

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

**PROPOSAL**

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

**RESEARCH**

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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**

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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**

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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.

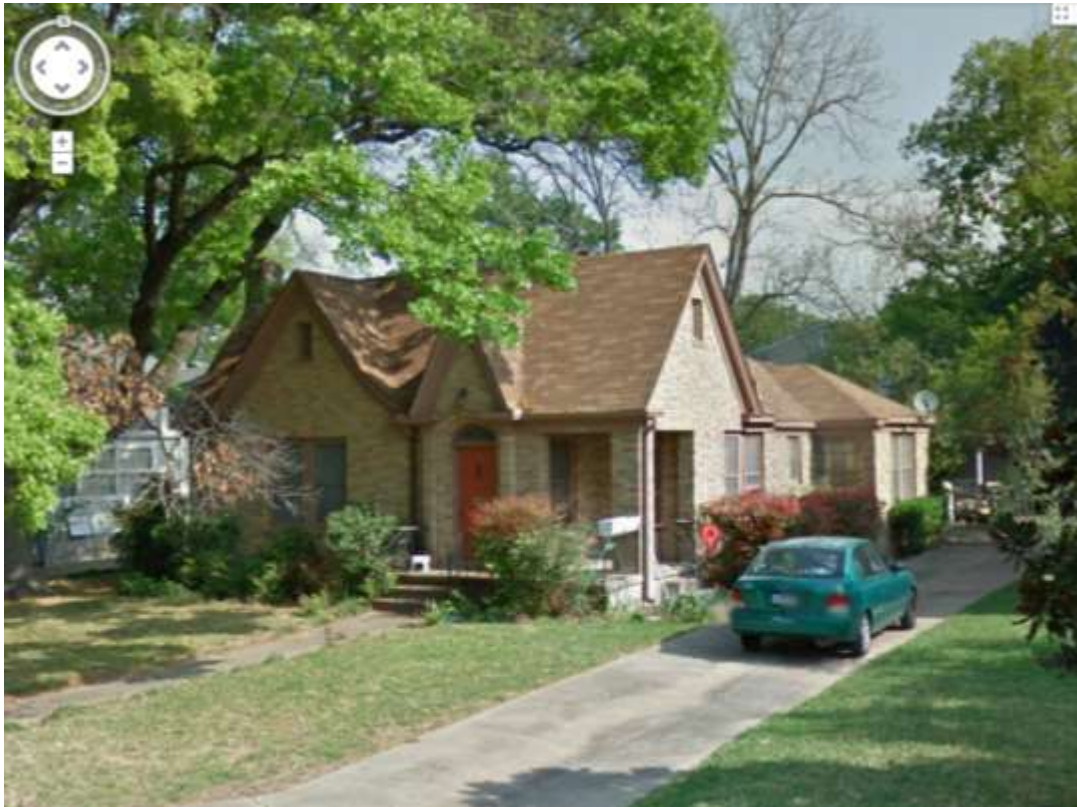
#### **STAFF RECOMMENDATION**

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

PHOTOS

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# 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
160	-	24 1/2' of
	16B	23 -

Pemberton Heights

Brick veneer residence - box garage

252n - 12/10/38

7


1938 permit card for 1506 Preston Avenue

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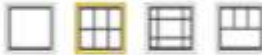


**Options** [View Product Details for more options](#) Price Range: \$5


**Model**  
*Exterior*



**Grille Designs**  
*Colonial Grille*



**Exterior Color Options**  
*White*



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**RELATED PRODUCTS**

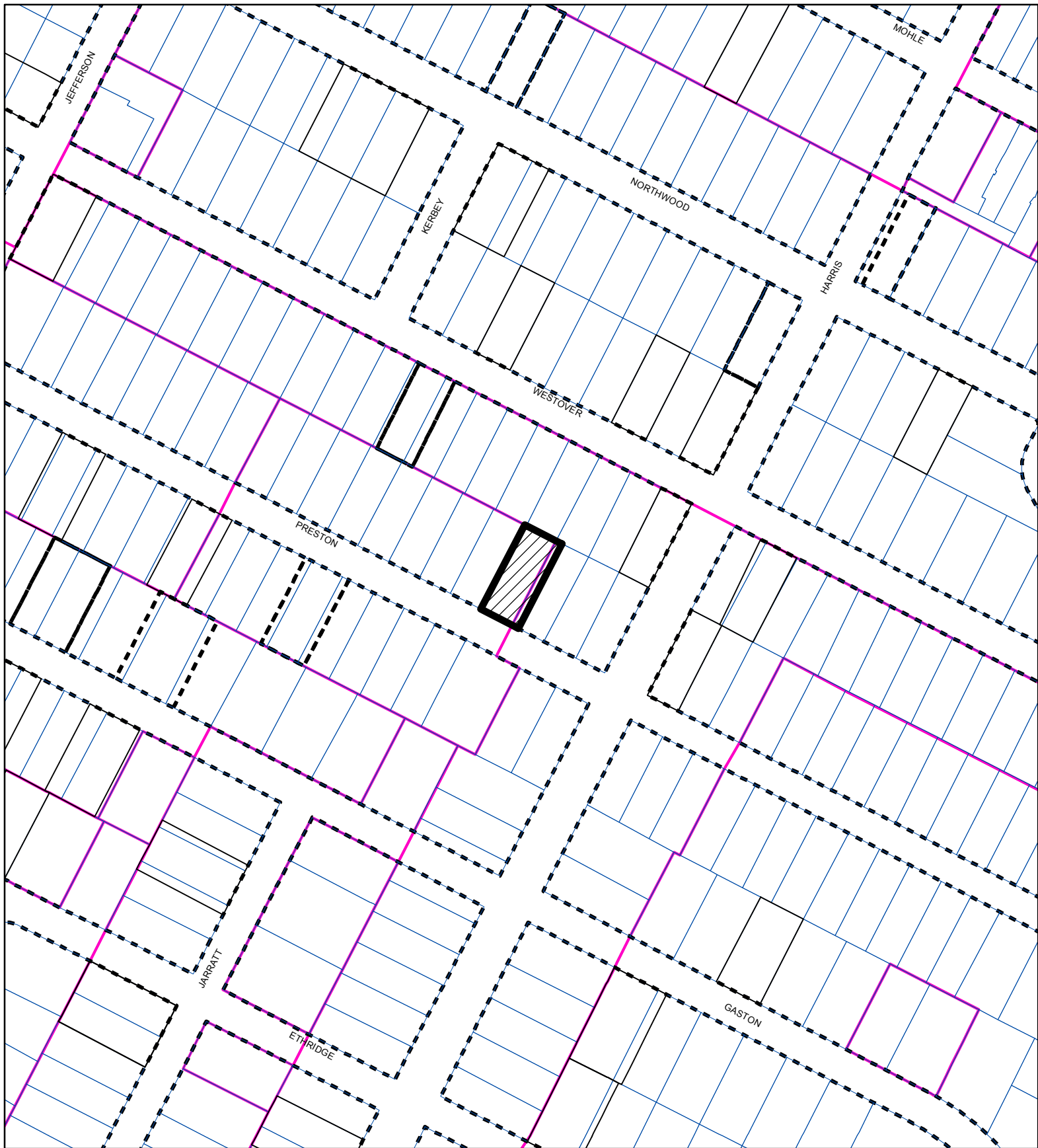
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Both the upper and lower sashes slide open vertically and tilt in for easy cleaning. Multiple colors, interior woodgrain finishes and ENERGY STAR® available.

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Proposed replacement windows





SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0002  
LOCATION: 1506 Preston Avenue



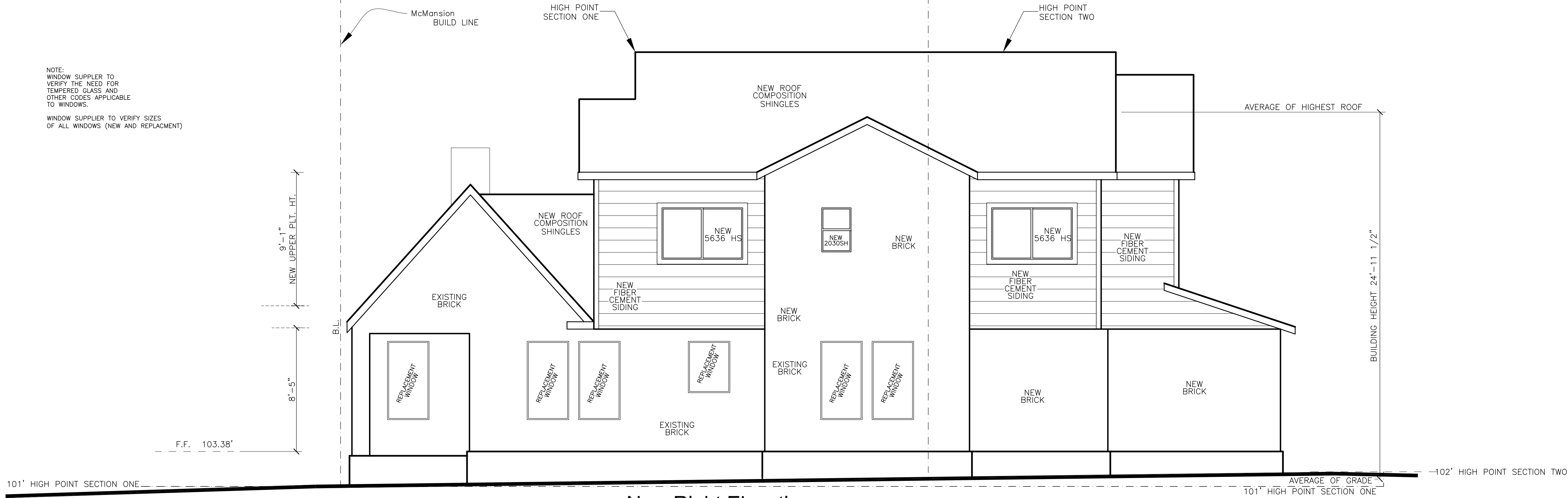
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11/08/12 JDA

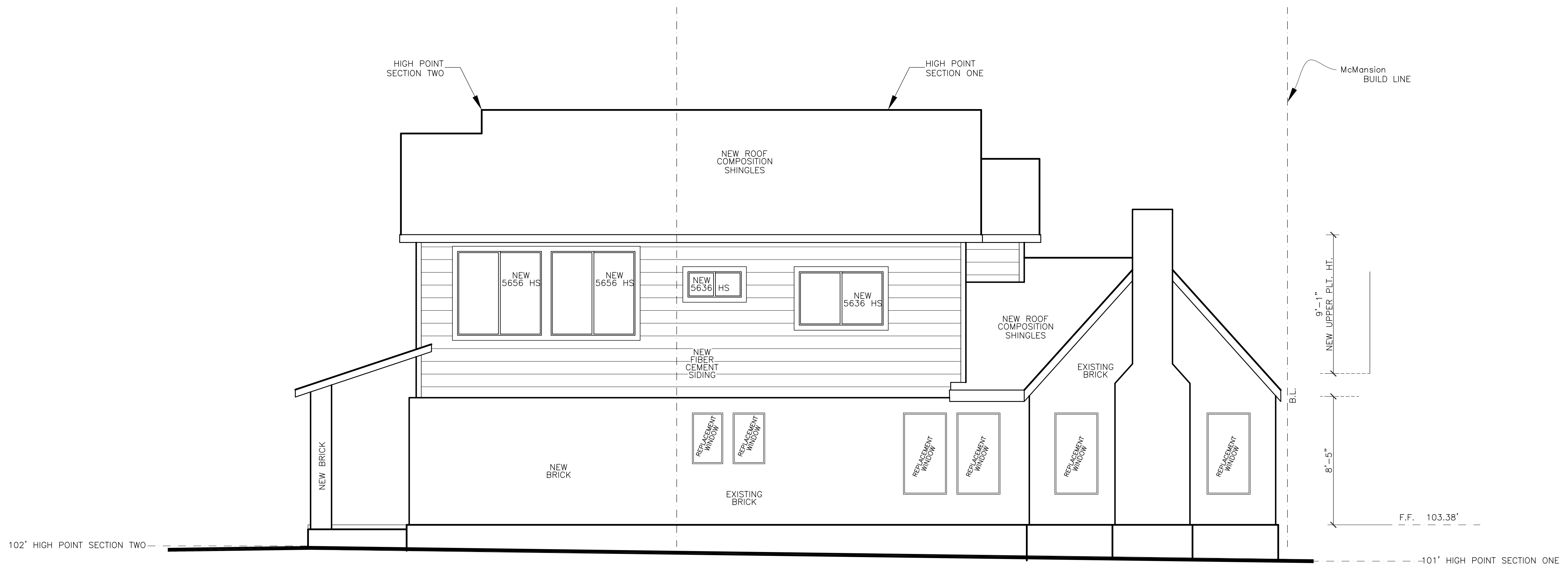






### New Right Elevation

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



### New Left Elevation

Scale: 1/4"=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-4

OF 6 SHT'S

11/08/12 JDA