

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 28, 2022
HR-2022-011680
TRAVIS HEIGHTS-FAIRVIEW PARK NATIONAL REGISTER HISTORIC DISTRICT
700-702 E. MONROE ST.

PROPOSAL

Demolish a ca. 1956 contributing duplex and construct a new house.

PROJECT SPECIFICATIONS

- 1) Demolish a ca. 1956 contributing duplex.
- 2) Construct an approximately 3,500 square-foot, two-story Mediterranean Revival-style home with detached one-story garage and pool. The house will have stucco walls with wood accents and a hipped tile roof. Windows are single or groupings of divided-light casements. The house will have a trellis at the front and multiple trellises at the rear.

ARCHITECTURE

One-story side-gabled duplex. The units flank an integral two-car carport in a dog-trot configuration. Walls are clad in asbestos shingles. Windows are single and paired 1:1 sash.

RESEARCH

The duplex at 700-702 E. Monroe St. was built around 1956 for the Hoffman Lumber Company. City directories record a handful of short-term renters before 1959, the last year in which electronic records are available. Residents include a government instructor at the University of Texas and a member of the U.S. Air Force.

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 house is set back 25' from the property line on Monroe St. Neighboring properties in this block appear to have shallower setbacks.

2. Orientation

11. Attached garages and carports

The lot has street frontage on three sides. The house faces E. Monroe St., while the garage is accessed from Sunset Ln. The pool is behind the house. The orientation of the house and garage follows the pattern of other properties in this block.

3. Scale, massing, and height

The proposed house is two stories in height, of a larger scale than neighboring properties. Contributing properties within the block are single story, while noncontributing properties have two-story portions stepped back from the street.

4. Proportions

The proposed building's proportions appear compatible with the district.

5. Design and style

The proposed building's design and style do not relate to adjacent contributing buildings. While Spanish Revival and Italian Renaissance houses are present within the district, they are not in this immediate vicinity.

6. Roofs

7. Exterior walls

8. Windows and doors

Contributing buildings in the vicinity have gabled or hipped roofs, horizontal wood siding, and double-hung wood windows. While tile roofing, stucco cladding, and multi-light casement windows are present in historic houses within the district, those elements are not present in this immediate vicinity.

9. Porches

A variety of porches are present in this vicinity, ranging from small covered stoops to full-width integral porches. The proposed porch, with arched openings at the ground floor and a balcony railing at the second floor, again is not necessarily out of character with the district as a whole but is not present in this vicinity.

Summary

The proposed new construction meets some applicable standards but generally is out of scale and character with its immediate surroundings.

PROPERTY EVALUATION

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

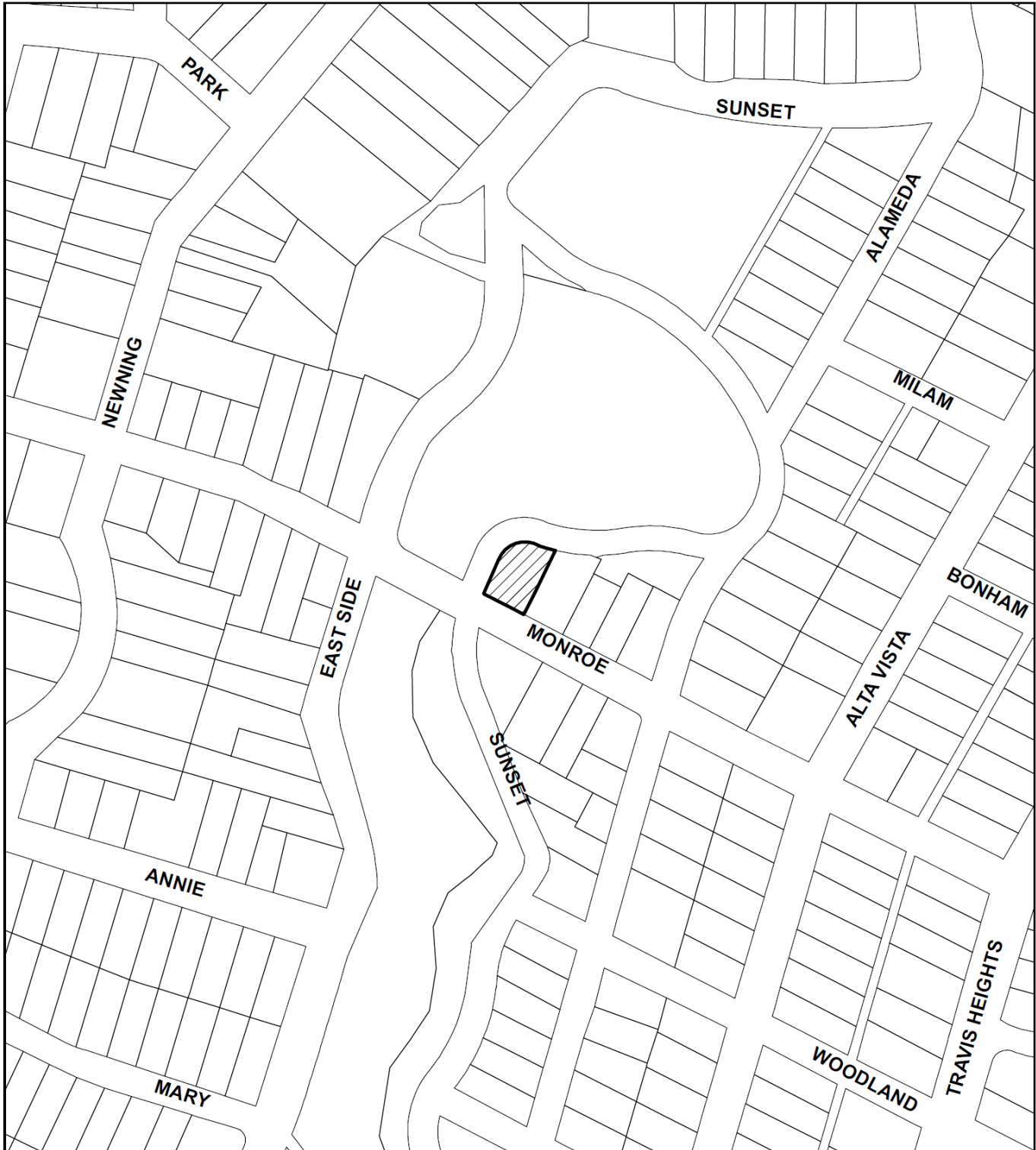
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 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 duplex is not a distinctive example of an architectural style.
 - b. Historical association. The property does not 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 appear to 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 and release the plans, and release the demolition permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 22-011680

LOCATION: 700 E MONROE STREET

1" = 208'

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



Photograph from application, 2022.

Occupancy History

City Directory Research, February 2022

1959	700	No return
	702	M. Ann Cork, renter
1957	700	Clinton Moses, renter USAF
	702	James R. and Margaret Soukup, renter Instructor, University of Texas
1955	Addresses not listed	

Dr. Soukup Will Speak On Asia

Dr. James R. Soukup, University of Texas government professor, will speak on "Asia and World Politics" at the luncheon meeting of the International Relations group of the American Association of University Women Friday at 12:30 p.m. at the Texas Federation of Women's Clubs Building.

Dr. Soukup received a Fulbright Scholarship during 1954-55 for research in Japan on his doctorate.

Special guests will include students attending the UT from Palestine, Saudi Arabia and Syria.

"Dr. Soukup Will Speak on Asia," Austin American, Mar. 15, 1959, C15.

Permits

WATER SERVICE PERMIT

E No 10872 730

Austin, Texas

Received of *62-3/8" meters set on 3/4" stub in place at request of H.H. Perry - to pay paving cut in new tap needed later* Date *8-17-56*

Address *700 E MONROE ST. MOVE OLD METER, OVER 4'*

Amount *TWENTY TWO DOLLARS*

Plumber *H.H. Perry* Size of Tap *3/4"*

Date of Connection *8-23-56*

Size of Tap Made

Size Service Made

Size Main Tapped

From Front Prop. Line to Curb Cock *7.5'*

From Prop. Line to Curb Cock

Location of Meter *CURB*

Type of Box *LOW*

Depth of Main in St.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept. *9-20-56 G.C.*

INDEXED

No. Fittings	Size
Corp. Cock	
Elbow	<i>3/4" 90° - 10-10-10</i>
St. Elbow	
Bushing	
Reducer	
Pipe	
Lead Comp.	
Nipples	<i>11/8"</i>
Union	<i>11/8"</i>
Plug	<i>3/4"</i>
Tee	<i>3/4"</i>
Stop	<i>5/8" Curb</i>
Box	<i>11/8"</i>
Lid	
Valves	
Job No.	<i>02323-502</i>
Req. No.	<i>N 1016</i>

