

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 28, 2022
HR-2022-012669
TRAVIS HEIGHTS-FAIRVIEW PARK
2108 KENWOOD AVENUE

PROPOSAL

Construct an accessory dwelling unit.

PROJECT SPECIFICATIONS

The proposed ADU is two stories, with an attached carport, uncovered wood deck, and roof deck. It is clad in fiber-cement siding with metal cable railings at the roof deck and stairwell. Windows are fixed, with varying proportions at each elevation.

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 ADU is located at the rear of the lot, behind the contributing house.

2. Orientation

The proposed ADU’s orientation of the entrance and the carport matches the orientation of contributing buildings and outbuildings in the district.

3. Scale, massing, and height

The proposed ADU is located behind a substantial two-story addition to the original main house, so its two-story height is not obtrusive; however, the roof deck adds an element of height that may be visible from the street. The building’s massing is simple, with a small step-down between floors at the main elevation.

4. Proportions

The building’s proportions are somewhat compatible with its surroundings—though its massing is strongly vertical, design elements help to reduce its impact.

5. Design and style

Though the proposed building’s overall design is somewhat incompatible with the surrounding district, its position at the rear of the lot renders its overall impact minimal.

6. Roofs

The proposed flat roof and roof deck are not compatible with the main house.

7. Exterior walls

The proposed fiber-cement horizontal siding is compatible with the main house.

8. Windows and doors

The proposed fixed windows and fully-glazed doors are mostly incompatible, though their rhythmic placement somewhat echoes the main house’s design.

9. Porches

See 6.

11. Attached garages and carports

The proposed carport is compatible; though it is not set back from the front wall of the ADU, it is placed far back on the lot and does not affect the view of the contributing house from the street.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION




The primary building contributes to the Travis Heights-Fairview Park National Register district.

STAFF RECOMMENDATION

Comment on and release the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS
CASE#: HR 22-012669
LOCATION: 2108 KENWOOD AVENUE

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PROPERTY INFORMATION

Photos



Applicant, 2022