HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
DECEMBER 13, 2023
HR-2023-147071; GF-2023-149161
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
1610 PRESTON AVENUE

PROPOSAL

Construct a new residence, detached garage, and accessory dwelling unit. The existing building was approved for demolition by the Historic Landmark Commission in November 2023.

PROJECT SPECIFICATIONS

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

DESIGN STANDARDS

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; however, 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
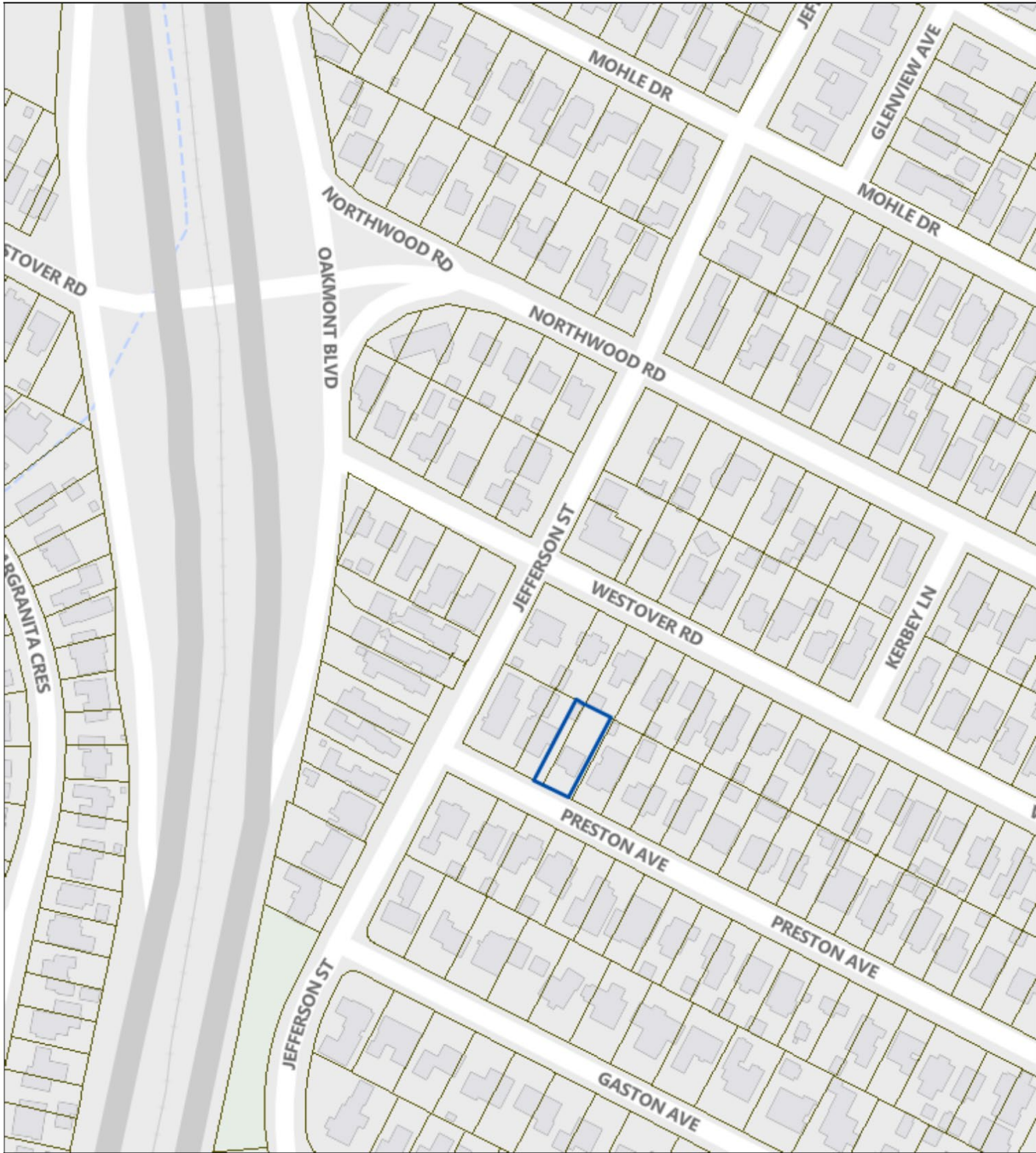Fenestration is mostly compatible and helps to differentiate the building.

Summary
The project meets most of the applicable standards.

STAFF RECOMMENDATION

Comment on plans, encouraging simpler massing.

LOCATION MAP

Lot Lines

Lot Line

1: 2400

GF 23-130935

1610 PRESTON AVENUE

CITY OF AUSTIN
FOUNDED 1839

10/18/2023