

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**MARCH 28, 2022**  
**HR-2022-026102**  
**TRAVIS HEIGHTS-FAIRVIEW PARK**  
**1205 ALTA VISTA AVENUE**

## **PROPOSAL**

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Demolish existing two-story duplex and secondary building and construct a new three-story single-family house.

## **PROJECT SPECIFICATIONS**

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- 1) Demolish existing house and rear garage apartment.
- 2) Construct a three-story house. The proposed building is flat-roofed and clad in stucco, board-and-batten, tongue-and-groove siding, and cedar slats. Fenestration includes fixed undivided windows and casement windows with irregular spacing, proportions, and orientation throughout; a front-facing garage; and sliding glass doors.

## **ARCHITECTURE**

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The primary building at 1205 Alta Vista Avenue is a two-story cross-gabled duplex with horizontal siding, 6:6 wood windows, arched six-light accent windows, and composition shingle roof.

## **RESEARCH**

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1205 Alta Vista Avenue was constructed around 1939 for Mary G. Sanders, along with a garage.<sup>1</sup> A rear dwelling unit was constructed later. It appears to have been constructed as a duplex, and mostly housed two families in the main building and one in the rear unit. Renters were largely short-term and included a cattle buyer, a meat inspector, a bookkeepers, students, and oil company employees.

## **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 building is set back approximately 25', in line with historic-age buildings on the street.

#### *2. Orientation*

The proposed new building's orientation is consistent with the predominant orientation of contributing buildings on the same block.

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

The proposed new building is three stories, while nearby contributing buildings are one and two stories; its floor-to-floor and foundation height does not appear consistent with nearby contributing buildings. Its monolithic massing is not compatible with the district.

#### *4. Proportions*

The proposed building's proportions are not compatible with those of contributing buildings on the block.

#### *5. Design and style*

The proposed building is differentiated from historic buildings and its details are consistent with its style, but its overall design is at odds with the historic district in terms of scale, massing, proportions, patterns, and some materials.

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<sup>1</sup> "Real Estate Transaction 1 -- no Title." The Austin American (1914-1973), Nov 06, 1938.

*6. Roofs*

The proposed flat roof does not reflect the character of the roofs on contributing buildings in the district.

*7. Exterior walls*

While some exterior wall materials are appropriate, the number and application of all proposed materials are not compatible with the district's simple cladding styles.

*8. Windows and doors*

The proposed building's street-facing elevation does not have similar window and door patterns as nearby contributing buildings, and fenestration size, configuration, and profile are not consistent with the district.

*11. Attached garages and carports*

The proposed garage orientation is not consistent with the predominant garage location and orientation found in the district.

Summary

The project does not meet most applicable standards.

**PROPERTY EVALUATION**

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

*Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate 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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Approve the demolition application upon completion of a City of Austin Documentation Package. Comment on and release new construction plans.

## LOCATION MAP



1" = 250'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HR 22-026102

LOCATION: 1205 ALTA VISTA AVENUE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## PROPERTY INFORMATION

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### *Photos*



*Google Street View, 2022*







*Applicant, 2022*

*Occupancy History*

City Directory Research, February 2022

1959 William Falwell, renter

Lurella Henderson, renter

Rear: Charles R. and Janis P. McCain, owners  
Photographer, United Press International News

1957 Porter A. Leavell, renter  
Pipe liner, Shell Pipe Corp.  
Nellie C. Leavell, renter (widow of A.D.)

Rear: Santo L. and Erna Garza, renters

1955 Porter A. Leavell, renter  
Maintenance man, Shell Pipe Corp.  
Nellie C. Leavell, renter (widow of A.D.)

Rear: Santo L. and Erna Garza, renters  
Student

1952 Patsy Beheler, renter  
Stenographer

Nancy C. Landers, renter  
Stenographer, State Department of Public Welfare

- 1949 A. Howard I. and Alice Jordan, owners  
B. Donald A. and Dorothy Tullos, renters

Rear: Charles and Mary M. Parten, renters  
Assistant manager, Home Mix Feed

- 1947 Wyatt O. and Carrie B. Stone, renters  
Cattle buyer

Rear: Charles D. and Helen Jordan  
Student

- 1944 Howard H. and Audry Knowles, renters  
Accountant, Texas Public Service Co.

Wyatt O. and Carrie B. Stone, renters  
Meat inspector, Austin-Travis County Health Unit

- 1941 Wyatt O. and Carrie Stone, renters  
Inspector, Austin Municipal Abattoir

John R. and L. Sue Adkerson, renters  
Bookkeeper, Texas Public Service Co.  
Office secretary, Royal Liverpool Groups

#### Permits

WATER SERVICE PERMIT		Austin, Texas		No. B 862	
Received of	CHARLES D. JORDAN	Date	5-6-46	INDEXED	
Address	1205 ALTA VISTA AVE. GAR.				
Amount	TWO AND 50/100 \$2.50				
Plumber	J. O. ANDREWARTHA				
Date of Connection	5-15-46				
Size of Tap 1/2					

Water service permit, 1946

SANITARY SEWER SERVICE PERMIT		Austin, Texas		No. 20471	
Received of	J. O. Andrewartha	Date	5-15-46	SW II	
Address	1205 Alta Vista Ave.				
Amount	\$				
Builder or Owner	Charles D. Jordan	Plumber			
Lot	18	Block	27	Subdivision	Travis Hgts.
Plat No.	134				
Date of Connection	5-18-46				

Sewer service permit, 1946

# Gun Victims Reported As 'Fair' Today

A 46-year-old Austin man and a 20-year-old woman were in fair condition Monday after a shotgun shooting Sunday afternoon in South Austin.

Howard I. Jordan, 1205 Alta Vista Street, and Miss Fay Dickenson, 1803 Colorado Street, were both listed as in fair condition at Brackenridge Hospital. Jordan has the left side of his face and neck shot away. Miss Dickenson has a fractured right shoulder and multiple wounds about the shoulders, neck and head.

City Detectives said Monday morning that no charges have been filed in connection with the shooting which occurred in front of Jordan's home.

Jordan's wife told police that her husband fired the shots after he and the girl had argued in a front room of the house.

She said she heard a scuffle in the room, opened the door and saw Miss Dickenson run from the house. She told police her husband then got a shotgun from a closet and ran after the girl.

Robert D. Brubaker, 1704 Colorado Street, was sitting in a car with another couple in front of the house at the time.

He said Miss Dickenson had been in the Jordan house for 10 of 15 minutes. He told officers he had taken her there when she said she wanted to "run an errand."

## 4 MURDER TRIALS DUE FRIDAY

Four murder cases and one assault with intent to murder case will be called for trial Friday morning in 126th District Court.

Facing murder charges are Anna Pearl Wheeler, Ben Aleman, Jack Dempsey Jackson and Jerrell Kincheon. Howard I. Jordan is the defendant in the assault with intent to murder case.

The 21-year-old Miss Wheeler has been indicted for murder in connection with the bedroom slaying of T. R. Guthrie Jan. 15. Guthrie, 36, was found dead with four bullet holes in his body at his home on the Manchaca Road.

After a state-wide hunt Miss Wheeler was arrested in Dallas and charged with murder. Her trial was originally set for July 7, but was postponed on a motion by the defense.

Aleman is charged with the murder of Jesus Cabello at a Del Valle dance hall on July 2. Augustine Ruiz, also charged with Cabello's slaying, was given a five-year suspended sentence by a 126th District court jury Tuesday.

Jackson, 21, of 2936 East 13th Street was indicted in connection with the fatal stabbing of Henry Ray Banks, 26, of 906 San Marcos Street July 3.

Kincheon, 1603 East 10th Street, has been indicted for murder in connection with the July 2 traffic death of Daisy M. Cooper of San Antonio.

The 46-year-old Jordan, 1205 Alta Vista Street, faces an assault with

intent to murder charge in connection with the shotgun wounding of Miss Fay Dickenson, 20, of 1803 Colorado Street.

Miss Dickenson was shot June 18 at Jordan's South Austin home.

After Miss Dickenson was hit, Jordan was critically wounded with the gun.

Forty-three other criminal cases are set for hearing before Judge Jack Roberts.

"Gun Victims Reported as 'Fair' Today." *The Austin Statesman* (1921-1973), Jun 19, 1950. and "4 MURDER TRIALS DUE FRIDAY." *The Austin Statesman* (1921-1973), Sep 21, 1950.