

**HISTORIC LANDMARK COMMISSION
JANUARY 28, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0002
Old West Austin
1506 Preston Avenue**

PROPOSAL

Construct a rear and second story addition to a contributing house.

RESEARCH

The existing house was constructed c. 1938-39 by James and Mildred Doherty. Mr. Doherty was a salesman for Cohn Brothers and later worked for General Insurance and Bonds. The Dohertys lived in the house until at least 1942, after which J. Marshall and Florence Wilson and their two children owned the house until the early 1950's. Mr. Wilson was a cashier at the Fidelity State Bank.

For the next 10 years (1953-1963) Virgil E. and Helen Davis were the owners. Mr. Davis worked as Davis Motors until his death sometime around 1960, after which Mrs. Davis lived in the house alone until at least 1963.

PROJECT SPECIFICATIONS

The existing house is a 1,744 sq. ft., one-story, Tudor Revival style house with a steeply pitched side gable and steeply pitched cross-gable on the front elevation. The front entrance also has a smaller front facing gable over an arched doorway with corbelled brick edges. The house is clad in brick and has a patterned brick chimney at the side elevation. There is a small inset porch with a brick column and concrete floor to one side of the front door. There are 1:1, wood-frame, double-hung windows.

The applicant proposes to construct rear and second story additions to the house increasing the total square footage to 3,017 sq. ft. The second story addition will have multiple front facing gables with a 12:6 pitch. The first level of the addition and a 2-story side portion will be clad in brick; however the front facing gables, and second story walls will be clad in horizontal fiber cement siding. All existing windows will be replaced with double-hung, vinyl-clad windows with "multi-paned" grille inserts, and windows on the new addition will be mainly sliding windows with a more horizontal orientation. The existing and new roofs will have new composition shingles.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. 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.

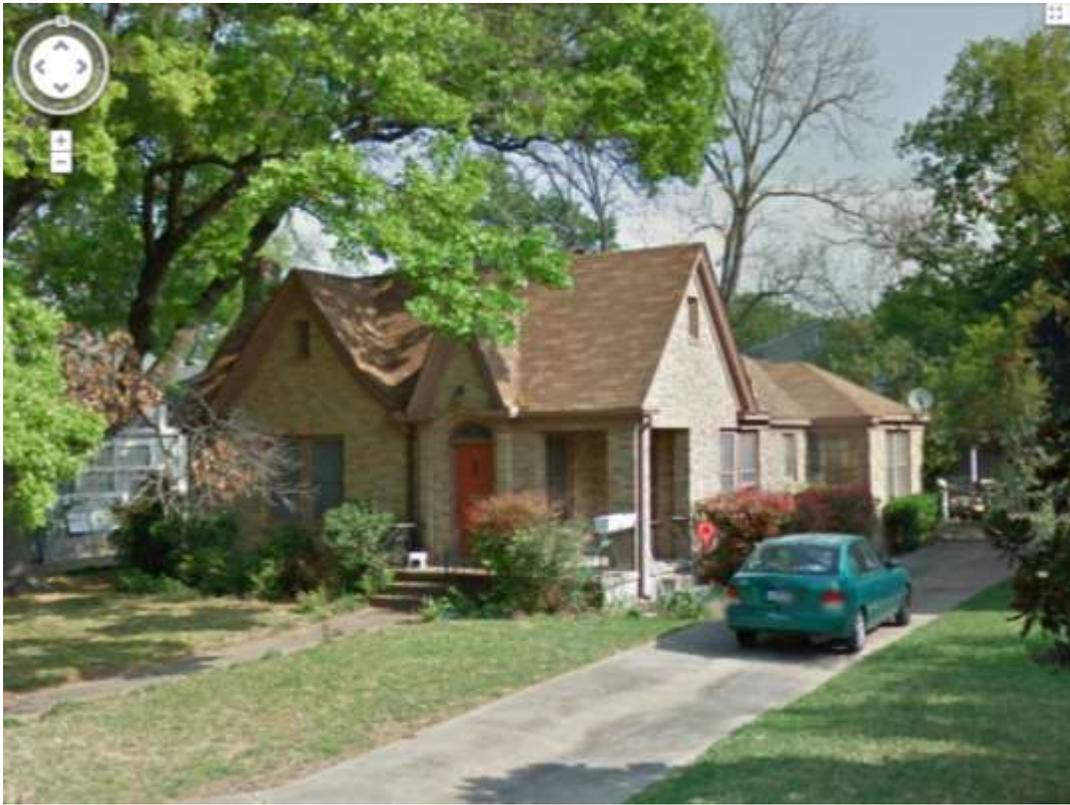
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, 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 new second story addition, although set back from the original front wall, is not compatible with the scale, materials nor character of the existing contributing house. The lower pitch of the multiple front gables is not compatible with the steeply pitched gables typical of Tudor revival architecture, nor is the horizontally oriented slider windows proposed for the addition. Additionally, replacing the existing wood, double-hung windows on the original house with vinyl clad windows with "multi-paned" grilles represents the loss of historic, character-defining materials and features. A design with an addition further set back from the front elevation, that better references the historical architectural features and forms, and that retains the historic windows would be more compatible and better meet the standards for rehabilitation.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a more compatible addition.

PHOTOS



OCCUPANCY HISTORY
1506 Preston Avenue

From City Directories, Austin History Center

City of Austin Historic Preservation Office
January 2013

- 1970 Ben J. Hightower, Salesman, Pringle Real Estate
& Caroline W. Hightower, Public School District employee
- 1965 Harold J. Salane, Student
& Virginia Salane, no occupation
- 1963 Mrs. Helen M. Davis, bookkeeper with State Comptroller Office
Widow of V.E. Davis
- 1961 Mrs. Helen M. Davis, owner, no occupation
Widow of V.E. Davis
- 1959 Virgil E. Davis, owner, Davis Motor Sales
& Helen Davis, no occupation
- 1957 Virgil E. Davis, owner, Davis Motor Sales
& Helen Davis, no occupation
- 1955 Virgil E. Davis, owner, unit manager with Allied Finance Co.
& Helen Davis, no occupation
- 1953 Virgil E. Davis, owner, Davis Motor Sales
& Helen Davis, no occupation
- 1949 J. Marshall Wilson, owner, student
& Florence Wilson, no occupation
- 1947 J. Marshall Wilson, owner, assistant cashier at The Fidelity State Bank
& Florence Wilson
- 1944-45 J. Marshall Wilson, owner, assistant cashier at The Fidelity State Bank
& Florence Wilson, no occupation, + 2
- 1942 James W. Doherty, owner, General Insurance & Bonds
& Mildred G. Doherty, no occupation
- 1940 James W. Doherty, owner, salesman at Cohn Bros.
& Mildred G. Doherty, no occupation
- 1939 No listing for 1506 Preston
James W. & Mildred Doherty listed at 3217 ½ Hampton

James W. Doherty
1506 Preston Avenue
24 10' of
160 - 16B 23 -

Pemberton Heights

Brick veneer residence - box garage

252n - 12/10/38

7

1938 permit card for 1506 Preston Avenue

Home » Windows » Premium Vinyl » Double-Hung » Premium Vinyl Double-Hung Window

[+ FIND A STORE](#) [+ MY PROJECT \(0\)](#)

PREMIUM VINYL DOUBLE-HUNG WINDOW

[+ ADD TO MY PROJECT](#) [- SHARE](#) [- PRINT](#)

Options [View Product Details for more options](#) Price Range: \$5

Model
Exterior

Grille Designs
Colonial
Grille

Exterior Color Options
White

WAYS TO BUY THIS PRODUCT

[+ REQUEST A CONSULTATION](#) [+ FIND A STORE](#)

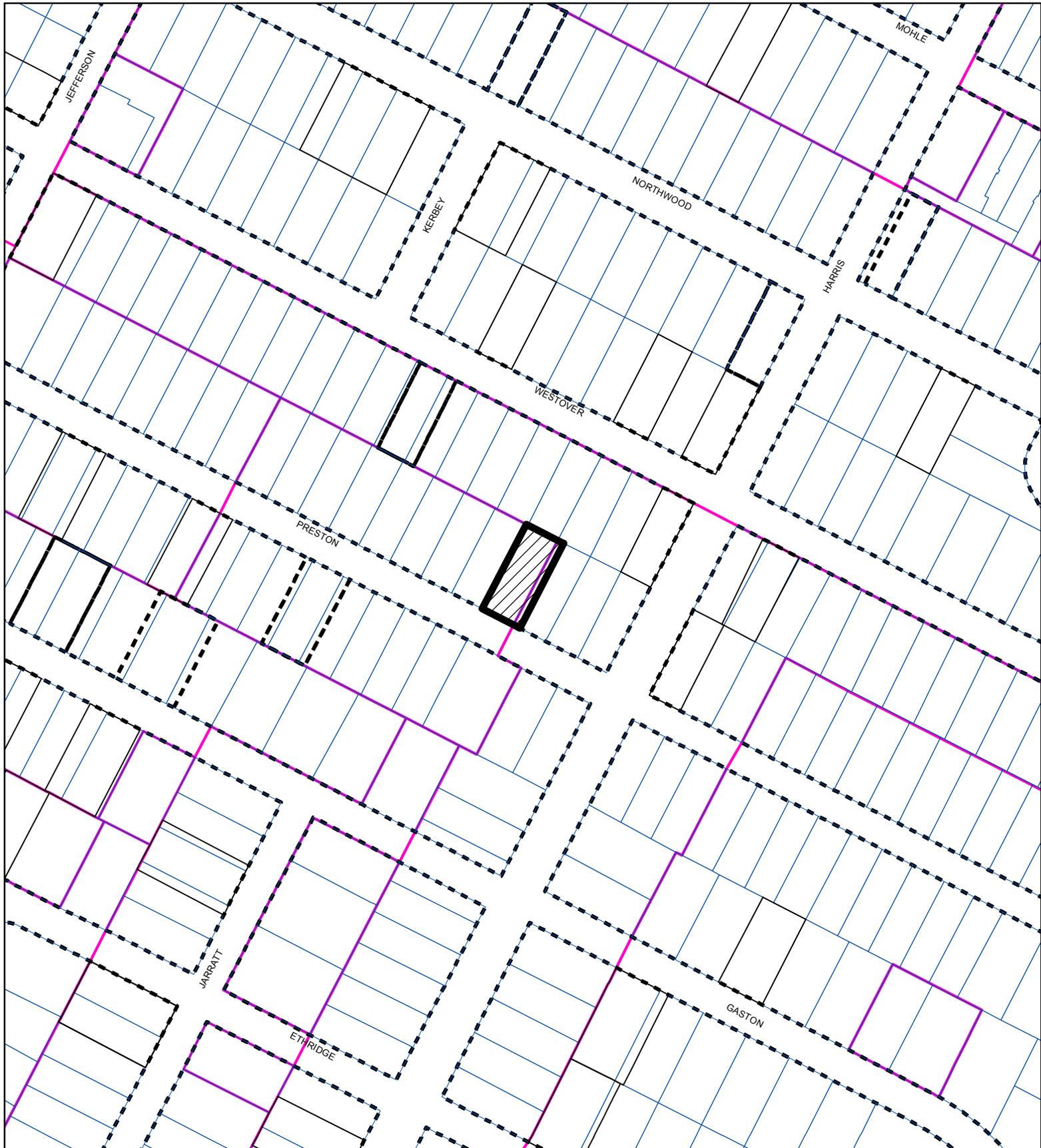
SHARE PRODUCTS AND CHAT TOGETHER [WRITE YOUR FRIENDS](#)
Tell me how this works

RELATED PRODUCTS

PRODUCT DETAILS
Both the upper and lower sashes slide open vertically and tilt in for easy cleaning. Multiple colors, interior woodgrain finishes and ENERGY STAR® available.

[Features](#) [Care & Installation](#) [Technical Documents](#)

Proposed replacement windows



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0002
 LOCATION: 1506 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.

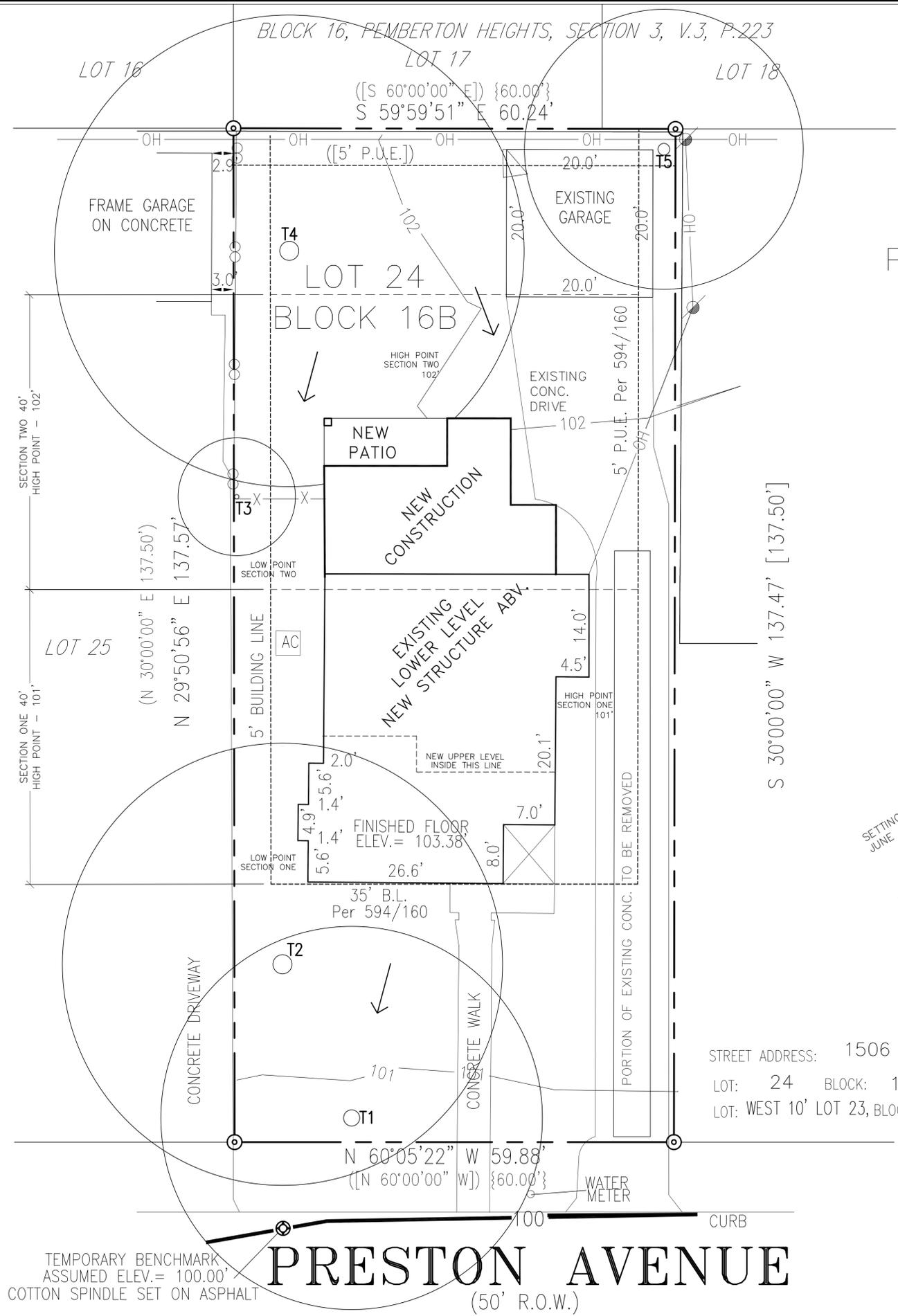
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

- LEGEND**
- 1/2" REBAR
 - ◻ 1/2" CAPPED REBAR
 - 1/2" IRON PIPE
 - ▲ 60D NAIL
 - ◐ CAPPED REBAR
 - SPINDLE
 - ∞ CHAIN LINK FENCE
 - ∥ WOOD FENCE
 - M METAL FENCE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () PER V.3, P.261
 - [] PER V.3, P.223
 - { } CALCULATED FROM RECORD DATA
 - C.M. CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY
 - P.O.B. PLACE OF BEGINNING
 - OH OVERHEAD ELECTRIC POWER POLE

IMPERVIOUS COVERAGE

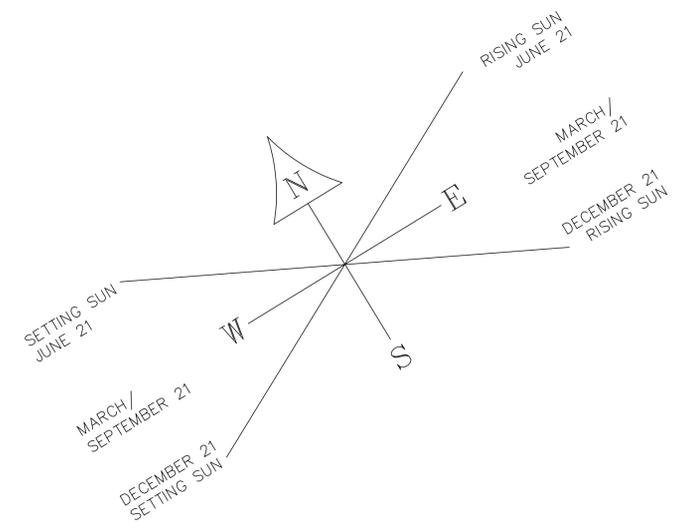
LOWER LEVEL	1853 SQ.FT.
REAR PATIO	108 SQ.FT.
ENTRY PATIO & SIDEWALK	241 SQ.FT.
GARAGE	399 SQ.FT.
REMAINING PORTION OF DRIVEWAY (CENTER SECTION TO BE REMOVED)	994 SQ.FT.
A/C PADS	10 SQ.FT.
TOTAL IMPERVIOUS SIZE OF LOT	3605 SQ.FT. 8,260 SQ.FT.
PERCENTAGE	43.6 %
SF3, ALLOWABLE = 45	

TAG NO.	TREE DESCRIPTION
1	26" OAK TREE
2	30" OAK TREE
3	8" PECAN TREE
4	32" PECAN TREE
5	19" HACKBERRY TREE



THE WEST 10' OF
LOT 23, BLK.16
PEMBERTON HEIGHTS,
SECTIONS 2 AND 3,
V.3, P.223

REMAINDER OF
LOT 23



STREET ADDRESS: 1506 PRESTON AVENUE, AUSTIN TX
 LOT: 24 BLOCK: 16B SUBDIVISION: PEMBERTON HEIGHTS, SECTION 7
 LOT: WEST 10' LOT 23, BLOCK: 16 SUBDIVISION: PEMBERTON HEIGHTS, SECTIONS 2 & 3

TEMPORARY BENCHMARK
ASSUMED ELEV.= 100.00'
COTTON SPINDLE SET ON ASPHALT

PRESTON AVENUE
(50' R.O.W.)

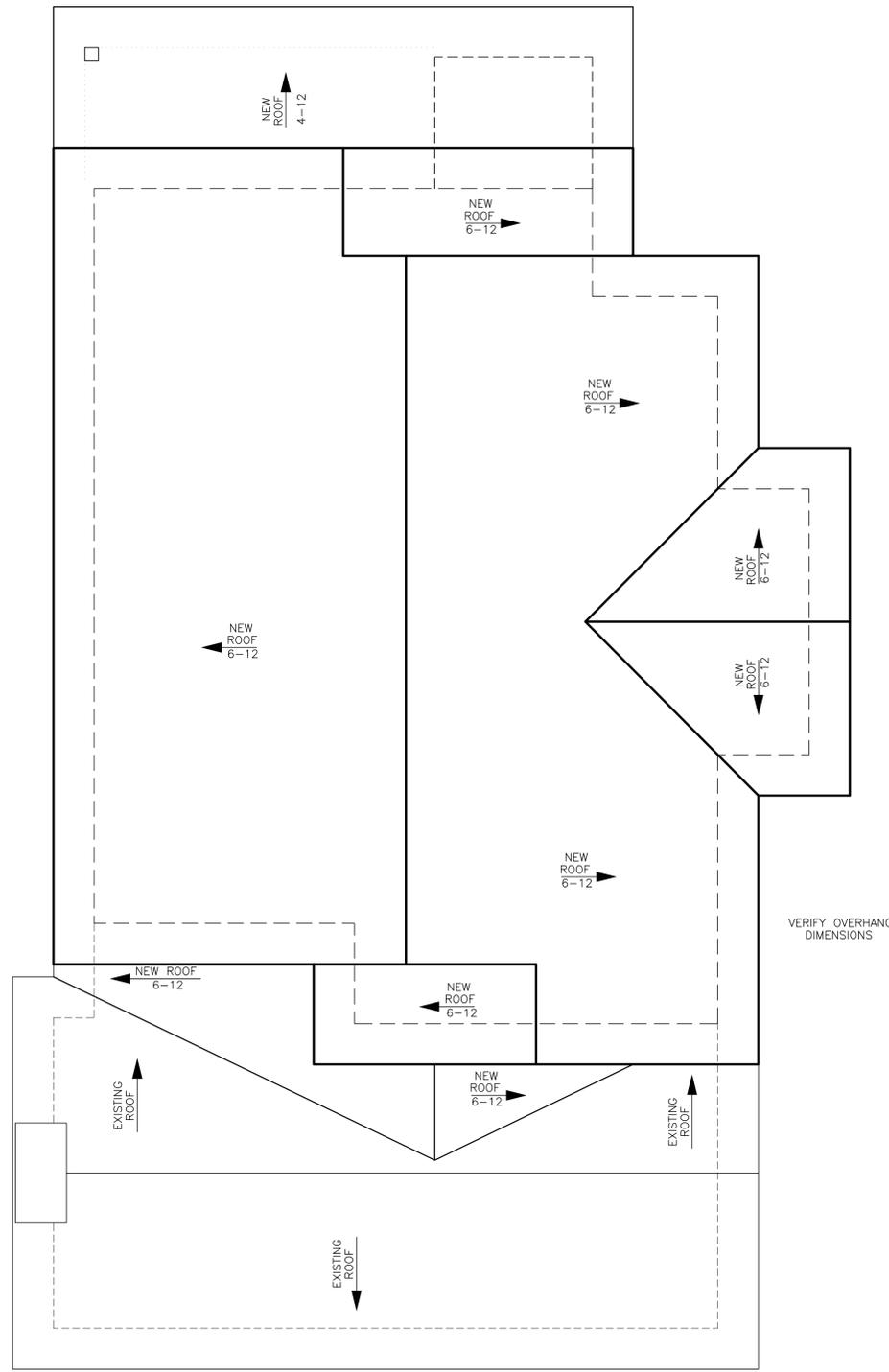
Site Plan

Scale: 1/8"=1'-0"

John Allen Design
512-773-3527
13740 Research Blvd. (HWY 183)
Suite J-2 Austin, Tx 78750

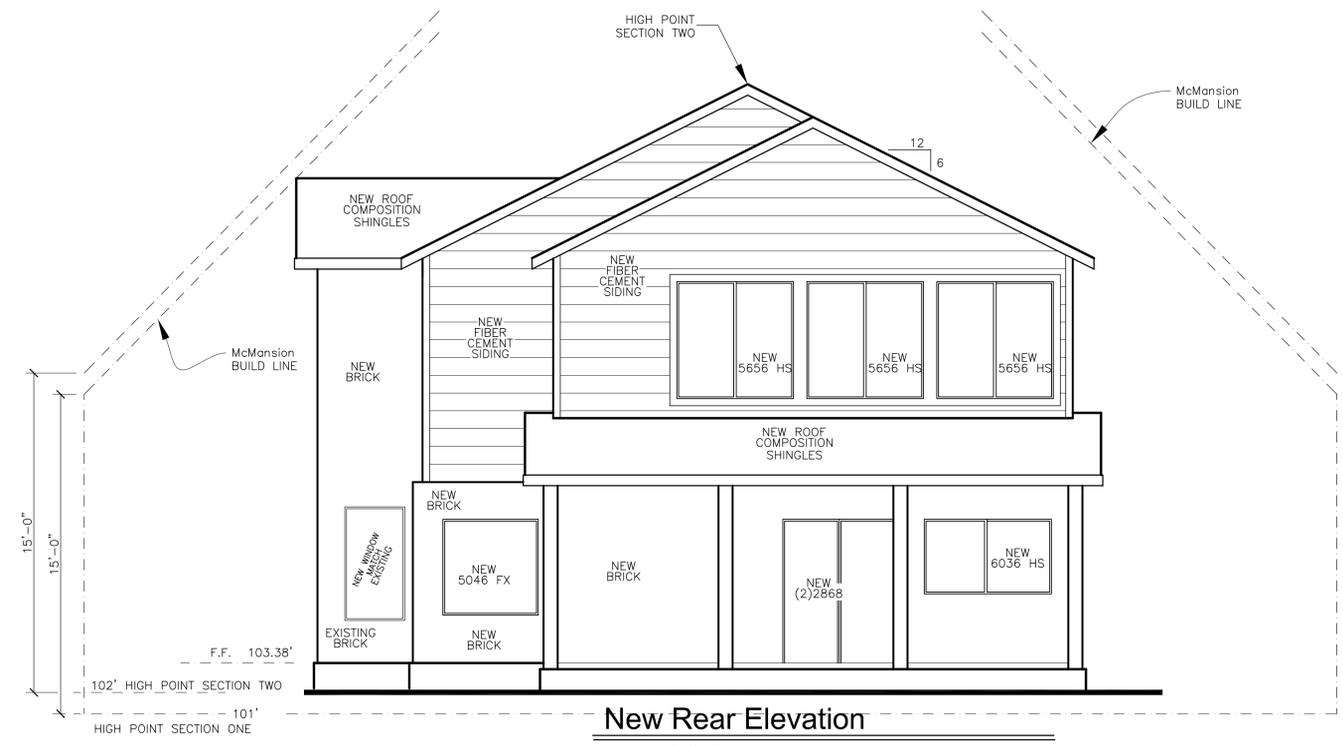
Harrison Giles
1506 Preston Avenue, Austin, Travis County Texas
Lot 24 and West 10' of Lot 23 Pemberton Heights

SHEET
A-1
OF 6 SHT'S
11/08/12 JDA



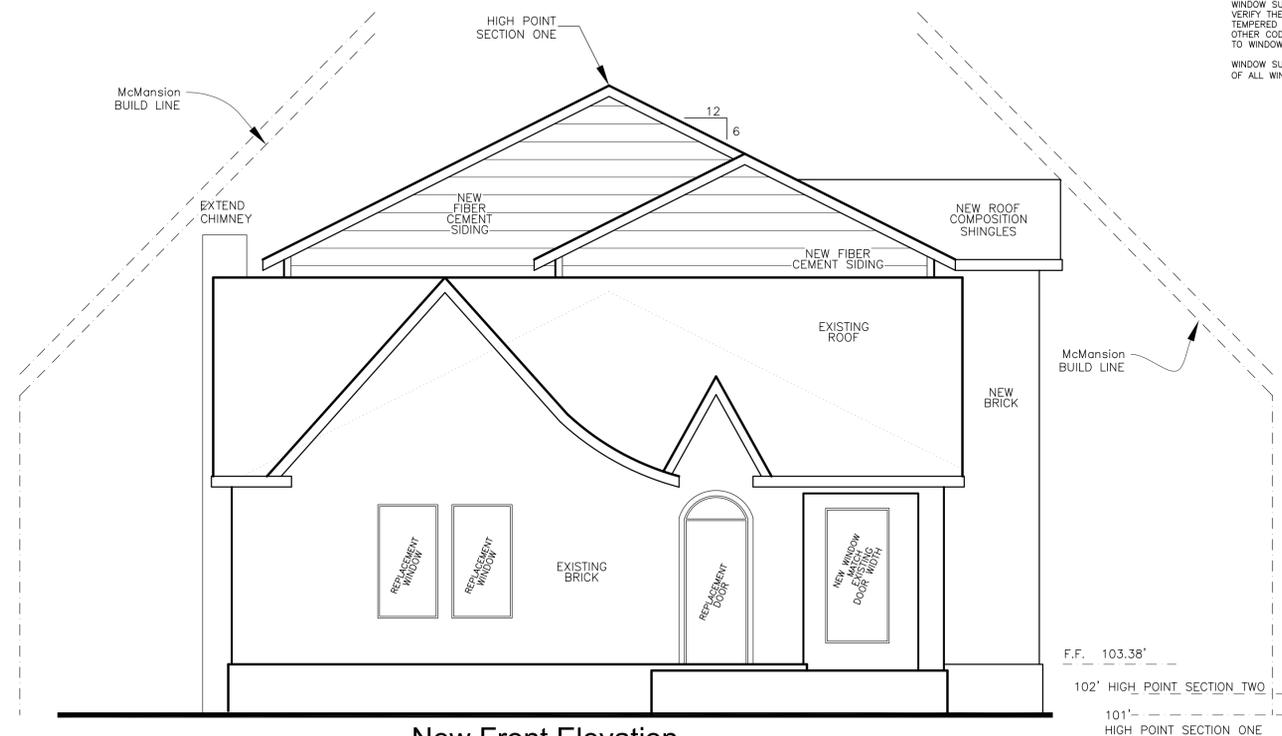
New Roof Plan

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



New Rear Elevation

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



New Front Elevation

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

NOTE:
WINDOW SUPPLIER TO VERIFY THE NEED FOR TEMPERED GLASS AND OTHER CODES APPLICABLE TO WINDOWS.
WINDOW SUPPLIER TO VERIFY SIZES OF ALL WINDOWS (NEW AND REPLACEMENT)

Harrison Giles

1506 Preston Avenue, Austin, Travis County Texas
Lot 24 and West 10' of Lot 23 Pemberton Heights

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A-3
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