

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JUNE 1, 2022
HR-2022–057196
TRAVIS HEIGHTS-FAIRVIEW PARK
1406 ALTA VISTA AVENUE

PROPOSAL

Construct a new primary building.

PROJECT SPECIFICATIONS

The proposed new building is two stories in height. It has a compound gabled double lock standing-seam metal roof and is clad in a combination of vertical wood siding, stucco, and horizontal fiber cement siding. Fenestration is mostly undivided and irregular throughout. A balcony is located on the east elevation and an uncovered wood deck is located on the south 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 building appears to be appropriately set back from the street.

2. Orientation

The proposed building and parking area appear to have consistent orientation with other buildings on the street.

3. Scale, massing, and height

The proposed building’s scale and height is not appropriate for the district. The massing is not compatible with surrounding contributing buildings.

4. Proportions

The proposed building’s proportions are not consistent with surrounding contributing buildings.

5. Design and style

The building’s design and style appear appropriately differentiated from historic-age buildings, though it does not appear compatible with the street.

6. Roofs

The building’s gabled roof form is somewhat compatible.

7. Exterior walls

The building’s exterior masonry cladding is somewhat compatible. The vertical siding at the second floor may make the building appear more vertically oriented than it is, increasing the risk of potentially overwhelming its neighbors.

8. Windows and doors

The proposed building’s undivided and irregular windows and full-pane front entry are not compatible with surrounding contributing buildings.

9. Porches

The recessed partial-width porch is not a style that appears on contributing buildings in the district, and its cantilevered second floor may make the building appear top-heavy. The balcony located on the street-facing East elevation is not compatible with surrounding contributing buildings.

Summary

The project meets few applicable standards.

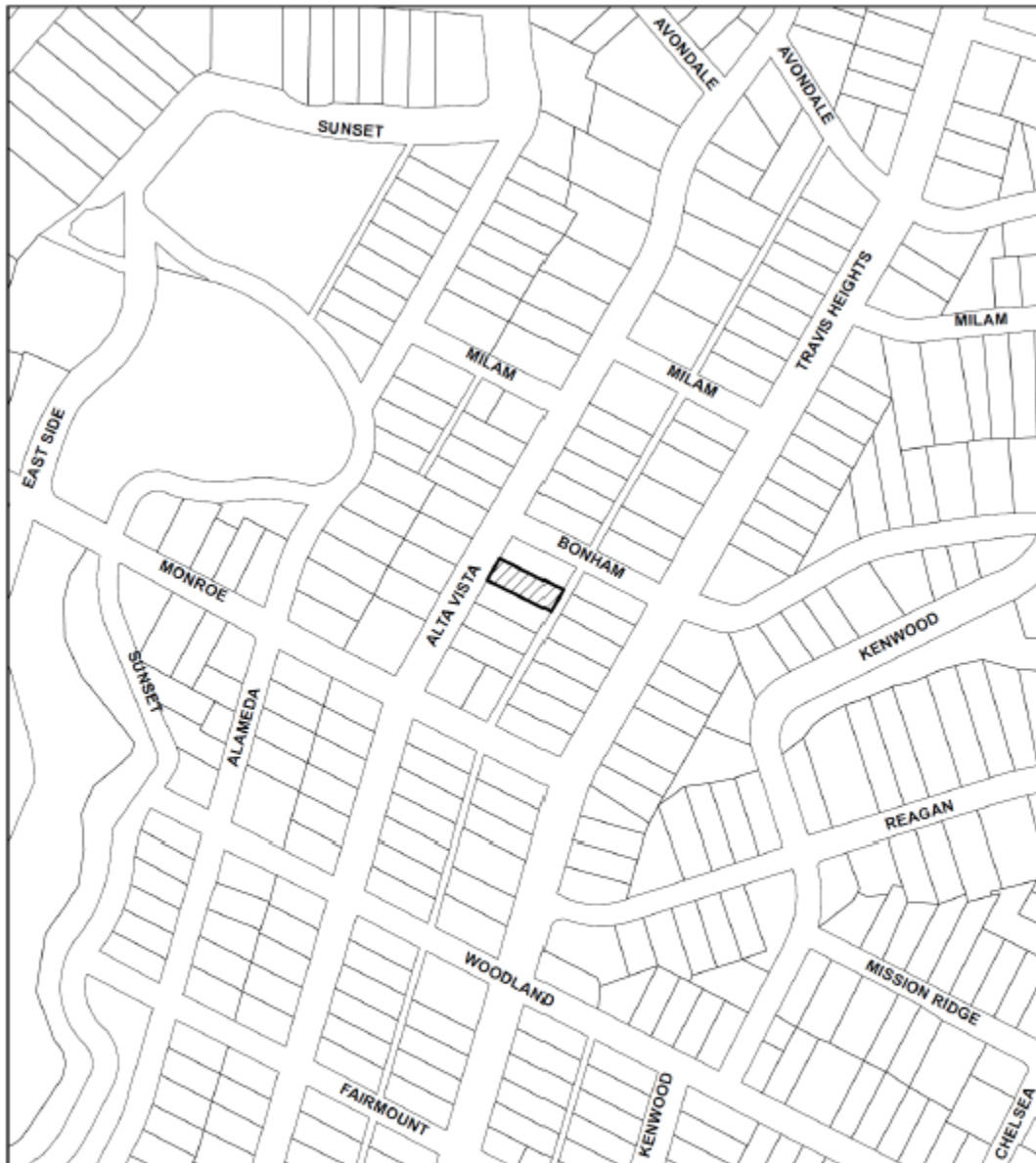
PROPERTY EVALUATION

The existing building was approved for demolition in 2022.

STAFF RECOMMENDATION

Comment on and release the plans.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR 22-051589

LOCATION: 1503 ALTA VISTA AVE

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