

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NOVEMBER 2, 2022
HR-2022-155521
TRAVIS HEIGHTS-FAIRVIEW PARK
1907 KENWOOD AVENUE

PROPOSAL

Demolition of an existing quadplex and new construction of a duplex.

PROJECT SPECIFICATIONS

- 1) Total demolition of a circa 1947 duplex that has been converted to a quadplex, a contributing structure to the Travis Heights National Register District.
- 2) New construction of an interior split-level, two-story duplex using brick, stucco, and clear sealed wood.

ARCHITECTURE

The structure is circa 1947 Contemporary Style brick and tile quadruplex with a flat roof. The structure is built into the hillside, initially with garage space down, like a walk-out basement plan. The Contemporary Style house typically could be built on steep hillsides where Ranches and even Split-levels would be challenging to place. The house appears to be a single story from the street, but downhill reveals a two-story structure. The fenestration seems to be original 4:5 metal frame casement windows, with a slightly recessed central entry on the front façade. The second street-level unit is accessed via a side entry door. The rear façade reveals a partial width upper and lower balcony with rear stairs for accessing the rear-facing living units.

RESEARCH

The property first appears in the 1949 Citywide directory as rented by Marvis and Bess Bell, with Mr. Bell's occupation listed as a "salesman." It was followed by several other renters, such as Robert E. Rips and Nina Brewer, whose occupations were not listed. The interior was repaired and remodeled in 1960.

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 project seeks to demolish a historic building that provides four living units and replace it with compatible new construction which will only offer two living units. Repair and rehabilitation are always recommended over demolition. Furthermore, historic housing stock is more affordable than new construction, and the project proposes demolishing four existing housing units. The replacement will be two new construction units, which will likely be less affordable than those it replaces.

Residential new construction

1. Location

The new construction project is sited appropriately from the street and in keeping with the rhythm of other contributing structures.

2. Orientation

The project is oriented towards Kenwood Avenue and is compatible with the Historic District Guidelines.

3. Scale, massing, and height, 4. Proportions

The new construction proposes a single-story street-facing façade similar to the original historic building, maintaining scale, massing, proportions, and height compatible with the Historic District Design Guidelines.

5. Design and style

The Design and style of the new construction take cues from the historic building and is appropriate for the neighborhood

and compatible with the design guidelines.

Summary

The proposed new construction alone would meet the Citywide Design Standards, but the project does not meet the applicable Standards due to the demolition of the original structure.

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 high-moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has not evaluated the property to determine if it may meet two criteria:
 - a. Architecture. The building is a good example of Contemporary Style architecture that does appear to convey architectural significance.
 - b. Historical association. The property has not been evaluated for 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 has not been evaluated for 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.

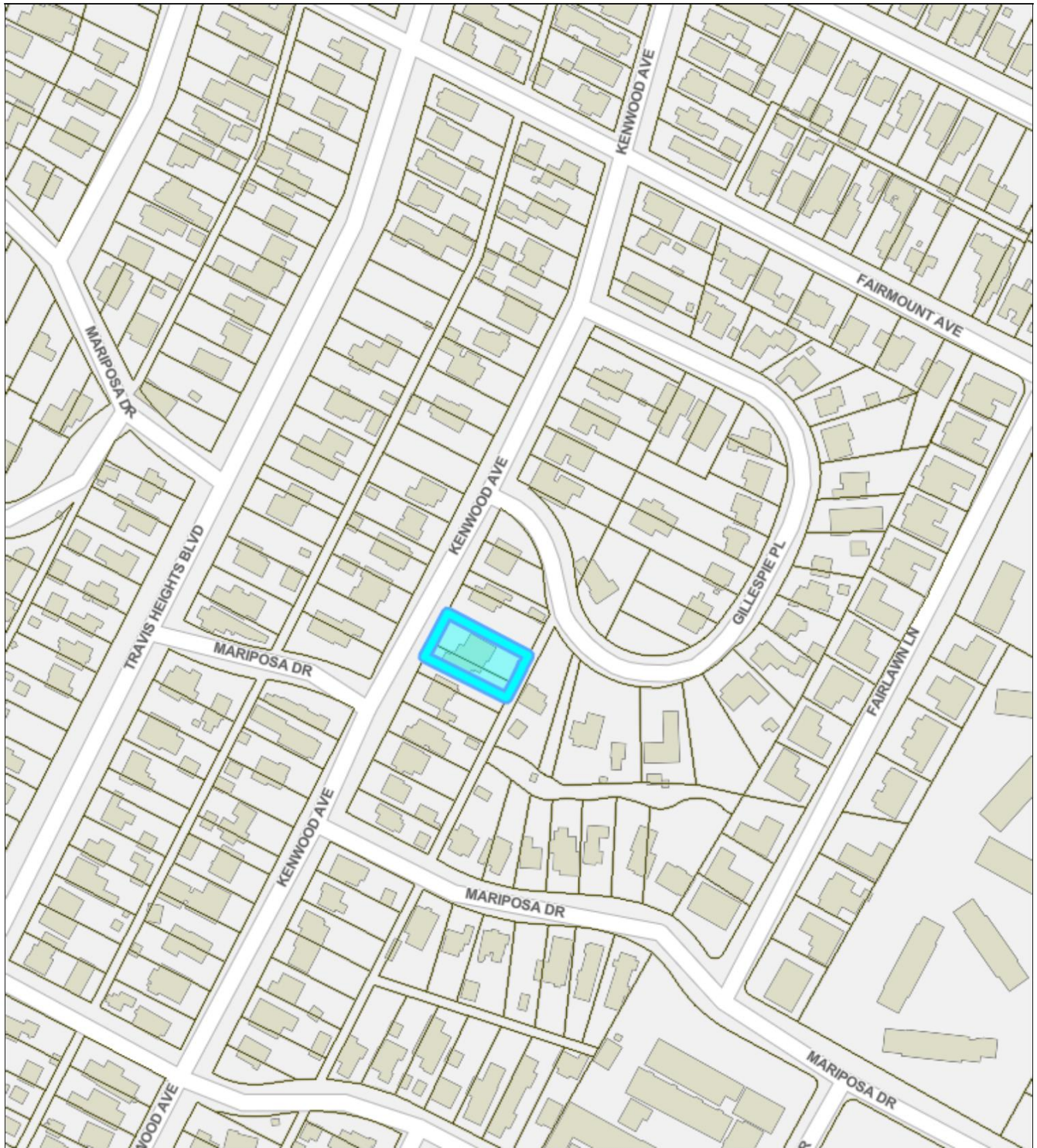
COMMITTEE FEEDBACK

The ARC encouraged the applicant to look into historic tax credits to offset the cost of rehabilitating the basement allowing for the retention of the historic structure. The ARC appreciates the new design but does not like to see the demolition of the original structure.

STAFF RECOMMENDATION

Staff recommends that the Commission postpone the application to the December 14th, 2022, HLC meeting to allow time for the applicant to consider an alternative design that does not include the demolition of the original structure and allows the applicant to take advantage of historic tax credits. If the Commission chooses not to postpone, encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



1: 2400

Lot Lines

Lot Line

**HR 22-155521**

1907 KENWOOD AVENUE



10/19/2022

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

PROPERTY INFORMATION

Photos



*1907 Kenwood (front façade)
Application, 2022*

Occupancy History

City Directory Research, October 2022

| | |
|------|---|
| 1959 | Nina Brewer, renter |
| | a. Lorelee Earl, renter |
| 1955 | Vacant |
| 1952 | Robert E. Rips, renter |
| 1949 | Marvin E. and Bess L. Bell, renters Salesman |
| 1947 | Address not listed |

Permits

Receipt No. 8457 Application for Sewer Connection No. 22966
 Austin, Texas, 9-17-47
 To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.
 Sir: I hereby make application for sewer connection and instructions on premises owned by
Home Builders at 1907 Kenwood Street,
 Sewer service permit, 1947

WATER SERVICE PERMIT No. B 4167
 Austin, Texas
 Received of HOME BUILDERS Date 9-17-47
 Address 1907 'A' KENWOOD AVE.
 Amount TWENTY + NO/100 \$ 20.00
 Plumber A. L. MARTIN Size of Tap 3/4"
 Date of Connection 9-23-47
 Water service permit, 1947

WATER SERVICE PERMIT No. B 4168
 Austin, Texas
 Received of HOME BUILDERS Date 9-17-47
 Address 1907 - 'B' KENWOOD AVE.
 Amount TWENTY + NO/100 \$ 20.00
 Plumber A. L. MARTIN Size of Tap 3/4"
 Date of Connection 9-23-47
 Water service permit, 1947

J. F. Chetley

1907 Kenwood Avenue

132 33 & No 1/2 of 34

40

Travis Heights

Repair & Remodel Residence interior of residence

77539 9-22-60

500.00

owner -

Apply mahogany panel over conc. blocks-replace 1
 Replace 1 window -replace asphalt tile-and repair
 leaky parts in roof.

Building permit, 1960

H. J. Johnson

1907 Kenwood Avenue

132 ~~33~~ 33 and 1/2 of 34
 34 40 - -

Travis Heights

Tile duplex with garage under

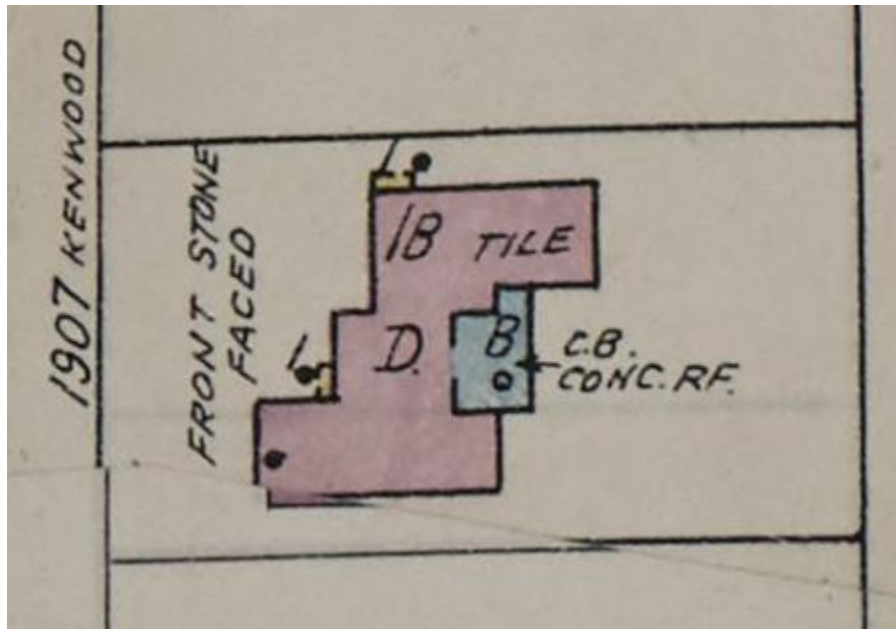
33906 5-16-47

\$15,000.00

Home Builders Ltd.

Building permit, 1947

Sanborn maps



Sanborn map, 1962