

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
DECEMBER 4, 2024
HR-2024-149562
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
1417 PRESTON AVENUE

PROPOSAL

Construct a new residence and pool in place of an existing non-contributing house.

PROJECT SPECIFICATIONS

The proposed new house is two stories in height with a cross-gabled roof. It is clad in horizontal fiber-cement siding, with brick veneer at the foundation skirting. Fenestration includes 6:6 wood double-hung and casement windows with operable shutters, 12:12 and 9:9 wood double-hung windows with operable shutters, and an inset front door with divided-light sidelights and transom. The proposed detached garage is connected to the main house via breezeway. It is one story in height and constructed at the rear of the property, with materials to match the main house.

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 house is located roughly in the location of the existing non-contributing house, and is set back compatibly with contributing buildings on the street.

2. Orientation

The proposed house and garage are oriented consistently with nearby contributing buildings.

3. Scale, massing, and height

The proposed house and garage are compatible with the district in scale, massing, and height.

4. Proportions

The proposed new buildings’ proportions are compatible with those of contributing buildings in the district.

5. Design and style

The proposed new buildings’ design and style are compatible with those of contributing buildings in the district.

6. Roofs

The proposed new buildings’ rooflines are compatible with those of contributing buildings in the district.

7. Exterior walls

Proposed primary and secondary materials are appropriate for the district.

8. Windows and doors

Proposed fenestration is appropriate.

11. Attached garages and carports

The proposed outbuilding, while attached via breezeway, is set back from the street and is consistent with historic-age detached outbuildings elsewhere in the district.

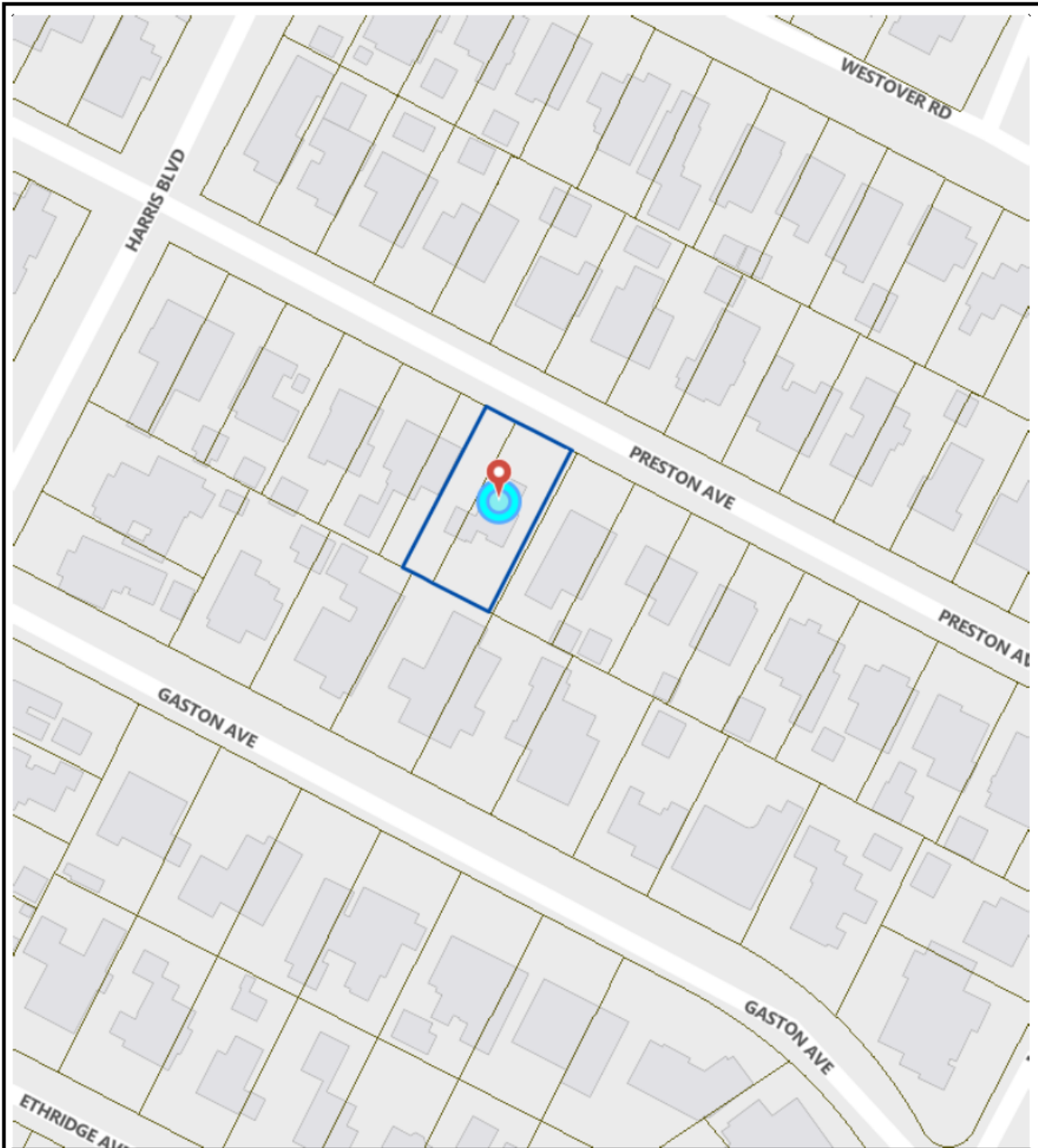
Summary


The project meets the applicable standards.



STAFF RECOMMENDATION

Comment on plans.

LOCATION MAP




1: 1200

Lot Lines
 Lot Line


HR 24-149562
1417 PRESTON AVENUE



11/15/2024

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