

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JULY 6, 2022**  
**HR-2022-070860**  
**TRAVIS HEIGHTS - FAIRVIEW PARK**  
**407 E. MONROE STREET**

## **PROPOSAL**

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Demolish a ca. 1937 garage apartment and construct a new accessory dwelling unit.

## **PROJECT SPECIFICATIONS**

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1) Demolish garage apartment.

2) Construct a new ADU. The proposed building is split-leveled, with two stories plus basement and attic. It is clad in stucco, brick, vertical-seamed metal, and fiber cement board-and-batten. Its compound gabled and shed roof is clad with matching standing-seam metal. Fenestration is irregular throughout and features a fully glazed multilight front door, front-facing garage door, and fixed undivided windows of varying proportions.

## **ARCHITECTURE**

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Two-story stucco garage apartment with screened wood windows, triangular brackets at overhanging first-floor eaves, and partially glazed entry door and garage doors facing the primary street frontage.

## **DESIGN STANDARDS**

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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 building appears to be constructed at the site of the existing building, next to the primary structure.

#### 2. Orientation

The proposed building appears to be oriented toward the street, as is the existing structure.

#### 3. Scale, massing, and height

The proposed building's massing is somewhat more complex than the existing simple rectangular garage apartment. Its height is similar, though it may appear taller due to design choices emphasizing verticality.

#### 4. Proportions

The proposed building's irregular proportions do not appear compatible with the surrounding historic district.

#### 5. Design and style

The proposed building's design, while consistent, does not appear to relate to the surrounding district.

#### 6. Roofs

The steeply pitched open gables and flat porch elements do not appear compatible with the existing primary building.

#### 7. Exterior walls

The proposed building's exterior wall materials emphasize its vertically oriented design, rendering it less compatible.

#### 8. Windows and doors

The proposed building's irregular fenestration and undivided lights do not reflect the character of the district.

### *Summary*

The project meets few applicable standards.

## **PROPERTY EVALUATION**

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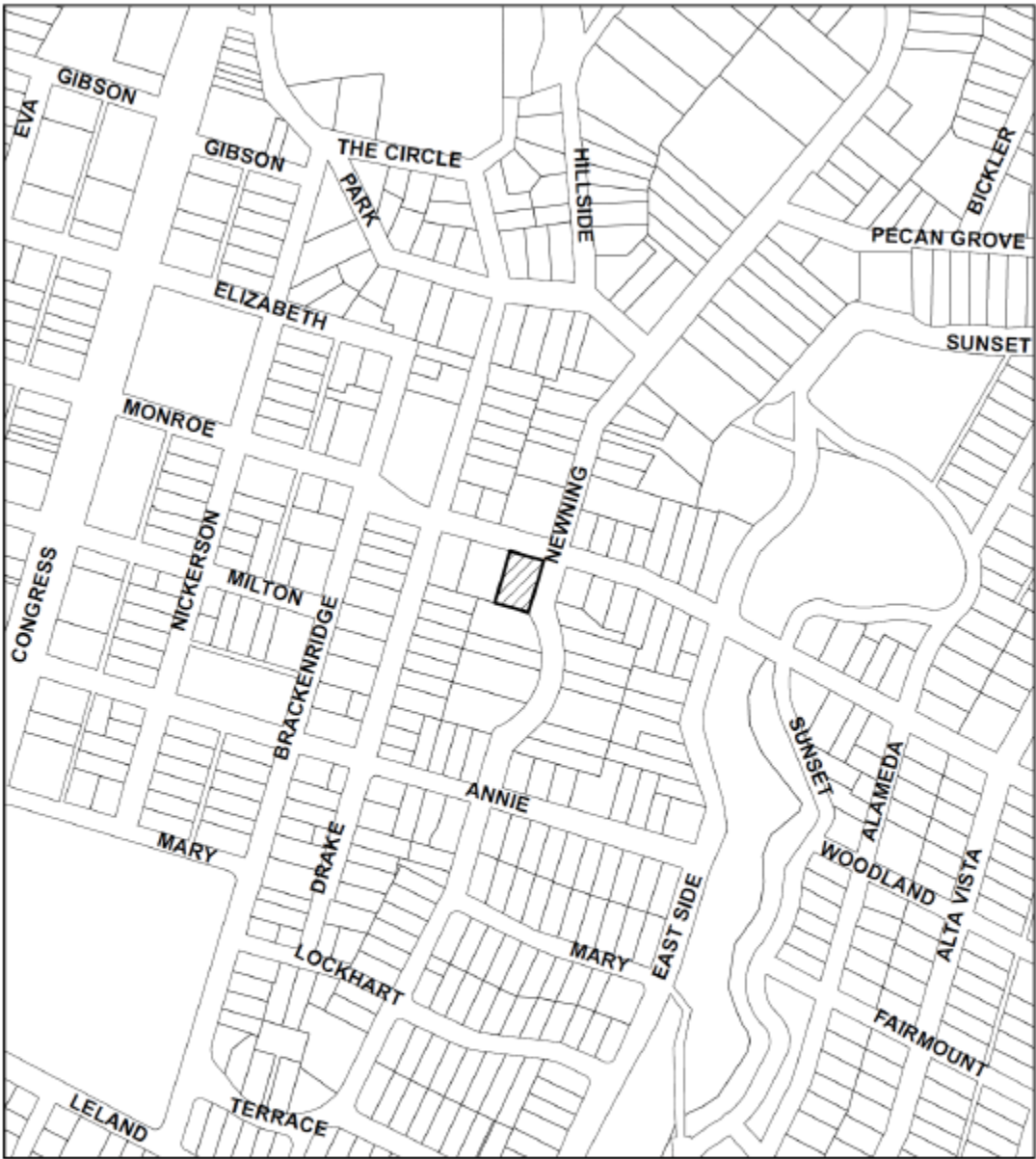
The property contributes to the Travis Heights-Fairview Park National Register district.





## **STAFF RECOMMENDATION**

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Release the demolition permit upon completion of a City of Austin Documentation Package. Comment on new construction plans.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

**NOTIFICATIONS**  
CASE#: HR 22-070860  
LOCATION: 407 E MONROE STREET

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## PROPERTY INFORMATION

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### *Photos*







*Demolition permit application, 2022*

*Permits*

Shelton Adrian                      407 E. Monroe St.  
125                      -                      12F                      2                      -  
Fairview Park  
garage apt.  
202n - 9-23-37



## Site plan

