

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER DISTRICTS
SEPTEMBER 27, 2021
HR-2021-134469; PR-2021-119932
TRAVIS HEIGHTS-FAIRVIEW PARK NATIONAL REGISTER DISTRICT
1412 ALAMEDA DRIVE

PROPOSAL

Partially demolish ca. 1932 contributing house; construct a two-story rear addition; and replace windows and siding.

PROJECT SPECIFICATIONS

- 1) Construction of a two-story rear addition. The addition will have a composition shingle roof, fiber-cement siding, and windows similar to those used on the house.
- 2) Replacement of front door. Replacement of original wood 1:1 windows and decorative screens with 6:1 windows of an unspecified material. Replacement of paired windows on the south elevation with a double door.
- 3) Replacement of original wood siding and trim with fiber-cement siding.

ARCHITECTURE

One-story Craftsman bungalow clad in horizontal wood siding. The front-gabled roof has a clipped gable with decorative brackets, and the partial-width porch has a round vent below the clipped gable. The porch roof is supported by tapered box columns atop partial height brick piers. Windows are single or groupings of two to three 1:1 sash with decorative screens. The front door has three vertical lights in the upper portion.

RESEARCH

The house at 1412 Alameda Dr. was constructed around 1932 and initially occupied by a series of renters. From at least 1947–1966, Homer G. and Lillian K. Monson owned the home. Homer Monson (1920–1996) sold used furniture; newspaper articles indicate he also managed and owned several ranches. He ran an unsuccessful write-in campaign for Travis County Commissioner in 1966.

Homer married Lillian Kastner in 1946. Lillian held a lengthy tenure at Austin National Bank, marking 15–20 years of employment in 1960. During that time, she advanced from a clerk to a supervisor.

The couple built an addition on the rear of the house in 1952.

STANDARDS FOR REVIEW

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
4. Exterior walls and trim
5. Windows, doors, and screens

Standards in each of these sections emphasize retaining intact historic materials and pursuing selective replacement only when absolutely necessary due to deterioration. Standard 5.3.c provides for greater flexibility in window replacement on side and rear elevations not visible from the street. However, the proposed wholesale replacement of the historic front door, windows, siding, and trim does not meet these standards.

Residential additions

1. Location

The proposed addition is to the rear of the house and will not appreciably affect the view of the house from the street, per Standard 1.1. Standard 1.3.a indicates that additions that add a story to a historic building should be set back 15’ or more from the front wall, which the proposed design considerably exceeds. Construction will entail demolition of part of the rear wall and roof at the back of the house, leaving the front portion of the house intact per Standard 1.5. The project meets these standards.

2. Scale, massing, and height

While the addition does extend beyond the side wall of the house, it appears subordinate based on its placement. The historic building's overall shape as viewed from the street remains relatively unaltered, per Standard 2.2.b.

3. Design and style

While the addition takes its design cues from the historic house, the two-story height, window proportions, and other design elements serve to distinguish it as new construction, per Standard 3.1.b.

4. Roofs

The roof pitch is comparable to that on the historic house, and roofing will be composition shingles to match. The project meets these standards.

5. Exterior walls

The addition will be clad in fiber-cement siding. This is a compatible material, per Standard 5.1, but per Standard 5.2, is not differentiated due to the replacement of siding on the house to match.

6. Windows, screens, and doors

The windows in the addition are compatible with the fenestration patterns of the historic house. However, they are not clearly differentiated due to the replacement of windows on the house to match.

Summary

The design of the proposed addition meets the standards, but replacement of original exterior materials on the house does not. The siding, trim, windows, and front door should be retained, particularly on the front and ideally also on side elevations where visible from the street.

STAFF COMMENTS

The house is contributing 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 integrity.
- 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 is a good example of a Craftsman bungalow, with distinctive elements including clipped gables with decorative brackets, brick piers with tapered box columns at the porch, and decorative window screens.
 - 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.

COMMITTEE FEEDBACK

Not reviewed.

STAFF RECOMMENDATION

Encourage retention of the original windows, door, siding, and trim on the façade, but comment on and release the permit upon completion of a City of Austin Documentation Package, consisting of 8 x 10" photographs of all elevations printed on photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
 CASE#: HR 21-134469
 LOCATION: 1412 ALAMEDA DRIVE



1" = 292'

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 and represents only the approximate relative location of property boundaries.

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

PROPERTY INFORMATION

Photos



Source: Applicant, 2021

Occupancy History

City Directory Research, August 2021

- 1959 Homer G. and Lillian K. Monson, owners
Friendly Furniture
- 1957 Homer G. and Lillian K. Monson, owners
Homer – Monson Furniture & Appliance
Lillian – Supervisor, Austin National Bank
- 1955 Homer G. and Lillian K. Monson, owners
Homer – M & N Furniture
Lillian – Clerk, Austin National Bank
- 1952 Homer G. and Lillian K. Monson, owners
Homer – Manager, Used Furniture & Salvage
Lillian – Clerk, Austin National Bank
- 1949 Homer G. and Lillian K. Monson, owners
Homer – Occupation not listed
Lillian – Clerk, Austin National Bank
- 1947 Homer G. Monson, owner
Forman

Anna Monson, renter
Occupation not listed

Elec Monson, renter
Occupation not listed

Emory Monson, renter
Driver
- 1944 Loyal and Ruby Moore, renters
Parts expert
- 1941 Mark S. and Nova Frazee, renters
Occupation not listed
- 1939 Mark S. and Nova Frazee, renters
Division chief, State Agricultural Department
- 1937 Vacant
- 1935 Address not listed
- 1932 Address not listed



HOMER MONSON

Rancher To Run Against Boothe

An Austin businessman and rancher, Homer Monson, officially announced Monday that he will oppose Travis County Commissioner Lawson Boothe in the May 7 Democratic primary as a write-in candidate. Monson is making the first bid as a write-in candidate for a major county office in at least 12 years. The last write-in campaign for any county office came in 1962 when Bill Sandifer was elected justice of the peace in

Precinct 2. In that election, all candidates were write-ins. Monson, a Travis County resident for 30 years, said he would conduct an "active" campaign for commissioner of Precinct 4. The 45-year-old Monson is a Red River Street furniture dealer and manages and owns several ranches. A veteran of the Air Force in World War II, Monson is a member of Memorial Methodist Church. He and his wife reside at 1412 Alameda Drive.

County Commissioner Lawson Boothe was impressed by the write-in race that second hand furniture dealer Homer Monson ran against him. Monson pulled only 200 votes, to Boothe's 1,787, but Boothe is moved by the effort Monson made. Says the veteran commissioner: "He worked as hard as any man who ever ran against me. . . . I believe he visited every house in the precinct." Boothe is surprised Monson didn't do better; figures he's been in office long enough to make more determined foes than the 200 who wrote in Monson. . . .

The Austin Statesman, 3/14, 5/6, and 5/10/1966

WRITE IN AND ELECT

HOMER MONSON

COUNTY COMMISSIONER
PRECINCT 4 TRAVIS COUNTY

NO. 0000
Democratic Party
SAMPLE BALLOT

You may vote for the candidate of your choice in each race by scratching or marking out all other names in the race.

NO. 0000
MAY 7, 1966
TRAVIS COUNTY
DEMOCRATIC PARTY
FIRST PRIMARY
ELECTION

Note: Voter's Signature To Be Affixed on the Reverse Side.

Time For A CHANGE
Let's Put In A Working Man For A CHANGE
This is the correct way to write in
HOMER MONSON
on
May 7
I WOULD APPRECIATE YOUR VOTE AND SUPPORT
THANK YOU
Homer Monson
PAID POL. ADV.

I am a Democrat, and pledge myself to support the nominees of this Primary.

For Governor
JOHN CONNALLY, Travis County
STANLEY C. WOODS, Harris County
JOHNNIE MAE HACKWORTHE, Washington County

For Lieutenant Governor
PRESTON SMITH, Lubbock County
BILL HOLLOWELL, Van Zandt County

For United States Senator
WAGGONER CARR, Lubbock County
JOHN R. (Jack) WILLOUGHBY, Harris County

For Attorney General
CRAWFORD C. MARTIN, Hill County
GALLOWAY CALHOUN, Smith County
FRANKLIN SPEARS, Bexar County

For County Commissioner, Precinct 4
~~LAWSON BOOTHE~~
HOMER MONSON

For Justice of the Peace, Precinct 1
S. F. GLASS

For County Surveyor
MARLTON O. METCALFE

For County Chairman, Democratic Executive Committee
TRUEMAN O'QUINN

For Precinct Chairman
Precinct No. 101
F. C. ROAN



DEER FOR CHARITY — Jimmy Browning, left, and Homer Monson pick up one of many deer which have been donated to charity this year through Caritas, the United Church welfare organization. The Shriners have been assisting in picking up deer at the various locations

each week. Anyone wishing to donate a deer for needy families can leave it at any of three locations: South Austin Meat Market, 1901 S. Congress; Slaughter's Meat Company, 207 Brazos; or Johnson's Trading Post at Bee Caves. (Staff Photo)

The Austin Statesman, 12/27/1970

Austin National Bank's 70th Anniversary Noted

The Austin National Bank Thursday celebrated its 70th anniversary of the first day it opened its doors in Austin back on June 16, 1890, the Austin National opened with 15 depositors and total resources at the end of the first day of \$135,178.89.

Today, there are over 25,000 depositors with total resources of over \$90 million. Starting in the Hancock Building on West Sixth Street, the new bank's growth made it necessary to move in March, 1895 to its present location at 507 Congress Avenue. Continuous growth has caused the bank building to be enlarged and remodeled five times.

"The confidence shown in our bank since 1890 is most gratifying and we intend to operate the Austin National in such a way as to justify this confidence for another 70 years," said E. C. Bartholemew, president. "By year's end we hope to announce plans for another expansion into new bank facilities," he continued.

Highlight of the day's activities for the general public was the free birthday cake offered to all entering the bank from 11 a.m. to 2 p.m. served by Mrs. Tosca Brydson and Mrs. Dorothy Hibler, who were dressed in Gay Ninety costumes. For the bank employes, an award party with cake and coffee was held at 3:30 in the bank auditorium.

At the award party service pins were given to 90 employes. Employes with more than 40 years of service were George Lacey, W. L. Turner and Katherine Macken. President Bartholemew received a pin for more than 35 years of service.

Other awards were made to 30 to 35 years: Fred C. Barkley, R. B. Fitzgerald, Jack Hays,

Ward McCutcheson, George Swenson and Josephine Johnson; 25 to 30 years: Hilmar Grobowsky, Joe Macken, Dollie Smith; 20 to 25 years: Lee Alexander, Bernard Goodstein, Leon Stone, Tom Ward and Al Younger; 15 to 20 years: Donald James, W. D. McBride, Hazel Mueller, Walter Schroeder, Carl Studtman, Walter Orr, Margaret Ann Bagby, Alene Breed, Carol Mason, Lillian Monson, and Gertrude Lude; 10 to 15 years: Walter Chamberlain, George K. Meriwether, III, Flavil Roe, Art Schroeder, A. B. Spires, George W. Brown, Floyd Clearman, Gerald Estep, Chester Faught, Joe Hobbs, Raymond Johnson, Otto Salcher, Manfred Schuelke, Gene Sudduth, George Fields, Jack Hollins, Dona Cearley, Bernice Johnson, Wilma Jean Joyce, Frances McGinty, Jane McMahan, Vera Platt, Nelda Price and Lorraine Wallace.

Five to 10 years: Jack C. Adams, Harry Bengtson, Jim Boswell, Ollie Davis, Jeff Geeslin, James H. Hawley, Freddie Miller, Everett Bryant, Bev Gorin, Eddie Hendricks, Nelson Marek, Joe Oldham, Duncan Peterson, Robert Swanson, Roland Teichelman, Elton Zulauf, Henry Helf, Charles Hill, Mary Ann Ater, Hazel Hanson, Dorothy Hibler, Anna Jo Janak, Madeline McAndres, Dorothy McDonald, Winnie Maus, Helen Mokry, Cleo Russell, Billie Shamaly, Eunice Simpson, Josephine Sorensen, Alice Sunday, Vivian Touchstone, Norma Wilber, Florence Wright and Birda Neely.

Permits

Homer G. Monson 1412 Alameda Drive

130 5 4 - -

Travis Heights

Frame addition to rear of residence.

51939 9-16-52

\$650.00

Day labor

Building permit for addition, 1952

WATER SERVICE PERMIT Austin, Texas

JWII Sec. 130 No. 4135 INDEXED

Received of... Date... Address: 1412 Alameda Dr... Amount: Renew old service... Plumber... Size of Tap...

Date of Connection 4-14-52... Size of Tap Made 3/4... Size Service Made 3/4... Size Main Tapped 6"... From Front Prop. Line to Curb Cock 8'... From S.S. Prop. Line to Curb Cock 1'... Location of Meter... Type of Box... Depth of Main in St... Depth of Service Line... From Curb Cock to Tap on Main 10'... Checked by Engr. Dept. 5-8-52 RC

Table with columns: No. Fittings, Corp. Cock, Elbow, St. Elbow, Bushing, Reducer, Pipe, Lead Comp., Nipples, Union, Plug, Tee, Stop, Box, Lid, Valves, Job No., Rec. No.

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