

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER DISTRICTS
OCTOBER 25, 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 on side elevations.

PROJECT SPECIFICATIONS

- 1) Construction of a two-story rear addition. The addition will have a composition shingle roof, painted wood siding, and windows similar to those used on the house.
- 2) Retention of character-defining features on the façade, including wood windows and screens, the street-facing front door, and attic vent and decorative brackets at the gable ends. Removal and storage of a second, side-facing door from the front porch. Retention of wood siding.
- 3) Replacement of original wood 1:1 windows and decorative screens with 6:1 windows on side elevations. Replacement of paired windows on the south elevation with a double door.

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.

The applicant has revised the plans to retain character-defining features on the front of the house and retain wood siding on the front and side elevations. While replacement windows and new doors on the side elevations will be somewhat visible from the street, the design changes represent a reasonable compromise that largely meets 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 wood siding to match the retained siding on the house. This is a compatible material, per Standard 5.1, but per Standard 5.2, is not differentiated from the historic house. Other aspects of the addition's design provide differentiation, as noted above.

6. Windows, screens, and doors

The windows in the addition are compatible with the fenestration patterns of the historic house.

Summary

The project largely meets the applicable standards.

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

The Architectural Review Committee provided comments on the project on October 11, 2021. The committee recommended retaining historic windows and installing interior storms to address noise concerns. Committee members also recommended retaining or at least storing the second door from the porch. The applicant clarified that the concrete porch, gable vent, and brackets would be retained.




Revised plans for the project entail retention of additional character-defining features on the façade, in response to committee feedback.

STAFF RECOMMENDATION

Release the permit.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 292'

NOTIFICATIONS

CASE#: HR 21-134469

LOCATION: 1412 ALAMEDA DRIVE



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.

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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.



HOMER MONSON

**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 APPRECI-
ATE 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 HACKWORTH, 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. Bartholomew, 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. Employees with more than 40 years of service were George Lacey, W. L. Turner and Katherine Macken. President Bartholomew 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 Estepp, 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.

1412 Alameda Drive

5

4

Frame addition to rear of residence.

\$650.00

Day labor

Building permit for addition, 1952

SWII Sec. 130

Austin, Texas

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Received of _____ Date _____

Address 1412 Alameda Dr

Amount: Renew old service \$ 7.00 Lap

Plumber.....Size of Tap.....

Date of Connection 4-14-52

Size of Tap Made 3/4

[illegible]

Size Main Tapped.....6.....

From Front Prop. Line to Curb Cock.....8'

From **So.** Prop. Line to Curb Cock.....1'.....

Location of Meter.....

Type of Box.....	Code.....	Weight.....	Comments.....
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Depth of Main in St.

Depth of Service Line.....

From Curb Cock to Tap on Main.....10'

Checked by Engr. Dept. 5-8-52 PC N

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