

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 3, 2023
HR-2023-027364
TRAVIS HEIGHTS-FAIRVIEW PARK NATIONAL REGISTER HISTORIC DISTRICT
1611 DRAKE AVENUE

PROPOSAL

Construct a new residence.

PROJECT SPECIFICATIONS

Construct a two-story house with a front-facing one-car carage on a vacant lot. The proposed house is clad in fiber cement siding with a silver standing-seam metal roof. Its roof form is compound, with flat components and gables of varying heights and slopes. Fenestration is irregularly placed, with undivided fixed and casement windows and sliding fully glazed doors.

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 29'.

2. Orientation

The proposed new building is oriented toward the primary street, consistent with contributing buildings nearby.

3. Scale, massing, and height

The proposed new building is taller than nearby contributing buildings, which are one story. Its compound massing is not compatible with the simple forms of the contributing buildings.

4. Proportions

While the design's multiple step-downs help to provide visual transitions, the multiple gables emphasize the building's verticality. Its proportions are not consistent with nearby contributing buildings'.

5. Design and style

Though the proposed building's design is not compatible with the district, it is appropriately differentiated and maintains a consistent style throughout.

6. Roofs

The complex roof form is not compatible.

7. Exterior walls

The proposed fiber cement horizontal siding is compatible.

8. Windows and doors

The proposed irregular, undivided fenestration is not compatible with nearby contributing buildings.

9. Porches

The proposed porch does not reflect the size, proportions, placement, depth, and rhythm of porches on contributing buildings within the district

11. Attached garages and carports

The proposed front-facing garage is not compatible.

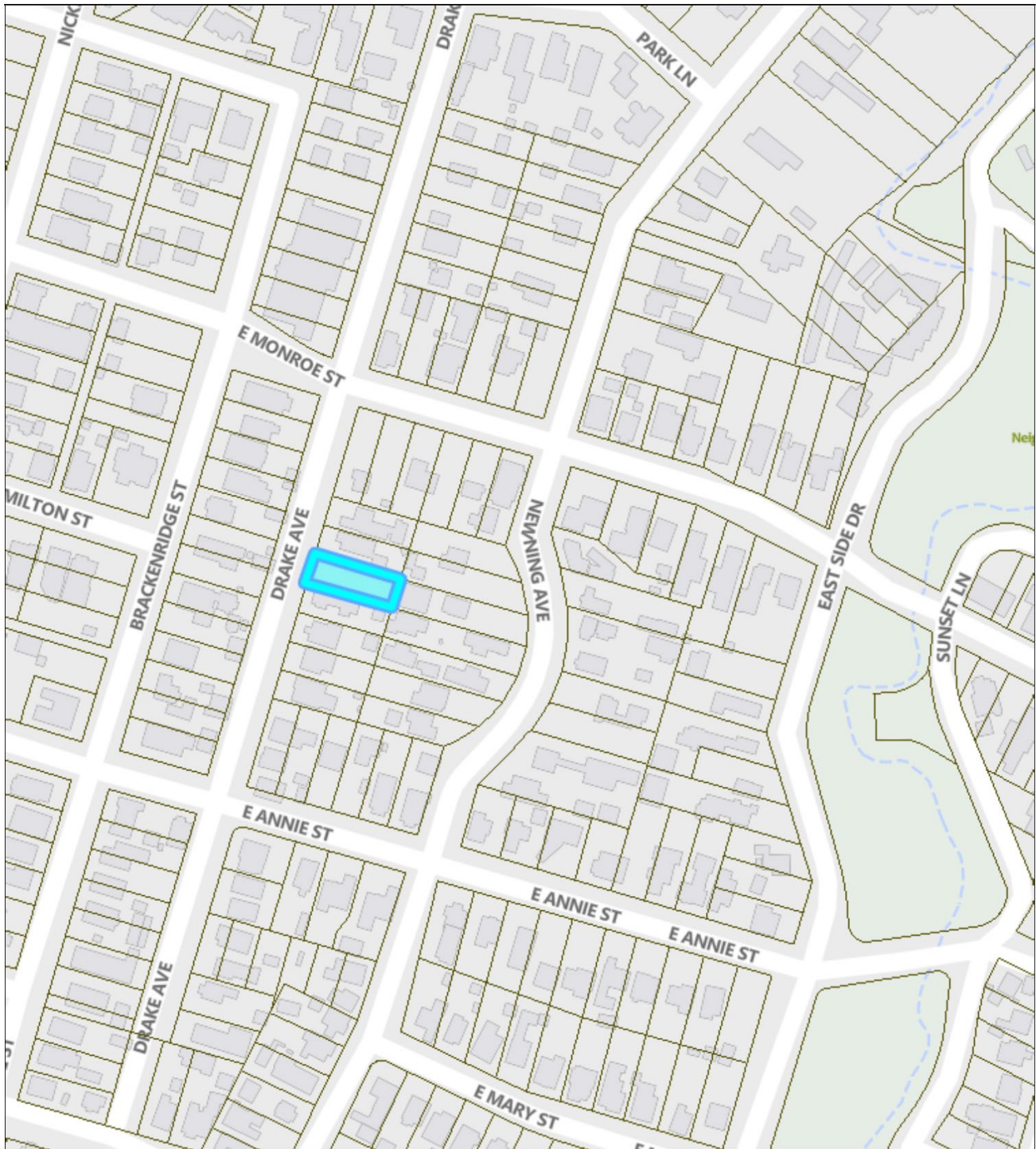
Summary

The project does not meet most of the applicable standards.

STAFF RECOMMENDATION

Comment on plans.

LOCATION MAP



Lot Lines
Lot Line

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3/22/2023

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