

HISTORIC LANDMARK COMMISSION
June 25, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0072
Old West Austin
1426 Preston Avenue

PROPOSAL

Construct a second story addition to an existing 1,261 sq. ft. c. 1938 house.

PROJECT SPECIFICATIONS

The existing residence is a c. 1938, 1,261 sq. ft. one-story house with cross gable roof form located on a corner lot. It is a Minimal Traditional style, with close eaves, stucco cladding, and a small front porch with squared post columns located under the front facing gable. The windows are 1:1, double-hung wood frame and sash. There is a rear wing addition with an attached carport, and a small shed-roofed addition on the side elevation facing Harris Street.

The applicant proposes to construct a two-story addition to increase the size of the house to 2,788 sq. ft., and remodel the front façade. The roof lines of the existing house and second-story addition will have multiple hip roofs with parapets over the front entry and second story windows. The front door will have an arched entry and double doors with a large carriage-style gas light fixture above. Windows will be replaced with 2:2 double hung windows, and a single window on the front façade will be replaced with a pair of windows. The entire house will have stucco cladding and composition roofing.

A detached garage is proposed at the rear of the property facing Harris Street that will be accessible from the house via a breezeway below a cantilevered section of the second story.

STANDARDS FOR REVIEW

The existing house is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no specific design guidelines for additions. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic,

architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

The proposed design changes the roof form of the existing house, and replaces, and changes the configuration of, the existing windows and entry. Additionally the style and scale of the addition and façade revisions are not compatible with the existing house or the Old West Austin National Register District. The addition and façade revisions alter the architectural character of the existing house to an extent it would render the house non-contributing to the District.

STAFF RECOMMENDATION

Release the permit, but recommend the applicant consider design revisions that maintain the architectural character of the house and are of a compatible scale with the character of the District. Require a City of Austin documentation package if the proposed design is pursued.

PHOTOS





Side elevation facing Harris Boulevard.



Rear elevation.



View from opposite corner.

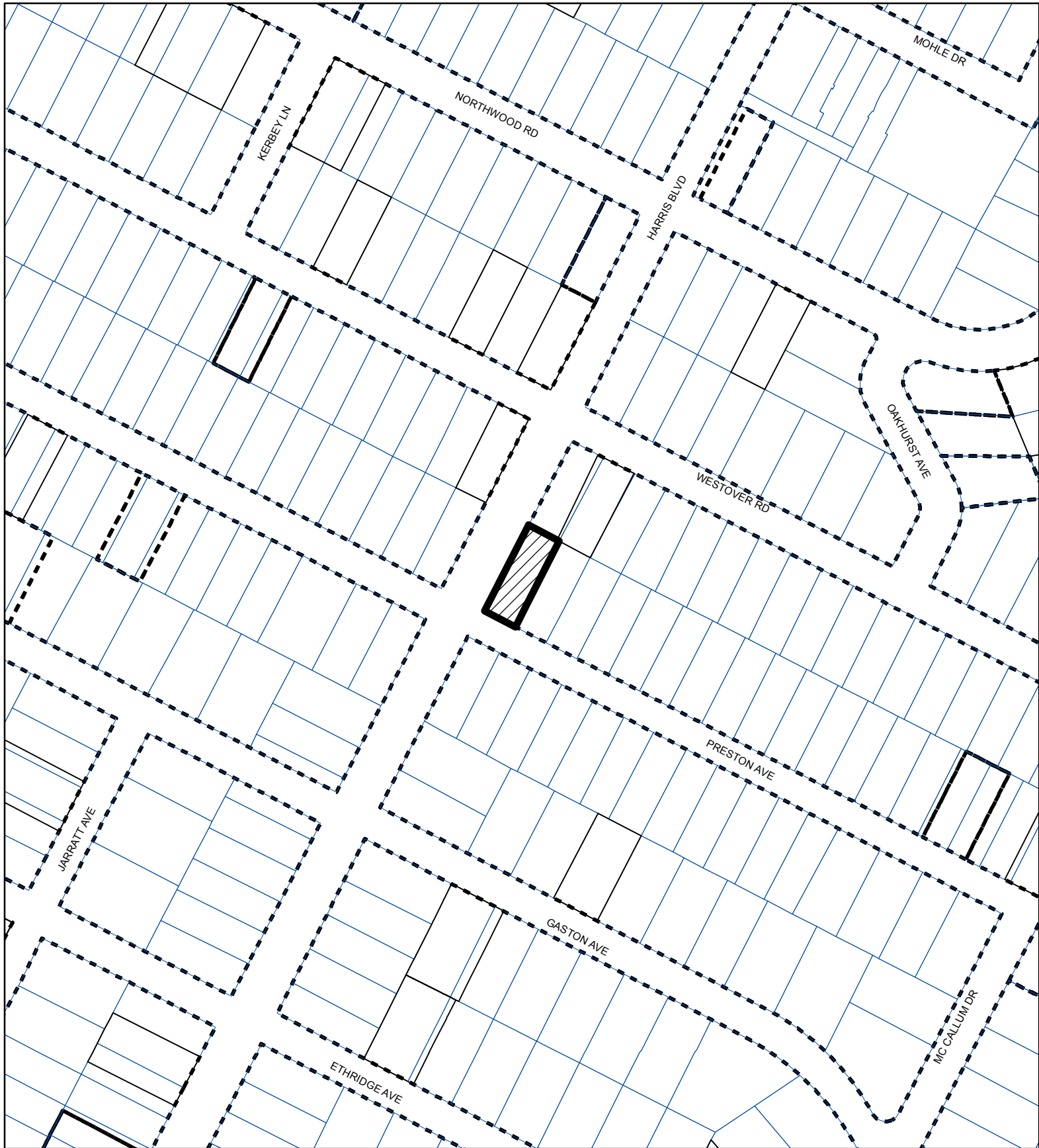
OCCUPANCY HISTORY
1426 Preston Avenue

From City Directories, Austin History Center

City of Austin Historic Preservation Office
June 2012

1990	1425-26 listed as no return No listing for Aline M. Calhoun
1988-89	Aline M. Calhoun, owner Retired, widow of A.C. Calhoun
1975	Aline M. Calhoun, owner Retired, widow of A.C. Calhoun
1965	Aline M. Calhoun, owner Accounting clerk, State Health Department, widow of A.C. Calhoun
1960	Aline M. Calhoun, owner Bookkeeper, State Health Department, widow of A.C. Calhoun
1958	Mrs. A.B. Calhoun Also Aline M. Calhoun, Bookkeeper, State Health Department
1957	A.B. and Mildred Calhoun, owners No occupation listed Also Aline M. Calhoun
	Note: 1956 Directory lists A.B., Mildred and Aline at 1500 Preston (misprint?).
1954	A.B. and Mildred P. Calhoun, owners No occupation listed
1952	A.B. Calhoun, owner No occupation listed Also Aileen Calhoun, Bookkeeper, State Health Department Note: Mildred not listed
1949	A.B. and Mildred P. Calhoun, owners No occupation listed
1947	A.B. and Mildred P. Calhoun, owners Owner of Calhoun's Food Store at 721 Barton Springs Road
1944-45	A.B. and Mildred P. Calhoun, owners Owner of Calhoun's Food Store at 721 Barton Springs Road Also M. Aline Calhoun, clerk, State Commission for the Blind
	Note: No listing for Elmer A. Shingle and John W. Scott practicing architecture alone.

- 1942 Elmer A. and Elizabeth D. Shingle (1)
Shingle & Scott, Engineers and Architects (w/ JohnW. Scott), offices at 918
Littlefield Bldg.
- 1940 William H., Jr. and Waldine Cullen (2), owners
Salesman
- 1939 No listing for 1526 Preston



SUBJECT TRACT



ZONING BOUNDARY

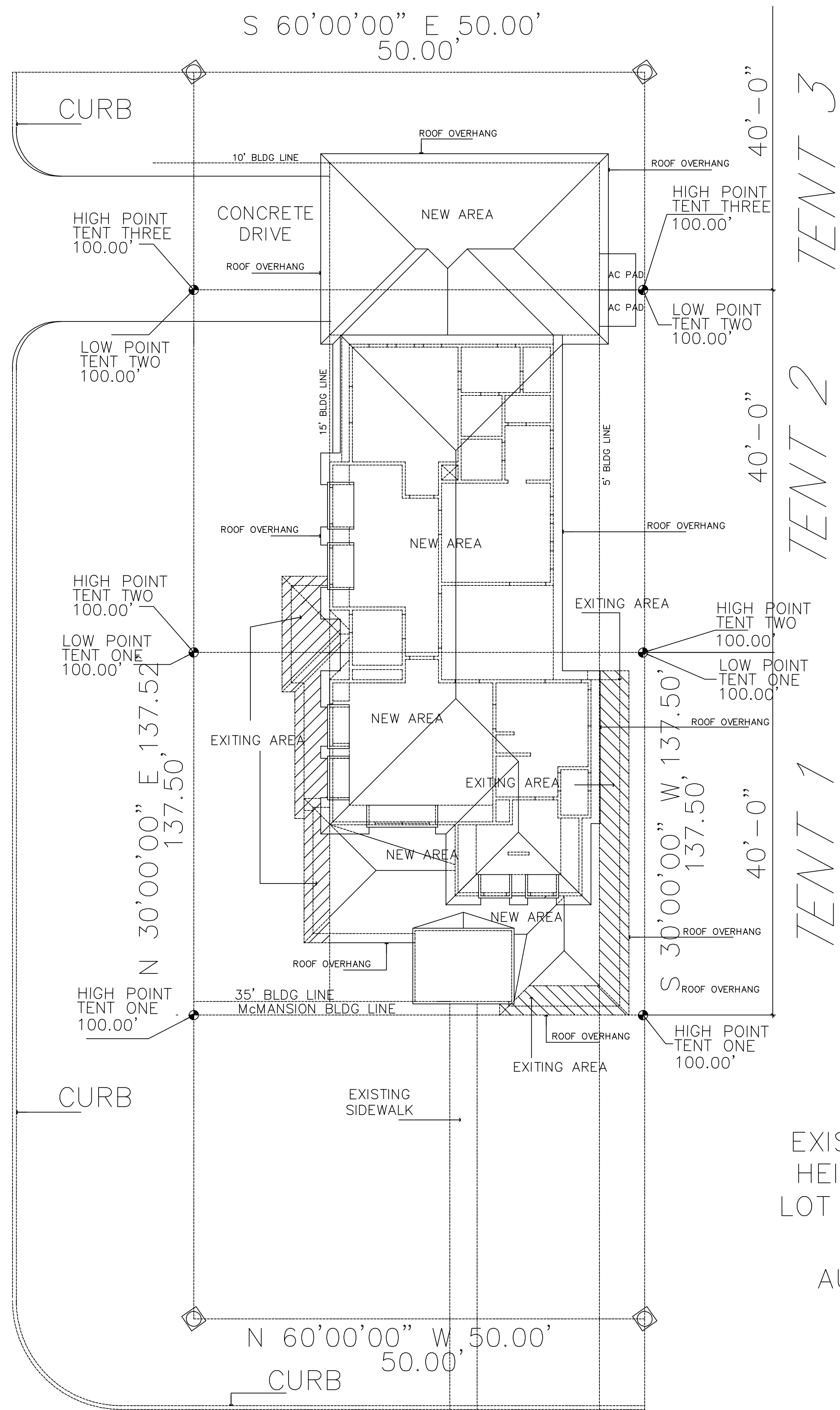
CASE#: NRD-2012-0072
LOCATION: 1426 Preston Avenue



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

HARRIS BOULEVAED



EXISTING PEMBERTON
HEIGHTS, SECTION 3
LOT 20 BLOCK 15
TRAVIS CO.
AUSTIN TEXAS

AREA'S			
TOTAL LOT	6874		
FAR @ 40%	2749	39.54%	2718
IMPERV. @ 45%	3093	40.5%	2784

TOTAL DRIVEWAY 239
TOTAL SIDEWALK'S 108

AREA'S	
FIRST FLOOR	1585
SECOND FLOOR	1203
TOTAL LIVING	2788
BRZ/WAY	233
GARAGE	380
WORKSHOP	185
TOTAL COVERED	3586

FINISH FLOOR HT 101.00'
SITE PLAN

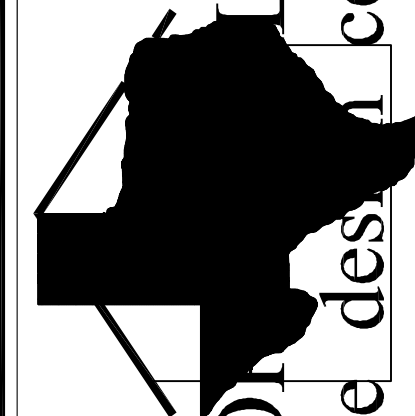
SCALE: 1/8" = 1'

COPYRIGHT © 2012 DESIGN ORIGINALS OF TEXAS

JD HUNT
Construction

Jason Hunt
OFFICE (512) 968-HUNT
CELL (512) 275-5816

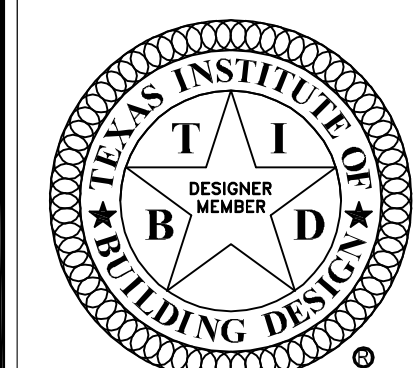
DESIGN ORIGINALS of Texas
home design center



10713 BRN RD, STE. 515
AUSTIN, TX 78726
OFFICE (512) 331-1775
25132 OAKHURST DR., STE. 100
SPRING, TX 77386
OFFICE (281) 416-7104

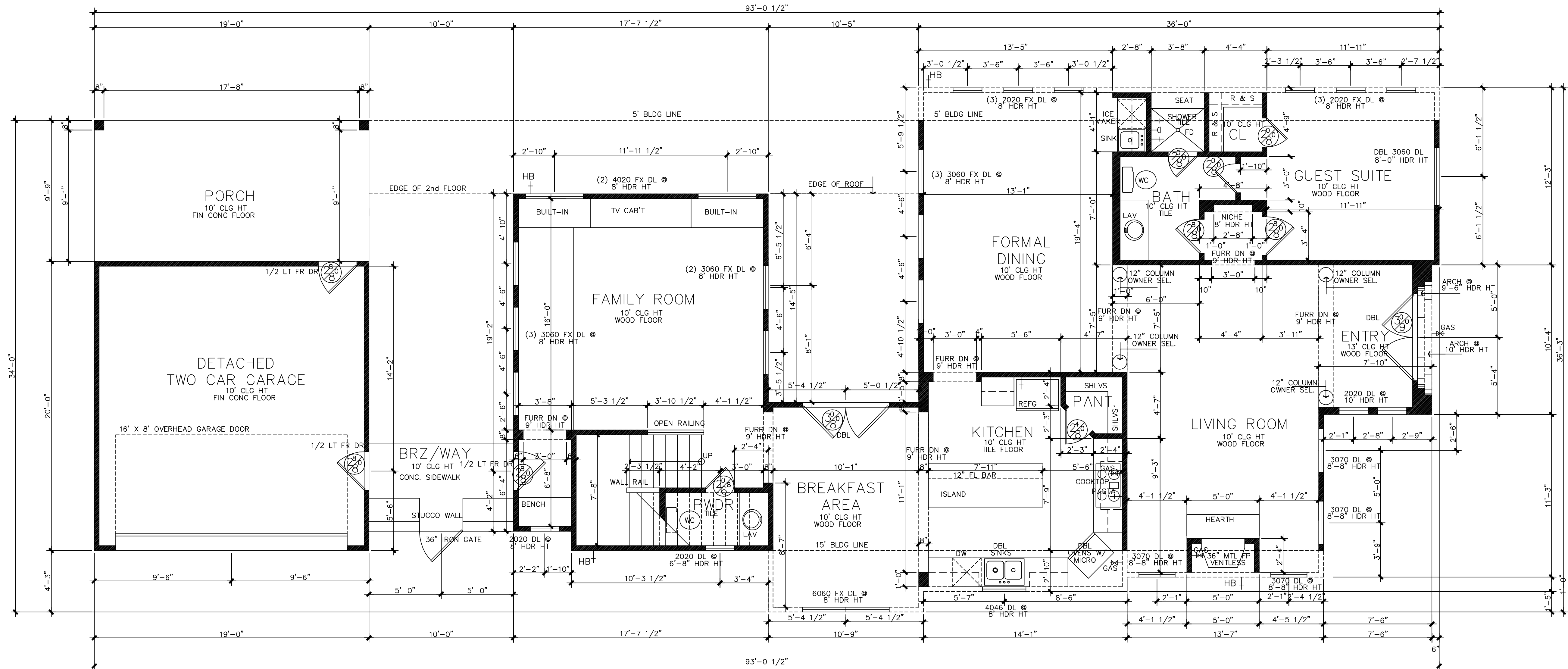
1426 Preston
Avenue

JOB # A9540
DATE: 04-21-12
DRAWN BY: JCD



JOHN C. DAME, SR. #491
DATE:

1 OF 9

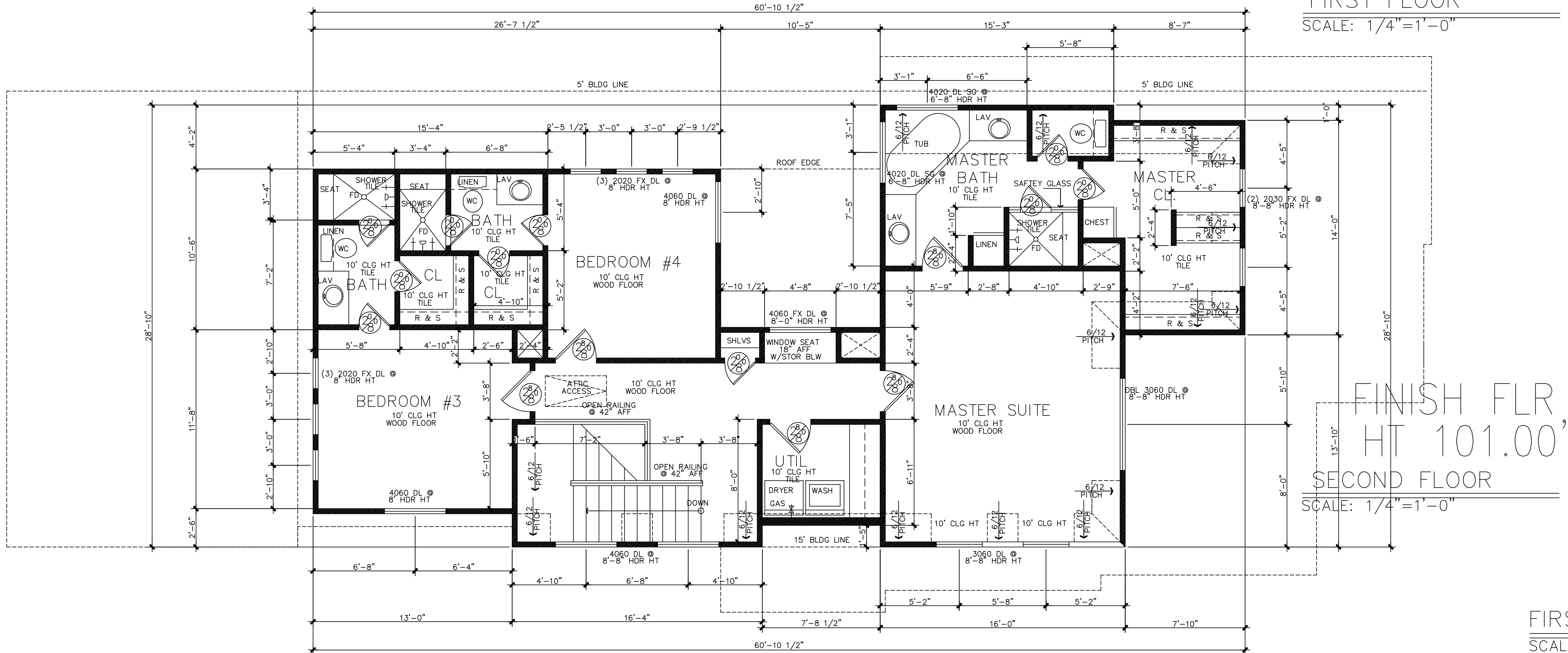


Design Originals is A Professional Building Design Firm. We Are Not Qualified To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The "Engineer Of Record" Shall Bear The Responsibility For The Structural Design, Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Or Any Problems Which My Arise.

GENERAL NOTES:

- Design Originals assumes no responsibility for any changes or modifications made to these plans by others.
- These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
- Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.
- Contractor shall insure compatibility of the building with all site requirements.
- Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.
- All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.
- All angles shown on plans are 45° unless noted otherwise.
- All dimensions should be read or calculated and never scaled.
- All window sizes are nominal rough opening, verify sizes with manufacturers details & specs.
- All windows will be dimensioned to center of rough openings unless otherwise noted.
- Weather strip attic access door(s).
- Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.
- All vents to rear of residence.
- Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
- Floor truss area to be draft stopped where trusses open to attic space.
- Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops.
- Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
- Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/8" or higher require 30"x60" R.O.
- Provide studs at all 4 corners of tub.
- Provide 5/8" type "X" gypsum board on common walls and ceilings.
- Do not use wood build-outs behind stucco, around windows and doors.
- Attach tops, sides and bottoms, of windows and doors shingle style.
- Apply 2 ply ALTM building paper shingle style over all exterior sheathing prior to installing metal roof.
- Stucco veneer must comply with 2006 IRC and the ASTM requirements.
- Provide weep screen properly installed.
- Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. area. Provide casing bead where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing bead at least 1" to 1" away from window and door frames.

AREA'S	
FIRST FLOOR	1585
SECOND FLOOR	1203
TOTAL LIVING	2788
BRZ/WAY	233
GARAGE	380
PORCH	185
TOTAL COVERED	3586



SYMBOL LEGEND

- GAS/PROPANE VALVE
- HOSE BIB
- SHOWER HEAD @ 80" AFF
- DOOR SIZE TAG

FIRST/SECOND FLOORS

SCALE: 1/4"=1'-0"

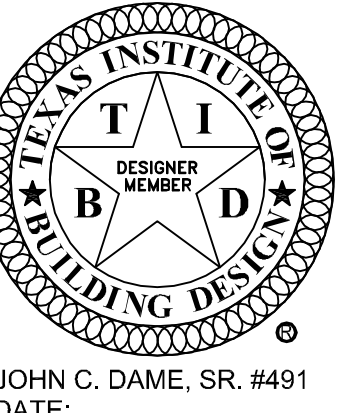
COPYRIGHT © 2012 DESIGN ORIGINALS OF TEXAS

JD HUNT
Construction

DESIGN ORIGINALS of Texas
home design center

1426 Preston
Avenue

JOB #A9540
DATE: 04-21-12
REVISION:
DRAWN BY: JCD



JOHN C. DAME, SR. #491
DATE:

Design Originals Is A Professional Building Design Firm. We Are Not Qualified To Nor Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The "Engineer Of Record" Shall Bear The Responsibility For The Structural Design. Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Or Any Problems Which My Arise.

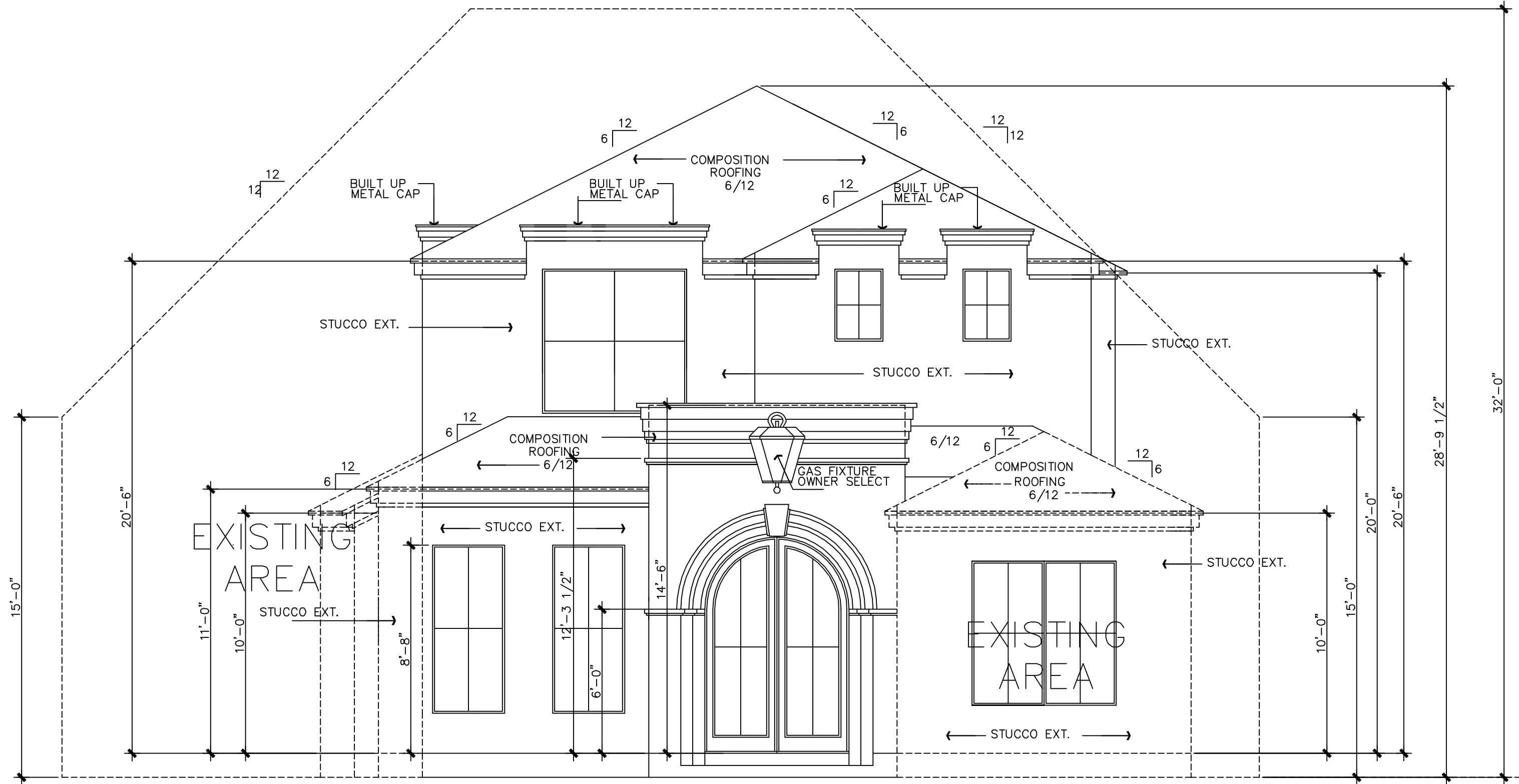
JD HUNT
Construction
Jason Hunt
OFFICE (512) 865-5411
CELL (512) 275-5516

DESIGN ORIGINALS of Texas
home design center
25132 OAKHURST DR., STE. 180
SPRING TX, 77396
OFFICE (281) 415-1754
10713 RR N 620, STE. 515
AUSTIN TX, 78726
OFFICE (512) 331-1775

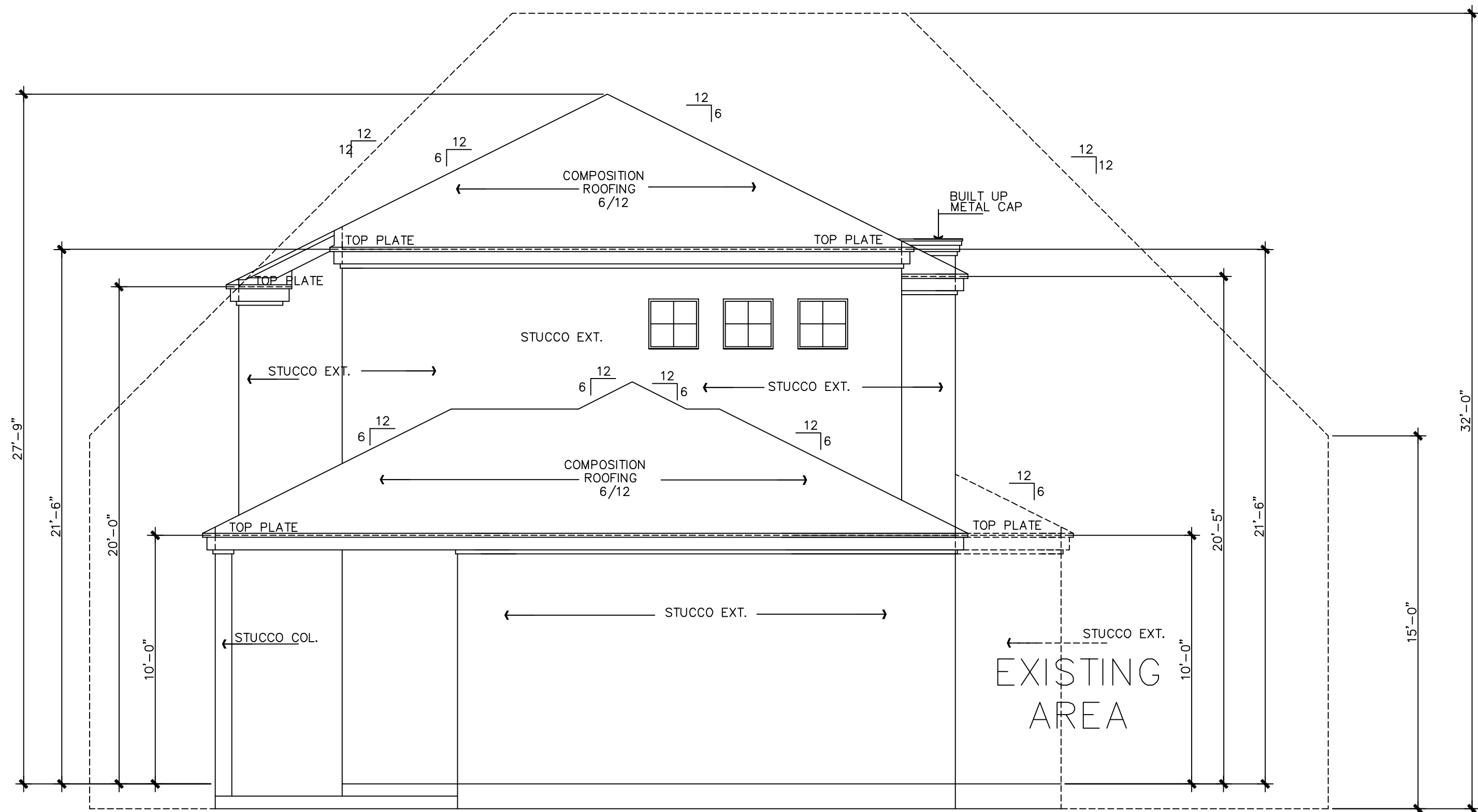
1426 Preston
Avenue

JOB # A9540
DATE: 04-21-12
REVISION:
DRAWN BY: JCD

TEXAS INSTITUTE OF
BUILDING DESIGN
DESIGNER
MEMBER
JOHN C. DAME, SR, #491
DATE:
2 OF 9



FRONT ELEVATION
SCALE: 1/4"=1'-0"

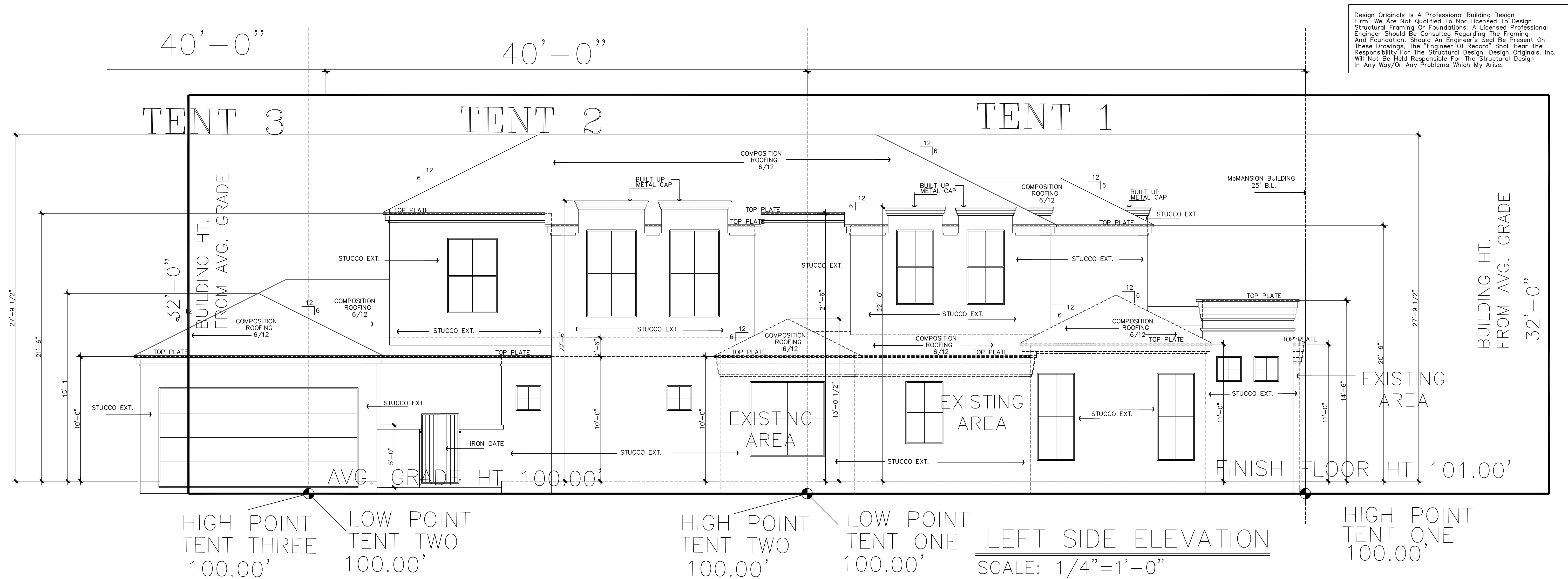


REAR ELEVATION
SCALE: 1/4"=1'-0"

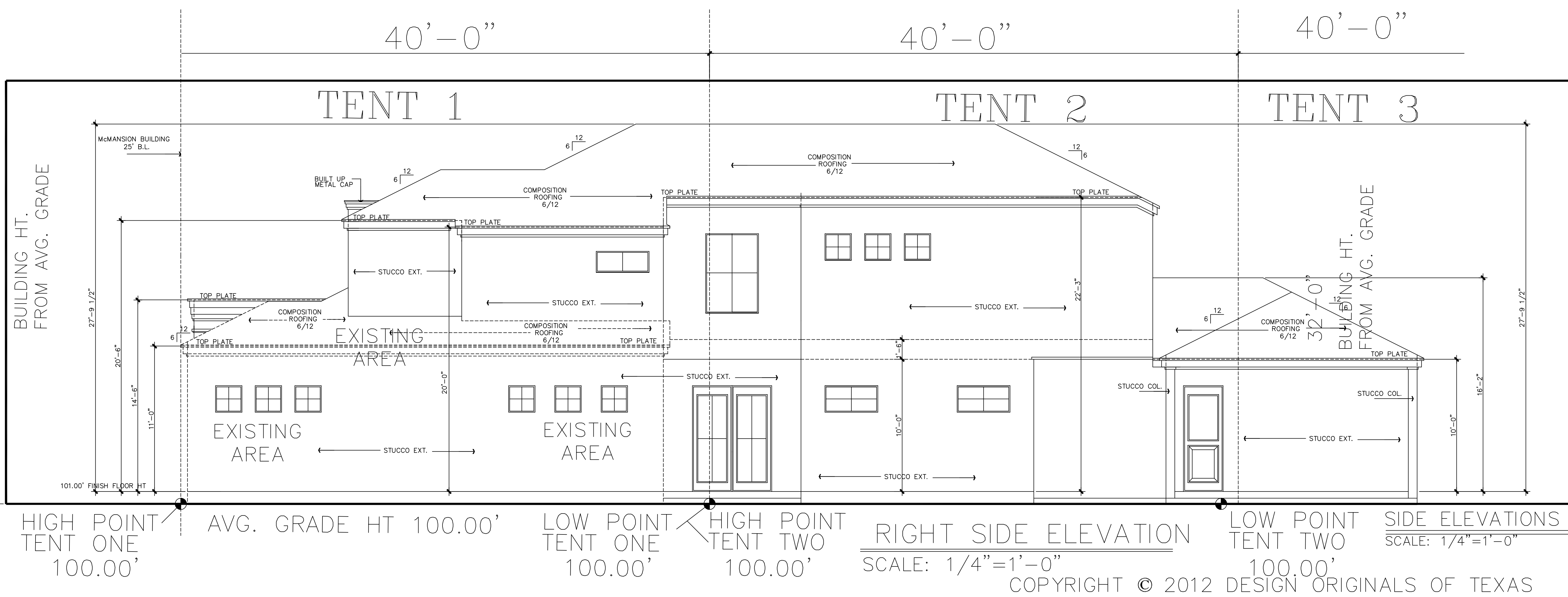
FINISH FLR,
HT 101.00'

FRONT/REAR ELEVATIONS
SCALE: 1/4"=1'-0"

COPYRIGHT © 2012 DESIGN ORIGINALS OF TEXAS



Design Originals is a Professional Building Design Firm. We Are Not Qualified To Nor Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The "Engineer Of Record" Shall Bear The Responsibility For The Structural Design, Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Or Any Problems Which My Arise.



JD HUNT
Construction

Jason Hunt
OFFICE (512) 865-4447
CELL (612) 212-5816

DESIGN ORIGINALS of Texas
home design center

25132 OAKHURST DR., STE. 180
SPRING TX, 77386
OFFICE (281) 418-1784

10713 RR N 620, STE. 515
AUSTIN TX, 78726
OFFICE (512) 351-1775

1426 Preston
Avenue

JOB # A9540
DATE: 04-21-12
REVISION:
DRAWN BY: JCD

TEXAS INSTITUTE OF BUILDING DESIGN

DESIGNER MEMBER

JOHN C. DAME, SR. #491
DATE:

4 OF 9