

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 6, 2022
HR-2022-084150
TRAVIS HEIGHTS - FAIRVIEW PARK
1706 ALTA VISTA AVENUE

PROPOSAL

Construct a single-family house and a pool on a vacant lot.

PROJECT SPECIFICATIONS

The proposed new building is two and one-half stories in height. Its compound gabled, side-gabled, hipped, and shed roof is clad with tile; flat roof elements are built-up asphalt. The building's exterior is stucco. Fenestration includes arched undivided fixed windows of varying sizes, undivided casement windows, an arched front door inset in an arched loggia, and full-height sliding glass doors. The building's multiple balconies are enclosed with metal guardrails.

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 building is set back approximately 25 feet from the primary streetscape.

2. Orientation

The proposed building is oriented toward the primary streetscape. Its attached garage is located on a secondary façade.

3. Scale, massing, and height

The proposed building's scale, massing, and height appear significantly larger, more massive, and higher than surrounding contributing buildings; however, its front loggia may help to mitigate height differences.

4. Proportions

The proposed building's proportions, overall, are not compatible with the surrounding district.

5. Design and style

The proposed building's Mediterranean elements do not appear on neighboring contributing buildings.

6. Roofs

The proposed building's complex roofline is not appropriate for the district.

7. Exterior walls

The proposed stucco coating is somewhat appropriate for the district, but nearby contributing buildings are generally clad with horizontal wood siding.

8. Windows and doors

The proposed arched and undivided fenestration is at odds with contributing buildings' windows and doors.

9. Porches

The proposed loggia helps to break up the building's massing and provides a step-up to the upper floors, but it is not consistent with porch designs elsewhere in the district.

10. Chimneys

The proposed building does not include a boxed chimney.

11. Attached garages and carports

The proposed garage is located on a secondary elevation; however, it will front on Fairmount Avenue, since the lot is on a corner.

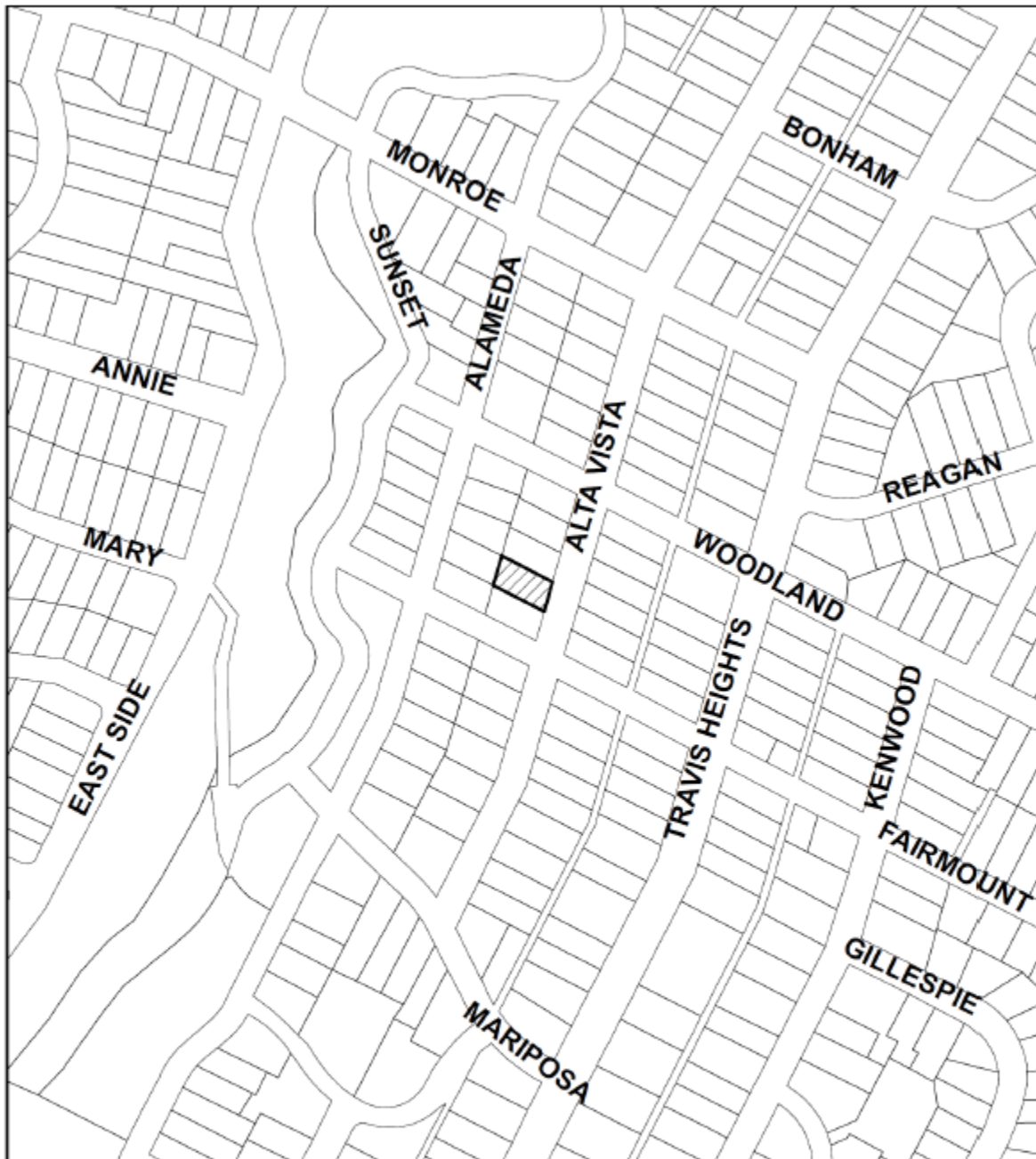
Summary

The project does not meet most of the applicable standards.

STAFF RECOMMENDATION

Comment on and release plans.

LOCATION MAP



1" = 250'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 22-084150

LOCATION: 1706 ALTA VISTA AVENUE

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