

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE: Monday, April 14, 2014**

**CASE NUMBER: C15-2014-0040**

☐ Y ☐ Jeff Jack  
☐ Y ☐ Stuart Hampton  
☐ Y ☐ Ricardo De Camps  
☐ Y ☐ Bryan King **Motion to PP to May 12, 2014**  
☐ Y ☐ Fred McGhee **2<sup>nd</sup> the Motion**  
☐ Y ☐ Melissa Hawthorne  
☐ Y ☐ Sallie Burchett

**APPLICANT: Jim Bennett**

**OWNER: Tim Smith**

**ADDRESS: 1610 NORTHWOOD RD**

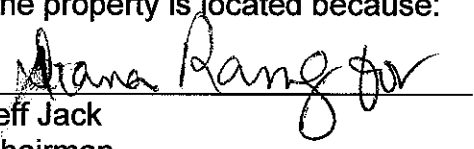
**VARIANCE REQUESTED:** The applicant has requested a variance from Section 25-2-492 (D) of the Site Development Regulations to increase the maximum impervious cover limit from 45% to 56.6% (60.5% existing); and to decrease the rear yard setback requirement from 10 feet to 0 feet (existing) in order to remodel an existing residence and retain a covered concrete patio in an "SF-3-NP" Family Residence – Neighborhood Plan zoning district. (Windsor Road)

**BOARD'S DECISION:** The public hearing was closed on Board Member Bryan King motion to Postpone to May 12, 2014, Board Member Fred McGhee second on a 7-0 vote; **POSTPONED TO MAY 12, 2014.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
  
(b) The hardship is not general to the area in which the property is located because:
3. The variance 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:

  
Leane Heldenfels  
Executive Liaison

  
Jeff Jack  
Chairman



SUBJECT TRACT



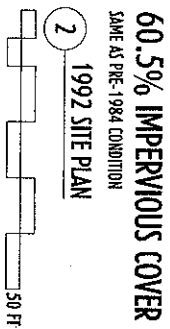
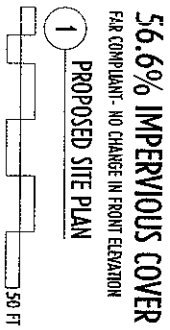
ZONING BOUNDARY

CASE#: C15-2014-0040  
LOCATION: 1610 NORTHWOOD ROAD

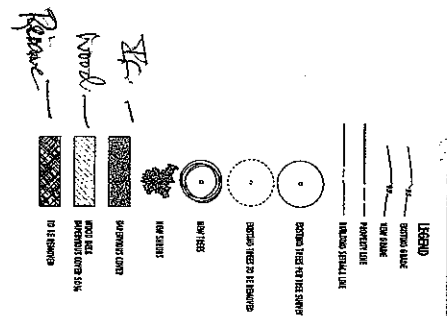


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**NOT FOR CONSTRUCTION**



215-2014-0040  
Row ID # 11101957  
TAX Roll # 0180102  
39

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 1610 Northwood Road

LEGAL DESCRIPTION: Subdivision – Edgemont

Lot(s) 27 & E. 25 ft. of 28 Block 6 Outlot      Division     

I Jim Bennett as authorized agent for Tim Smith

     affirm that on 2/4/14 hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

An addition to an existing residence providing a reduced impervious cover of 56.6%, 60.5 % is existing.

     in a SF-3NP district. (Windsor Road)  
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of**

your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because: \_

The site was developed under prior ordinances, before the impervious cover requirements.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

It was developed under the old ordinance and to comply with current regulation would require considerable removal of the improvements. The proposed addition will be constructed over existing impervious cover and the proposed reduction will be an overall improvements.

The hardship is not general to the area in which the property is located because:

The applicant will be reducing the impervious cover..

**AREA CHARACTER:**

3. The variance 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 proposed addition is to the rear of the existing house and will not change the existing front façade of the structure. The adjoining property owners support the variance request. The proposed reduction will be an improvement to the area.

\_\_\_\_\_

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed Jim Bennett Mail Address 11505 Ridge Dr.

City, State & Zip Austin, TX 78748

Printed Jim Bennett Phone 512-282-3079 Date 2/4/14

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

Signed Tim Smith Mail Address 1610 Northwood Rd.

City, State & Zip Austin, TX 78703

Printed Tim Smith Phone (512) 476-1245 Date 2/4/14

Jim:

Attached is the plat showing "grandfathered" impervious cover and mitigation that will result if the renovation/remodel is approved (variance is granted). I have added a note on the 1992 version to indicate that the condition of the property when we bought in 1992 is the same as the condition at the critical date in 1984 to establish grandfathering. This is substantiated by the Sinclair Black letter. (We could not obtain a pre-1984 survey plat that would show this because the title company will not furnish it without consent of one of the parties to the purchase and sale. We cannot find those parties.)

The Pemberton Heights Neighborhood Association ("PHNA") does not wish to take a position on our remodel or variance application. I attach two versions of the email confirmation that I could get. Betty Trent is the architect on the PHNA Board. You can decide if either version does anything worthwhile if submitted in the variance process. If neither is useful, you may throw them away.

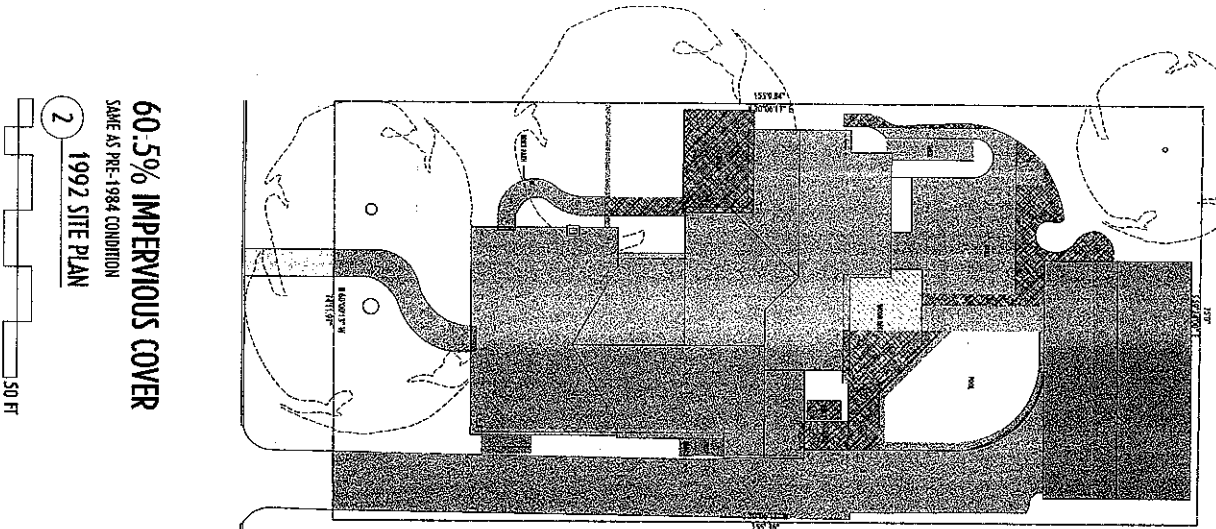
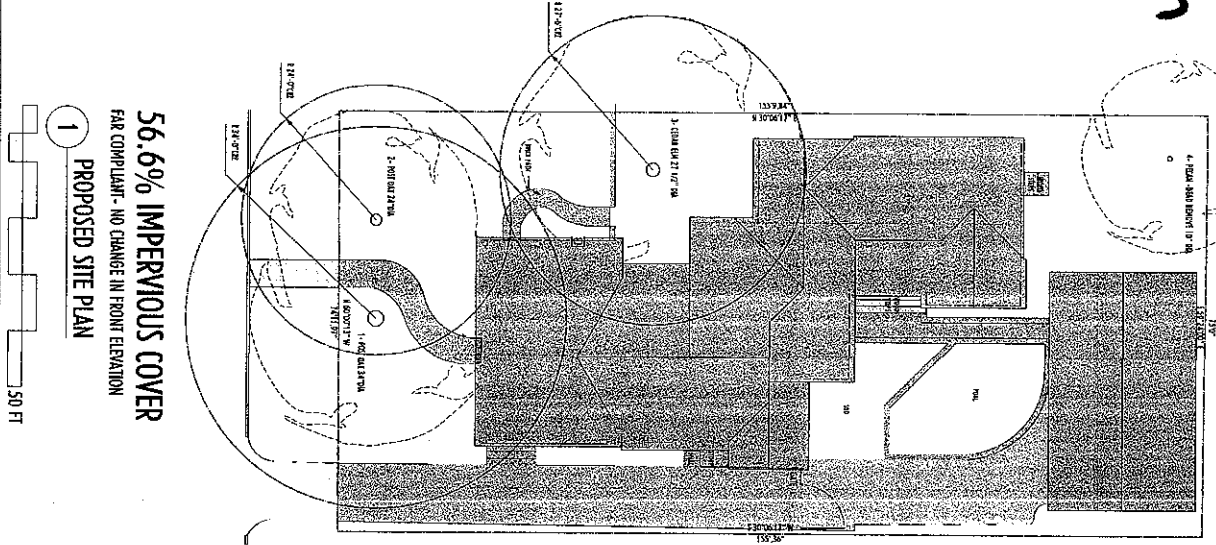
We anxiously await the outcome of the process.

Thanks for your help,

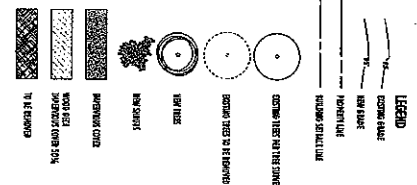
Tim and Lynn Smith

C15-014-0040

H2  
5



**NOT FOR CONSTRUCTION**



SHEET NUMBER	<b>T1.02</b> SITE PLAN	Project: SMITH HOUSE Date: 02.11.14 Drawn: JMC Project: SMITH HOUSE Date: 02.11.14 Drawn: JMC	<b>SMITH HOUSE</b> 1610 HORTONWOOD ROAD AUSTIN, TEXAS 78704	<b>JOHN MAYFIELD ARCHITECTS</b> 3824 AVENUE E, AUSTIN TEXAS 78751/TEL:512.322.9207 FAX:512.870.9551
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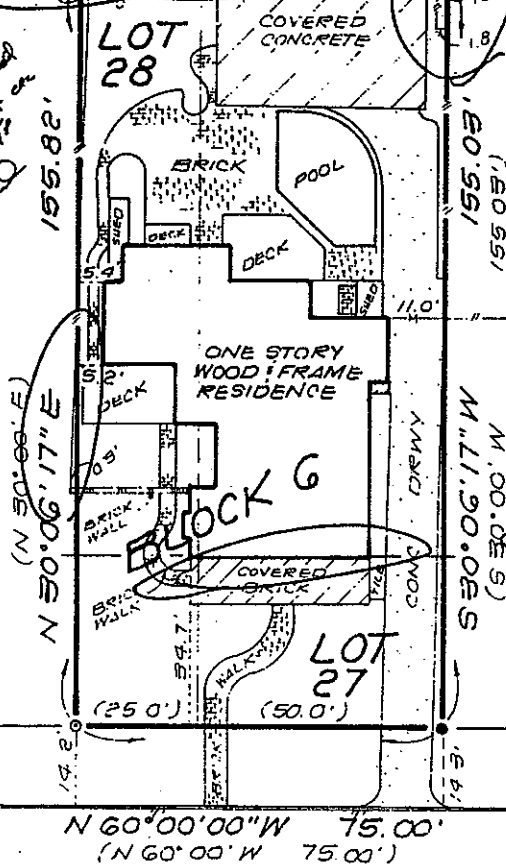
SUMMIT PLACE  
BK. 3 PG. 23

SCALE: 1" = 30'

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- PIPE FOUND
- ▲ NAIL FOUND
- WOOD FENCE
- X- WIRE FENCE
- OO- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY ESMT.
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE
- POWER POLE
- E- OVERHEAD ELEC. LINE
- D- DOWN GUY
- (BRC.-DIST.) RECORD CALL

12/11  
HC 1500 Clay Mills  
5.4. - Don & hand  
to show monument on  
on MTP only of  
REMAINDER  
OF  
LOT 28



SURVEY REVIEWED  
EXAMINER *[Signature]*  
DATE *[Signature]*  
APPROVED FOR SURVEY DELETION  
SURVEY NOT ACCEPTABLE

SURVEY REVIEWED  
EXAMINER *[Signature]*  
DATE *[Signature]*  
APPROVED FOR SURVEY DELETION  
SURVEY NOT ACCEPTABLE

# NORTHWOOD (60' R.O.W.) ROAD

Notes:

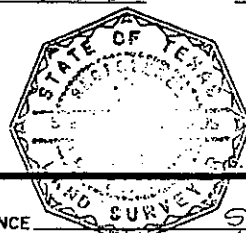
1. This lot is subject to restrictive covenants and esmts. recorded in Vol. 472, Pg. 359, Deed Records of Travis County, Texas.
2. This lot is subject to a tel. line esmt. recorded in Vol. 445, Pg. 522, Deed Records of Travis County, Texas.

## HERITAGE TITLE CO. F

TO THE OWNERS, LIENHOLDERS AND SECURITY UNION TITLE INSURANCE CO.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE C AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 480624 0075 B EFFECTIVE 9-2-1981.



## McANGUS SURVEY COMPANY

1101 CAPITOL OF TEXAS HIGHWAY, SOUTH

SUITE E-230

AUSTIN, TEXAS 78748

(512) 328 - 9302

REFERENCE

ADDRESS 1610 NORTHWOOD ROAD  
LEGAL DESCRIPTION LOTS 27 & THE EAST 25' OF LOT 28, BLOCK 6, EDMONT VOL. 3, PG. 131, TRAVIS COUNTY PLAT RECORDS.

JOB NO. 92-224-004 FIELD BOOK 157A/61

# CITY OF AUSTIN DEVELOPMENT WEB MAP

1987 Aerial

## Legend

Lot Lines

Streets

Building Footprints

Named Creeks

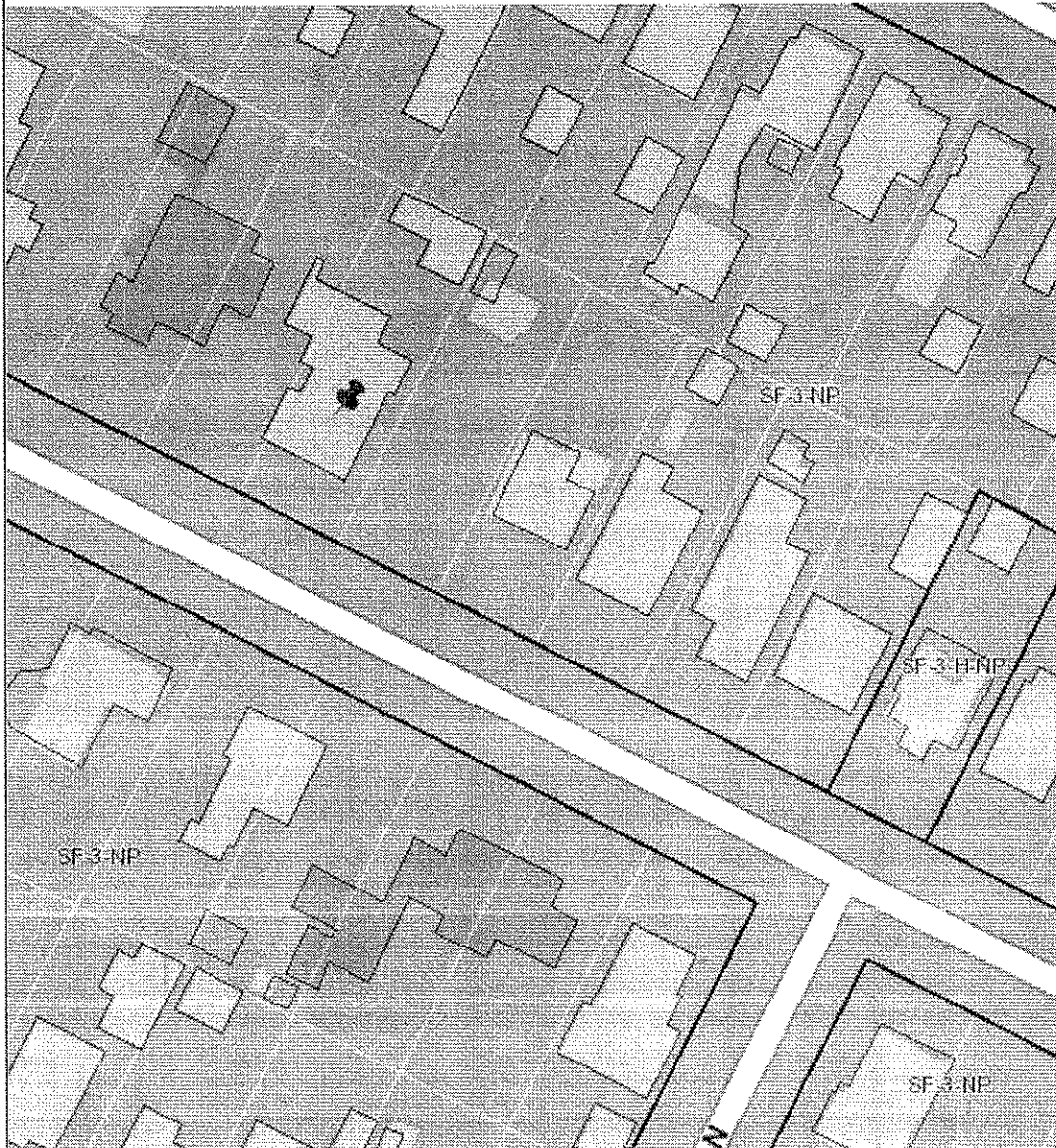
Lakes and Rivers

Parks

County

Building Footprints Year

Zoning (Large Map Scale)



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 THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

**Tim Smith**

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**Subject:**

FW: 1610 Northwood Request

**From:** Betty Trent [~~mailto:btrent@phina.com~~]

**Sent:** Thursday, February 06, 2014 5:02 PM

**To:** tim@drgainc.com

**Subject:** FW: 1610 Northwood Request

Tim,

er the below, PHINA does not wish to comment on your request, so we have made a decision not to object.

Betty J Trent, AIA LEED AP  
ARCHITECTURE PLUS  
1907 N. Lamar Blvd # 260  
Austin Texas 78705  
V (512)478-0970  
F (512) 478-0920



**Tim Smith**

---

**From:** Betty Trent <~~betty@ausinarchplus.com~~>  
**Sent:** Thursday, February 06, 2014 5:02 PM  
**To:** tim@drgainc.com  
**Subject:** FW: 1610 Northwood Request

Tim,  
Per the below, PHNA does not wish to comment on your request, so we have made a decision not to object.

**Betty J Trent, AIA LEED AP**  
**ARCHITECTURE PLUS**  
1907 N. Lamar Blvd # 260  
Austin Texas 78705  
V (512)478-0970  
F (512) 478-0920

[betty@austinarchplus.com](mailto:betty@austinarchplus.com)



**From:** Jane Hayman [mailto:janehayman@aol.com]  
**Sent:** Tuesday, February 04, 2014 8:22 PM  
**To:** carlah@gmail.com; betty@austinarchplus.com  
**Cc:** ffrannkk@gmail.com; bjsm57@gmail.com; alexandraforman@hotmail.com; kimberlydcomstock@gmail.com  
**Subject:** Re: 1610 Northwood Request

I agree with Carla regarding this request.

**Jane**

**Jane Hayman**  
(415) 516 1296

[www.anzusinvestor.com](http://www.anzusinvestor.com)

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-----Original Message-----

**From:** Carla Hatler <~~carlah@gmail.com~~>  
**To:** Betty Trent <~~betty@austinarchplus.com~~>  
**Cc:** Craig A. Duewall <~~CDuewall@shannengrassy.com~~>; Frank Hartmann <~~frank@shannengrassy.com~~>; Beverly Jewell Sutton <~~bjsm57@gmail.com~~>; Alexandra Kirk <~~alexandraforman@hotmail.com~~>; Kimberly Comstock <~~kimberlydcomstock@gmail.com~~>; Jane <~~janehayman@aol.com~~>  
**Sent:** Tue, Feb 4, 2014 7:38 pm  
**Subject:** Re: 1610 Northwood Request

Betty,

Our response to these requests has always been that "the PHNA does not comment on renovation projects at this time".

If we decide we want to start commenting on these types of plans we will need to discuss in our next board meeting.

Thanks,  
Carla

Sent from my iPhone

On Feb 4, 2014, at 7:08 PM, "Betty Trent" <[REDACTED]> wrote:

Hi All,

This neighbor will be going before the BOA in the next months.

His renovation plans are attached.

He would like to know if the board would be ok with having "no objection " to his plans.

Let me know.

**Betty J Trent, AIA LEED AP**  
**ARCHITECTURE PLUS**  
**1907 N. Lamar Blvd # 260**  
**Austin Texas 78705**  
**V (512)478-0970**  
**F (512) 478-0920**

<[REDACTED]>  
<image001.jpg>

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**From:** Tim Smith [mailto:[REDACTED]]  
**Sent:** Monday, January 27, 2014 11:56 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 1610 Northwood

Hi Betty. Thank you for putting the "no-objection" or "no position" question before the PHNA Board. I am attaching the drawing that we wish to submit to the Board of Adjustment, and draft letters no-objection and no-position letters if the PHNAB would be inclined to sign one.

The gray shade is intended to show impervious cover, or 50% impervious cover, so that I could verify the calculations made by the architect. The right-most display reflects the property configuration in late 1970's, which shows the grandfathered impervious cover. We acquired the property in that configuration in 1992. You can see that we have a large (compared to McMansion) impervious cover grandfathering. With the remodel, we plan to reduce the impervious cover, but we cannot get to 45%. We are advised that the proposed plan is FAR compliant (even with the old pool pavilion) and there will be no front elevation change resulting from the project. Our permit advisor suggested that we seek approval, or no-objection statements from neighbors and PHNA, if possible.

I look forward to hearing the response from the PHNA Board.

Regards,  
Tim Smith

**DON RAY GEORGE & ASSOCIATES, INC.**  
S. Tim Smith, P.E.  
Principal

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1604 Rio Grande  
Austin, Texas 78701

## Account

Geo ID: 0118010239

Type: Real

**Legal Description: LOT 27 \*& E 25 FT OF LOT 28 BLK 6 EDMONT**

### Location

**Situs Address: 1610 NORTHWOOD RD TX 78703**

Neighborhood: **PEMBERTON HEIGHTS (SFR)**

**Mapsc0: 554Z**

**Jurisdictions:** 0A, 01, 02, 03, 21, 68

**Owner**

Owner Name: SMITH TRUST

Mailing Address: , 1610 NORTHWOOD RD, , AUSTIN, TX 78703-1946

**Property**

**Appraised Value: \$744,873.00**

<http://propaccess.traviscad.org/Map/View/Map/1/118032/2013>

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

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**PropertyACCESS**  
[www.trueautomation.com](http://www.trueautomation.com)

## Notice of No-Objection

Smith Family Renovation Project  
1610 Northwood Road, 78703

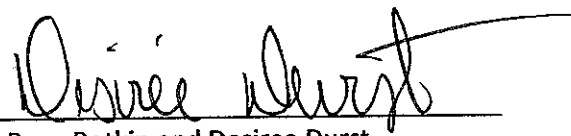
Date: January 26, 2014

To: City of Austin, Board of Adjustment

From: Ryan Botkin and Desiree Durst  
1606 Northwood Road

Re: Application for Variance  
1610 Northwood Road

We live due East of the Smith residence at 1610 Northwood. We have reviewed the Smiths remodeling plan prepared by Architect John Mayfield. We have no objection to the project as planned.

  
\_\_\_\_\_  
For Ryan Botkin and Desiree Durst  
1606 Northwood Road

# Notice of No-Objection

Smith Family Renovation Project  
1610 Northwood Road, 78703

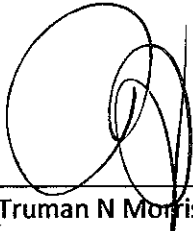
Date: January 26, 2014

To: City of Austin, Board of Adjustment

From: Truman N Morris and Molly B Morris  
1605 Northwood Road

Re: Application for Variance  
1610 Northwood Road

We live on Northwood near the Smith residence at 1610 Northwood. We have reviewed the Smiths remodeling plan prepared by Architect John Mayfield. We have no objection to the project as planned.

A handwritten signature in black ink, consisting of a large, stylized 'M' and 'B' intertwined, positioned above a horizontal line.

For Truman N Morris and Molly B Morris  
1605 Northwood Road



## Notice of No-Objection

Smith Family Renovation Project  
1610 Northwood Road, 78703


Date: January 26, 2014

To: City of Austin, Board of Adjustment

From: Jon T Andrus and Laurie Swan  
1611 Northwood Road

Re: Application for Variance  
1610 Northwood Road

We are one of the two houses directly across the street from the Smith residence at 1610 Northwood. We have reviewed the Smiths remodeling plan prepared by Architect John Mayfield. We have no objection to the project as planned.

A handwritten signature in black ink, appearing to read "Jon T. Andrus" followed by a flourish, and "Laurie Swan" written below it.

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For Jon T Andrus and Laurie Swan  
1611 Northwood Road

## Notice of No-Objection

Smith Family Renovation Project  
1610 Northwood Road, 78703

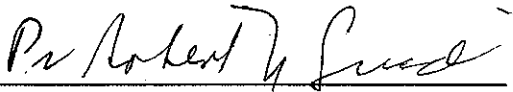
Date: January 26, 2014

To: City of Austin, Board of Adjustment

From: Dr. Robert N Snider  
1609 Northwood Road

Re: Application for Variance  
1610 Northwood Road

We are one of the two houses directly across the street from the Smith residence at 1610 Northwood. We have reviewed the Smiths remodeling plan prepared by Architect John Mayfield. We have no objection to the project as planned.

A handwritten signature in cursive script, appearing to read "Dr. Robert N. Snider", written over a horizontal line.

For Dr. Robert N. Snider  
1609 Northwood Road

## Notice of No-Objection

Smith Family Renovation Project  
1610 Northwood Road, 78703

Date: January 26, 2014

To: City of Austin, Board of Adjustment

From: Erica Laughlin and Derek Brooks  
1614 Northwood Road

Re: Application for Variance  
1610 Northwood Road

We live due West of the Smith residence at 1610 Northwood. We have reviewed the Smiths remodeling plan prepared by Architect John Mayfield. We have no objection to the project as planned.

A handwritten signature in black ink, appearing to be "Erica Laughlin and Derek Brooks", written over a horizontal line.

For Erica Laughlin and Derek Brooks  
1614 Northwood Road

## Notice of No-Objection

Smith Family Renovation Project  
1610 Northwood Road, 78703

Date: January 26, 2014

To: City of Austin, Board of Adjustment

From: Lance D and Laura Bellegie Sharp  
1617 Northwood Road

Re: Application for Variance  
1610 Northwood Road

We live on Northwood near the Smith residence at 1610 Northwood. We have reviewed the Smiths remodeling plan prepared by Architect John Mayfield. We have no objection to the project as planned.

  
\_\_\_\_\_  
For Lance D and Laura Bellegie Sharp  
1617 Northwood Road

## Notice of No-Objection

Smith Family Renovation Project  
1610 Northwood Road, 78703

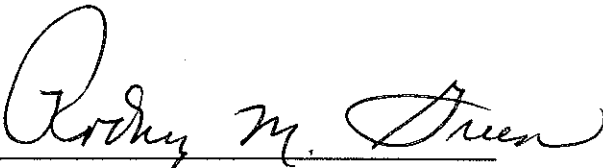
Date: January 26, 2014

To: City of Austin, Board of Adjustment

From: Rodney M Green  
1613 Mohle Drive

Re: Application for Variance  
1610 Northwood Road

We are one of two neighbors whose property is immediately behind the Smith residence at 1610 Northwood. We have reviewed the Smiths remodeling plan prepared by Architect John Mayfield. We have no objection to the project as planned.

A handwritten signature in cursive script that reads "Rodney M. Green". The signature is written in dark ink and is positioned above a horizontal line.

For Rodney M Green  
1613 Mohle Drive

## Notice of No-Objection

Smith Family Renovation Project  
1610 Northwood Road, 78703

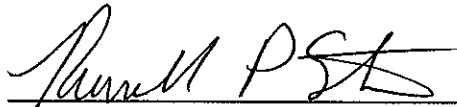
Date: January 26, 2014

To: City of Austin, Board of Adjustment

From: Russell and Jennifer Stein  
1611 Mohle Drive

Re: Application for Variance  
1610 Northwood Road

We are one of two neighbors whose property is immediately behind the Smith residence at 1610 Northwood. We have reviewed the Smiths remodeling plan prepared by Architect John Mayfield. We have no objection to the project as planned.

A handwritten signature in black ink, appearing to read "Russell and Jennifer Stein", written over a horizontal line.

For Russell and Jennifer Stein  
1611 Mohle Drive

## Notice of No-Objection

Smith Family Renovation Project  
1610 Northwood Road, 78703

Date: January 26, 2014

To: City of Austin, Board of Adjustment

From: Jerry E and Mary Jo McNeely  
1604 Northwood Road

Re: Application for Variance  
1610 Northwood Road

We live two houses East of the Smith residence at 1610 Northwood. We have reviewed the Smiths remodeling plan prepared by Architect John Mayfield. We have no objection to the project as planned.

  
For Jerry E and Mary Jo McNeely  
1604 Northwood Road

## Notice of No-Objection

Smith Family Renovation Project  
1610 Northwood Road, 78703

Date: January 26, 2014

To: City of Austin, Board of Adjustment

From: Craig Duewall and Nicky L Schroeder  
1616 Northwood Road

Re: Application for Variance  
1610 Northwood Road

We have a home under renovation two houses west of the Smith residence at 1610 Northwood. We have reviewed the Smiths remodeling plan prepared by Architect John Mayfield. We have no objection to the project as planned.

A handwritten signature in black ink, appearing to be 'C Duewall' and 'N L Schroeder' joined together, written over a horizontal line.

For Craig Duewall and Nicky L Schroeder  
1616 Northwood Road



SINCLAIR BLACK & ANDREW VERNOOY, AIA

December 12, 2013

Mr. Tim Smith  
1610 Northwood Road  
Austin, TX 78703

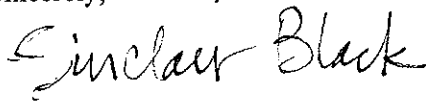
Dear Mr. Smith:

My name is Sinclair Black. I purchased the house at 1610 Northwood Road in 1973. I remodeled the home and added several rooms to it and later sold it in 1976.

The subsequent buyer, Mr. Stephen Pyle, hired me to design a four car shelter for cars, extend the driveway, and create a small pool with surrounding terraces in 1977/1978.

Please contact me if you have any questions and/or need additional information.

Sincerely,



Sinclair Black, F.A.I.A.  
Sinclair@blackvernooy.com  
512-474-1632

SINCLAIR BLACK, FAIA

D. ANDREW VERNOOY, AIA