

Possum Trot Holdings LLC
409 E Monroe St
In Favor of Demoliton

The Historical Landmark Commission

Jan 11, 2023

HR-2022-172625

Travis Heights-Fairview Park

409 E Monroe St

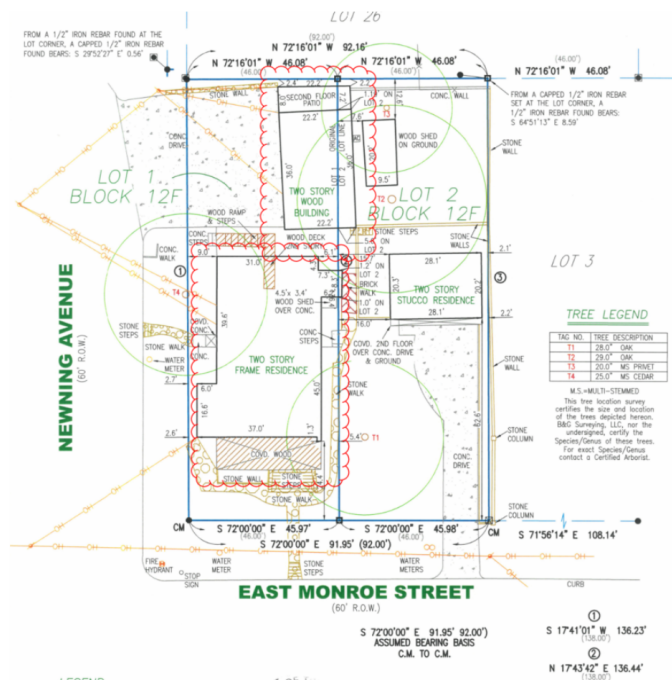
To The Historic Landmark Commission

Thank You for taking the time to review our demolition application in regards to 409 E Monroe St Austin TX 78704. We would like you to release the demolition application to remove the two non-confirming structures on the lot. These structures are encroaching onto lot 407 Monroe making both the lots undevelopable. This property also has severe structural issues and based on the Staff recommendation there is no historical significance to these structures. Demolition will also cure a non complying zoning use of 409 E Monroe with five residential units on an SF-3 single family lot.

- 1) Encroachment of 409 Monroe onto 407 Monroe making both lots undevelopable
Permit #2022-152384 PR Reviewer Tyler Johnson,

RZ 19. Total Demolition of Existing Structures

This tract of land has been aggregated together with the neighboring property due to existing structures that encroach over the adjoining property line. See image below.



Consequently, a Demolition Permit Application, to demolish the neighboring structures that encroach into this subject property, will need to be submitted separately for its own plan review. This can be accomplished via the [web form](#) found on the [Residential Review website](#).



Demolition Permit
Application.pdf

2) Severe Structural Issues

- a) Floor framing bearing on grade and many posts are showing signs of rot



- b) Brick column showing signs of corrosion



- c) Floor Framing and foundation were noted as deficient, some to severe degrees
d) Sagging, settlement, and rotting were noted in multiple locations throughout the structure
e) Termite activity was detected by the structural engineer and a pest company

- 3) 409 E Monroe in its current state as a non-complying zoning use with five residential units on a SF-3 single family lot