George Finley Simmons, is at present heading a scientific expedition for the Peabody Museum of Natural History in the South Seas. There is no news of communication with him and his ship docked at Cape Town, South Africa, which is not scheduled for three or four months. During the time Simmons, Inc. he will be in substitute of the death of his father.

Judge Simmons was a member of the Houston Bar Association.

Simmons-Glaser House
1112 W. 10th Street

AUSTIN BAND AND ORCHESTRA

(Union)

C. F. GUENTHER

Director and Mgr.

Old phone 1473.

1100 Lavaca St.

S. A. GLASER

Assistant Mgr.

Old phone 1827

111 W. 6th St.

The Austin American
Mar 18, 1911, page 8

Attention, Musicians!

Members of Austin Musicians' Union Local 483, American Federation of Musicians. You are hereby commanded to meet at Glaser's barber shop, 621 Congress Avenue, Sunday, Jan. 31, 1915, at 2 p. m. sharp in uniform, with your brass or reed instrument, to attend the funeral of our late brother, Henry F. Schroeder. By order of the president.

S. A. GLASER, Secy.

The Austin American
Jan 31, 1915, page 12

MUSICIANS NAME DELEGATES.

City of Austin
Council Meeting Backup: January 22, 2026

The following delegates from the Musicians Union will attend the Trades Council meeting Friday evening: S. A. Glaser, Henry Schraeder, Herman Muehlenhaupt and J. M. Barker.

At the last regular meeting of the local all the old officers were re-elected by acclamation. They are: Wm. Besserer, president; S. A. Glaser, secretary; Julius Seaholm, vice president, and Dr. H. E. Baxter, treasurer, Ewalt Besserer, sergeant-at-arms.

ATTENDED CLIFFORD FUNERAL.

Otto Kempe, member of the local Barbers Union returned yesterday morning from Livingston where he attended the funeral of Walter Clifford.

The Austin American
Jun 29, 1914, page 8

LOCAL LABOR NEWS

**MUSICIANS WON'T LET UNION MEN
PLAY WITH NON-UNIONISTS AT DAM**

An application to the board of directors of the local Musicians' Union, received from Master Mechanic Richmond at the dam asking that five members of the local union be granted permission to play in his orchestra at the Sunday concerts to be given at the dam, has been denied.

The board of directors took the application of Mr. Richmond in the nature of a threat, as it was suggested that musicians from outside the city would be brought here in the event the local refused to permit the men to play.

The remainder of the players are non-union men, and the board of directors agreed to let their men play only upon condition that the other players joined the union.

The street car company is said to be paying for the concerts.

The following letter from the secretary of the union was sent Mr. Richmond Saturday night:

"Dear Sir: Your question of today to me in regard to Local No. A. F. of M., furnishing you with extra musicians to augment your orchestra for Sunday concerts at the dam, I laid before the board of directors.

"The board instructs me to say to your proposition is declined unless everyone of you that is a non-member will put up the regular initiation fee of \$10.75, together with your application and become a member of our organization as our laws require.

"Yours very respectfully,
"S. A. GLASER, Secretary."

The Austin American
Aug 31, 1914, page

**AUSTIN MUSICIANS' UNION
ELECTS OFFICERS FOR YEAR**

File ID: 26-2736

Officers were elected Sunday by the American Federation of Musicians Local No. 433 as follows for the ensuing year:

Sam Abramson, president.

A. M. Seiders, vice president.

S. A. Glaser, secretary-treasurer.

Charles Macchi, sergeant-at-arms.

Executive board members elected were:

A. Frankel.

W. Tilley.

J. R. Cabaniss.

William Rudolph.

T. E. Hellenguard.

**AUSTIN Y. M. B. L.
HAS PROGRAM TONIGHT**

The Austin American
Jul 12, 1921, page 3

AUSTIN MUNICIPAL BAND ORGANIZED FOUR MONTHS AGO WITH 31 MUSICIANS

Organization of Austin's new municipal band as reported in The Statesman Thursday afternoon was perfected some four months ago, when thirty-one local musicians organized a band and named it the Austin New Municipal

Band, according to S. A. Glaser, manager. Mr. Glaser explained that lack of a director and rehearsal place promoted him to enter into negotiations with Professor Franckel, whereupon it was agreed that Professor Franckel be made director.

In a statement issued Friday morning Mr. Glaser said: "Whilst we highly appreciate the kind efforts of Mr. Jeffress and Professor Franckel, we do not like to be deprived of the credit of having formed this organization long before they ever dreamed of such a thing."

Austin Musicians' Union Organized Here 19 Years Ago

New Building Planned Here To Care For Growth Of Association

In a little room on the second floor of the old Rosengren undertaking establishment on Congress avenue, eight musicians of Austin met June 8, 1907, and formulated a plan for the betterment and standardization of music conditions. This little meeting resulted in the drawing up of a charter and the ultimate founding of the Austin Musicians' Local No. 431, American Federation of Musicians. Charter members of the organization include Sam Glaser, W. Besserer, Julius Seaholm, William Limberg, M. H. Leader, Pat McNamara Sr., A. Heickelheim, and H. Shaw, two of which are still active members.

Plan Own Building.

As conditions changed the local was compelled to move the meeting place and several years passed before the Austin Labor Temple made it possible for the chapter to have a permanent hall in which to gather. At the present time, however, this place is no longer adaptable to the rapid growth of the Musicians' Local, hence the formulation of plans, of which the First Annual Ball is one, to provide funds within their own membership to erect a building worthy of representing Austin Union Musicians.

University students not only of this year, but of years in the past, have found it possible to continue their education through the remuneration they receive through association with various union orchestras. At the present time there are more than 15 musicians actively engaged in playing, dances, theater work, and entertainments who are at the same time students in the University of Texas or in the Austin high school.

Summer Concerts

The closer organization of the chapter made it possible for Austin to have summer concerts which are drawing larger crowds each year. Many of these musicians follow the music game only as a hobby because they enjoy playing, and it is largely through their efforts rather than the monetary reward, that is responsible for the past success of the municipal concerts.

It is planned to have an auditorium in the new building that can be made use of by the public. The First Annual Ball to be held Tuesday night is the first step toward the realization of the ideals of the organization in this regard. It is sincerely believed that when the public realizes the unselfishness of this purpose, the time will not be far off when Austin will have a representative building with the words "Home of Music" inscribed over its portals, leaders say.

VISION RESTORED, AUSTINIAN, 67, ASKS WORK

His vision restored him that a month ago after a period of total blindness, S. A. Glaser, veteran musician and barber of Austin, had double reason for celebrating his 67th birthday Wednesday.

"I can see," he exclaims occasionally, as if to remind himself of the modern miracle which he has experienced, "and I thought I'd

never see again." "He did not read a newspaper story. "I'm too proud of being able to see to keep it a secret," he declared.

* * *

Association Helps

His sight began to fail about three years ago, and for the past year he has been totally blind. The Travis County Association for the Blind took up his case and arranged for necessary operations and hospitalization. The cataract which was the cause of his blindness was removed and needed glasses provided.

With his restored vision has returned the ability to earn his living. Glaser has been a barber for many years and for some of the older families here has given haircuts to four generations. Of course, he had to give up his work when his sight began to fail.

His hand is still steady, and his

hair, though thin, is not gray. Now he is anxious to work again. Shop owners are reluctant to employ a man of his age; so now he expects to turn to the Community Chest agency which helped him regain his sight, the Travis County Association for the Blind, to help him become reestablished in barber work.

As a musician, he organized the Austin local 433, American Federation of Musicians, and was the local secretary for many years. He was in the early orchestras which played at the old Hancock Opera House and in 1909 played with the 22nd Infantry band at the first University of Texas commencement to have music.

He recalls having been in the band at a political rally on the capitol grounds in 1893. At the lunch hour two factions began a fight, using campaign cards for weapons. Someone told Glaser to start some music. All the other bandmen were at lunch, but he asked to be boosted up to the platform and on his baritone horn played the only tune he could recall at the moment, "Dixie." Almost immediately the fighting ceased; hats were being thrown into the air and everybody was cheering. Soon Glaser was joined on the platform by eight or ten other musicians, and the political quarrel definitely was ended.

* * *

CLASER—Sam A. Claser, 70, died at his home, 1808 Canterbury street Friday morning. He had been a resident of Austin 25 years, 42 years of which he was engaged in the barber business. Survivors are one son, Albert Samuel Claser of Austin and one daughter, Mrs. Francis Isabel of Austin and five grandchildren. The body is at Hyatt's funeral home pending completion of funeral arrangements.