

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**NOVEMBER 1, 2023**  
**PR-2023-125036; GF-2023-130935**  
**OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**  
**1610 PRESTON AVENUE**

## **PROPOSAL**

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Demolish a ca. 1947 house and ca. 1960 garage. Construct a new residence with detached garage.

## **ARCHITECTURE**

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One-story stone veneer Early Ranch house with hipped roof, 2:2 aluminum windows, and a symmetrical plan.

## **PROJECT SPECIFICATIONS**

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The proposed new building is a one-story Tudor Revival house, clad in painted brick with a compound roofline and divided-light windows.

## **RESEARCH**

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The house at 1610 Preston Avenue was constructed in 1947. The Innes family resided there until 1979. John J. Innes, known as Jack, worked a salesman for Rally Paper and the Austin Drug Company. His wife, Juliet Innes, and daughter, Catherine Innes, also occupied the home. Catherine Innes went on to serve as the recreation director for an overseas Air Force club in postwar Germany.

## **DESIGN STANDARDS**

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The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

### *Residential new construction*

#### *1. Location*

The proposed new house and garage appear appropriately set back and sited.

#### *2. Orientation*

The proposed buildings match the orientations of contributing buildings in the district.

#### *3. Scale, massing, and height*

The building's scale and height appear appropriate. Its massing is more complex than most contributing buildings' massing nearby.

#### *4. Proportions*

The building's proportions are somewhat compatible; though the steep gables emphasize its height, they are stylistically appropriate.

#### *5. Design and style*

The building's design and style appear internally consistent. The Tudor Revival detailing is appropriate for the district's period of significance and appears sufficiently differentiated.

#### *6. Roofs*

The compound roofline is much more complex than surrounding contributing buildings' rooflines.

#### *7. Exterior walls*

The proposed painted brick is compatible.

#### *8. Windows and doors*

Fenestration is mostly compatible and helps to differentiate the building.

### *Summary*

The project meets most of the applicable standards.

## PROPERTY EVALUATION

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The property contributes to the Old West Austin National Register district.

### *Designation Criteria—Historic Landmark*

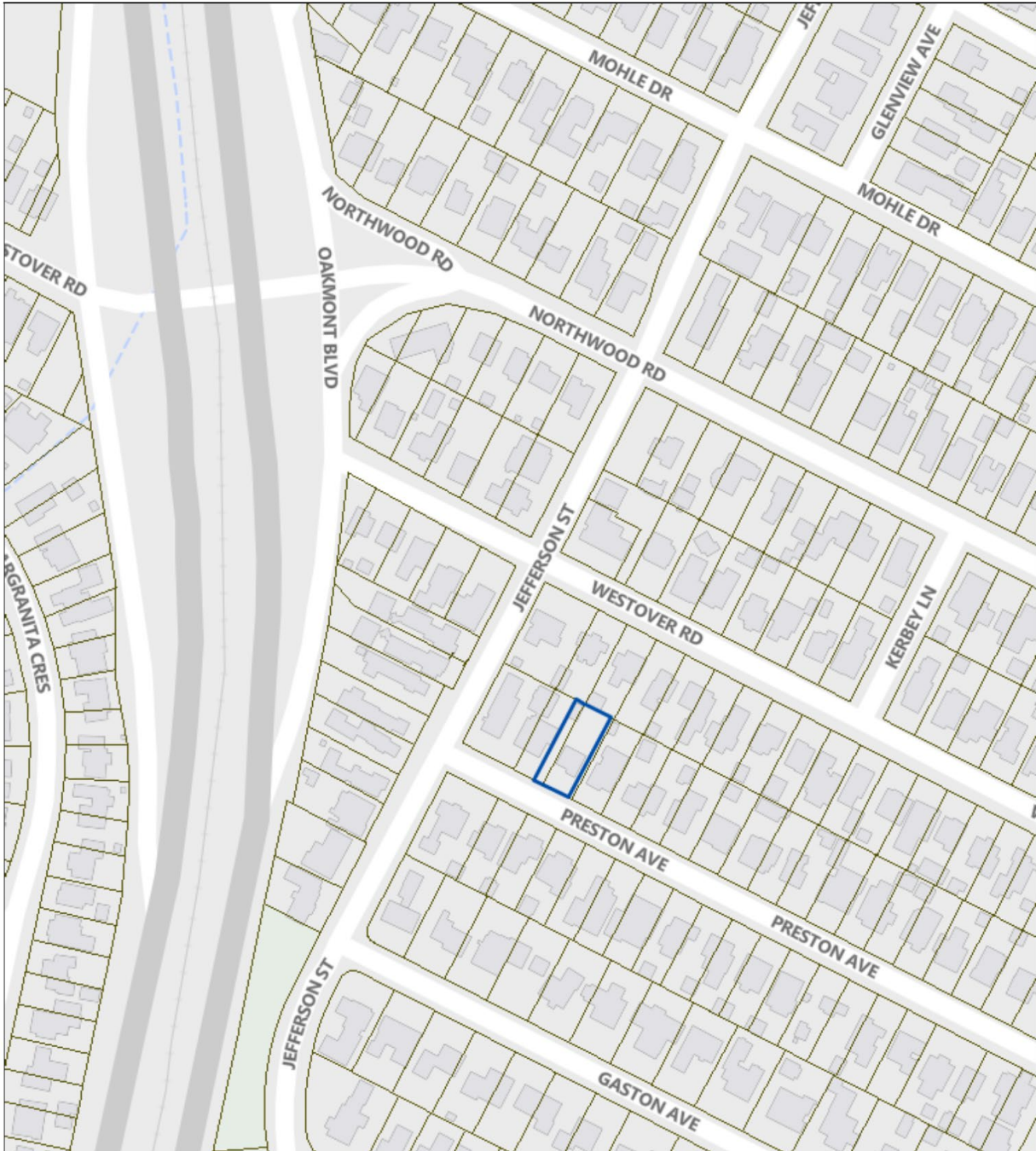
- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a.* Architecture. The building does not appear to convey architectural significance.
  - b.* Historical association. The property does not appear to have significant historical associations.
  - c.* Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d.* Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
  - e.* Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.


## STAFF RECOMMENDATION

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Encourage rehabilitation and adaptive reuse, then relocation over demolition, but approve the demolition application upon completion of a City of Austin Documentation Package. Comment on plans.

# LOCATION MAP






1: 2400

10/18/2023

**GF 23-130935**

1610 PRESTON AVENUE

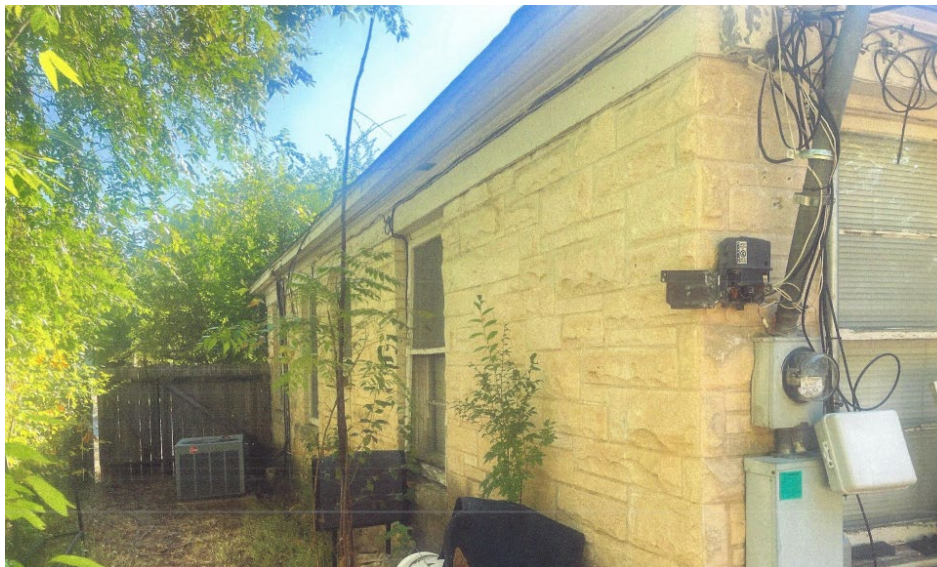


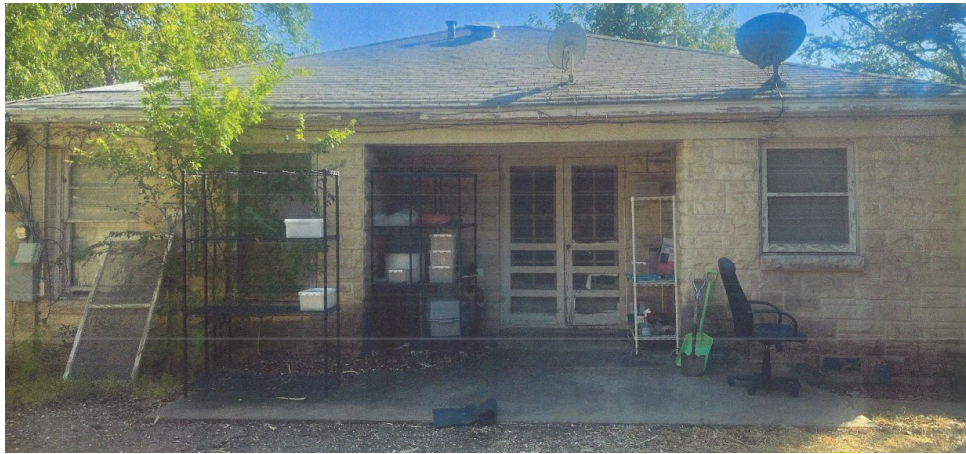
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**PROPERTY INFORMATION**

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*Photos**Google Street View, 2022*



*Demolition permit application, 2023*

### *Occupancy History*

City Directory Research, September 2023

- 1959        John J. Innes, owner
- 1955        John J. and Juliet Innes, owners – salesman, Austin Drug Co.
- 1952        John J. and Juliet Innes, owners – salesman, Rally Paper
- 1949        John J. and Juliet Innes, owners – salesman  
Catherine Innes, renter – student

### *Historical Information*

## **Austin Girl Gets Husband, Baby, MG From Europe**

By ANITA BREWER

A husband, a baby and a foreign sports car—those are the treasures Catherine Innes collected on her trip to Europe.

Now Mrs. James R. Anderson, she is visiting her parents, Mr. and Mrs. J. H. Innes, 1610 Preston, and showing off her "souvenirs."

In April, 1951, Catherine went to Erding, Germany, to become recreation director of the Air Force service club there. There

she met Lieutenant James R. Anderson of the Air Force, and they were married 20 months later in December, 1952.

The day after the Andersons were married, they went to Casablanca in North Africa where Lt. Anderson was stationed for two years. Then they were transferred again to Erding.

Mrs. Anderson one morning was admiring her neighbor's little girl. "I surely would like to have a baby girl," she said casually.

A few days later, a German girl appeared at Mrs. Anderson's door with this story:

"I heard you wanted a baby girl. I have a baby nine days old. I will give her to you if you will take her now. If I wait longer, I won't be able to give her up."

The German girl then told Mrs. Anderson about how poor she was and that she could not afford to give her child the things she should have.

Lt. and Mrs. Anderson went to see the baby, and both fell in love with her. "We had to have her," they say now.

Three days later Nancy came to live with them, and now she is 16 months old and their best treasure.

Catherine's other "souvenir" is their new MG sports car. The couple had planned to buy a foreign car, but after they adopted Nancy, they couldn't afford one for awhile. Just before coming home they bought the MG.

Mrs. Anderson is a graduate of Austin High School and the University of Texas.

Lt. Anderson leaves Austin Friday for Rome, N.Y. where he will be stationed. Mrs. Anderson and Nancy will join him there in July.

Nancy is still a German citizen. Her parents are establishing residence for her so that in a year she will be a citizen of the United States.

*Austin Girl Gets Husband, Baby, MG From Europe. Brewer, Anita. The Austin Statesman (1921-1973); Austin, Tex.. 29 June 1956: 15.*



**ROBERT P. PATTERSON**

Robert Penn Patterson, 67, 1610 Preston Ave., died in a local hospital Friday. He is survived by two sisters, Mrs. J. H. Ennis of Austin, and Mrs. Harry Kinne of Gainesville. He was a member of the Catholic Church.

Funeral will be in Cook Funeral Home Sunday at 2 p.m. with Rev. George Rozum officiating. Burial will be in Assumption Cemetery.

Palibearers will be Carl McCullough, Herbert Barnett, Alfred B. Jones Sr., Alfred B. Jones Jr., James McDonald and Alfred Younger.

DEATHS AND FUNERALS. *The Austin Statesman* (1921-1973); Austin, Tex.. 19 May 1968: A6.

**INNES, John H., 85, 1610 Preston St.,** died Thursday. Christian wake 7 p.m. today at Cook-Walden Funeral Home. Mass 11 a.m. Monday at St. Austin's Catholic Church. Burial, Assumption Cemetery. Memorial contributions in lieu of flowers. Survivors: wife, Mrs. Juliet Innes of Austin; daughter, Mrs. Catherine L. Anderson of San Antonio; one grandchild; one great-grandchild.

deaths and services. *The Austin American - Statesman* (1973-1980), Evening ed.; Austin, Tex.. 15 July 1979: B2.

*Permits*

S. R. Sheppard 1610 Preston Avenue  
W.45' of 38 & E.15'  
61 of 39 16-B - -

Pemberton Heights Sect. 9

Stone ven. res. and garage

33551 4-15-47

\$8500.00

Willie Walker

1947 building permit