



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

10:30**Permit Information**

For Office Use Only

BP- _____ PR- _____ C14H/LHD - _____

Property Name or LHD: _____ Contributing/Non-contributing

☐ RELEASE PERMIT ☐ DO NOT RELEASE PERMIT ☐ HLC REVIEW _____ FEE PAID: \$ _____

HISTORIC PRESERVATION OFFICE

DATE: _____

Property InformationAddress: 611 W. 22ND ST. AUSTIN, TX 78705**Scope of Work**

REPAIR AND RESTORE EXISTING BUILDING TO 1922 "PERIOD OF SIGNIFICANCE". REMOVE ANOMALOUS POST 1935 ADDITION & RESTORE RESULTING "NEW" SOUTH FACADE. REMOVE "H" ZONING FROM THE PROPERTY, STARTING 5' AWAY FROM THE EXISTING BUILDING.

ApplicantName: CLAYTON & LITTLE ARCHITECTS, GEORGE WILCOXAddress: 2201 N. LAMAR BLVD.City/Zip: AUSTIN, TX 78705Phone: 512.477.1727 x 212Email: GEORGE@CLAYTONANDLITTLE.COM**Owner**Name: VILLA RIO, L.P. BRAD ZUCKERAddress: 6543 SEWANEECity/Zip: HOUSTON, TX 77005Phone: 281.610.8935Email: BRADZUCKER@COMCAST.NET**Architect or Contractor Information**Company: - SAME AS APPLICANT ABOVE

Address: _____

City/Zip: _____

Phone: _____

[Signature]
Owner's Signature
Authorized agent

6/6/18

Date

[Signature]

Applicant's Signature

6.5.18

Date



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.128 ACRES ZONING DESCRIPTION
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 0.128 ACRES (APPROXIMATELY 5,581 SQ. FT.), BEING A PORTION OF LOTS 1 AND 2, LOUIS HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 594 AND VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO VILLA RIO, L.P., IN A GENERAL WARRANTY DEED DATED MAY 11, 2018 AND RECORDED IN DOCUMENT NO. 2018074775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.128 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail with "Chaparral" washer set at the intersection of the south right-of-way line of West 22nd Street (60' right-of-way width) and the east right-of-way line of Rio Grande Street (60' right-of-way width) and also being the northwest corner of said Lot 1;

THENCE South 86°29'12" East, with the south right-of-way line of West 22nd Street, same being the north line of Lot 1, a distance of 75.37 feet to a calculated point, from which a 1/2" rebar with "Chaparral" cap set at the intersection of the south right-of-way line of West 22nd Street and the west line of a 20' alley described in Volume Z, Page 594 and Volume Z, Page 613 of the Deed Records of Travis County, Texas and also being the northeast corner of Lot 1, bears South 86°29'12" East, a distance of 47.12 feet;

THENCE crossing Lot 1 and said Lot 2, the following two (2) courses and distances:

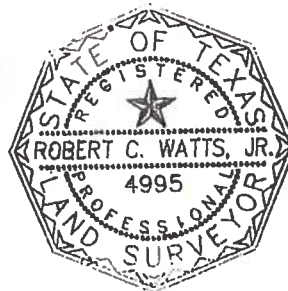
1. South 03°31'59" West, a distance of 74.12 feet to a calculated point;
2. North 86°28'01" West, a distance of 75.26 feet calculated point in the east right-of-way line of Rio Grande Street, same being the west line of Lot 2, from which an "x" in concrete found in the east right-of-way line of Rio Grande Street, being in the west line of Lot 3, said Louis Horst's subdivision and also being the northwest corner of a 0.176 acre tract described in Document No. 2018074775 of the Official Public Records of Travis County, Texas, bears South 03°26'49" West, a distance of 26.52 feet;

THENCE North 03°26'49" East, with the east right-of-way line of Rio Grande Street, same being the west lines of Lots 1 and 2, a distance of 74.09 feet to the **POINT OF BEGINNING**, containing 0.128 acres of land, more or less.

Surveyed on the ground April 27, 2018. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 1265-002-Z1

 
Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.128 ACRES (APPROXIMATELY 5,581 SQ. FT.), BEING A PORTION OF LOTS 1, AND 2, LOUIS HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 594 AND VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO VILLA RIO, L.P., IN A GENERAL WARRANTY DEED DATED MAY 11, 2018 AND RECORDED IN DOCUMENT NO. 2018074775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



1" = 20'

LEGEND

- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ☒ "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

RIO GRANDE STREET
(60' R.O.W.)

N03°26'49"E 100.61'

S03°26'49"W 26.52'

N03°26'49"E 74.09'

P.O.B.

S86°29'12"E 75.37'

S86°29'12"E 122.49' (122.50')

W 22ND STREET
(60' R.O.W.)

S86°29'12"E 47.12'

0.128 ACRES
APPROX. 5,581 SQ. FT.

N86°28'01"W 75.26'

LOT 1

LOT 2

LOT 3

S03°31'59"W 74.12'

LOTS 1 AND 2 AND THE NORTH 7.5 FEET OF LOT 3
HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D

VILLA RIO, L.P.
(2018074775)

(Z/594)
(Z/613)



20' ALLEY
(Z/594)
(Z/613)

DATE OF SURVEY: 04/27/18
PLOT DATE: 05/30/18
DRAWING NO.: 1265-001-Z1
PROJECT NO.: 1265-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB

VILLA RIO, L.P.
0.176 ACRES
(2018074775)

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983
(NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM
LCRA CONTROL NETWORK.
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1265-002-Z1



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**0.155 ACRES ZONING DESCRIPTION
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 0.155 ACRES (APPROXIMATELY 6,760 SQ. FT.), BEING A PORTION OF LOTS 1, 2 AND THE NORTH 7.5 FEET OF LOT 3, LOUIS HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 594 AND VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO VILLA RIO, L.P., IN A GENERAL WARRANTY DEED DATED MAY 11, 2018 AND RECORDED IN DOCUMENT NO. 2018074775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.155 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "x" in concrete found in the east right-of-way of line of Rio Grande Street (60' right-of-way width), same being the west line of said Lot 3 and also being the northwest corner of a 0.176 acre tract described in Document No. 2018074775 of the Official Public Records of Travis County, Texas;

THENCE North 03°26'49" East, with the east right-of-way line of Rio Grande Street, same being the west lines of said Lots 2 and 3, a distance of 26.52 feet to a calculated point, from which a Mag nail with "Chaparral" cap set for the intersection of the east right-of-way line of Rio Grande Street and the south right-of-way line of West 22nd Street (60' right-of-way width) and also being the northwest corner of said Lot 1, bears North 03°26'49" East, a distance of 74.09 feet;

THENCE crossing Lots 1 and 2, the following two (2) courses and distances:

1. South 86°28'01" East, a distance of 75.26 feet to a calculated point;
2. North 03°31'59" East, a distance of 74.12 feet to a calculated point in the south right-of-way line of West 22nd Street, same being the north line of Lot 1;

THENCE South 86°29'12" East, with the south right-of-way line of West 22nd Street, same being the north line of Lot 1, a distance of 47.12 feet to a 1/2" rebar with "Chaparral" cap set at the intersection of the south right-of-way line of West 22nd Street and the west line of a 20 foot alley described in Volume Z, Page 594 and Volume Z, Page 613 of the Deed Records of Travis County, Texas and also being the northeast corner of Lot 1;

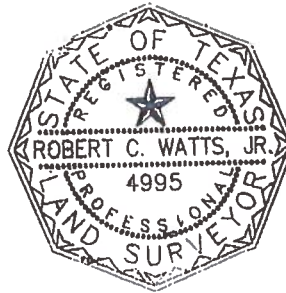
THENCE South 03°26'45" West, with the west line of the 20 foot alley, same being the east lines of Lots 1, 2 and 3, a distance of 100.90 feet to a 1/2" rebar with "Chaparral" cap set for the northeast corner said 0.176 acre tract;

THENCE North 86°21'01" West, crossing Lot 3, with the north line of the 0.176 acre tract, a distance of 122.49 feet to the **POINT OF BEGINNING**, containing 0.155 acres of land, more or less.

Surveyed on the ground April 27, 2018. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 1265-002-Z2

RCW 4-27-18
Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.155 ACRES (APPROXIMATELY 6,760 SQ. FT.), BEING A PORTION OF LOTS 1, 2 AND THE NORTH 7.5 FEET OF LOT 3, LOUIS HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 594 AND VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO VILLA RIO, L.P., IN A GENERAL WARRANTY DEED DATED MAY 11, 2018 AND RECORDED IN DOCUMENT NO. 2018074775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



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- ☒ "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



LOTS 1 AND 2
AND THE NORTH
7.5 FEET OF
LOT 3
HORST'S
SUBDIVISION OF
OUTLOT NO. 23
1/2, DIVISION D
(Z/594)
(Z/613)

VILLA RIO, L.P.
(2018074775)

RIO GRANDE STREET
(60' R.O.W.)

N03°26'49"E 100.61'

N03°26'49"E 74.09'

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W 22ND STREET (60' R.O.W.) S86°29'12"E 122.49' (122.50')

S86°29'12"E 47.12'

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20' ALLEY
(Z/594)
(Z/613)

S86°28'01"E 75.26'

N03°26'49"E
26.52'

N86°21'01"W 122.49'

LOT 3

LOT 2

LOT 1

0.155 ACRES
APPROX. 6,760 SQ. FT.

P.O.B.

VILLA RIO, L.P.
0.176 ACRES
(2018074775)

DATE OF SURVEY: 04/27/18
PLOT DATE: 05/30/18
DRAWING NO.: 1265-001-ZZ
PROJECT NO.: 1265-002
T.B.P.L.S. FIRM NO. 10124500
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Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983
(NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM
LCRA CONTROL NETWORK.
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1265-002-ZZ