

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**AUGUST 3, 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 building.

**PROJECT SPECIFICATIONS**

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1) Demolish garage apartment.

2) Construct a new building. The proposed building is split-leveled, with two stories plus basement and attic. It is clad in stucco, brick, and fiber cement siding. Its compound gabled 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.

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 do not appear compatible with the existing primary building, though the applicant has removed flat roof elements to enhance compatibility.

7. Exterior walls

The proposed building's exterior wall materials have been changed to represent Committee feedback, rendering the project more compatible.

8. Windows and doors

The proposed building's irregular fenestration and undivided lights do not reflect the character of the district, though fenestration has been altered to enhance compatibility.

*Summary*

The project meets some applicable standards.

**PROPERTY EVALUATION**

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

**COMMITTEE FEEDBACK**

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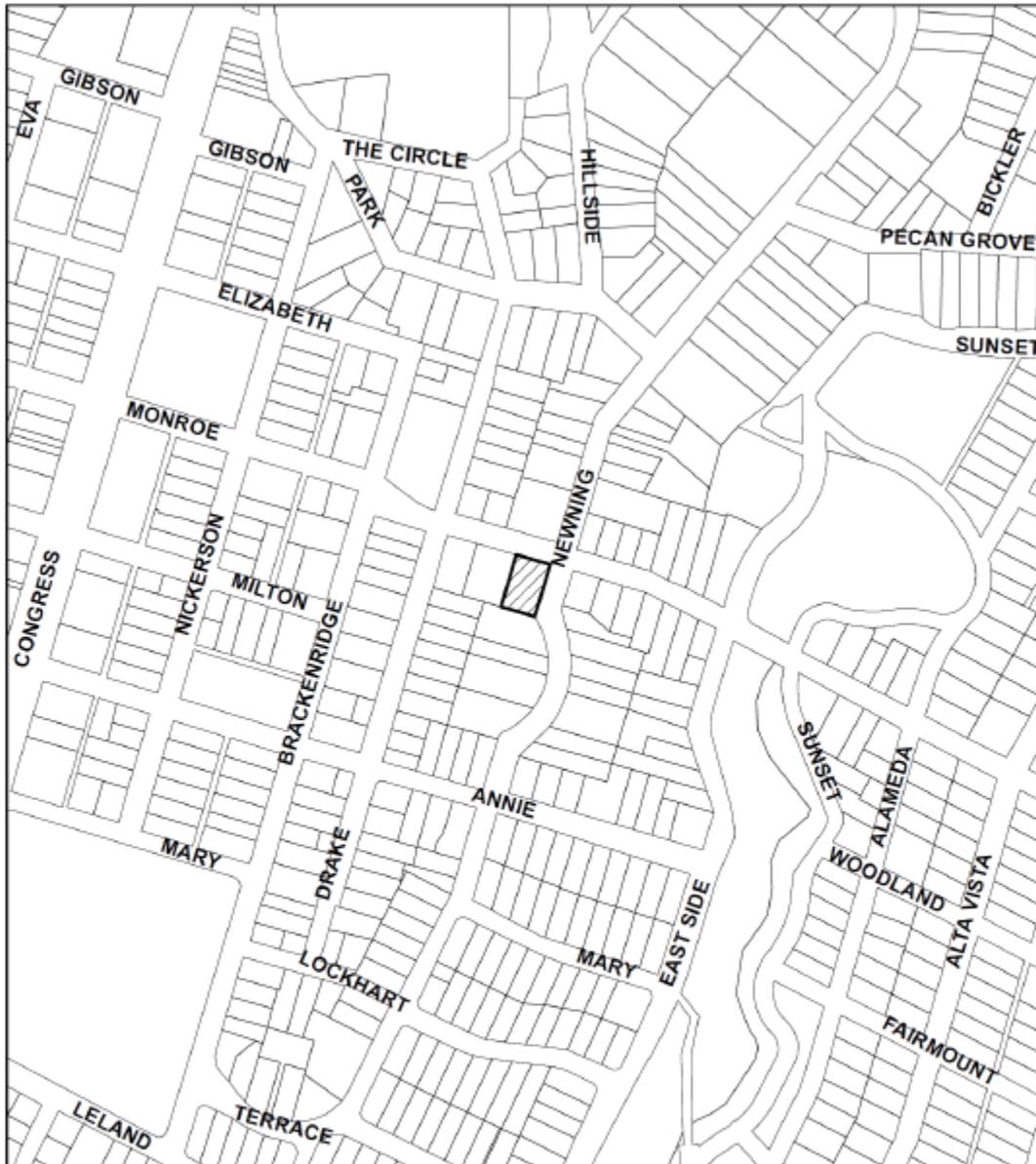
Include divided lights in windows. Implement design changes to reduce building height and increase cohesion with streetscape at roofline and garage.

**STAFF RECOMMENDATION**

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Release the demolition permit upon completion of a City of Austin Documentation Package. Comment on new construction plans. The applicant has implemented Committee feedback.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



1" = 333'

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 GTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**PROPERTY INFORMATION**

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*Photos*





Site plan



**TREE LEGEND**

| TAG NO. | TREE DESCRIPTION |
|---------|------------------|
| T1      | 28.0" OAK        |
| T2      | 29.0" OAK        |
| T3      | 20.0" #5 PRUNE   |
| T4      | 25.0" #5 CEDAR   |

M.S. = MULTI-STEMMED  
 This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

**LEGEND**

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- △ 800 GAL FOUND
- △ 600 GAL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "Y" FOUND IN CONCRETE
- COTTON SPRAWLER FOUND
- PUNCH HOLE FOUND
- BREAK IN SCALE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY BASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- OVERHEAD UTILITY LINE
- POWER POLE
- AIR CONDITIONER
- TRANSFORMER PAD

STATE OF TEXAS  
 REGISTERED  
 VISOR M. GARZA  
 SURVEYOR

TO THE KNOWLEDGE AND BELIEF OF THE UNDERSIGNED, THE PREMISES DESCRIBED AND TO BE DESCRIBED BY THIS INSTRUMENT ARE THE PROPERTY OF THE PARTIES HERETO AND TO THE SURVIVORS OF THEM.  
**INDEPENDENCE TITLE**  
**TITLE RESOURCES GUARANTY COMPANY**  
 I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON AND THAT THERE ARE NO USABLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

Note:  
 1) Subject to restrictions and easement rights recorded in Vol. 2, Pg. 166, Plat Records.

STREET ADDRESS: 406 EAST MONROE STREET CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
 LOT: 2 BLOCK: 12F SUBDIVISION: FAIRVIEW PARK ADDITION VOL/CAB: 2 PG/SID: 166 PLAT RECORDS  
 REFERENCE NAME: TRD G.F. #: 2176723-LND

**B & G SURVEYING, LLC**  
 FIRM REGISTRATION NO. 100263-00  
 WWW.BANDGSURVEY.COM  
 1404 West North Loop Blvd.  
 Austin, Texas 73756 - Office 512-458-0909

JOB #: B0102722\_TA  
 DATE: 01/25/2022  
 SCALE: 1" = 20'

|                |      |            |
|----------------|------|------------|
| FIELD WORK BY: | H.H. | 01/24/2022 |
| CALC'D BY:     | J.R. | 01/24/2022 |
| DRAWN BY:      | V.P. | 01/24/2022 |
| CHECKED BY:    | V.G. | 01/24/2022 |

**EAST MONROE STREET**  
 (60' R.O.W.)

S 72°00'00" E 91.95' 92.00') ASSUMED BEARING BASIS C.M. TO C.M.  
 S 17°41'01" W 136.23' (136.00')  
 N 17°43'42" E 136.44' (136.00')  
 N 17°46'22" E 136.66' (136.00')