

HISTORIC LANDMARK COMMISSION
/PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NOVEMBER 2, 2022
HR-2022-155536
TRAVIS HEIGHTS - FAIRVIEW PARK
1407 ALTA VISTA AVENUE

PROPOSAL

Remodel a ca. 1932 duplex to convert it to single-family use. Demolish a detached garage and construct a new garage apartment in its place.

PROJECT SPECIFICATIONS

- 1) Convert duplex to single-family use. Change roofline, remove double entryways and gables, replace siding, replace windows, replace doors, replace porch. Materials include painted aluminum roofing, fiber cement siding, metal windows with wood casing and trim, and painted metal railing.
- 2) Demo existing garage and build new detached garage apartment. The proposed garage apartment is one and one-half stories in height, with a shed roof and fixed undivided windows. A full-height vertical screen structure accents horizontal fiber cement siding, and a round window appears at the west elevation above a concrete and wood retaining wall. A metal fence to match the main house's porch guardrail surrounds the garage.

ARCHITECTURE

Two-story Tudor Revival duplex with symmetrical plan, wood siding, and decorative steeply pitched entry gables with ornamental bargeboards, friezes, and brackets.

RESEARCH

The duplex at 1407 Alta Vista was constructed around 1932 as a rental property for Mrs. John L. Smith. Residents were mostly short-term, and included military servicemen, University of Texas students, clerks, state government employees, and hospital employees.

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:

Repair and alterations

1. General standards

The proposed alterations remove the remaining character-defining features of the house.

3. Roofs

The proposed alterations do not retain the historic roof configuration, pitch, eave detailing, decorative elements, or design.

4. Exterior walls and trim

The proposed replacement siding appears appropriate.

5. Windows, doors, and screens

The proposed window replacements further exacerbate the loss of material from the 2013 remodel. They do not match the size and details of the original windows in historic photographs and further alter openings.

6. Porches

Though a historic photograph indicates that separate angled stairwells were original to the duplex, there is no precedent for a single angled stairwell leading to a centered entryway; the design does not appear to successfully convey its intended sympathy for the building's historic form.

Residential new construction

1. Location and 2. Orientation

The proposed location and orientation of the new garage apartment appear consistent with historic-aged buildings in the district.

3. Scale, massing, and height, 4. Proportions, and 5. Design and style

While the building's scale, massing, height, design, and second-floor proportions are different from nearby contributing buildings, the garage apartment's position at the rear of the lot should mitigate most incompatibility.

6. Roofs

The proposed shed roof is incompatible with the surrounding district.

7. Exterior walls

The proposed horizontal siding is appropriate, while the vertical screening is not.

8. Windows and doors

Proposed fixed, undivided fenestration is largely incompatible.

Summary

The project does not meet most of the applicable standards.

PROPERTY EVALUATION

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

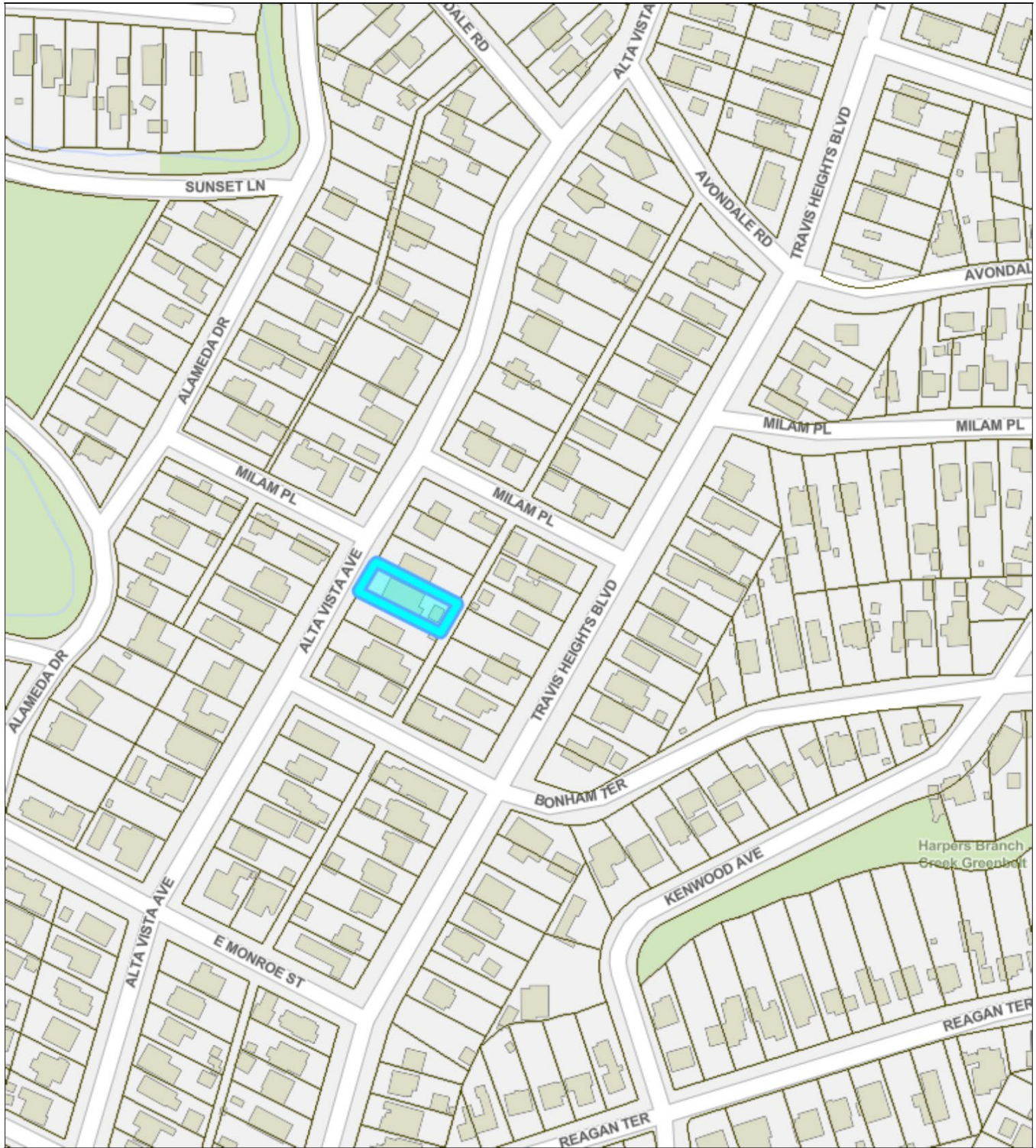
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity. The Travis Heights-Fairview Park National Register Historic District nomination notes that alterations are limited to aluminum railings and wood porch, though permits indicate that the second-floor gable was added in 1978 when the building was converted to a single-family dwelling, and windows and doors were replaced in 2013 when converted back to a duplex.
- 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 may once have been a good example of a Tudor Revival duplex, but alterations have obscured its 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

Comment on plans and release the permit upon receipt of a City of Austin Documentation Package.

LOCATION MAP



Lot Lines

Lot Line



1: 2400

HR 22-155536

1407 ALTA VISTA AVENUE



10/19/2022

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PROPERTY INFORMATION

Photos



Application, 2022

Occupancy History

City Directory Research, October 2022

- | | |
|------|--|
| 1959 | Donald C. Pope, renter
Accountant, Caster Peterman |
| | ½ - Patricia and John H. Ward, renters
Clerk, Brackenridge Hospital
Student |
| 1955 | Joseph J. and Rita Wish, renters
United States Air Force |
| | ½ - Vacant |
| 1952 | Walter D. and Florence Jones, renters
Vending machines |
| | ½ - Madelaine Sykes, renter (widow of Marvin Sykes)
Office secretary |
| 1947 | C. H. Parrenbach, renter
United States Army |
| | ½ - Madelaine W. Sykes, renter (widow of Marvin W. Sykes)
Clerk, Visual Education |
| 1944 | Thad C. and Jeany Stawiasz, renters
United States Army |
| | ½ - Samuel and Eiliene Cresap, renters
Auto adviser |
| 1941 | Montreal W. and Lois Gove, renters |

- 1/2 - Gilbert H. Smith, renter
- 1937 Robert H. and Elizabeth Maddux, renters
Civil engineer, State Highway Department
- Bryan and Ora C. Russell, renters
Embalmer
- 1935 James W. and Grace F. Buchanan, renters
Clerk, Mag Petroleum Company
- John W. and Buenna Rose, renters
Salesman
- 1932 Ray W. and Mary R. Porter, renters
- William A. and Annabel Eppright, renters
Manager, Gulf Refrigerating Company Station No. 3
- 1929 Address not listed

Historical information

rooms, garage. University neighborhood. Available Sept. 15. Phone 7165.	8 1 2 6 2 2 4 2 7 4 1
ATTRACTION new cottage duplex; five rooms, tile bath, hardwood floor, \$35.00. 1407 Alta Vista. Phone 7315.	
FOR RENT: Unfurnished apartment of five rooms and sleeping porch, located mid-way between downtown and univer-	

Classified Ad 3 -- No Title. The Austin American (1914-1973); 14 Aug 1932: 9.

Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. 1298

M. John P. Smith Address 1407 Alta Vista Ave

Plumber W. W. Sattergar Size of Tap 1/2 Date 7-27-32

Foreman's Report

Date of Connection 7/29/30

INDEXED

Water service permit, 1930

OWNER Jerry Box		ADDRESS 1407 Alta Vista Ave.	
PLAT 133	LOT 11	BLK. 133	
SUBDIVISION		Travis Hgts.	
OCCUPANCY		Res.	
BLDG. PERMIT #	183359	DATE 6-28-79	OWNERS ESTIMATE 8,000.00
CONTRACTOR Same		NO. OF FIXTURES 5	
WATER TAP REC#		SEWER TAP REC#	
Remodel res to create 2nd stry			

Building permit, 1979

OWNER Jerry Box		ADDRESS 1407 Alta Vista Ave.	
PLAT 133	LOT 11	BLK.	
SUBDIVISION		Travis Hgts.	
OCCUPANCY		Two bedrooms and one bath	
BLDG. PERMIT #	174359	DATE 7-7-78	OWNERS ESTIMATE 8,000
CONTRACTOR Owner		NO. OF FIXTURES 5	
WATER TAP REC# Exist		SEWER TAP REC# Exist	
Remodel res to create 2nd story			

Building permit, 1978