

CITY OF AUSTIN

ROW # 10677694

2011-101338 RA

CASE # NRD-2011-0092

TCAD # 0112020404

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1000 WEST LYNN

LEGAL DESCRIPTION: Subdivision - ENFIELD 'C'

Lot(s) 210 Block - Outlot - Division -

LAND STATUS DETERMINATION CASE NUMBER (if applicable) -

I/We JAY CORDER on behalf of myself/ourselves as authorized agent for

TERI & CHRIS TAYLOR affirm that on DEC 14 2011,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
- X Maximum Linear feet of Gables protruding from setback plane
- Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

 Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

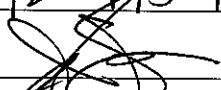
SEE ATTACHED PAGE...

in a SF3 zoning district.

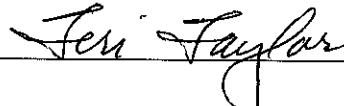
Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) - case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1401 E. 7th STREET
City, State AUSTIN, TEXAS Zip 78702
Phone 512-495-1556 Printed Name JAY CORDER
Signature  Date 12/14/11

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1703 W. 11th St.
City, State Austin, TX Zip 78703
Phone 512-436-8927 Printed Name ~~STAFF~~ Teri Taylor
Signature  Date 12-14-11

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)**

**1600 West Lynn
12.14.11**

REQUEST SUMMARY:

Request for tent encroachment because of the existing non-conforming conditions, and historical restoration.

1) REASONABLE USE:

The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The non-compliant portion of the structure is existing and original to the house. The early date of construction pre-dates any setback requirements. The Ordinance is not applicable since the resulting change in the structure is both reducing the impact of the projection and restoring the house to original form as requested and approved by the Historic Landmark Commission.

2) REQUEST:

The request for the modification is unique to the property in that:

The non-compliant portion of the structure is existing and original to the house. The early date of construction pre-dates any setback requirements. Due to the nature of the Ordinance, any change in this non-compliant area, even if it is to restore the house to it's original condition and/or to lessen the impact of the non-compliant portion of the building, requires that a variance be requested.

3) AREA CHARACTER:

The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The modification will actually improve the character and use of the area adjacent to the property. The reasons are two-fold: 1) The impact of the non-compliant area will be lessened for the adjacent neighbor 2) the restoration of the house to it's original form has been advocated by both the Old Enfield Homeowner's Association and the Historic Landmark Commission.

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

PR Number 2011-101338 PA
Building Permit No. _____
Plat No. _____ Date 11-7-11
Reviewer Juan Camacho

PRIMARY PROJECT DATA

Service Address 1600 WEST LYNN Tax Parcel No. 0112020404
Legal Description _____
Lot 26 Block — Subdivision ENFIELD 'C' Section — Phase —

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

____ New Residence

____ Duplex

☒ Garage ☒ attached _____ detached

____ Carport _____ attached _____ detached

____ Pool

☒ Remodel (specify) Remodel Existing 2 storey residence

☒ Addition (specify) Add area on ~~east~~ south & west side of first floor, garage & new roof

____ Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF-3

- Height of Principal building 26'8 ft. # of floors 2 Height of Other structure(s) — ft. # of floors 16

- Does this site currently have water and wastewater availability? ☒ Yes _____ No. If no, please contact the

Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? _____ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? _____ Yes ☒ No. If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☒ Yes ☒ No (BASEMENT)

Does this site front a paved street? ☒ Yes _____ No A paved alley? _____ Yes ☒ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes _____ No

VALUATIONS FOR REMODELS ONLY

Building \$ 75,000
Electrical \$ 30,000
Mechanical \$ 20,000
Plumbing \$ 20,000
Driveway/
Sidewalk \$ 7,500
TOTAL \$ 152,500
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 17,125 sq.ft.
Job Valuation - Principal Building \$ 47,500
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)

\$ 200,000
(Labor and materials)

PERMIT FEES
(For office use only)

| | NEW/ADDITIONS | REMODELS |
|------------------------|---------------|----------|
| Building | \$ _____ | \$ _____ |
| Electrical | \$ _____ | \$ _____ |
| Mechanical | \$ _____ | \$ _____ |
| Plumbing | \$ _____ | \$ _____ |
| Driveway & Sidewalk | \$ _____ | \$ _____ |
| TOTAL | \$ _____ | \$ _____ |

OWNER / BUILDER INFORMATION

| | | |
|--------------------------------|--|--|
| OWNER | Name <u>TERI & CHRIS TAYLOR</u> | Telephone (h) _____ (w) _____ |
| BUILDER | Company Name <u>WILMINGTON-GORDON</u> | Telephone <u>512 748-7070</u> |
| | Contact/Applicant's Name <u>KEN BURGER</u> | Pager _____ FAX _____ |
| DRIVEWAY/ SIDEWALK | Contractor <u>WILMINGTON-GORDON</u> | Telephone <u>Same</u> |
| CERTIFICATE OF OCCUPANCY | Name _____ Address _____ | Telephone _____ City _____ ST _____ ZIP _____ |

If you would like to be notified when your application is approved, please select the method:
☒ telephone _____ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

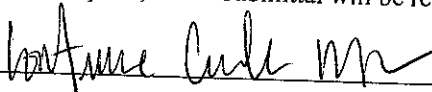
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 12-15-11

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 4282

Rejection Notes/Additional Comments (for office use only):

Service Address _____

Applicant's Signature _____ Date _____

OF AUSTIN
 PERMIT APPLICATION "C"

TAYLOR PERMIT
 SET. 12.15.11

BUILDING COVERAGE

the area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

| | Existing | | New / Addition | |
|--|----------|--------|----------------|--------|
| a. 1 st floor conditioned area | 1686 | sq.ft. | 872 | sq.ft. |
| b. 2 nd floor conditioned area | 1649 | sq.ft. | 604 | sq.ft. |
| c. 3 rd floor conditioned area | - | sq.ft. | - | sq.ft. |
| d. Basement | - | sq.ft. | 489 | sq.ft. |
| e. Garage / Carport | - | sq.ft. | - | sq.ft. |
| X attached | - | sq.ft. | 811 | sq.ft. |
| detached | - | sq.ft. | - | sq.ft. |
| f. Wood decks [must be counted at 100%] | - | sq.ft. | - | sq.ft. |
| g. Breezeways | - | sq.ft. | - | sq.ft. |
| h. Covered patios | - | sq.ft. | - | sq.ft. |
| i. Covered porches | - | sq.ft. | - | sq.ft. |
| j. Balconies | 165 | sq.ft. | 1074 | sq.ft. |
| k. Swimming pool(s) [pool surface area(s)] | - | sq.ft. | - | sq.ft. |
| l. Other building or covered area(s) | - | sq.ft. | 426 | sq.ft. |
| Specify <u>GUEST SUITE</u> | - | sq.ft. | 374 | sq.ft. |

TOTAL BUILDING AREA (add a. through l.) 3500 sq.ft. 4650 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)

4982 sq.ft.
28.21 % of lot
 40% COMPLIANT.

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

| | | |
|---|------|--------|
| a. Total building coverage on lot (see above) | 4982 | sq.ft. |
| b. Driveway area on private property | 836 | sq.ft. |
| c. Sidewalk / walkways on private property | - | sq.ft. |
| d. Uncovered patios <u>stone pavers</u> | 705 | sq.ft. |
| e. Uncovered wood decks [may be counted at 50%] | 163 | sq.ft. |
| f. Air conditioner pads (<u>pool</u>) | 75 | sq.ft. |
| g. Concrete decks <u>retaining walls</u> | 44 | sq.ft. |
| h. Other (specify) <u>pool decking</u> <u>stucco fence</u> | 785 | sq.ft. |
| | 332 | |

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

7922 sq.ft.
44.87 % of lot

45% COMPLIANT.

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 1600 WEST LYNN

Applicant's Signature [Signature]

Date 12/14/11

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

| | <u>Existing</u> | <u>New / Addition</u> |
|---|--------------------|-----------------------|
| I. 1st Floor Gross Area | | |
| a. 1 st floor area (excluding covered or uncovered finished ground-floor porches) | <u>1603</u> sq.ft. | <u>1355</u> sq.ft. |
| b. 1 st floor area with ceiling height over 15 feet. | <u>83</u> sq.ft. | <u>-</u> sq.ft. |
| c. TOTAL (add a and b above) | <u>1686</u> sq.ft. | <u>1355</u> sq.ft. |
| II. 2nd Floor Gross Area See note ¹ below | | |
| d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft) | <u>1645</u> sq.ft. | <u>633</u> sq.ft. |
| e. 2 nd floor area with ceiling height > 15 feet. | <u>1645</u> sq.ft. | <u>633</u> sq.ft. |
| f. TOTAL (add d and e above) | | |
| III. 3rd Floor Gross Area See note ¹ below | | |
| g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft). | <u>NA</u> sq.ft. | <u>NA</u> sq.ft. |
| h. 3 rd floor area with ceiling height > 15 feet | | |
| i. TOTAL (add g and h above) | | |
| IV. Basement Gross Area | | |
| j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines. | <u>-</u> sq.ft. | <u>-</u> sq.ft. |
| V. Garage | | |
| k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement) (834) | <u>-</u> sq.ft. | <u>634</u> sq.ft. |
| l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure) | | |
| VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet) | <u>NA</u> sq.ft. | <u>NA</u> sq.ft. |
| VII. TOTAL | <u>3331</u> sq.ft. | <u>2622</u> sq.ft. |

TOTAL GROSS FLOOR AREA (add existing and new from VII above)

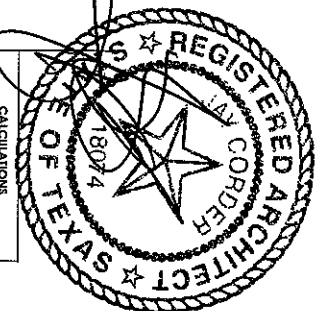
GROSS AREA OF LOT

FLOOR AREA RATIO (gross floor area / gross area of lot) 33.71 %

.4 ALLOWED, COMPLIANT

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.



CALCULATIONS

1. LOT AREA

2. LOT AREA

3. LOT AREA

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74. LOT AREA

75. LOT AREA



DESIGN HOUSE

1600 WEST LYNN

AUSTIN, TEXAS 78703

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F. 512.472.3384

WWW.TAYLORRESIDENCE.COM

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TAYLOR RESIDENCE

1600 WEST LYNN
AUSTIN, TEXAS 78703

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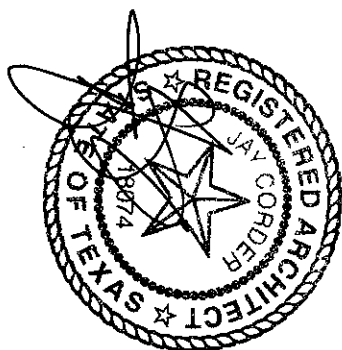
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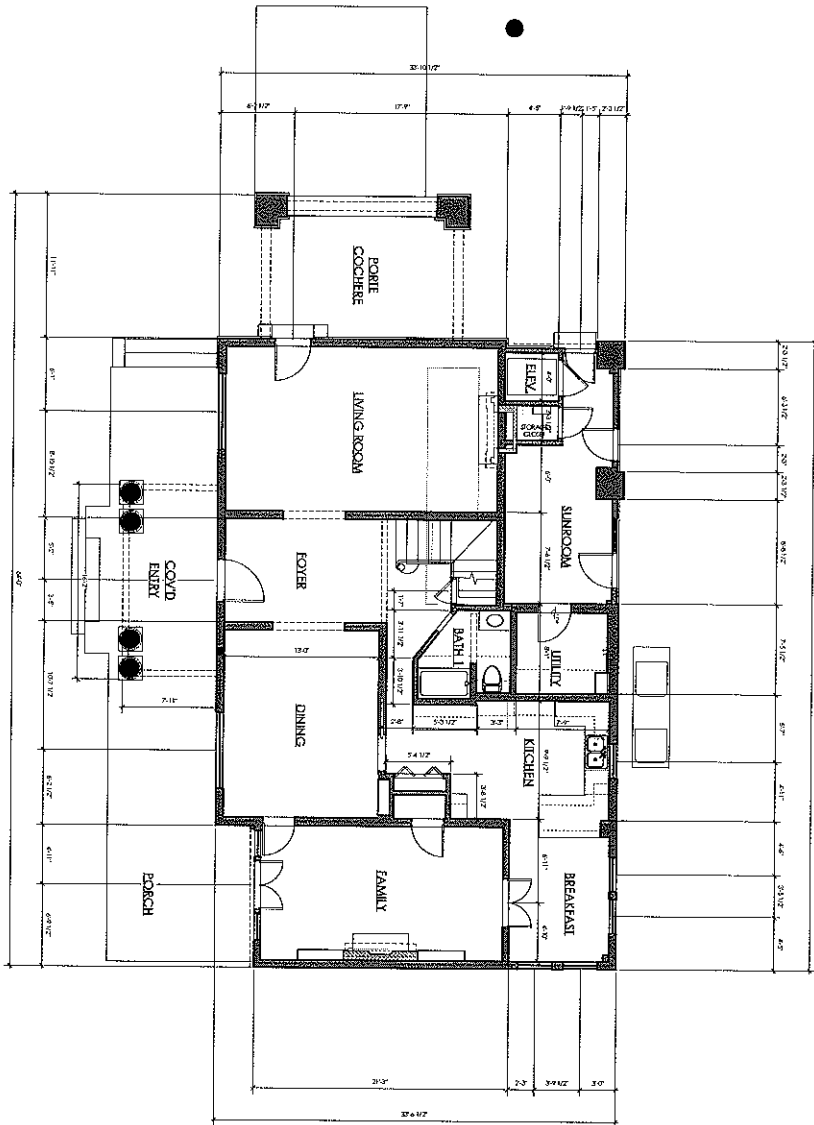
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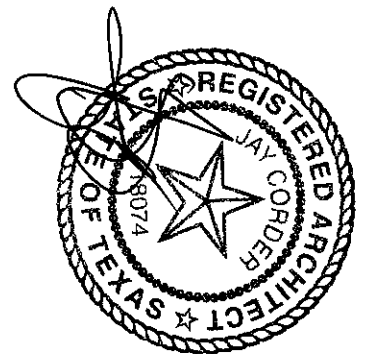
**DESIGN
HOUSE**
1401 E. 7th Street
Austin, TX 78702
T 512 495 1556
F 512 472 3394

A0.2

| DATE | DESCRIPTION |
|----------|--------------|
| 07/22/11 | SCHENKING |
| 07/26/11 | SCHENKING |
| 08/22/11 | SCHENKING |
| 09/11/11 | 10:00 AM MEV |
| 09/23/11 | MICRO-NEW SP |
| 12/05/11 | MEV/11/11 |



1 SECOND FLOOR RESTROOM

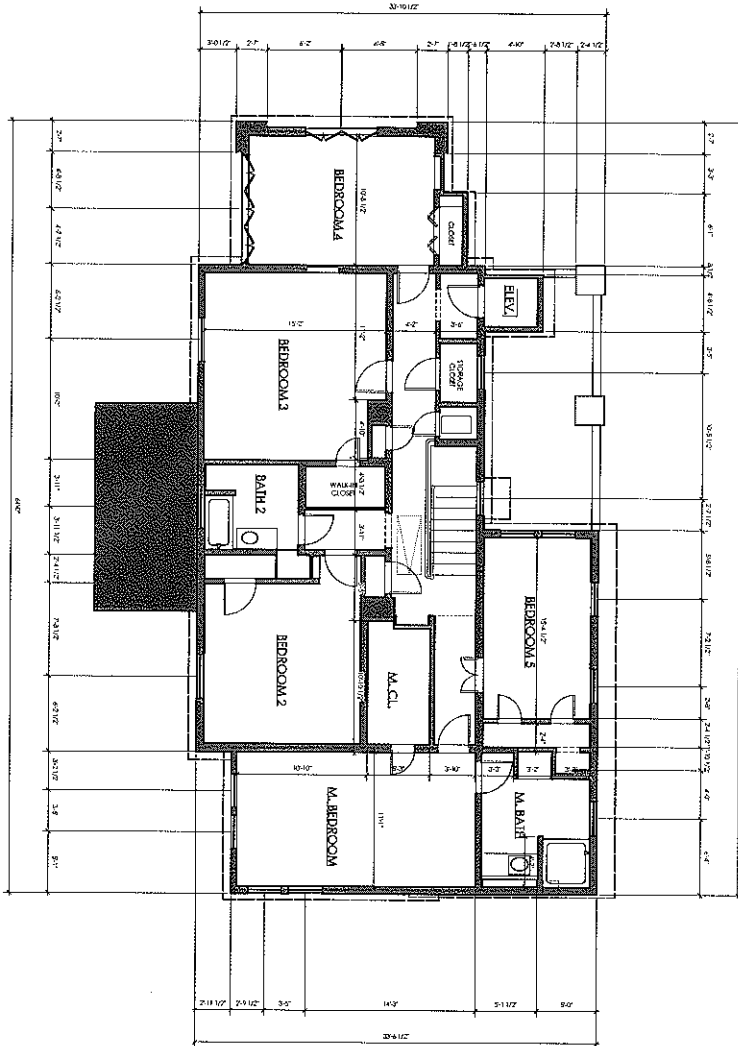


TAYLOR RESIDENCE 1600 WEST LYNN AUSTIN, TEXAS 78703

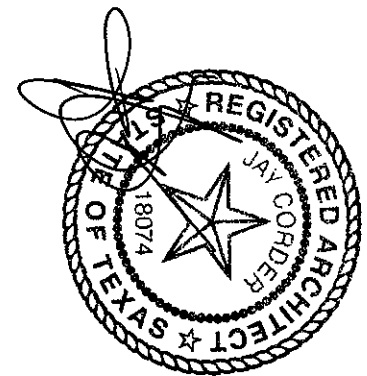
DESIGN
 HOUSE
 1600 E. 29th Street
 Austin, Texas 78703
 T 512 461 1334
 F 512 472 3344
 E jay@jaycorder.com



| NO. | DESCRIPTION |
|-----|--------------|
| 01 | FOUNDATION |
| 02 | CONCRETE |
| 03 | BRICK |
| 04 | WOOD |
| 05 | GLASS |
| 06 | IRON |
| 07 | COPPER |
| 08 | ALUMINUM |
| 09 | STEEL |
| 10 | PAINT |
| 11 | PLASTER |
| 12 | CEILING |
| 13 | FLOORING |
| 14 | WALLS |
| 15 | DOORS |
| 16 | WINDOWS |
| 17 | STAIRS |
| 18 | BATHS |
| 19 | KITCHENS |
| 20 | DINING |
| 21 | LIVING |
| 22 | SLEEPING |
| 23 | BEDROOMS |
| 24 | BATHS |
| 25 | CLOSET |
| 26 | PORCH |
| 27 | PATIO |
| 28 | DECK |
| 29 | SCREENED |
| 30 | PERGOLA |
| 31 | POOL |
| 32 | SPACIO |
| 33 | TRAMPOLINE |
| 34 | WATER |
| 35 | SEWER |
| 36 | PLUMBING |
| 37 | ELECTRICAL |
| 38 | MECHANICAL |
| 39 | HEATING |
| 40 | Cooling |
| 41 | INSULATION |
| 42 | ROOFING |
| 43 | SHINGLES |
| 44 | FLASHING |
| 45 | GUTTERS |
| 46 | DOWNSPUTS |
| 47 | LANDSCAPE |
| 48 | PLANTING |
| 49 | IRRIGATION |
| 50 | LIGHTING |
| 51 | EXTERIOR |
| 52 | INTERIOR |
| 53 | FINISHES |
| 54 | FIXTURES |
| 55 | APPLIANCES |
| 56 | FURNITURE |
| 57 | DECOR |
| 58 | ART |
| 59 | COLLECTIBLES |
| 60 | OTHER |



1 SECOND FLOOR PLAN - SECOND FLOOR



TAYLOR RESIDENCE
1600 WEST LYNN
AUSTIN, TEXAS 78703

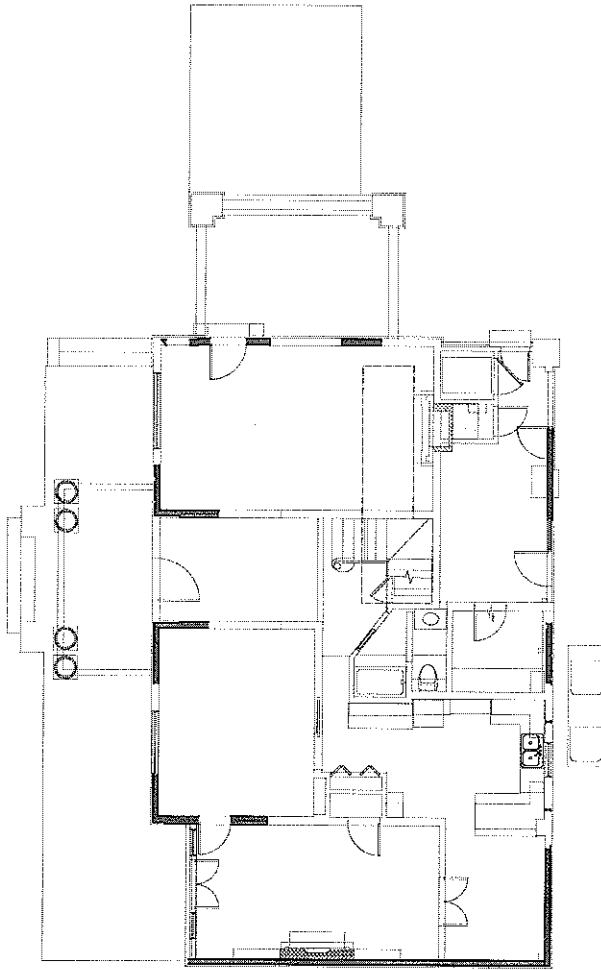
DESIGN HOUSE
1401 E. 7TH STREET
AUSTIN, TEXAS 78702
P 512.453.1554
F 512.472.5294



| NO. | DESCRIPTION | DATE |
|-----|-------------|----------|
| 001 | FOUNDATION | 02/11/11 |
| 002 | FOUNDATION | 02/11/11 |
| 003 | FOUNDATION | 02/11/11 |
| 004 | FOUNDATION | 02/11/11 |
| 005 | FOUNDATION | 02/11/11 |
| 006 | FOUNDATION | 02/11/11 |
| 007 | FOUNDATION | 02/11/11 |
| 008 | FOUNDATION | 02/11/11 |
| 009 | FOUNDATION | 02/11/11 |
| 010 | FOUNDATION | 02/11/11 |

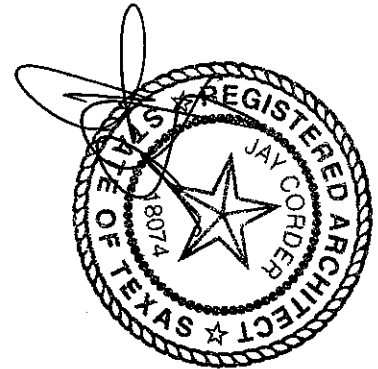
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1 RESIDENTIAL - FIRST FLOOR



2'-0"

2'-0"



TAYLOR RESIDENCE 1600 WEST LYNN AUSTIN, TEXAS 78703

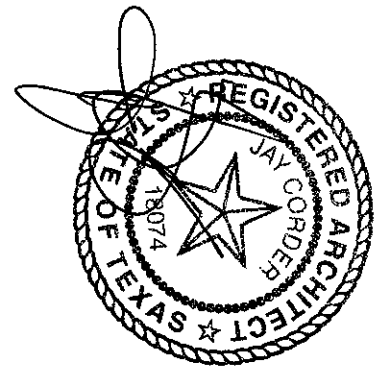
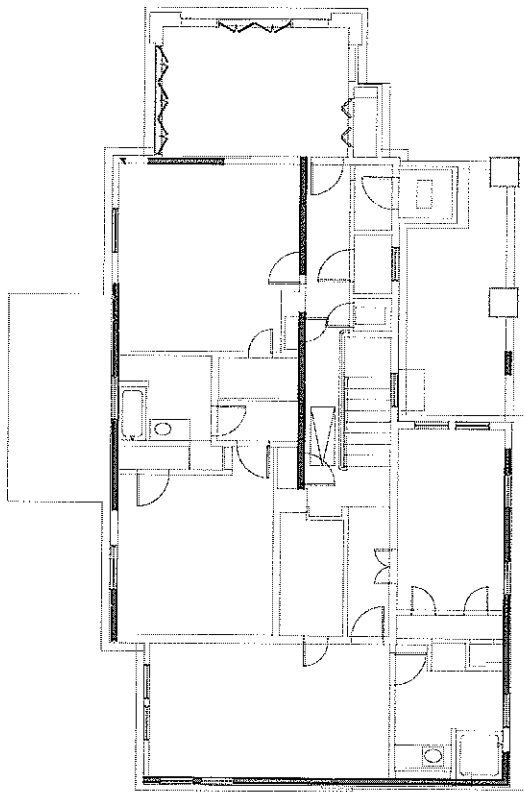
| NO. | DESCRIPTION |
|-----|----------------|
| 01 | FOUNDATION |
| 02 | FLOORING |
| 03 | WALLS |
| 04 | CEILING |
| 05 | DOORS |
| 06 | WINDOWS |
| 07 | STAIRS |
| 08 | BATHS |
| 09 | KITCHEN |
| 10 | BREAKFAST ROOM |
| 11 | DINING ROOM |
| 12 | LIVING ROOM |
| 13 | SLEEPING PORCH |
| 14 | BEDROOM |
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| 100 | BEDROOM |

A0.5

DESIGN HOUSE
1401 E. 2nd Street
Austin, Texas 78702
T 512 461 1506
F 512 461 3094



1 SECOND FLOOR - SECOND FLOOR
SCALE 1/8" = 1'-0"



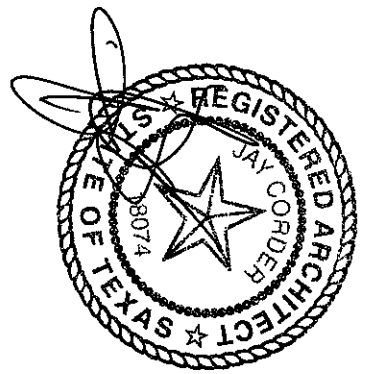
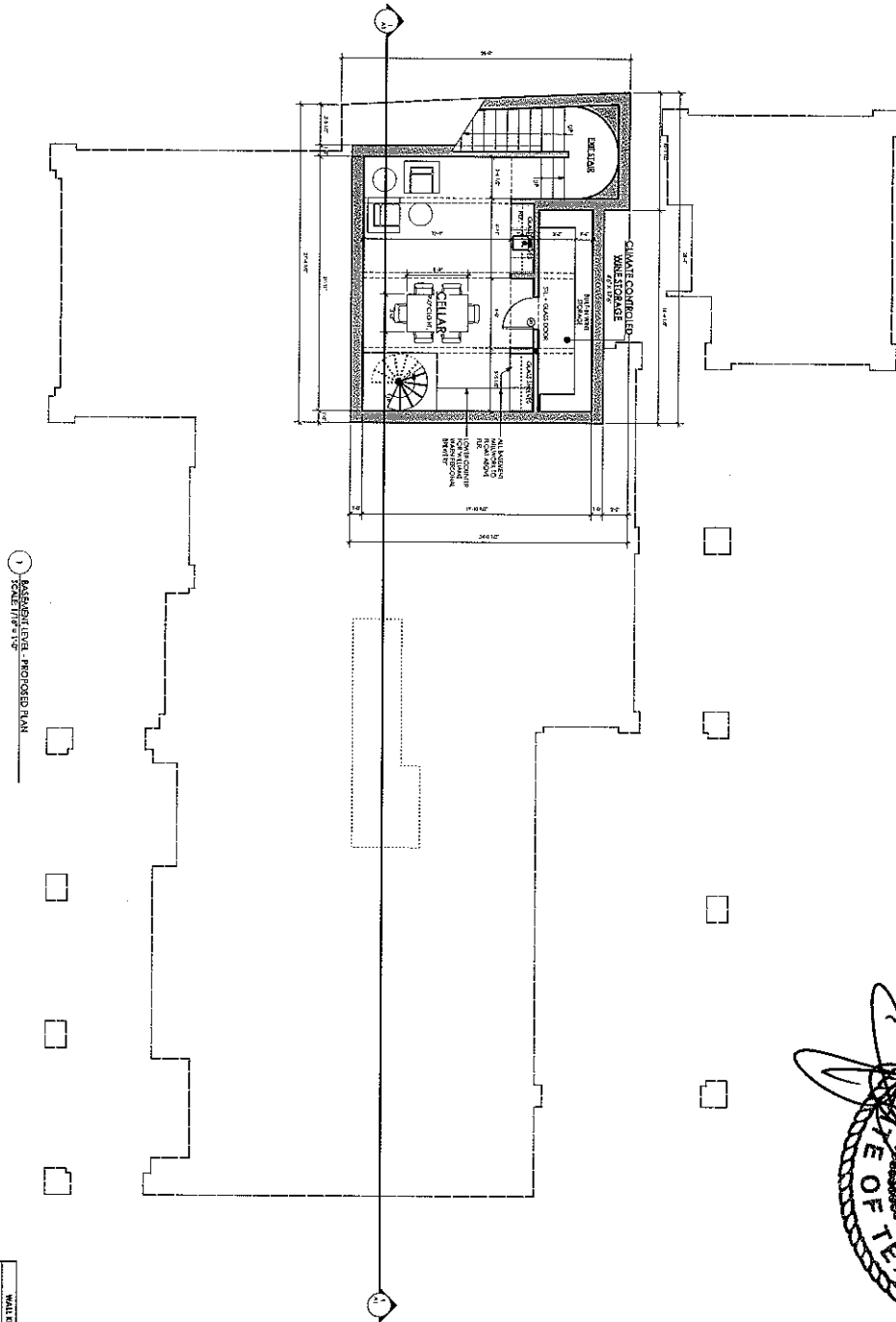
TAYLOR RESIDENCE 1600 WEST LYNN AUSTIN, TEXAS 78703

| NO. | DATE | DESCRIPTION |
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| 03 | 03/11 | CONCEPT |
| 04 | 04/11 | CONCEPT |
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| 100 | 04/19 | CONCEPT |

A0.6
DESIGN DEVELOPMENT

DESIGN HOUSE
1600 WEST LYNN
AUSTIN, TEXAS 78703
P: 512.452.1586
F: 512.452.3894



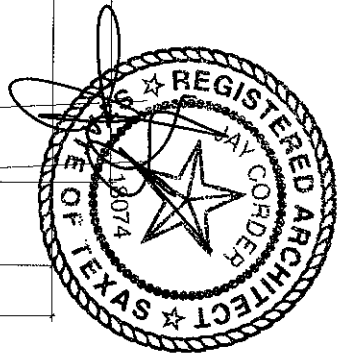


TAYLOR RESIDENCE 1600 WEST LYNN AUSTIN, TEXAS 78703

DESIGN
 HOUSE
 1600 WEST LYNN
 AUSTIN, TEXAS 78703
 T 512.499.1558
 F 512.475.3594



| WALL TYPE |
|-----------------|
| 010101 CONCRETE |
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**DESIGN
HOUSE**
1401 E. 7th Street
Austin, Tx. 78702
T 312 495 1556
F 312 472 3374

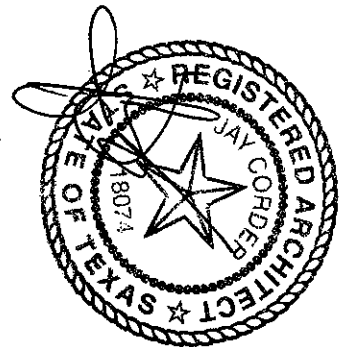
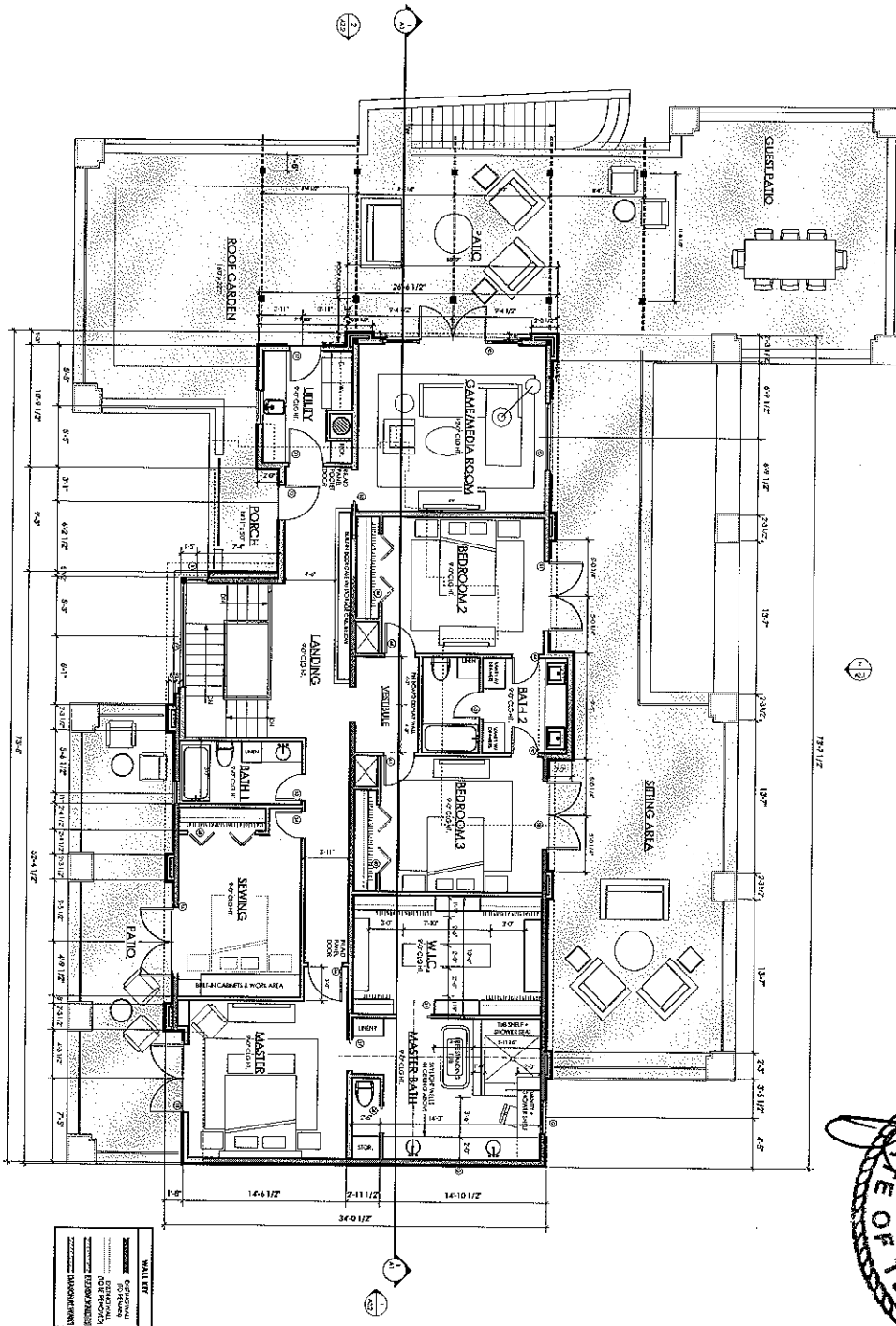
PROJECT:
J. COOPER
K. BROWN
A. HERRER

PRINTED

A1.4

| SERIAL | DESCRIPTION |
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| 07-25-11 | ZACHARY |
| 08-09-11 | ZACHARY BO |
| 08-27-11 | ZACHARY BO |
| 09-11-11 | BO BO DET REV |
| 10-26-11 | M.C REVIEW ZET |
| 12-15-11 | PRIOR DET |
| | |
| TOTAL: | |
| TOTAL: | |

1 PROPOSED PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

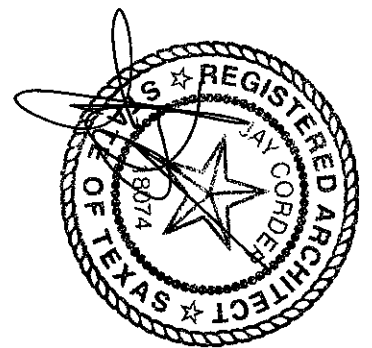


TAYLOR RESIDENCE 1600 WEST LYNN AUSTIN, TEXAS 78703

DESIGN HOUSE
1401 E. 29th Street
Austin, Texas 78704
P: 512.493.1336
F: 512.475.3374
WWW.DESIGNHOUSE.COM



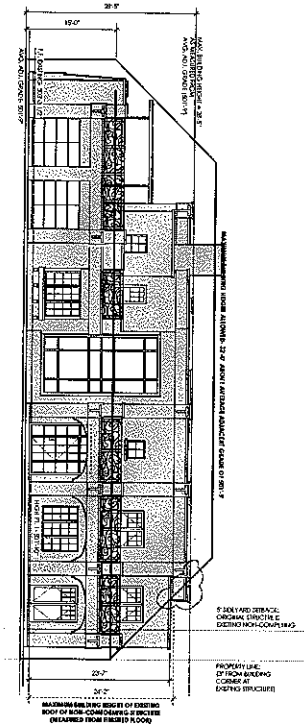
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|-------|-------------|
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| 02.01 | CEILING |
| 02.02 | WALLS |
| 02.03 | FLOORING |
| 02.04 | DOORS |
| 02.05 | WINDOWS |
| 02.06 | STAIRS |
| 02.07 | BATHS |
| 02.08 | KITCHEN |
| 02.09 | PORCHES |
| 02.10 | ROOFING |
| 02.11 | LANDSCAPE |
| 02.12 | MECHANICAL |
| 02.13 | ELECTRICAL |
| 02.14 | PLUMBING |
| 02.15 | HEATING |
| 02.16 | Cooling |
| 02.17 | Lighting |
| 02.18 | Security |
| 02.19 | Other |



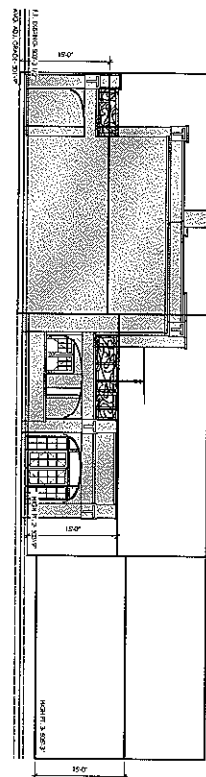
**DESIGN
HOUSE**

1401 E. 2nd Street
Austin, TX 78702
P 512.476.1500
F 512.476.1504

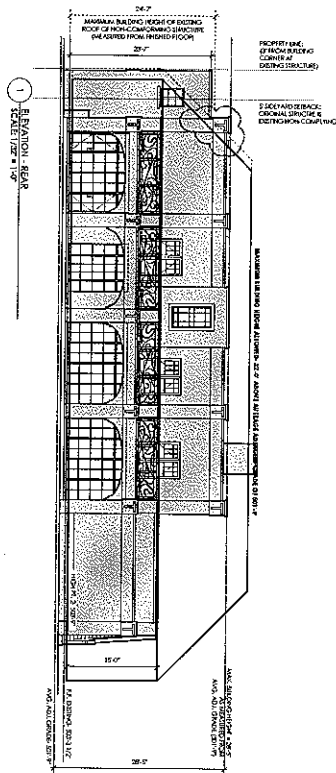
PROJECT: TAYLOR
RESIDENCE
ARCHITECT:
J. CORDET



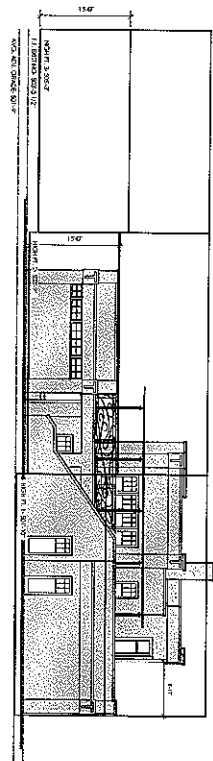
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SCALE: 1/8" = 1'-0"



1 ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



1 ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

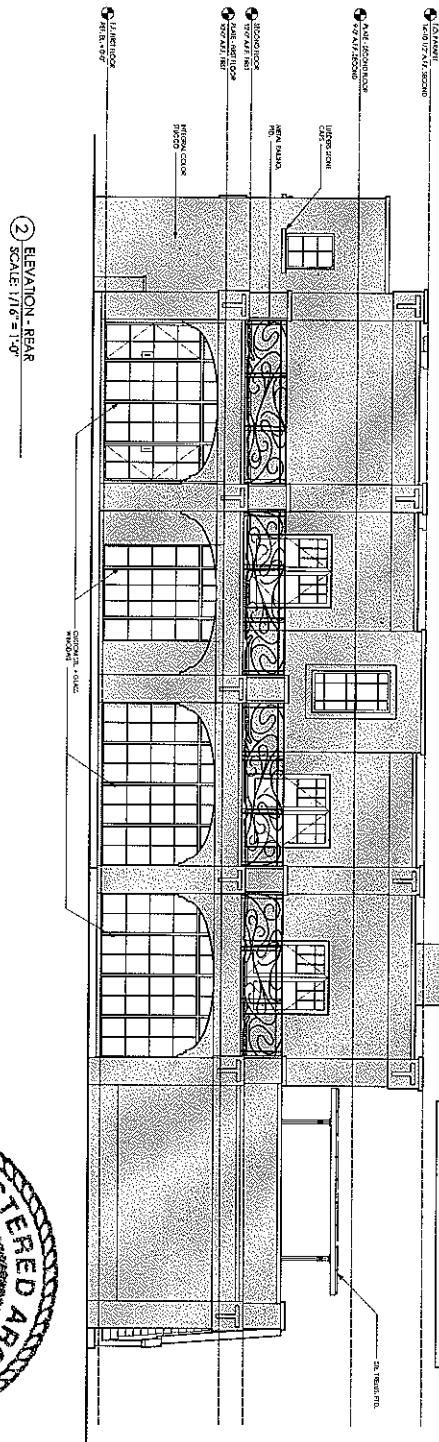


1 ELEVATION - LEFT
SCALE: 1/8" = 1'-0"

TAYLOR RESIDENCE
1600 WEST LYNN
AUSTIN, TEXAS 78703

| NO. | DESCRIPTION | DATE |
|-----|--------------|----------|
| 001 | CONCEPT | 01/11/11 |
| 002 | SCHEMATIC | 02/11/11 |
| 003 | PRELIMINARY | 03/11/11 |
| 004 | FINAL | 04/11/11 |
| 005 | CONSTRUCTION | 05/11/11 |
| 006 | AS-BUILT | 06/11/11 |

A2.0



NOTE: OVERALL ARCHITECTURAL INTENT IS TO RESTORE FACADE TO ORIGINAL FACADE, AS SUIT IN 1922; SEE PHOTOGRAPHIC RECORDS FOR REFERENCE

DESIGN
HOUSE

1401 E. 7th Street
Austin, Tx. 78702
T 512 493 1556
F 512 472 3394

A. CORDELL
C. BROWN
J. HENNER

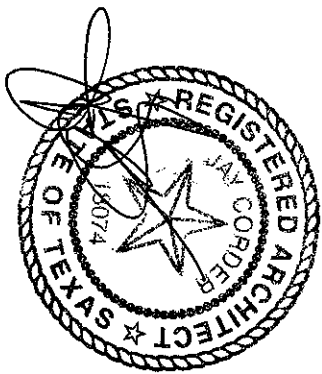
TAYLOR RESIDENCE
1600 WEST LYNN
AUSTIN, TEXAS 78703

A2.1

DO NOT SCALE THESE PAGES



NOTE: OVERALL ARCHITECTURAL INTENT IS TO RESTORE FACADE TO ORIGINAL FACADE, AS BUILT IN 1923; SEE PHOTOGRAPHIC RECORDS FOR REFERENCE



1600 WEST LYNN
AUSTIN, TEXAS 78703

DESIGN
HOUSE

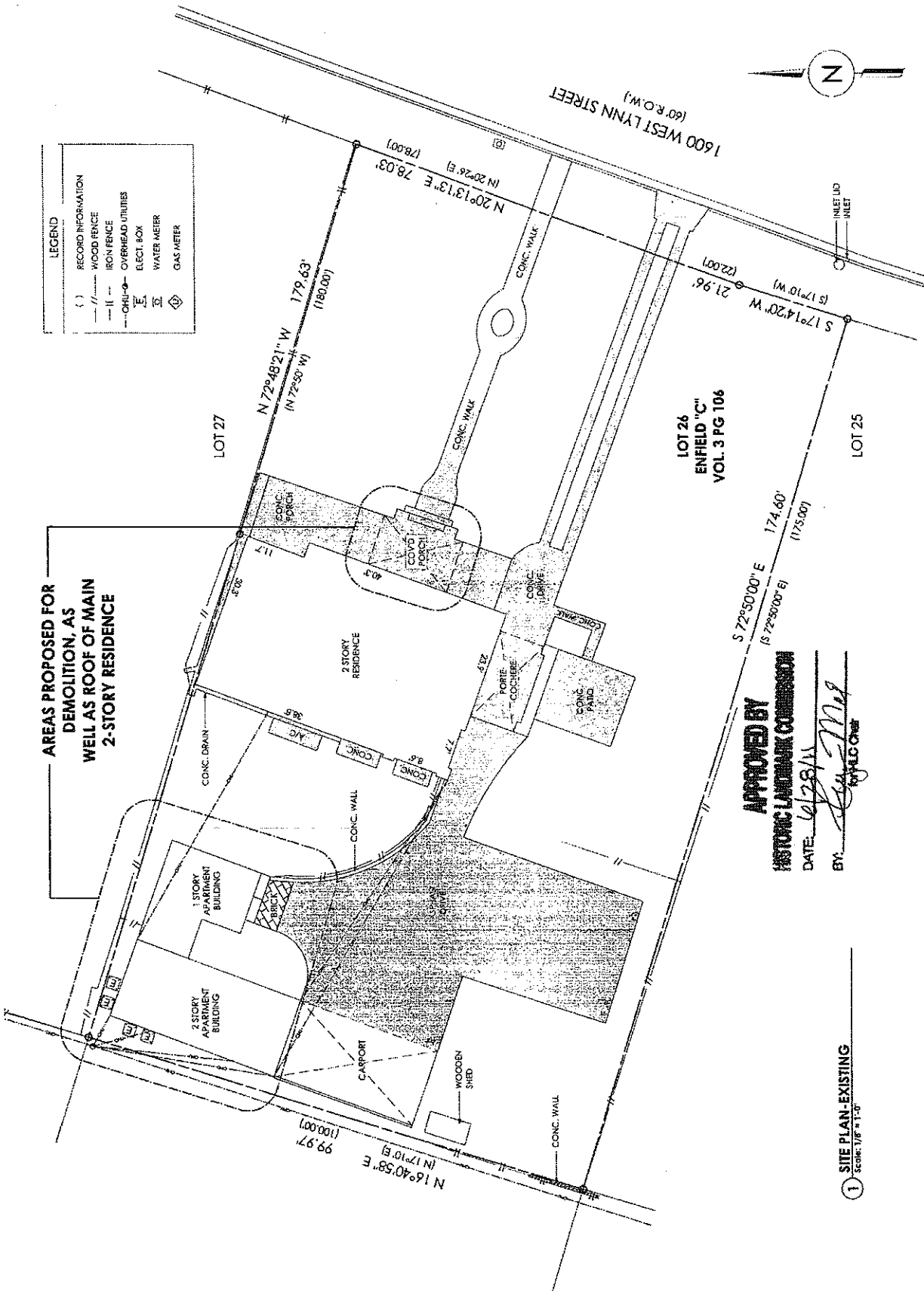
1401 E. 7th Street
Austin, Tx. 78702
T 512 495 1556
F 512 472 3394

1. COPIES

AUTHOR

A2.2

| DATE | DESCRIPTION |
|----------|-------------|
| 07/21/11 | COINTEGRATE |
| 07/26/11 | COINTEGRATE |
| 08/06/11 | COINTEGRATE |
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| 09/11/11 | COINTEGRATE |
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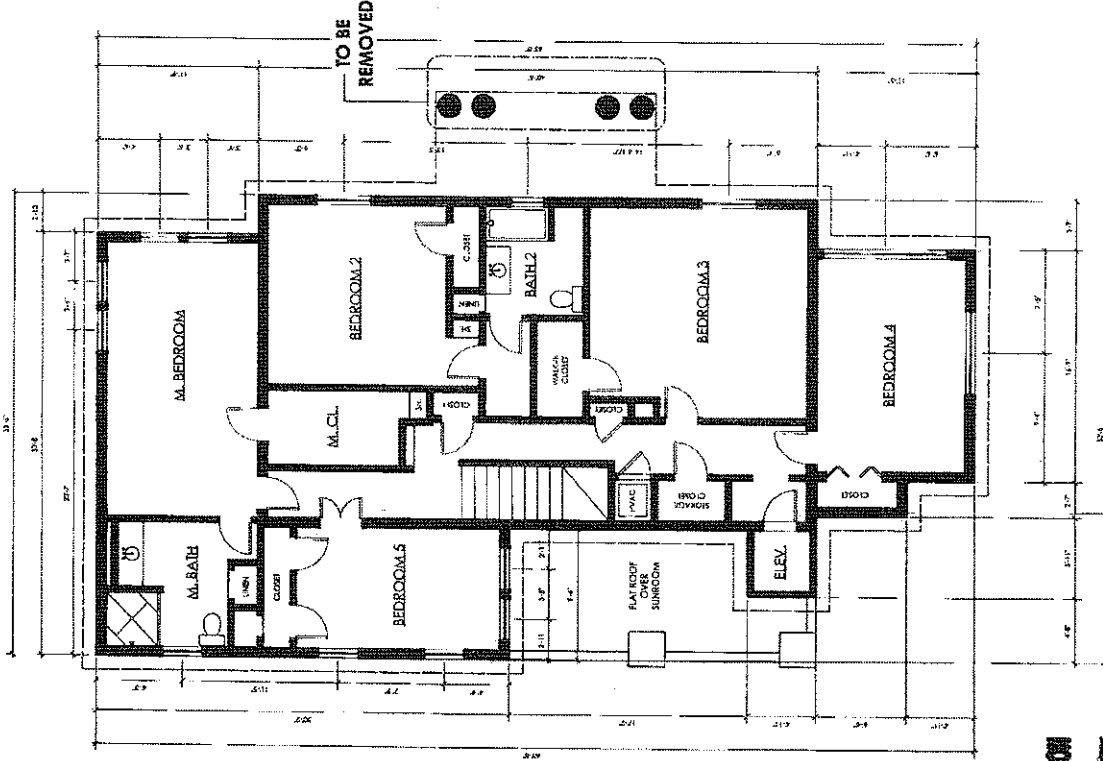


AREAS PROPOSED FOR
DEMOLITION, AS
WELL AS ROOF OF MAIN
2-STORY RESIDENCE

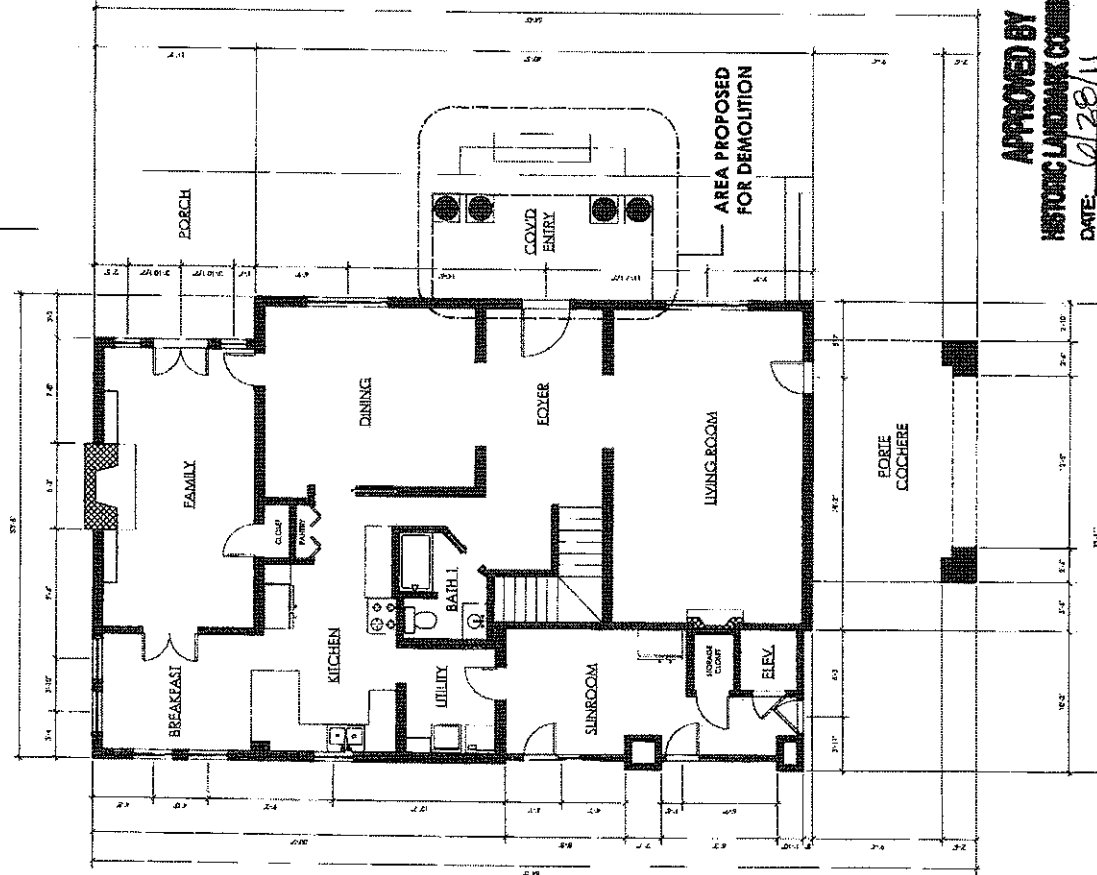
APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 6/28/11
BY: [Signature]
TITLE: [Signature]

1 SITE PLAN-EXISTING
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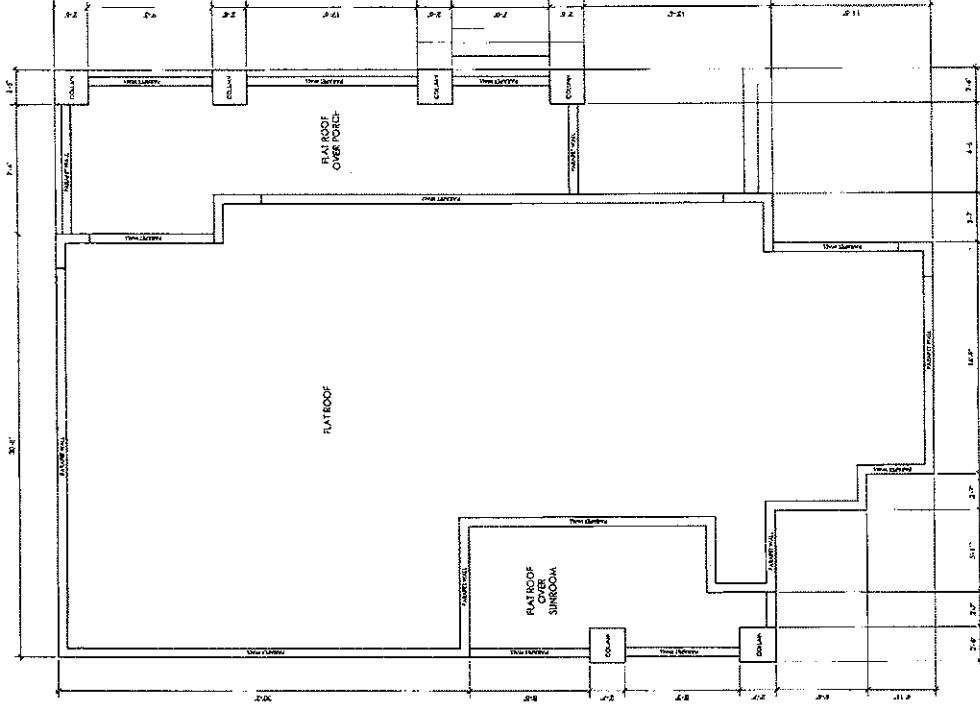


2 PLAN-2ND FLOOR-EXISTING
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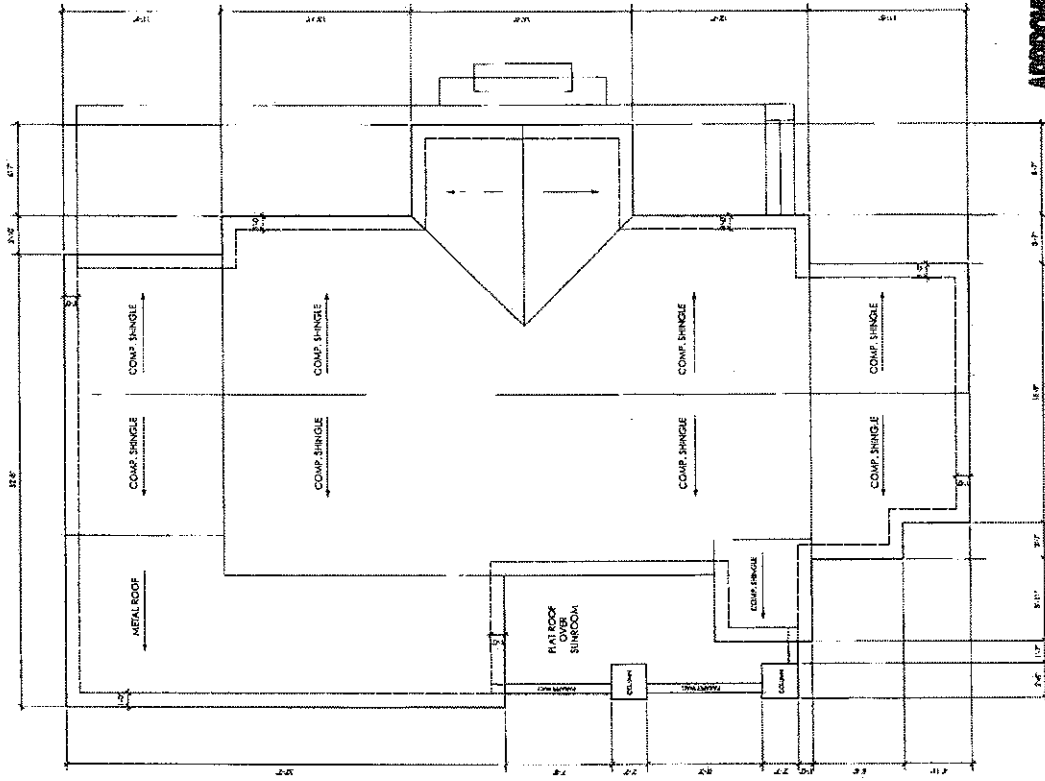


1 PLAN-1ST FLOOR-EXISTING
Scale: 1/8" = 1'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 10/28/11
BY: [Signature]
TULSA, OK

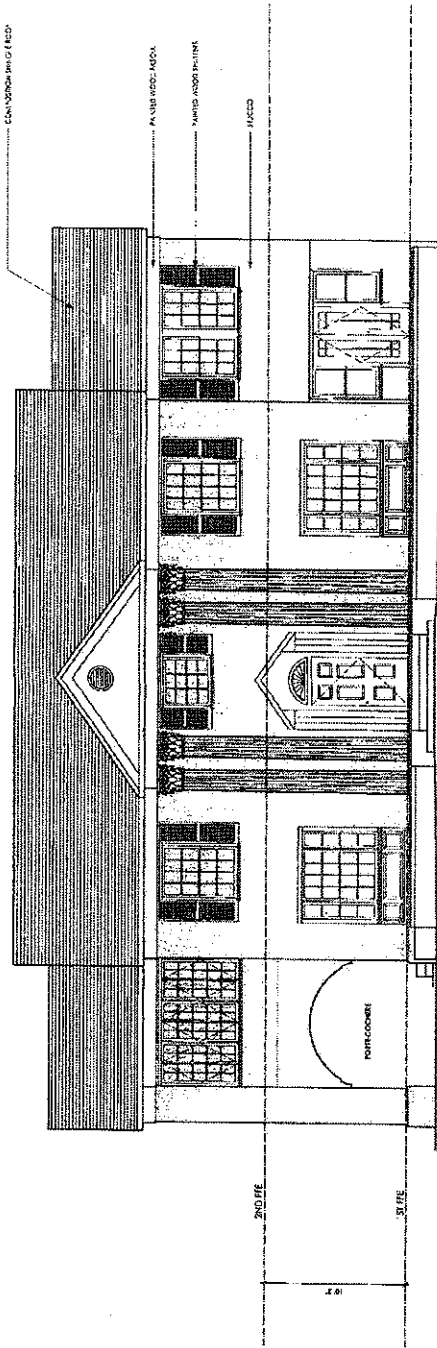


2 ROOF PLAN-PROPOSED
Scale: 1/4" = 1'-0"

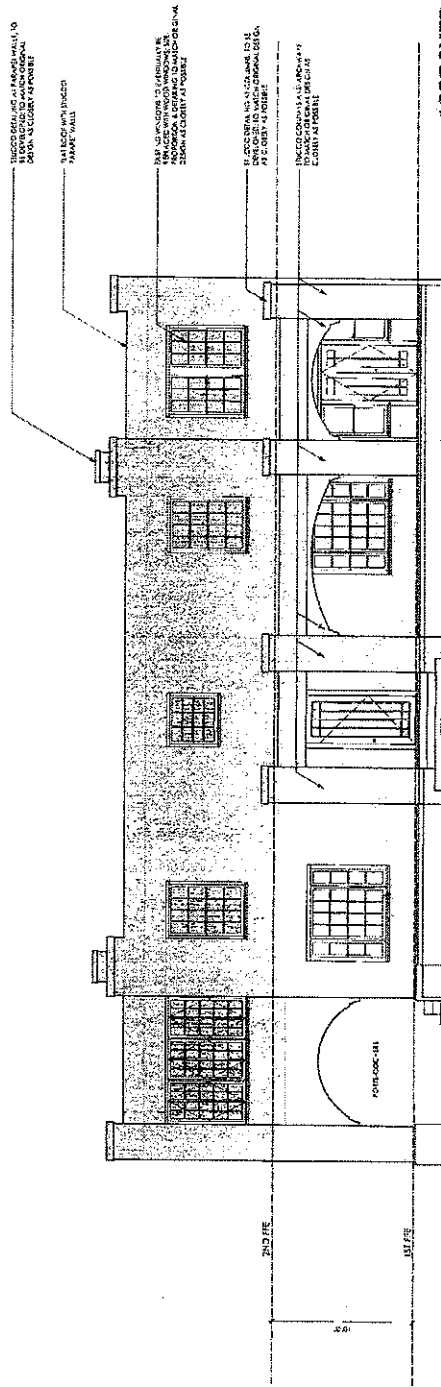


1 ROOF PLAN-EXISTING
Scale: 1/4" = 1'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 6/28/16
BY: [Signature]
[Signature] HLO Chair



1 FRONT FACADE-EXISTING



FRONT FACADE-PROPOSED

APPROVED BY

ASTORIC LANDMARK COMMISSION

DATE: 6/78/11

Dr. Clayton

Note: Final elevations to be reviewed by client

NOTE: OVERALL ARCHITECTURAL INTENT IS TO RESTORE FACADE TO ORIGINAL FACADE, AS BUILT IN 1922; SEE PHOTOGRAPHIC RECORDS FOR REFERENCE

Plans
being
Reduced

RECEIVED
JUN 06 2011
NPZD/CHPO

NAD-2011-0043

OWA

CITY OF AUSTIN
HISTORIC REVIEW APPLICATION
FOR PERMITS WITHIN NATIONAL REGISTER HISTORIC DISTRICTS

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form.

Address of

Property: 1600 West Lynn, Austin, TX 78703

Proposed

demolition of rear separate apt. buildings, renovation Use:

APPLICANT of primary residence

Name: Teri Taylor

Mailing Address: 1703 W. 11th St. Telephone: (512) 436-8927

City: Austin Zip: 78703 Fax: ()

OWNER

Name: Estate of Winston Harwood, Irene Collins & Cordelia Living

Mailing Address: 1600 West Lynn Telephone: ()

City: Austin Zip: 78703 Fax: ()

ARCHITECT (if applicable)

Name: Design House

Mailing Address: 1401 E. 7th St. Telephone: (512) 495-1556

City: Austin Zip: 78702 Fax: ()

CONTRACTOR (if applicable)

Name: _____

Mailing Address: _____

City: _____ Zip: _____

APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 6/28/11

BY: [Signature]

Brief description of proposed work:

Restoration of the primary structure &
facade similar to original facade as built in 1922;
demolition of rear separate apartments at the far
west edge of the property

Owner's Signature (Required)

5-24-11
Date

Applicant's Signature (Required)

5-24-11
Date

May 31, 2011

To Whom It May Concern
City of Austin

Re: Permit Review Relating to Property Located at 1600 West Lynn Street, Austin, Travis County, Texas (LOT 26, Enfield C, Vol. 3, Page 106)(the "Property"); Limited Grant of Agency by Estate of Winston Harwood (the "Record Owners")

As the Record Owners of the above referenced property (the "Property"), we hereby authorize Chris or Teri Taylor to act as Agent(s) to submit permit applications to the City of Austin and we attest to all submittal regulations.

This Grant of Agency is limited in scope and duration as follows: 1) to a demolition permit for non-attached apartments located on the Property; 2) to a review of design changes under the National Register Historic District review process to approve design changes as presented to the Record Owners and substantially similar to those attached to this letter; and 3) for a period that expires upon the closing of the existing real property contract on the Property, or the cancellation or termination of such contract, which occurs first. The Record Owners and the persons acting under this Grant of Agency to submit permit applications to the City of Austin agree that any permit or application granted that is not within the scope and duration as described herein shall be void. The Agent(s) agree to be responsible for any and all applications for necessary permits, including any and all fees or costs required.

We ask that a copy of this letter regarding the limited grant of authority from the Record Owners be provided to the Historic Preservation Officer, and be brought to the attention of any and all staff and boards and commissions reviewing the applicable permits or applications regarding the Property.

Sincerely,

Owner:

The Estate of Winston Harwood

By: 

By:

Irene H Collins

Name:

Winston Harwood Estate

Title:

Independant Executor

Winston Harwood Estate

May 31, 2011

To Whom It May Concern
City of Austin

Re: Permit Review Relating to Property Located at 1600 West Lynn Street, Austin, Travis County, Texas (LOT 26, Enfield C, Vol. 3, Page 106)(the "Property"); Limited Grant of Agency by Estate of Winston Harwood (the "Record Owners")

As the Record Owners of the above referenced property (the "Property"), we hereby authorize Chris or Teri Taylor to act as Agent(s) to submit permit applications to the City of Austin and we attest to all submittal regulations.

This Grant of Agency is limited in scope and duration as follows: 1) to a demolition permit for non-attached apartments located on the Property; 2) to a review of design changes under the National Register Historic District review process to approve design changes as presented to the Record Owners and substantially similar to those attached to this letter; and 3) for a period that expires upon the closing of the existing real property contract on the Property, or the cancellation or termination of such contract, which occurs first. The Record Owners and the persons acting under this Grant of Agency to submit permit applications to the City of Austin agree that any permit or application granted that is not within the scope and duration as described herein shall be void. The Agent(s) agree to be responsible for any and all applications for necessary permits, including any and all fees or costs required.

We ask that a copy of this letter regarding the limited grant of authority from the Record Owners be provided to the Historic Preservation Officer, and be brought to the attention of any and all staff and boards and commissions reviewing the applicable permits or applications regarding the Property.

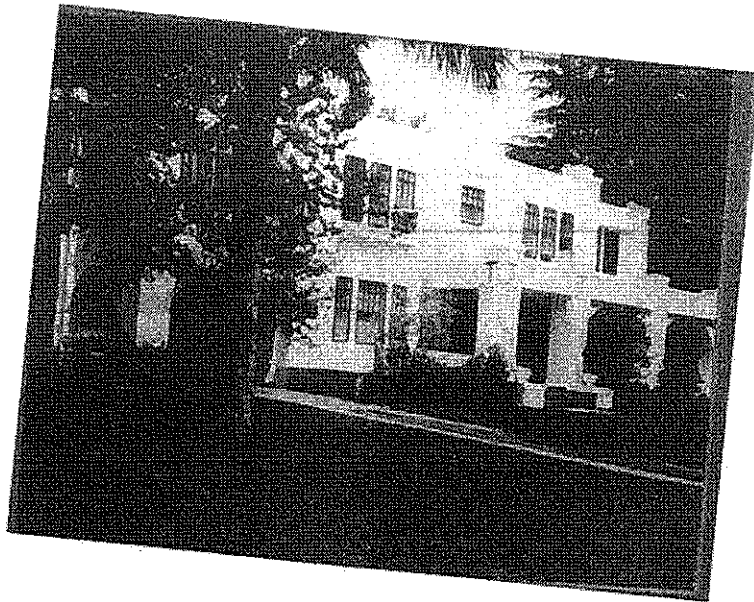
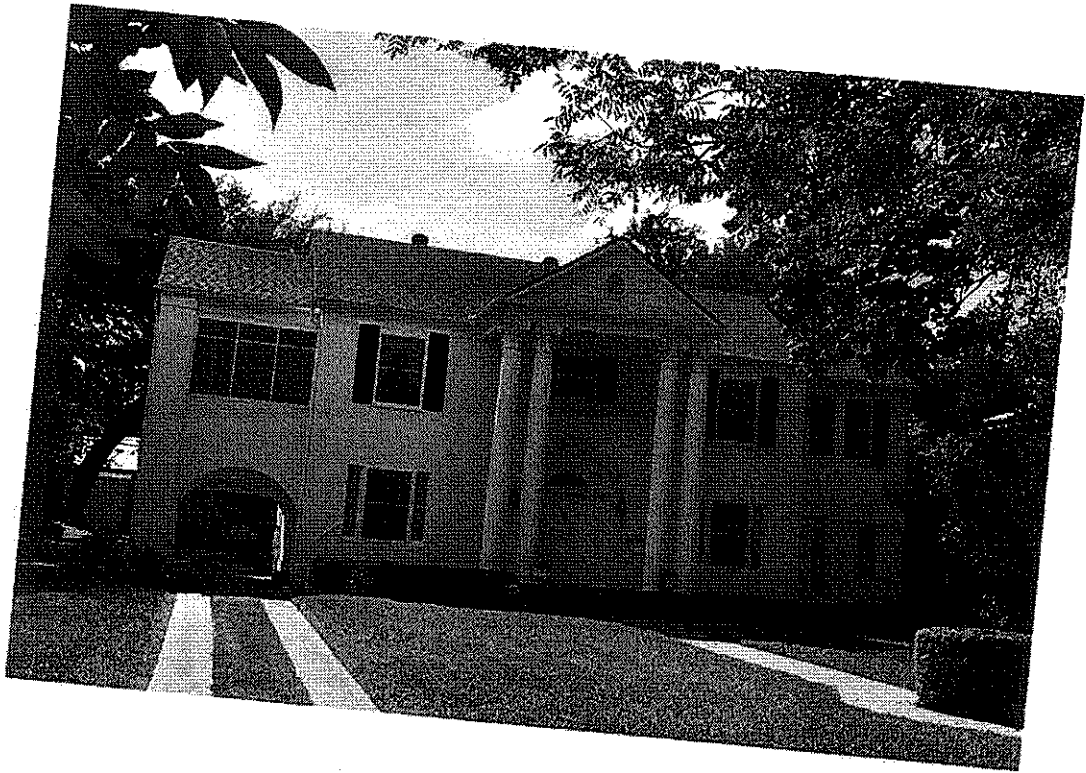
Sincerely,

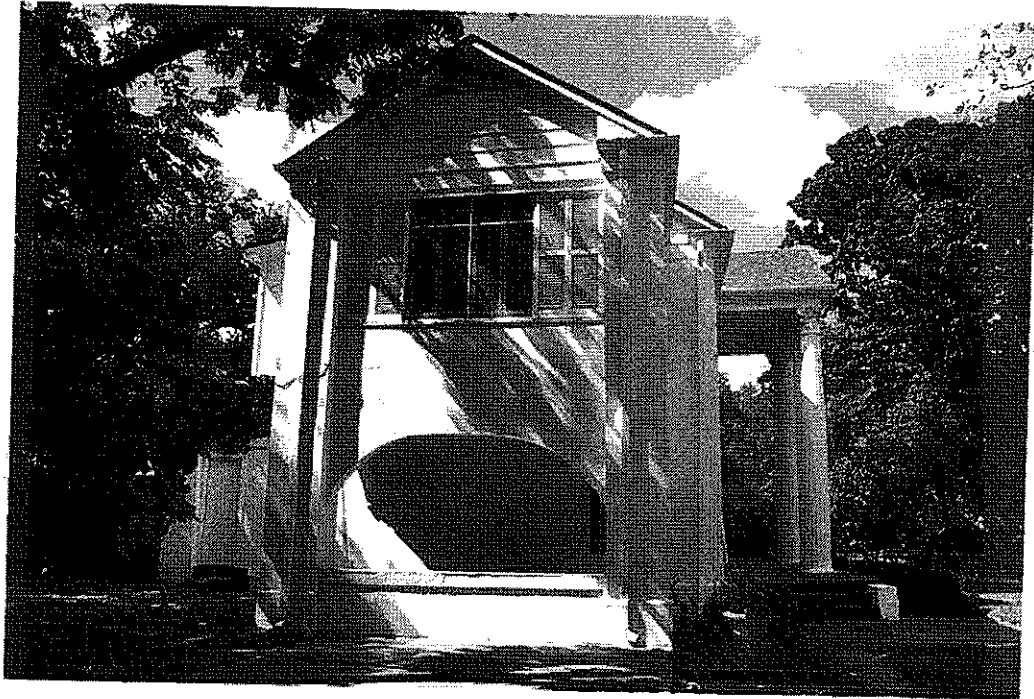
Owner:

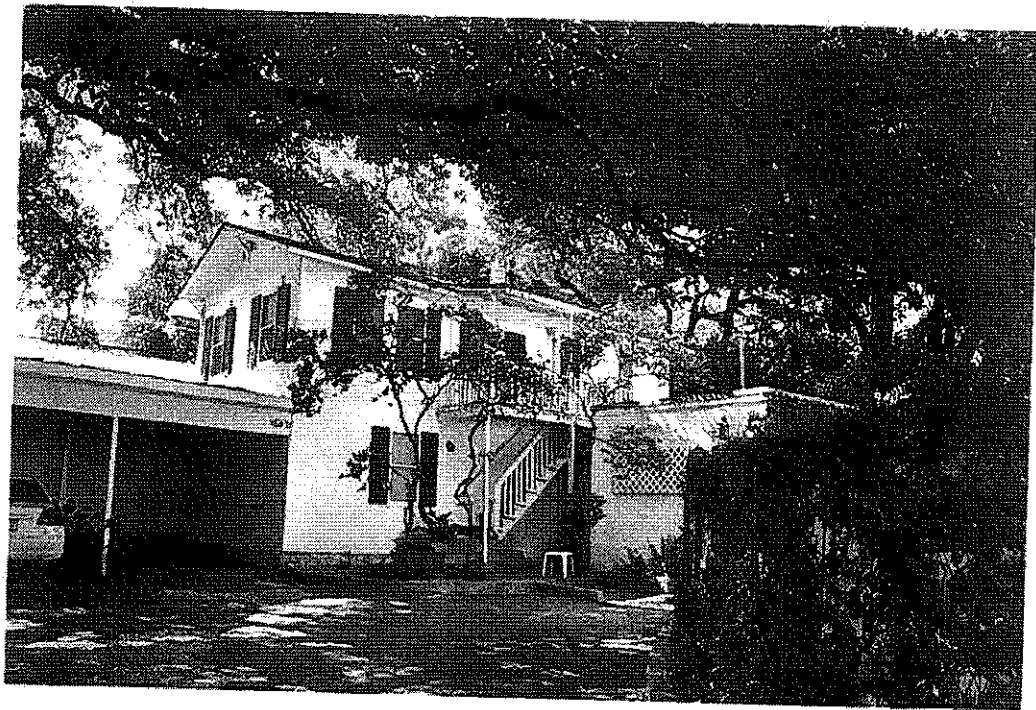
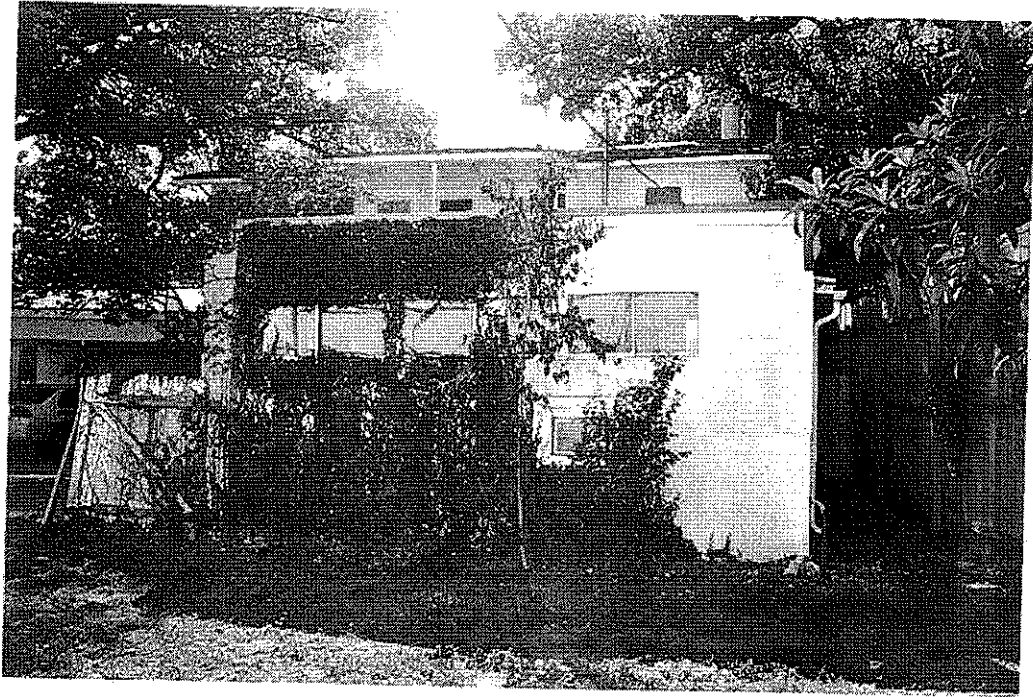
The Estate of Winston Harwood

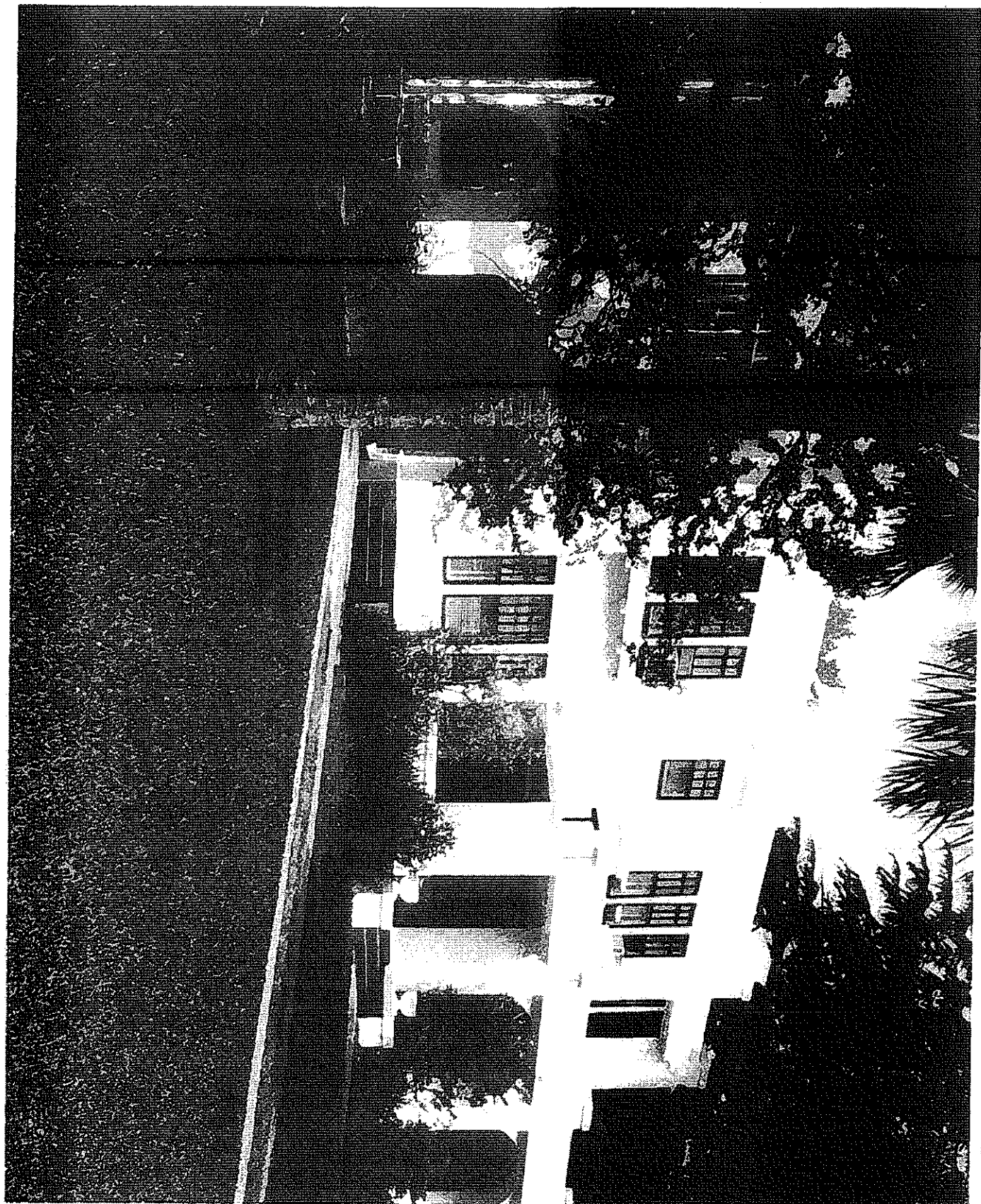
By: Cordelia Harwood Ewing, Executor

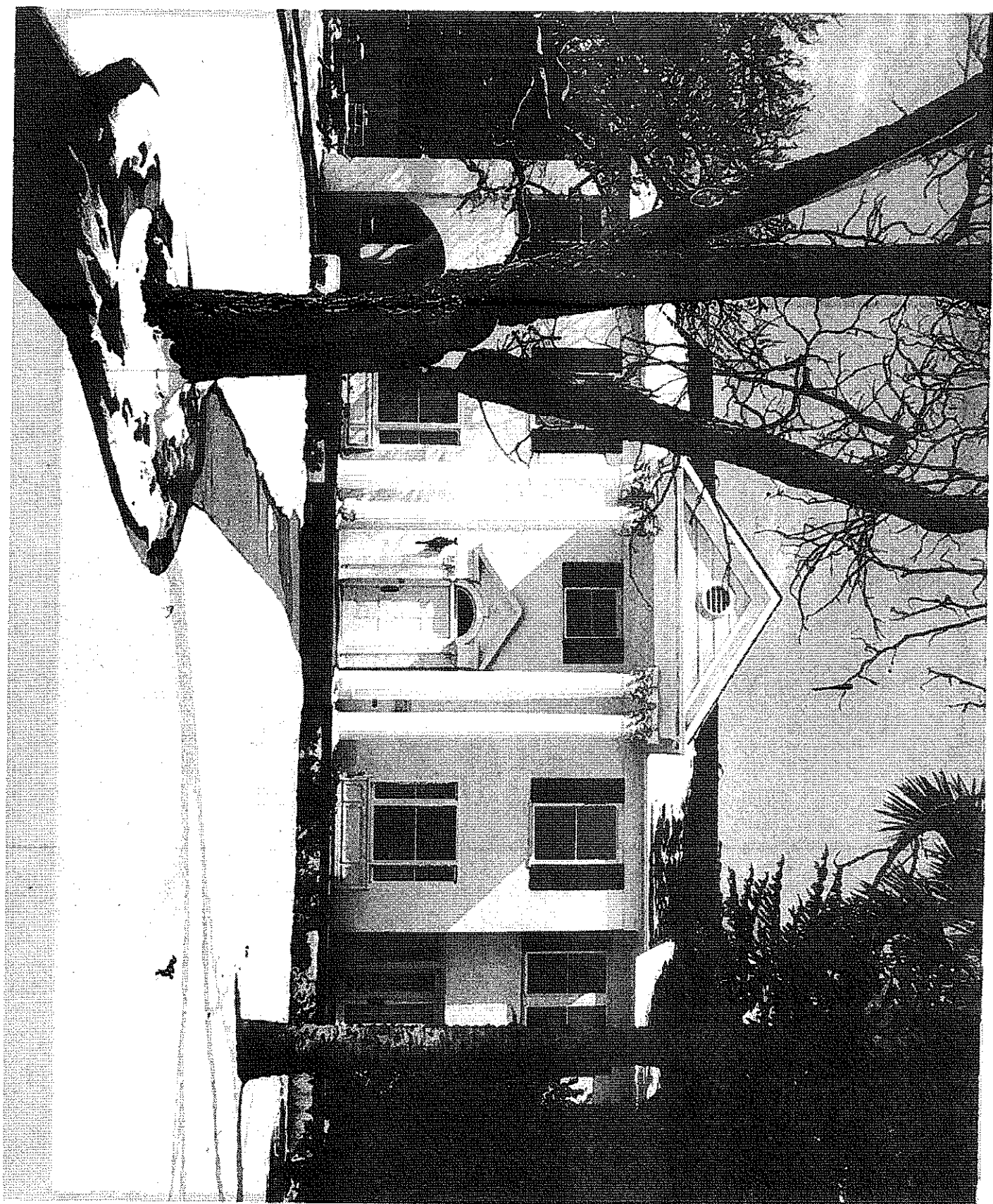
By: Cordelia Harwood Ewing
Name: Cordelia Harwood Ewing
Title: Executor











**CITY OF AUSTIN
HISTORIC REVIEW APPLICATION
FOR PERMITS WITHIN NATIONAL REGISTER HISTORIC DISTRICTS**

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form.

Address of

Property: 11600 West Lynn Street, Austin, TX 78703

Proposed

Old West Austin

Use:

APPLICANT

Name: Teri Taylor
Mailing Address: 1703 W. 11th St. Telephone: (512) 436-8927
City: Austin Zip: TX Fax: ()

OWNER

Name: Chris & Teri Taylor
Mailing Address: 1703 W. 11th St. Telephone: (512) 436-8927
City: Austin Zip: TX Fax: ()

ARCHITECT (if applicable)

Name: Design House
Mailing Address: 1401 E. 7th St. Telephone: (512) 495-1556
City: Austin Zip: TX Fax: ()

APPROVED BY

CONTRACTOR (if applicable)

HISTORIC LANDMARK COMMISSION

Name: _____ DATE: 11/15/11
Mailing Address: _____ BY: [Signature] Telephone: (512) 436-8927
City: _____ Zip: _____ for HLC Chair Fax: ()

Brief description of proposed work:

Restoration of the primary structure to facade similar to original appearance in 1922, as well as similarly styled addition, including garage.

Teri Taylor
Owner's Signature (Required)

10-24-11
Date

Teri Taylor
Applicant's Signature (Required)

10-24-11
Date

May 31, 2011

To Whom It May Concern
City of Austin

Re: Permit Review Relating to Property Located at 1600 West Lynn Street,
Austin, Travis County, Texas (LOT 26, Enfield C, Vol. 3, Page 106)(the
"Property"); Limited Grant of Agency by Estate of Winston Harwood (the
"Record Owners")

As the Record Owners of the above referenced property (the "Property"), we hereby
authorize Chris or Teri Taylor to act as Agent(s) to submit permit applications to the City
of Austin and we attest to all submittal regulations.

This Grant of Agency is limited in scope and duration as follows: 1) to a demolition
permit for non-attached apartments located on the Property; 2) to a review of design
changes under the National Register Historic District review process to approve design
changes as presented to the Record Owners and substantially similar to those attached to
this letter; and 3) for a period that expires upon the closing of the existing real property
contract on the Property, or the cancellation or termination of such contract, which occurs
first. The Record Owners and the persons acting under this Grant of Agency to submit
permit applications to the City of Austin agree that any permit or application granted that
is not within the scope and duration as described herein shall be void. The Agent(s)
agree to be responsible for any and all applications for necessary permits, including any
and all fees or costs required.

We ask that a copy of this letter regarding the limited grant of authority from the Record
Owners be provided to the Historic Preservation Officer, and be brought to the attention
of any and all staff and boards and commissions reviewing the applicable permits or
applications regarding the Property.

Sincerely,

Owner:

The Estate of Winston Harwood

By: Cordelia Harwood Ewing, Executor

By: Cordelia Harwood Ewing
Name: Cordelia Harwood Ewing
Title: Executor

Agent:

By: _____

By: _____

Name: _____

Title: _____

LETTERS TESTAMENTARY

ESTATE OF
WINSTON HARWOOD
DECEASED

C-1-PB-10-000649
IN PROBATE COURT NUMBER ONE
TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS *
COUNTY OF TRAVIS *

I, the undersigned Clerk of the Probate Court No. 1 of Travis County Texas, do hereby certify that on May 11, 2010, IRENE HARWOOD COLLINS & CORDELIA HARWOOD EWING were duly granted by said Court, Letters Testamentary of the Estate of WINSTON HARWOOD Deceased, and that THEY qualified as Independent Co-Executors without bond of said estate on May 11, 2010 as the law requires, said appointment is still in full force and effect. Given under my hand and seal of office at Austin, Texas, on May 11, 2010.



Dana DeBeauvoir

County Clerk, Travis County, Texas

P.O. Box 149325 Austin, Texas 78714-9325

By Deputy

M. LIMON

PLOT PLAN W/ PRESENT & PROPOSED CONSTRUCTION & EXISTING STRUCTURES ON ADJACENT LOTS

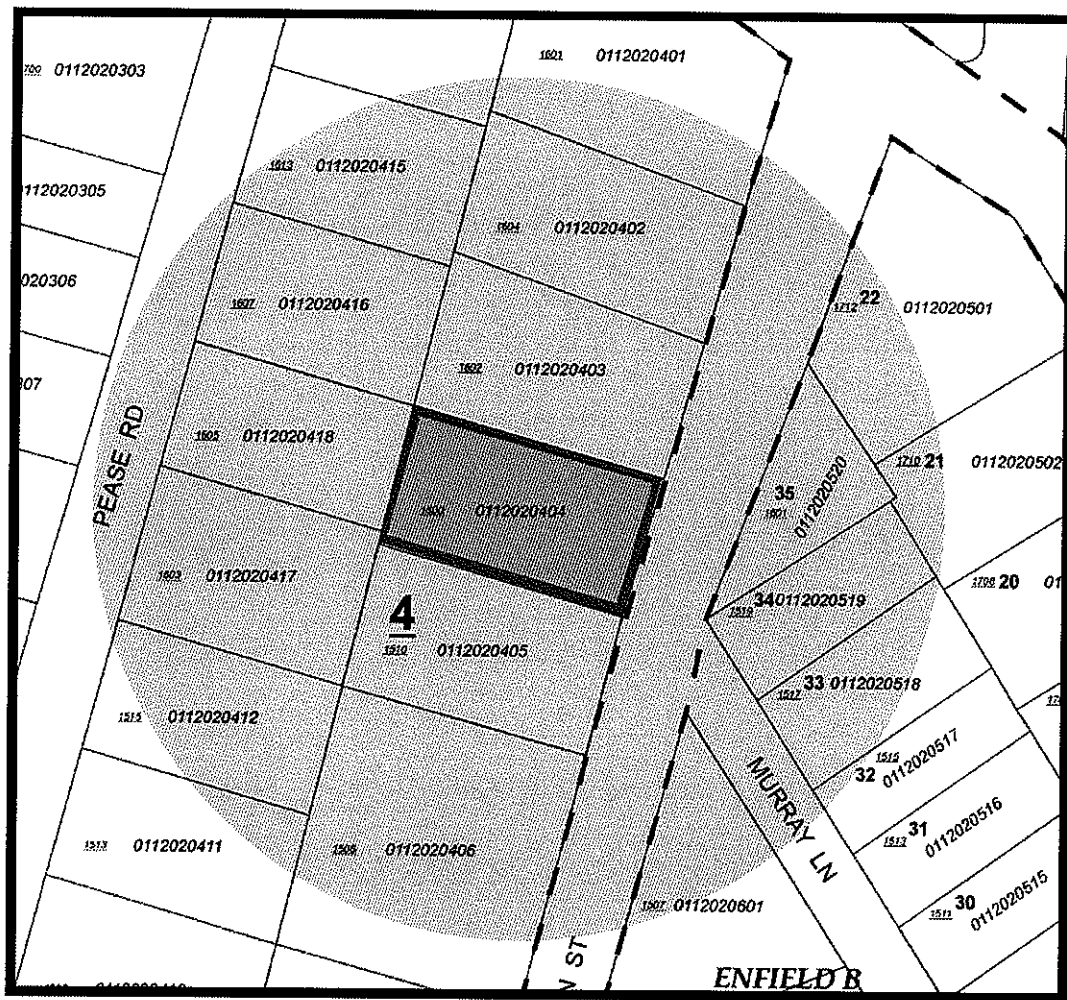


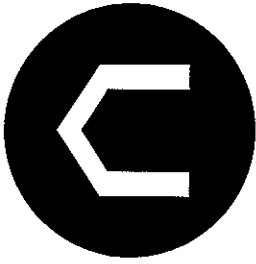
AERIAL PHOTO OF SUBJECT PROPERTY & PROPERTY WITHIN 300' RADIUS



FEET 0 120

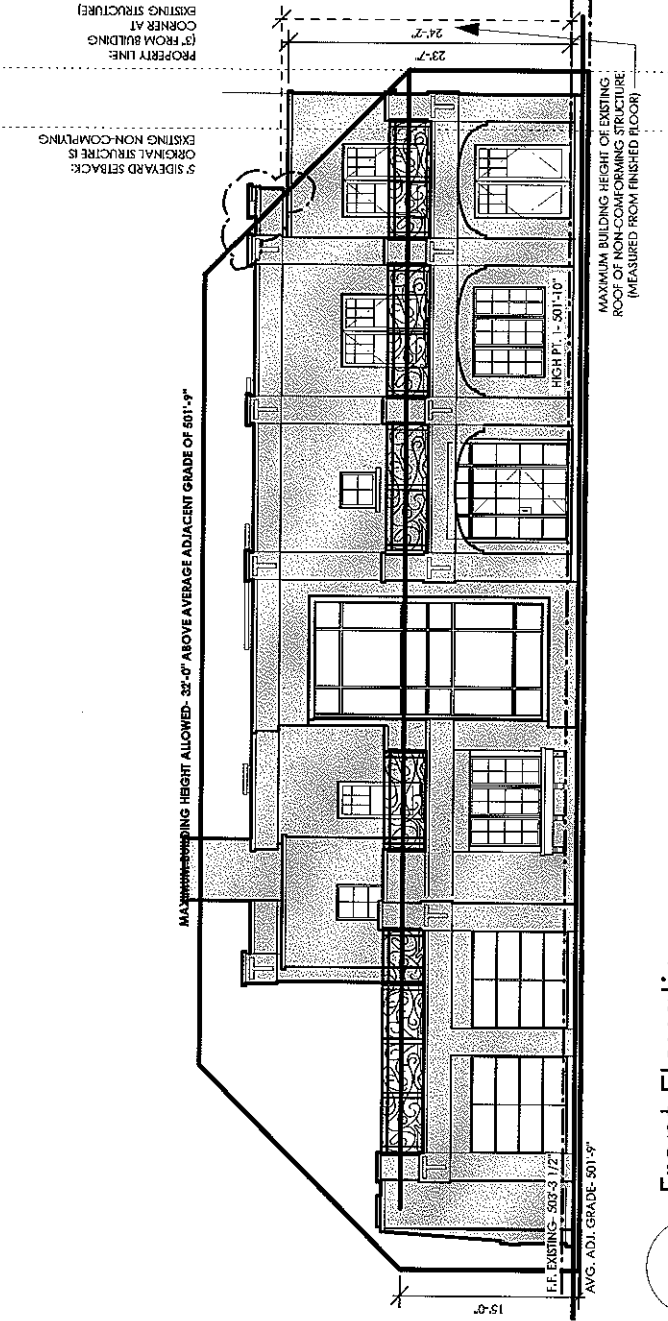
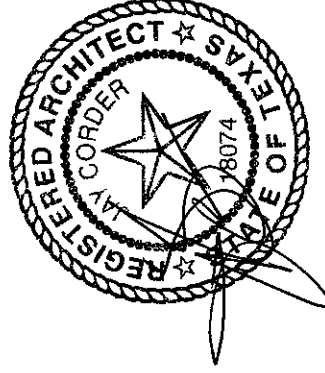
TAX PLAT OF SUBJECT PROPERTY & PROPERTY WITHIN 300' RADIUS



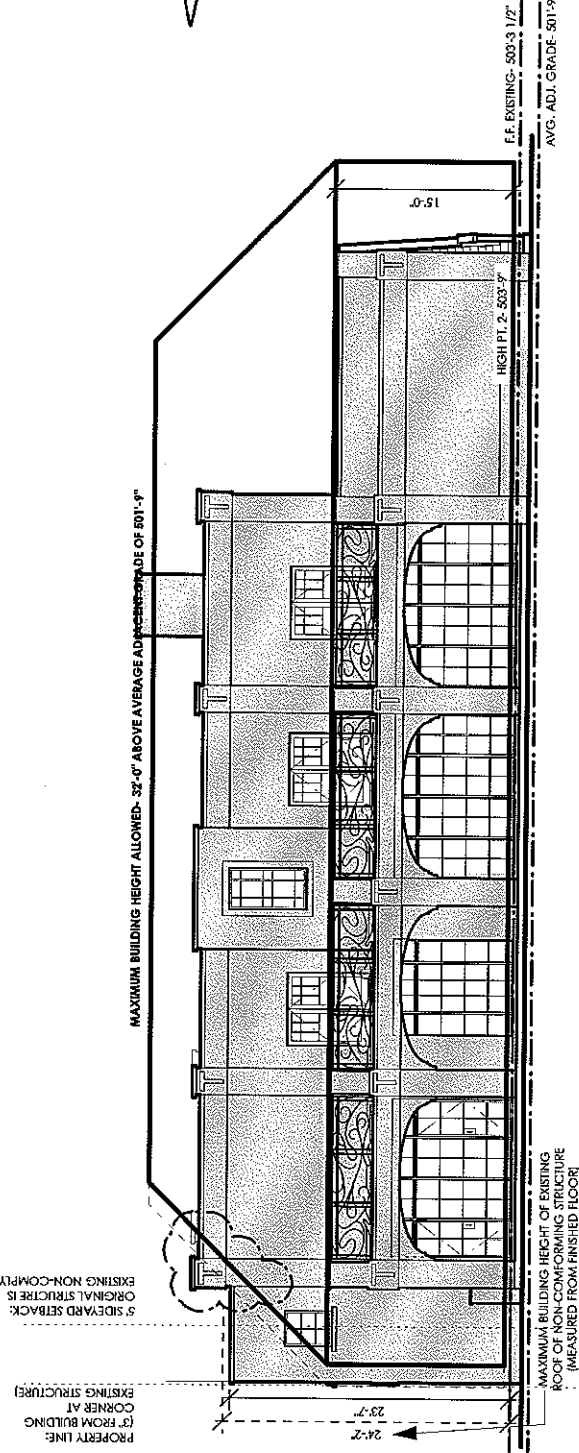


**DESIGN
HOUSE**

1401 E. 7th Street
Austin, Tx. 78703
T 512 495 151
F 512 472 3394

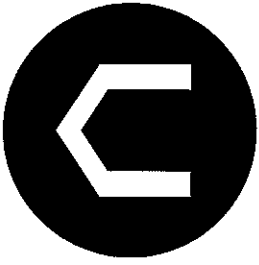


1 Front Elevation
Scale: 1/16" = 1'-0"



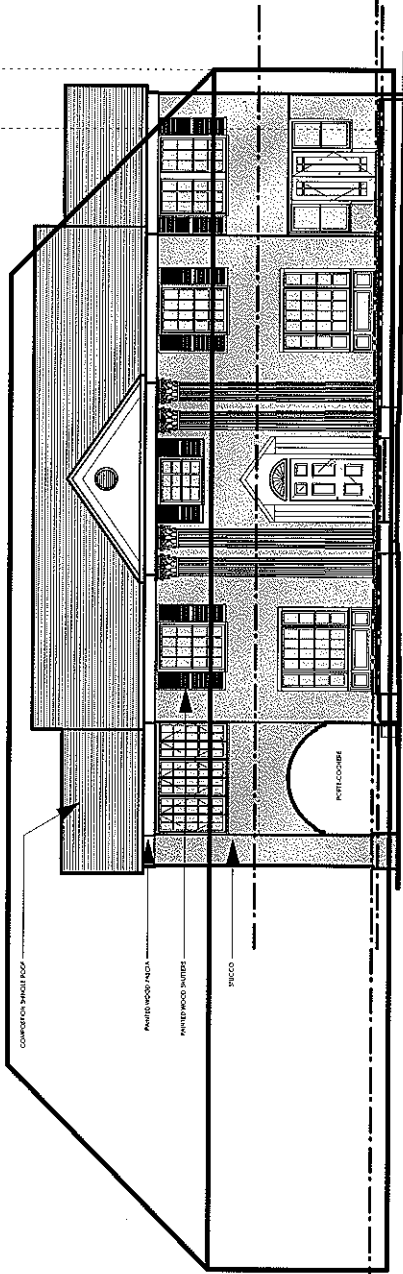
2 Rear Elevation
Scale: 1/16" = 1'-0"

**1600 WEST LYNN
AUSTIN, TEXAS 78703**

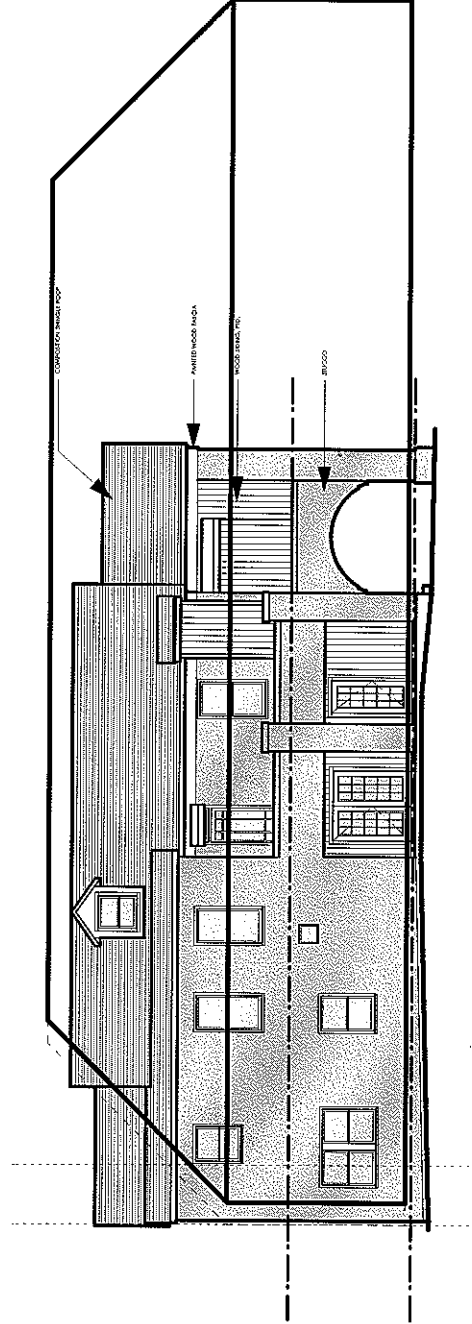


**DESIGN
HOUSE**

1401 E. 7th Street
Austin, Tx. 78702
T 512 495 1556
F 512 472 3394

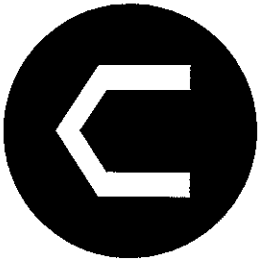


3 Front Elevation - EXISTING CONDITIONS
Scale: 1/16" = 1'-0"



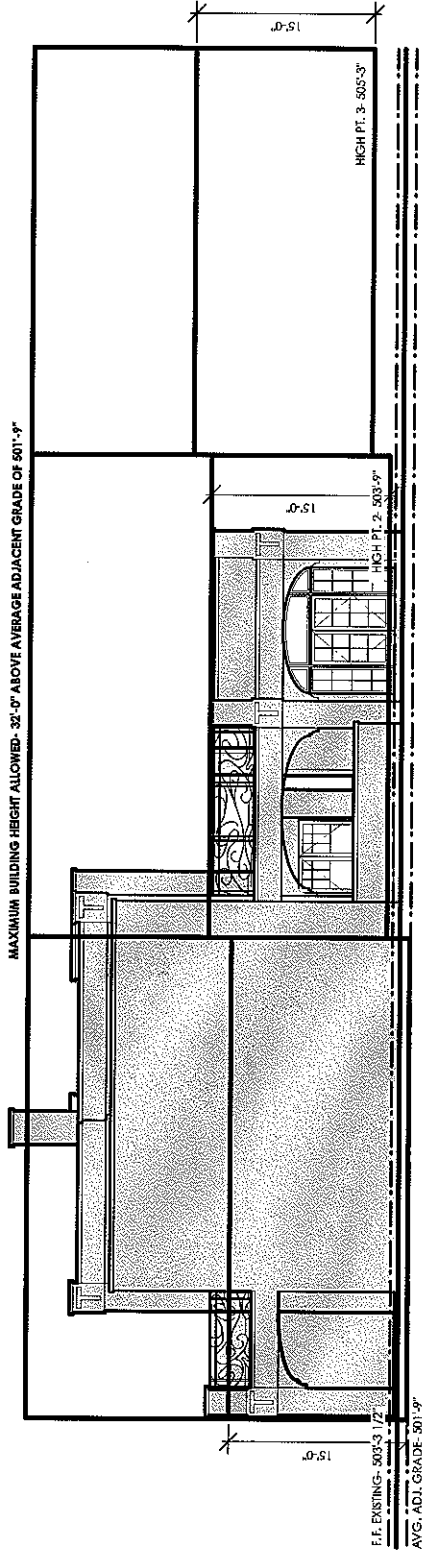
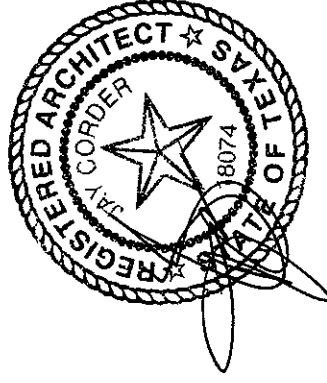
4 Rear Elevation - EXISTING CONDITIONS
Scale: 1/16" = 1'-0"

**1600 WEST LYNN
AUSTIN, TEXAS 78703**

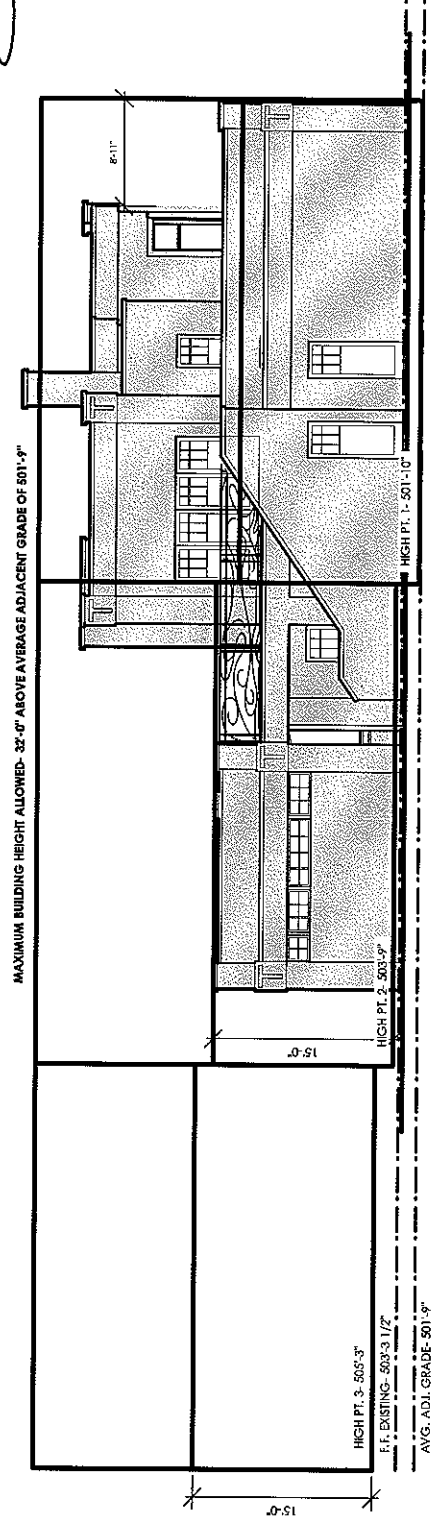


**DESIGN
HOUSE**

1401 E. 7th Street
Austin, Tx. 78701
T 512 495 1556
F 512 472 3394

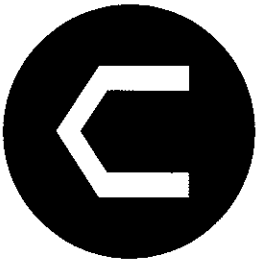


5 Right Elevation
Scale: 1/16" = 1'-0"



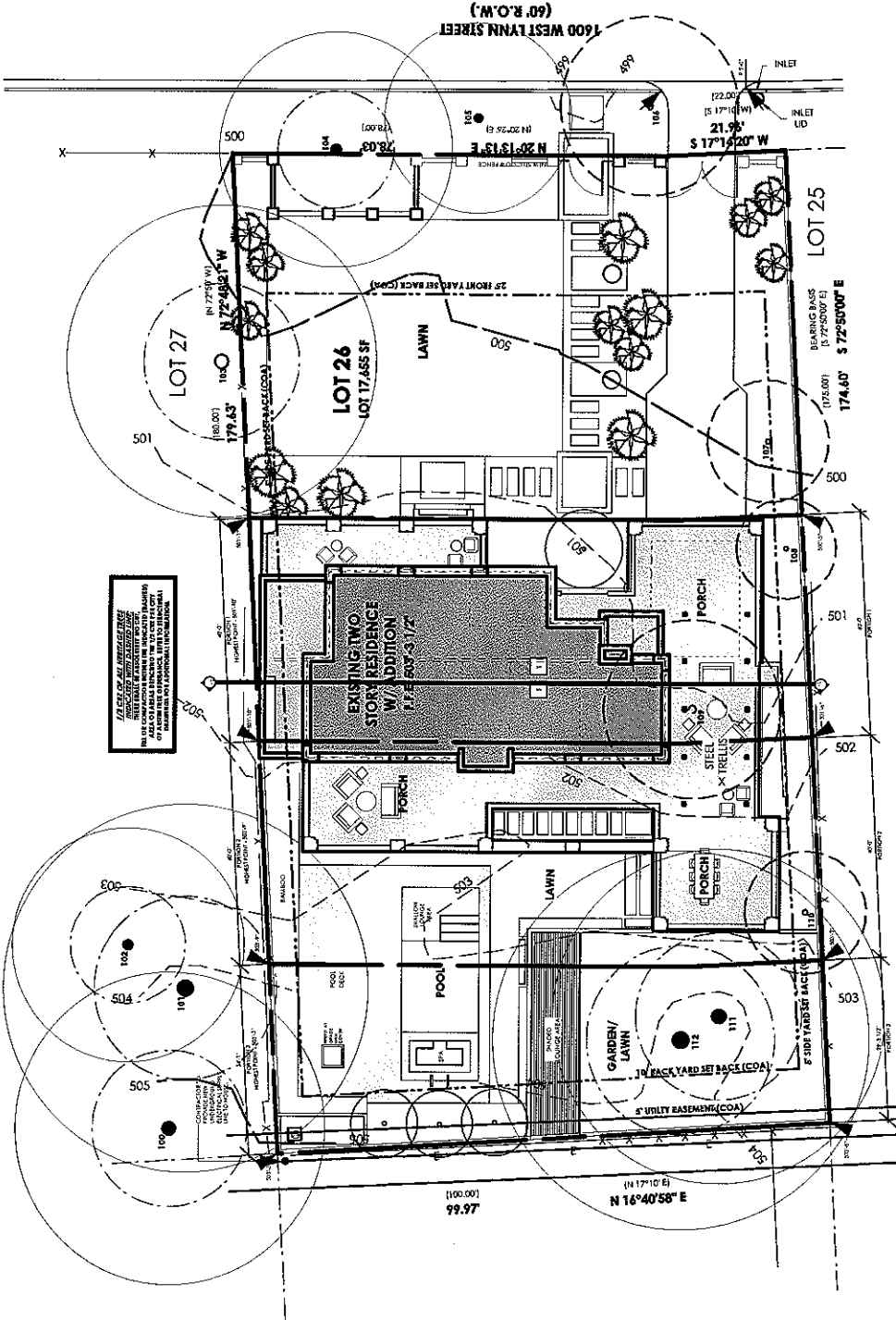
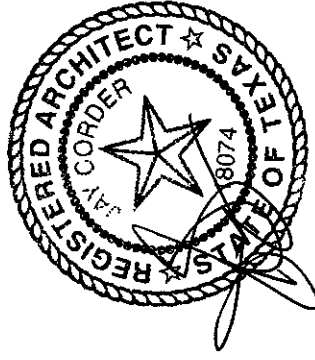
6 Left Elevation
Scale: 1/16" = 1'-0"

**1600 WEST LYNN
AUSTIN, TEXAS 78703**



**DESIGN
HOUSE**

1401 E. 7th Street
Austin, Tx. 78702
T 512 495 1556
F 512 472 3394

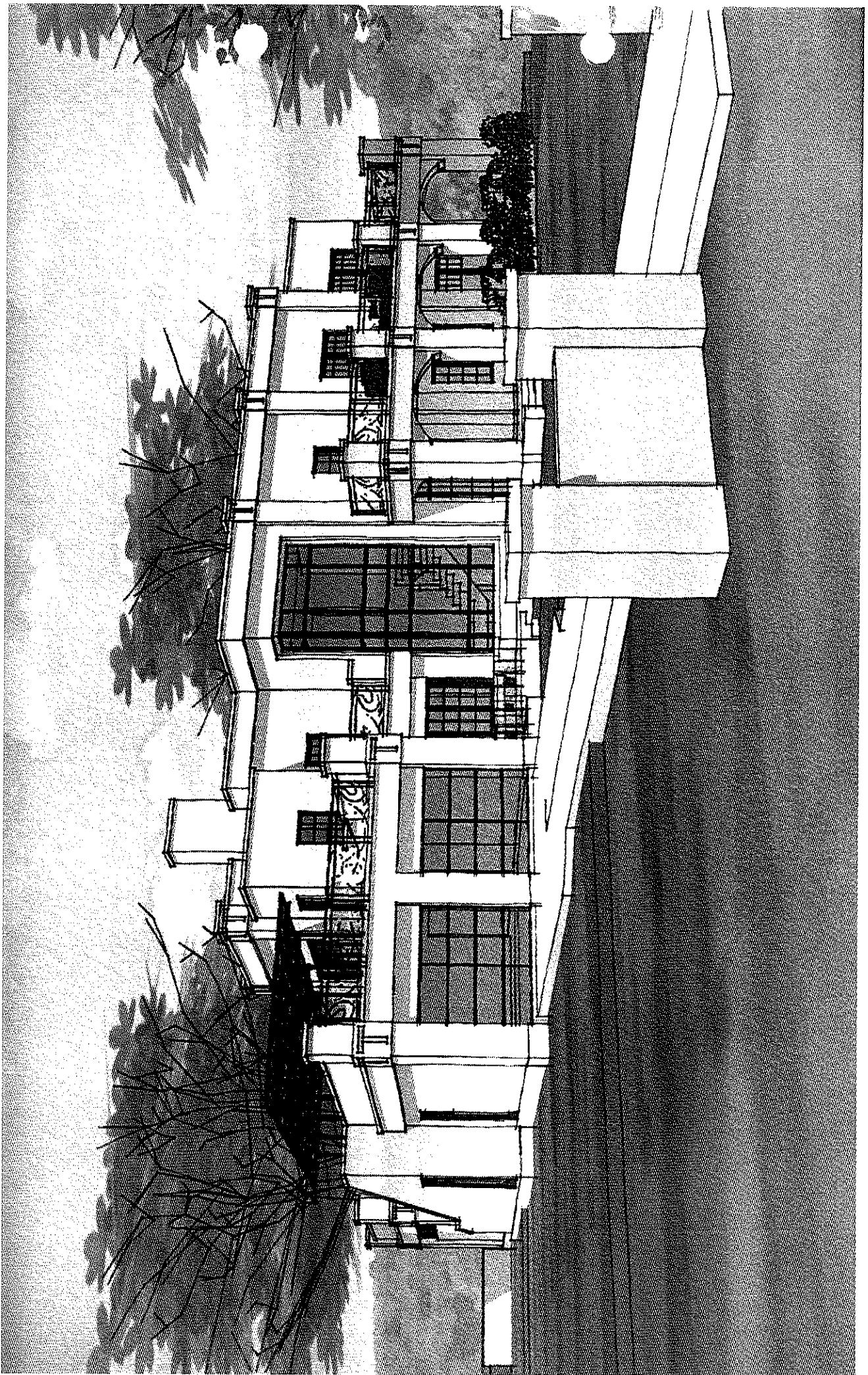


SITE PLAN - PROPOSED IMPROVEMENTS

Scale: 1/32" = 1'-0"

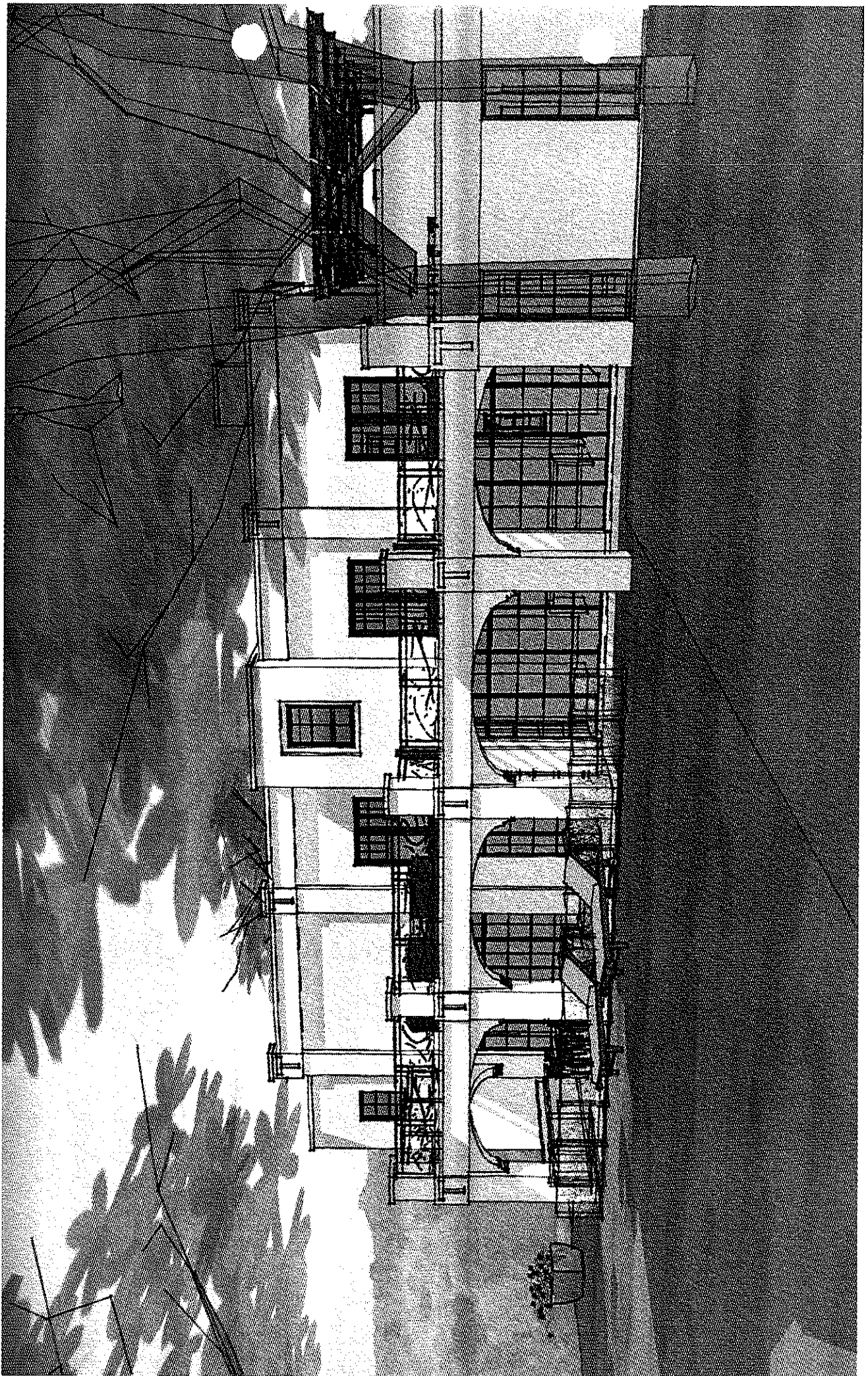
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**1600 WEST LYNN
AUSTIN, TEXAS 78703**





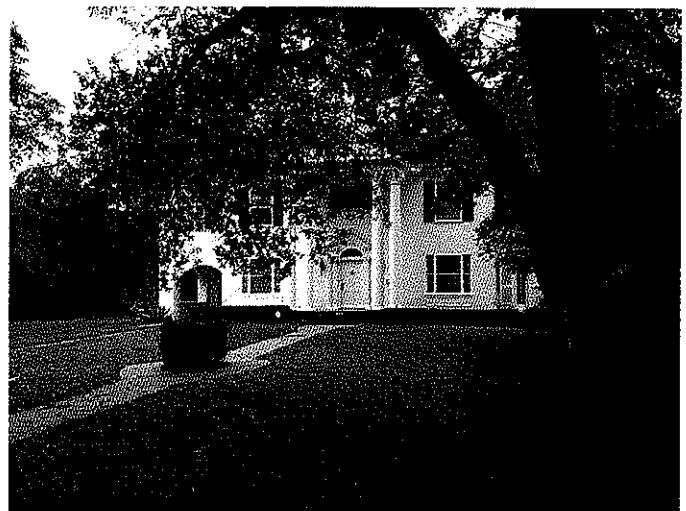
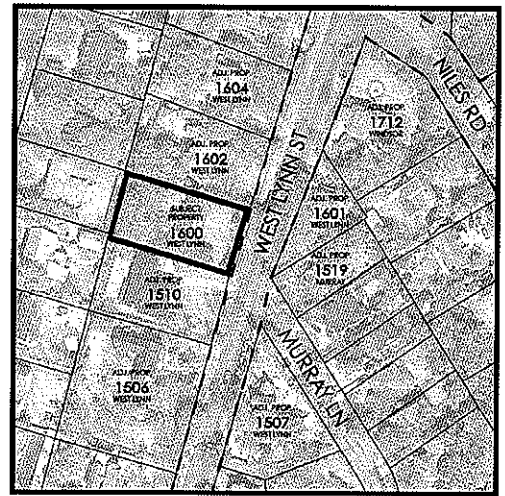






PHOTOS FOR
SUBJECT PROPERTY

1 600 WEST LYNN





Residential Real Property: (112093) Year - 2011

Summary

Legal

Identification

Entity-Exmpt

Prop Codes

Mfg-Permits

Owner-Agent

Deeds-Sales

SplitMerge-Lnk

Values

Improvements

Land

Supp History

Appraiser Info

Roll History

GIS

Images

RBack-ShProp

Events

ARB - Inquiry

Property Info

PID: 112093
01120204040000

Owner Name

HARWOOD WINSTON

Legal Description

LOT 26 ENFIELD C

Property

State Code: A1 Create Date:

DBA:

Nbhd: Z7550 (Z7550)

Mortgage Co:

Market Value: \$899,910

Assessed Value: 899,910

Living Area: 4,260 \$/SF: 211.25

Owner Name & Address [Pct: 100.000000000000%]

HARWOOD WINSTON
1600 W LYNN ST
AUSTIN, TX 78703-3446

Exemptions:

Phone:

1 of 1

Agents:

| Entity | Friz Type | Friz Year | Friz Ceiling |
|--------|-----------|-----------|--------------|
| 01 | | | |
| 02 | | | |
| 03 | | | |
| NA | | | |

Print Appraisal Card

View Plat Map

Situs

1600 WEST LYNN ST TX 78703

< > OK Cancel Apply

Travis Central Appraisal District
8314 Cross Park Drive
P. O. Box 149012
Austin, Texas 78714-9012
(512) 834-9138 TDD (512) 836-3328