

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 1, 2023
HR-2022-172625
TRAVIS HEIGHTS-FAIRVIEW PARK
409 EAST MONROE STREET

PROPOSAL

Remodel a ca. 1910 house. Demolish existing garage apartment and replace with new garage apartment and pool.

PROJECT SPECIFICATIONS

- 1) Replace existing windows with clad-wood 1:1 windows without changing existing openings at primary façade. Add new 1:1 and fixed clad-wood windows to the side and rear elevations, altering existing openings at secondary elevations but maintaining rhythmic window pattern.
- 2) Replace doors to match existing. Replace concrete front steps in kind.
- 3) Replace wood siding and trim with fiber-cement equivalents, matching dimensions of horizontal boards and shingles.
- 4) Replace existing shingle roof with standing-seam metal roof.
- 5) Demolish existing two-story garage apartment and replace with smaller two-story garage apartment at south end of lot. The proposed garage apartment is clad in fiber-cement panel siding and is capped with a simple gabled roof with shed dormers.
- 6) Construct a pool and fence.

ARCHITECTURE

Two-story, rectangular plan house with Prairie-style influences, including a hip-on-hip roof with deep eaves, 1:1 and ribbon windows, and substantial brick piers at its full-width porch, which features a unique arched form. Two-story masonry garage with four bays, asbestos siding, and 1:1 wood windows.

RESEARCH

The house at 409 E Monroe St., also addressed as 1600 Newning Ave. was constructed between 1906 and 1910 by carpenter Shelton Adrian. Adrian worked a carpenter, contractor, and builder for the 40 years that he lived in the house; he was employed as a foreman by Walsh and Burney before going to work at the University of Texas during the 1940s. His wife Margaret and his daughter LaVerne, a music teacher and a UT graduate, were socialites among the South Austin community, frequently holding gatherings at the residence.

The Adrian residence also served as apartments and studios for a variety of Austinites throughout the '30s and '40s and beyond as it transitioned from a single- to a multi-family home. Early residents included other families associated with the building trades. After the Depression, the Sheltons divided the house into smaller apartments, sometimes hosting two lodgers in the main house and two additional families in separate apartments.¹

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:

Repair and Alterations

1. General Standards

The proposed project removes historic-age windows and siding and installs compatible replacements.

2. Foundations

The proposed project does not change the building's elevation or its visible foundation system. It replaces the existing concrete front steps in-kind.

3. Roofs

¹ Historic Structures Survey Form. *Travis Heights National Register District Nomination*. Kristin Brown and Terri Myers, 2009.

The proposed project replaces the existing shingle roof with standing-seam metal. It does not significantly alter the roofline's characteristic hip-on-hip configuration, nor does it add decorative roof elements that were not historically present.

4. Exterior Walls and Trim

The proposed project replaces existing wood siding with compatible fiber-cement horizontal and shingle siding of matching dimensions.

5. Windows, Doors, and Screens

The proposed project replaces windows at the front and portions of the Newning Street façades in-kind with compatible clad wood windows. The scope of work does not specify replacement of the existing wood screens. The proposal modifies window openings and configurations at the secondary Newning Street façade, visible from the street but set back more than 15' from the front wall of the house. Door replacements appear mostly compatible, with fully glazed secondary entrances at the primary façade.

6. Porches

The proposed project retains most of the existing porch elements, save the shingle siding and trim to be replaced with fiber-cement equivalents. It does not alter the porch's dimensions, height, railing style, or significant features. The concrete steps are replaced in-kind.

10. Accessory Buildings

The proposed project does not retain the existing accessory building, whose modifications appear to have taken place during the building's period of significance after its conversion to apartments.

Residential New Construction

1. Location

The proposed garage apartment is constructed in roughly the same location as the existing garage apartment.

2. Orientation

The proposed garage apartment is oriented in the same way as the existing garage, toward the secondary elevation at Newning Avenue.

3. Scale, Massing, and Height

The proposed building is visually subordinate to the primary building in height, massing, and form.

4. Proportions

The proposed building's proportions appear compatible with those of the main house.

5. Design and Style

The proposed building appears mostly compatible with the character of the primary building. It appears appropriately differentiated.

6. Roofs

The proposed building's roof is simple in design, though its steeply pitched gable and shed dormers do not correspond to the form or style of the hipped-roof primary building.

7. Exterior Walls

The proposed block siding responds to the proportions of the existing garage's asbestos siding.

8. Windows and Doors

The style, proportions, and materials of the windows match the styling of the new materials added to the primary building.

Summary

The proposed project meets most of the standards. The applicant has substantially altered the project in response to community, staff, and Commission feedback.

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 a high degree of integrity. Most alterations, including the addition of a door at the main façade, a rear addition, and replacement metal porch rails, appear to have been constructed during the historic period.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:
 - a. Architecture. The building represents a house type that is unique to the district. The Travis Heights-Fairview Park National Register District survey form notes its “unique hip-on-hip form, unique porch design, and shingled siding,” and suggests that these “rare and unique attributes [are] likely due to the builder designing for [his] personal residence.”²
 - b. Historical association. The property is associated with Shelton and Margaret Adrian.
 - 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 may 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. Neighborhood advocates have identified that this house is located on a “century corner,” with intact historic-aged homes at every corner on the intersection.
 - e. Landscape feature. The property may be a significant designed landscape, as the main house is incorporated into Travis Heights’ City Beautiful-era neighborhood plan by its responsiveness to the lot’s hilly topography and its prominence in the overall streetscape. In the 2009 Travis Heights-Fairview Park inventory, surveyors also found notable site features including its “cast stone stair wall with stone end piers, elevated site on [a] rise, stone walkway and stone steps from curb to walk, and stone steps to [the] porch floor.”³

STAFF RECOMMENDATION

Comment on plans.

² Ibid.

³ Ibid.

PROPERTY INFORMATION

Photos



Google Street View, 2022

Occupancy History

City Directory Research, December 2022

- 1959 *1600 Newning Ave.*
 Edward J. and Leah Purdin, renters
 United States Air Force
- 409 E. Monroe St.*
 Margaret Adrian, owner (widow of Shelton Adrian)
- 1955 *1600 Newning Ave.*
 Richard and Ruby Houck, renters
 United States Air Force
 James E. and Maddie Yanero, renters
 Salesman, Calcasieu Lumber
- 409 E. Monroe St.*
 Margaret Adrian, owner (widow of Shelton Adrian)
- 1952 *1600 Newning Ave.*
 William F. and Mary A. Hair, renters
 United States Army
 Charlotte R. Bail, renter
- 409 E. Monroe St.*
 Margaret Adrian, owner (widow of Shelton C. Adrian)

- 1949 *1600 Newning Ave*
 Lansing F. Craig, renter
 Laboratory mechanic, University of Texas
 Harold J. and Lucille Finley, renters
 Foreman, Young & Pratt
- 409 E. Monroe St.*
 Shelton C. and Margaret Adrian, owners
 Cabinetmaker, University of Texas
 Thomas W. Todd, renter
 Postal carrier
- 1947 *1600 Newning Ave.*
 Lansing F. Craig, renter
 Helper, Burkhalter Spring Service
- 409 E. Monroe St.*
 Shelton C. and Carolyn A. Adrian, owners
 Cabinet maker, University of Texas
- 1944 Shelton C. and Margaret Adrian, owners
 Carpenter, University of Texas
 LaVerne Adrian
 Music teacher
- 1941 Shelton C. and Margaret Adrian, owners
 Carpenter at the University of Texas
 La Verne Adrian
 Music teacher
- Louis and Iva Lou Sellers, renters
 Chemical engineer
 Student
 Patrick Kelly, renter
 Driver
 Howard and Thelma Rix, renters
 Technician, Marlin Gross Dental Laboratory
- 1937 Shelton C. and Margaret Adrian, owners
 Maintenance man
 La Verne Adrian
 Student, University of Texas
- John H. and Ray Booth, renters
 Employee, E. H. Perry
 Veris and Hazel L. Smith, renters
 Bookbinder, Steck Company
 Nathan and Charlcey Rosenthal, renters
 Wallpaper department, Bradford Paint Company
- 1932 Shelton C. and Maggie Adrian, owners
 Carpenter
- John Shelby and Hilda Morgan, renters
 Clerk, State Highway Department
 Clark M. and Myra C. Estes, renters
 Rate clerk, State Board of Insurance Commissioners

| | |
|------|---|
| 1929 | Shelton C. and Maggie Adrian, owners Carpenter |
| 1927 | Shelton C. and Maggie Adrian, owners |
| 1924 | Shelton C. and Maggie Adrian, owners Employee, Woodward Body Works |
| 1920 | Shelton C. and Maggie Adrian, owners Carpenter |
| 1916 | Shelton C. Adrian Carpenter |
| 1912 | Shelton C. Adrian Carpenter/contractor/builder |
| 1909 | Address not listed |

Historical information

Mr. and Mrs. Shelby Morgan have recently moved to the Adrian apartments, 409 East Monroe street.

Mrs. John Schuber has returned to her home in Houston after a visit with her children who are attending school here.

Mr. and Mrs. Clark Estes have recently moved from 705 West Eighth street to 409 East Monroe street.

• • •
Mrs. Barker's Studio

Mrs. Omar Baker has announced the opening of her studio at 409 East Monroe, in South Austin. Classes will begin Sept. 24, and parents have been invited to register students in time for the opening activities.

The Austin American (1914-1973); Oct 4, 1931

Three Arts Exhibit. The Austin American (1914-1973); 16 Sep 1934: A5.

Mrs. Barker Given M-G-M Screen Test

In recent screen tests given by the M-G-M traveling studio in San Antonio, Mrs. Omar Barker, 409 East Monroe street, was chosen as one of the four of over 1000 contestants whose tests were sent to the M-G-M studios in Culver City, Calif., for consideration as new screen talent.

Monday evening on the Majestic stage in San Antonio Mrs. Barker appeared with three other winners before movie cameras. To film the screen and voice tests of the campaign winners, the stage of the Majestic theatre was converted into a typical Hollywood motion picture test set.

The test negatives were shipped to the M-G-M laboratories to be developed and printed. One print will be returned to San Antonio for exhibition on the screen of the Majestic, and another print is to be shown before casting office officials and production executives of the M-G-M studio.

Mrs. Barker, who is a teacher of dramatics in her private studio here, passed successfully all of the elimination try-outs in the contest sponsored jointly by the M-G-M traveling studio, the Majestic theatre and the San Antonio Express and Evening News. She was summoned Monday for the final screen test.

Scripts were provided the entrants by G. Edward Carrier, director of the M-G-M talent seeking proceedings, and Monday evening Mrs. Barker gave an excerpt from the M-G-M film, "Manhattan Melodrama."

Mrs. Barker Given M-G-M Screen Test. The Austin American (1914-1973); Feb 24, 1935; ProQuest Historical Newspapers: The Austin American Statesman pg. A2

SHELTON C. ADRIAN

Shelton C. Adrian, 62, of 409 E. Monroe, died in Midland, Mich., Wednesday, June 6. He was born in Waco and came to Austin at the age of 3 years.

He was a cabinet maker at the University of Texas for the past 20 years and a member of Grace Methodist Church for 40 years. He was a member of the Masonic Lodge No. 12 of Austin and The Scottish Rite Bodies.

His grandfather came to Texas in 1836 and was the first member of the Legislature from Smith County, Texas.

Survivors include his widow, Mrs. Maggie Rector Adrian of Austin; one daughter, Mrs. La Verne Buckholts of Austin; two brothers, Bert Adrian of Houston, and John Cass Adrian of Austin; and one grandchild, Harry Leslie Buckholts of Austin.

Funeral services will be held at 2:00 p. m. Sunday at the Chapel of the Bells, with Rev. Raymond Taylor of Grace Methodist Church officiating. Graveside services will be held in Memorial Park under the auspices of Austin Lodge No. 12 AF&AM. Burial will be under the direction of Wilke-Donnelly Funeral Home.

MRS. MARGARET R. ADRIAN

Mrs. Margaret Rector Adrian, 73, of 409 East Monroe, died Monday in a local hospital. A 55-year resident of Austin, Mrs. Adrian was the widow of the late Shelton C. Adrian. She was a member of the Grace Methodist Church and the United Daughters of the Confederacy.

Survivors include one daughter, Mrs. Laverne Buckholts of Austin; two sisters, Mrs. Guy Cannon of Austin and Mrs. Owen Chalmers of Bastrop; one brother, Morris Rector of Fort Worth; and one grandson, Harry Leslie Buckholts of Austin.

Funeral services will be held Tuesday at 4 p.m. at Wilke-Clay Funeral Home with the Rev. Howard MacAllister of Grace Methodist Church officiating assisted by The Rev. John Gilbert of the First Methodist Church, Lockhart.

Burial will be in Austin Memorial Park.

DEATHS AND FUNERALS. *The Austin American* (1914-1973); 10 June 1951: A23.

The Austin Statesman (1921-1973); 14 June 1965: 12.

Permits

Austin, Texas, 10-4 1921

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by

S. C. Adrian at 409 E. Monroe Street,

further described as Lot 1 Block 12 F Outlot Division

subdivision Memorial Park Plat 25, which is to be used as a

In this place there are to be installed fixtures. Plumbing Permit No.

I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 44' 5" 51E of Monroe St Respectfully,

Stub Out } 47' 5" 51E of Monroe St Owner
Connected }
(Location)

Date repaired 9-5-58

Sewer service permit, 1921

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. 548
 M. Shelton Adrain Address 409 E. Monroe St.
 Plumber M. C. Alpine Size of Tap 1/2 Date 8-20-31
 Date of Connection 8/24/31 Foreman's Report [Signature]

Water service permit, 1934

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. 549
 M. Shelton Adrain Address 409 E. Monroe St.
 Plumber M. C. Alpine Size of Tap 1/2 Date 8-20-31
 Date of Connection 8/24/31 Foreman's Report [Signature]

Water service permit, 1931

Shelton Adrain " 409 E. Monroe St.
 125 12F S. pt. of 1-2

Fairview Park

Reconstruct garage (Masonry walls)

27206 - 6/15/45

\$500.00

Day labor

Building permit, 1945

Shelton Adrian

409 E. Monroe St.

135

12F

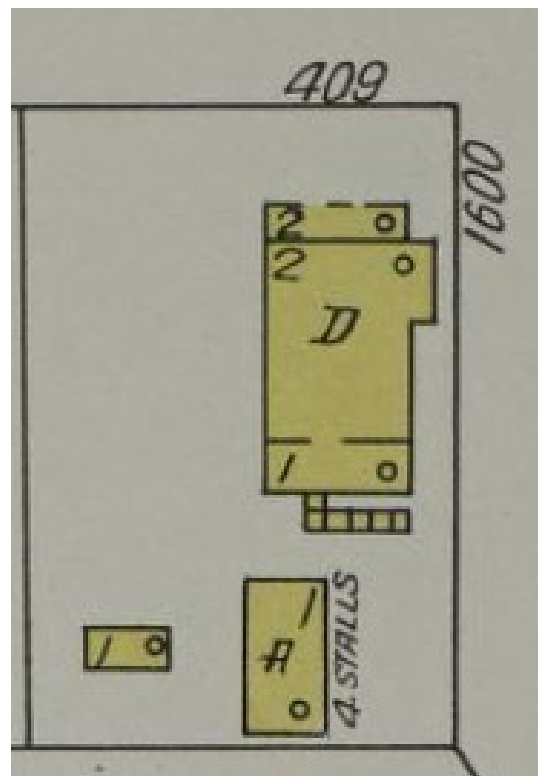
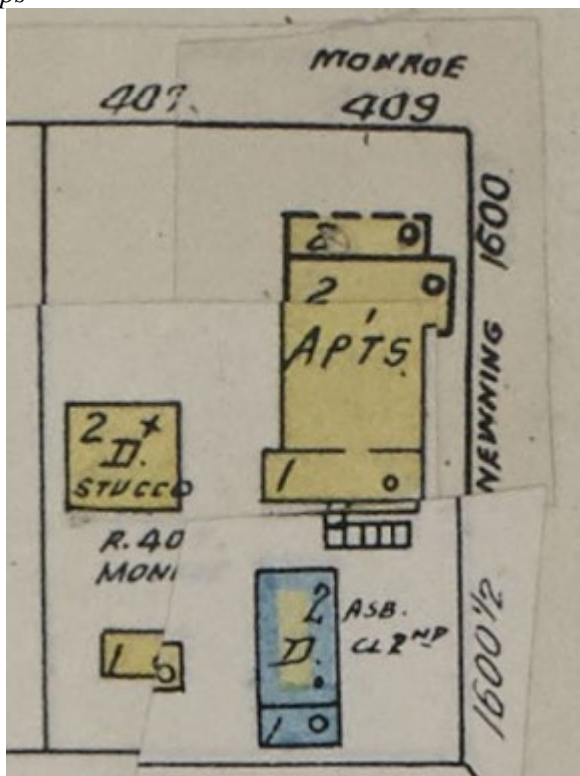
1

Fairview Park

add bathroom inside of res.

113r - 9-23-37

3

*Building permit, 1937**Sanborn maps**Sanborn map, 1962 and 1935*