











CITY OF AUSTIN



PROPERTY OF  
CITY OF AUSTIN  
JUNIOR HIGH SCHOOL

CITY OF AUSTIN



















# AVE C ADU

11104 Jordan Ln.  
Austin, TX 78758  
Project No. 051

## Owner

Seema Agarwala, Nace Golding  
4001 Ave. C, Austin, TX 78751  
Tel (512) 422 3753

## Architect

Saint Elmo Architecture Studio  
211 Rowland Dr, Austin, TX  
Tel (917) 573 1747

## Structural Engineer

-

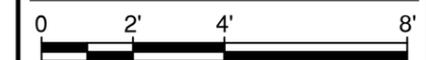
## Mechanical Engineer

-

| No | Description | Date     |
|----|-------------|----------|
| 01 | ARC         | 8/8/2022 |
|    |             |          |
|    |             |          |

These drawings are for review, design and scope description only. No representation is made to the accuracy of the drawings with respect to existing conditions or dimensions. All consultants and contractors must verify any and all conditions and dimensions in the field which are critical to their work as required. Do not scale drawings: written dimensions govern.

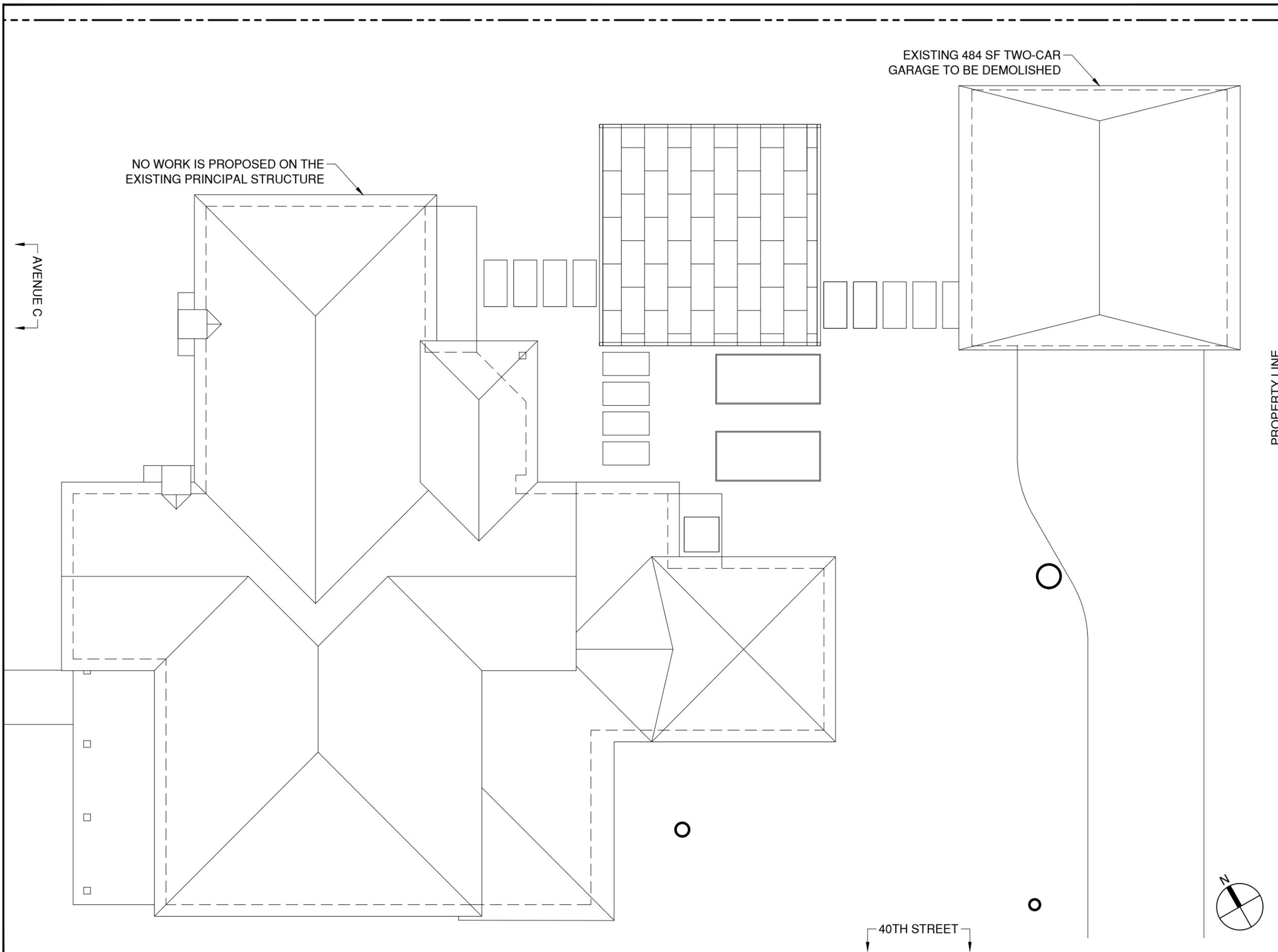
## EXISTING SITE PLAN



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

Date: 08/3/22

# A-1.0



PROPERTY LINE  
ALLEYWAY

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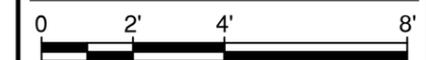
Structural Engineer  
-

Mechanical Engineer  
-

| No | Description | Date     |
|----|-------------|----------|
| 01 | ARC         | 8/8/2022 |
|    |             |          |
|    |             |          |

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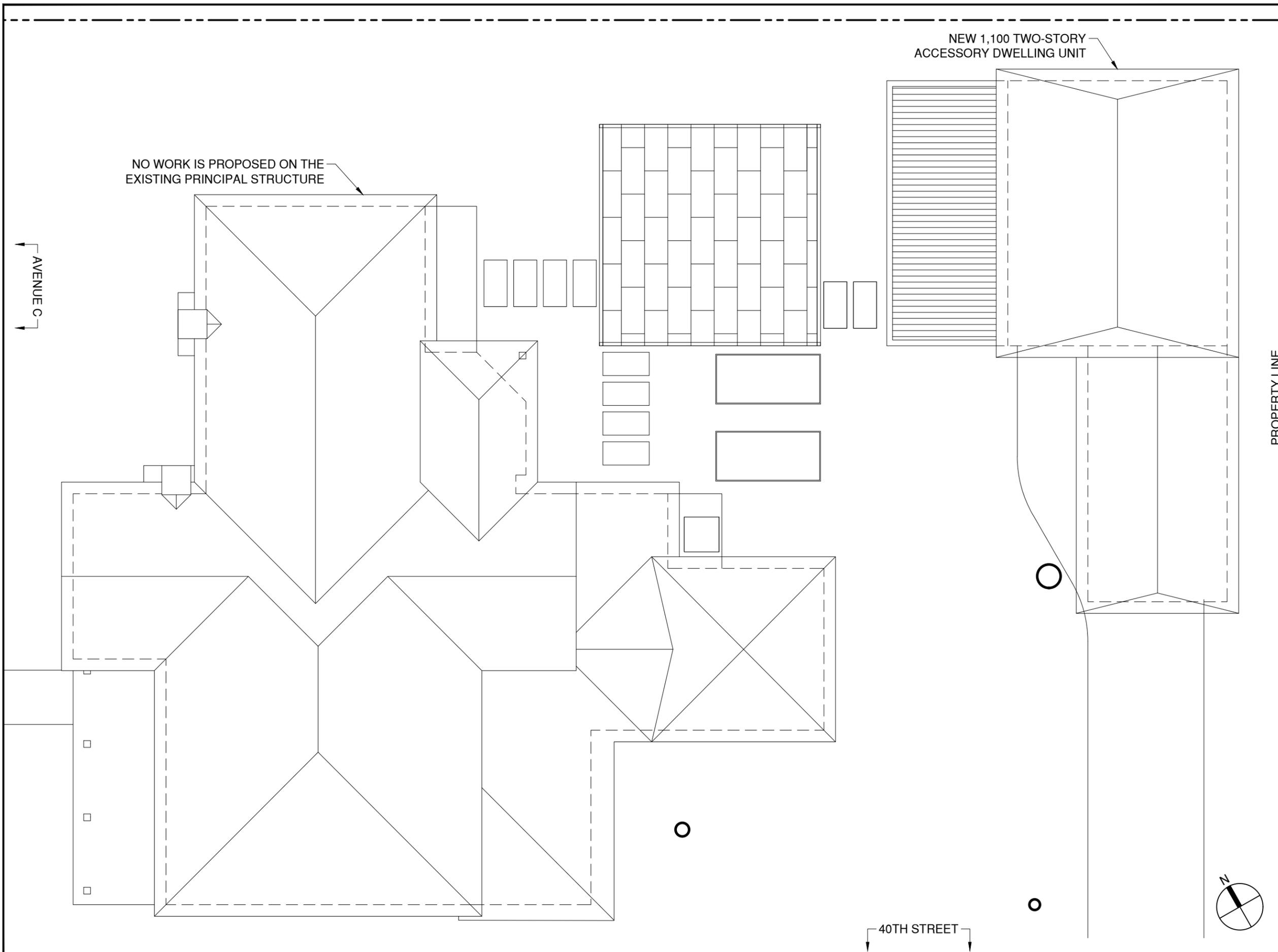
## PROPOSED SITE PLAN



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

Date: 08/3/22

# A-2.0



# AVE C ADU

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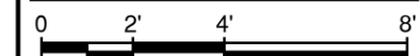
## Structural Engineer

## Mechanical Engineer

| No | Description | Date     |
|----|-------------|----------|
| 01 | ARC         | 8/8/2022 |
|    |             |          |
|    |             |          |

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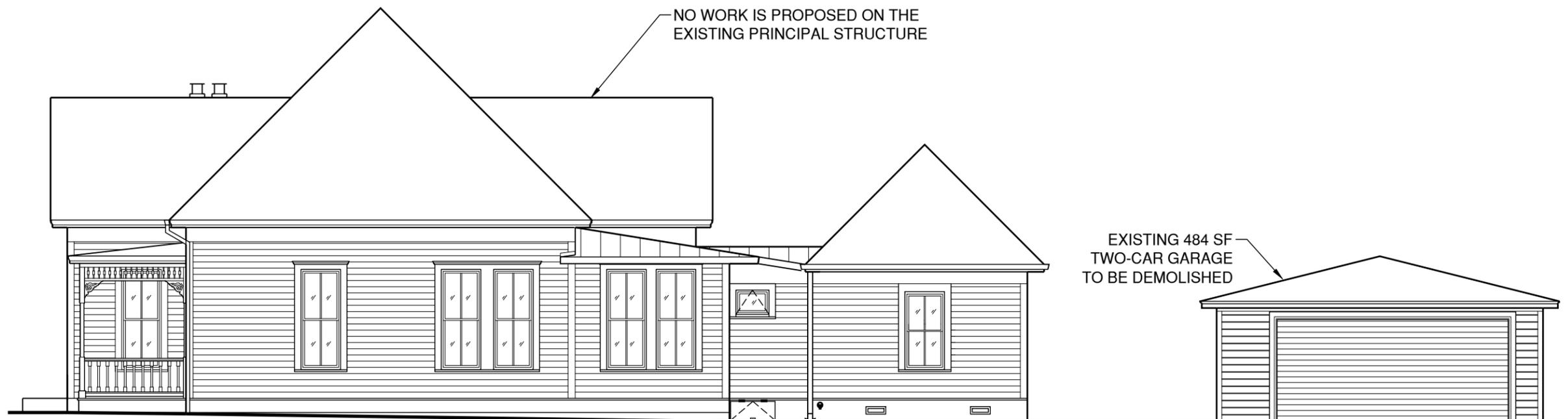
## SOUTH ELEVATION



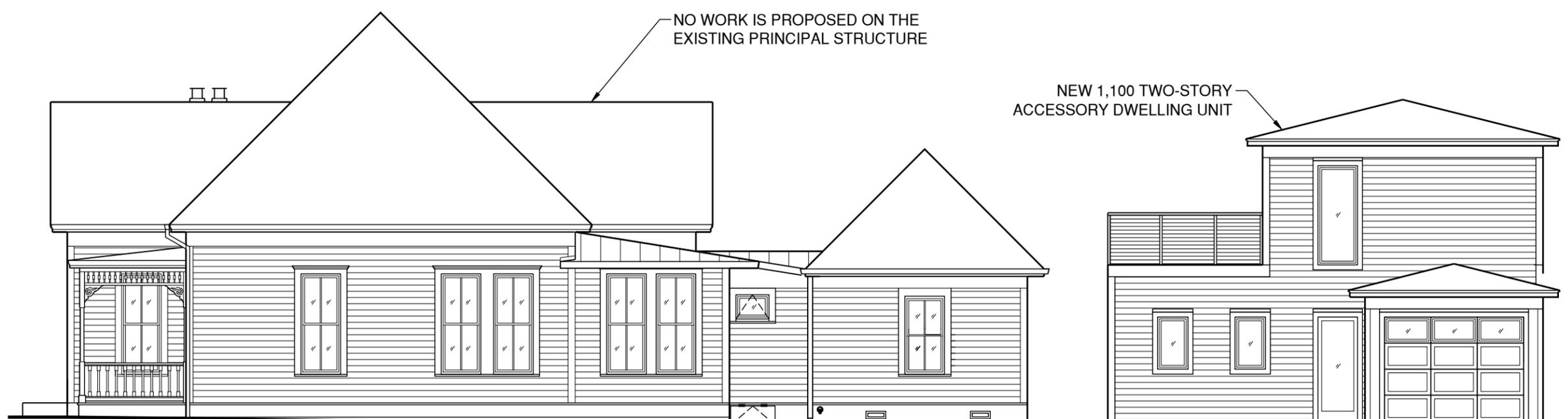
Scale: 1/4" = 1'-0"

Date: 08/3/22

# A-11.0



EXISTING



PROPOSED

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Architect  
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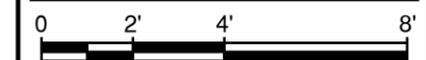
Structural Engineer  
-

Mechanical Engineer  
-

| No | Description | Date     |
|----|-------------|----------|
| 01 | ARC         | 8/8/2022 |
|    |             |          |
|    |             |          |

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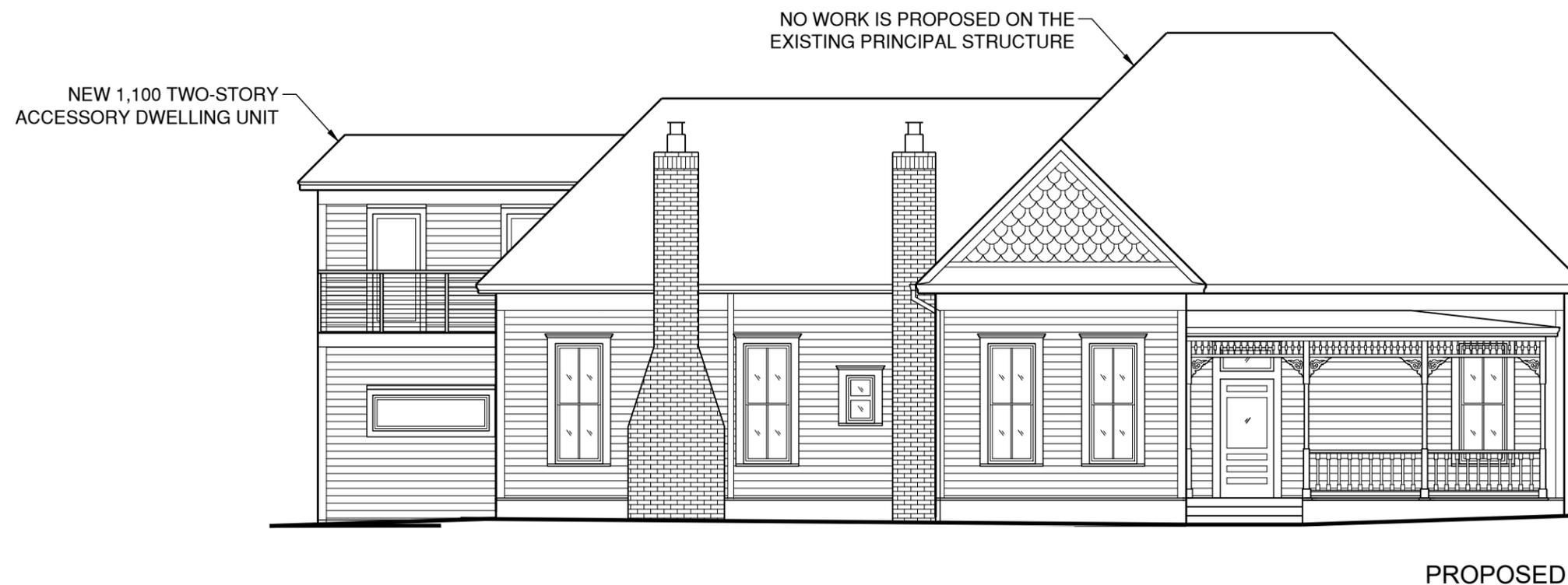
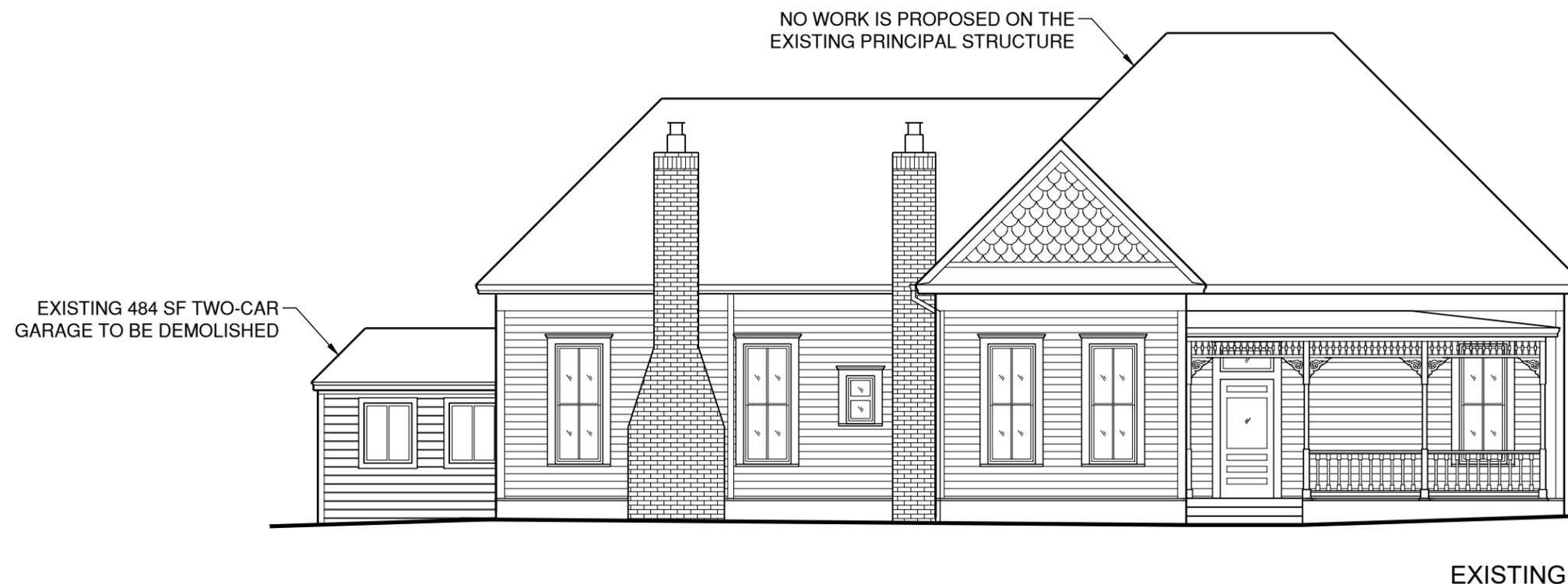
## WEST ELEVATION



Scale: 1/4" = 1'-0"

Date: 08/3/22

# A-10.0



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**Architect**

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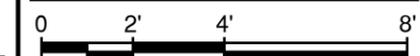
**Structural Engineer**

**Mechanical Engineer**

| No | Description | Date     |
|----|-------------|----------|
| 01 | ARC         | 8/8/2022 |
|    |             |          |
|    |             |          |

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## NORTH ELEVATION



Scale: 1/4" = 1'-0"

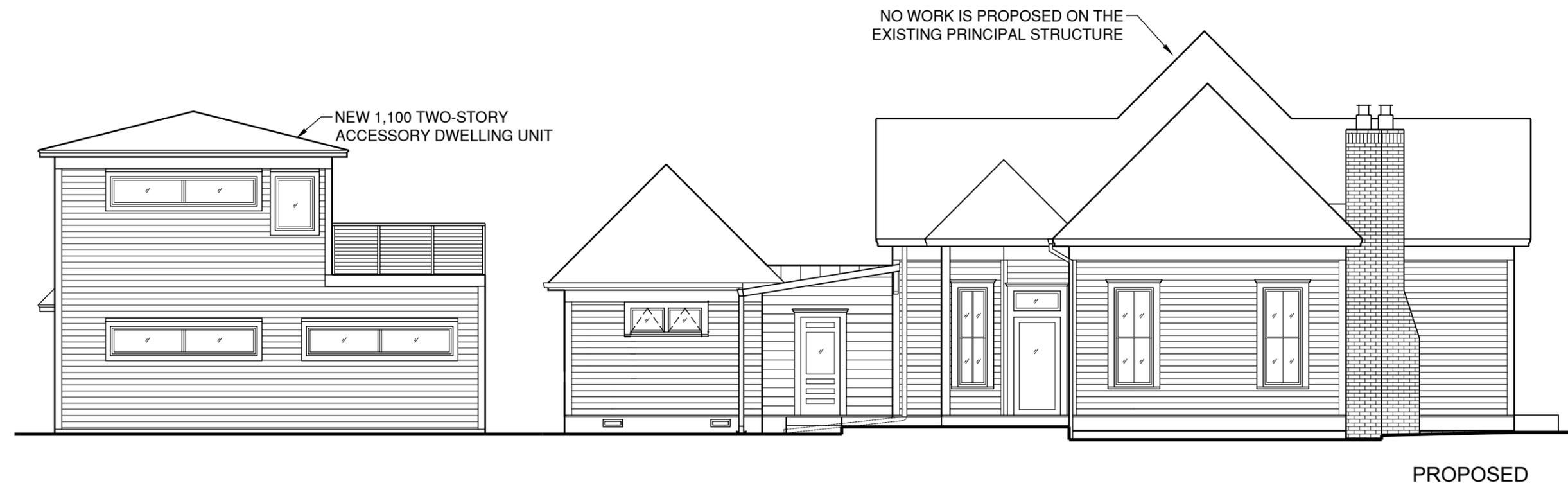
Date: 08/3/22

# A-13.0

NO WORK IS PROPOSED ON THE EXISTING PRINCIPAL STRUCTURE



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## Structural Engineer

## Mechanical Engineer

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## EAST ELEVATION



Scale: 1/4" = 1'-0"

Date: 08/3/22

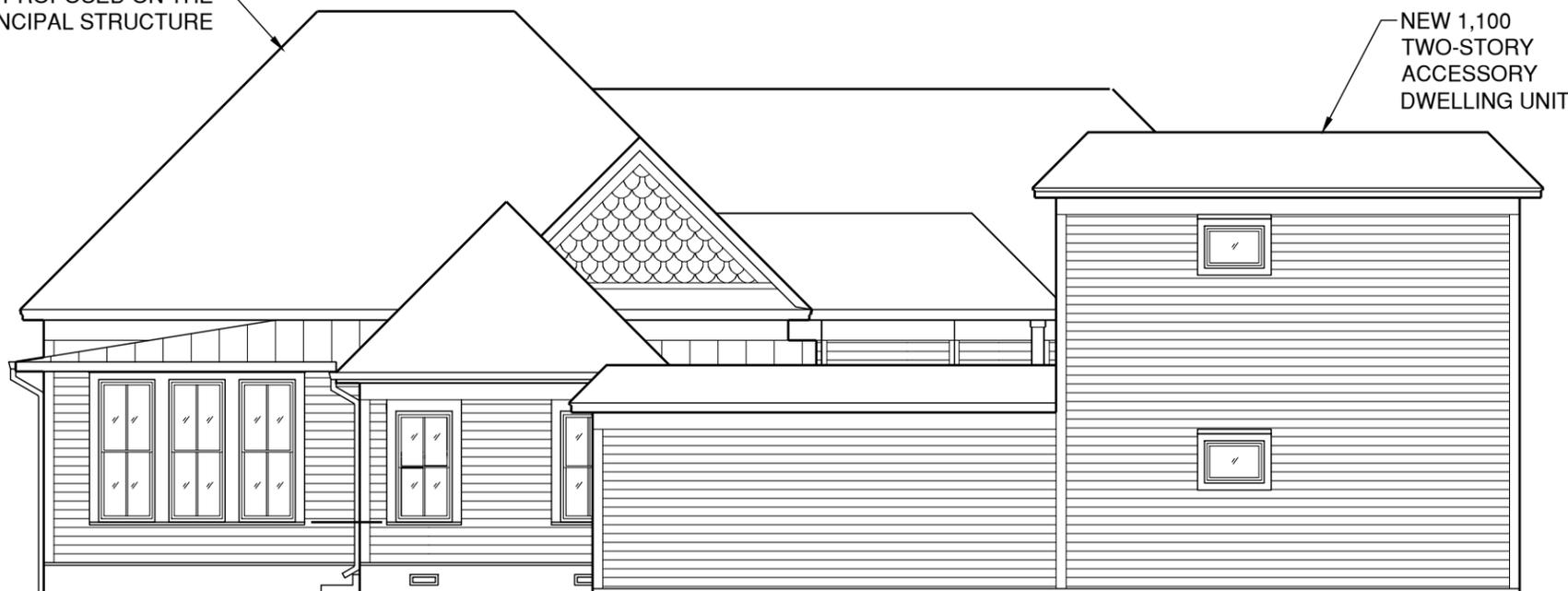
# A-12.0

NO WORK IS PROPOSED ON THE EXISTING PRINCIPAL STRUCTURE



EXISTING

NO WORK IS PROPOSED ON THE EXISTING PRINCIPAL STRUCTURE



PROPOSED

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211 Rowland Dr, Austin, TX  
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Structural Engineer

Mechanical Engineer

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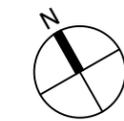
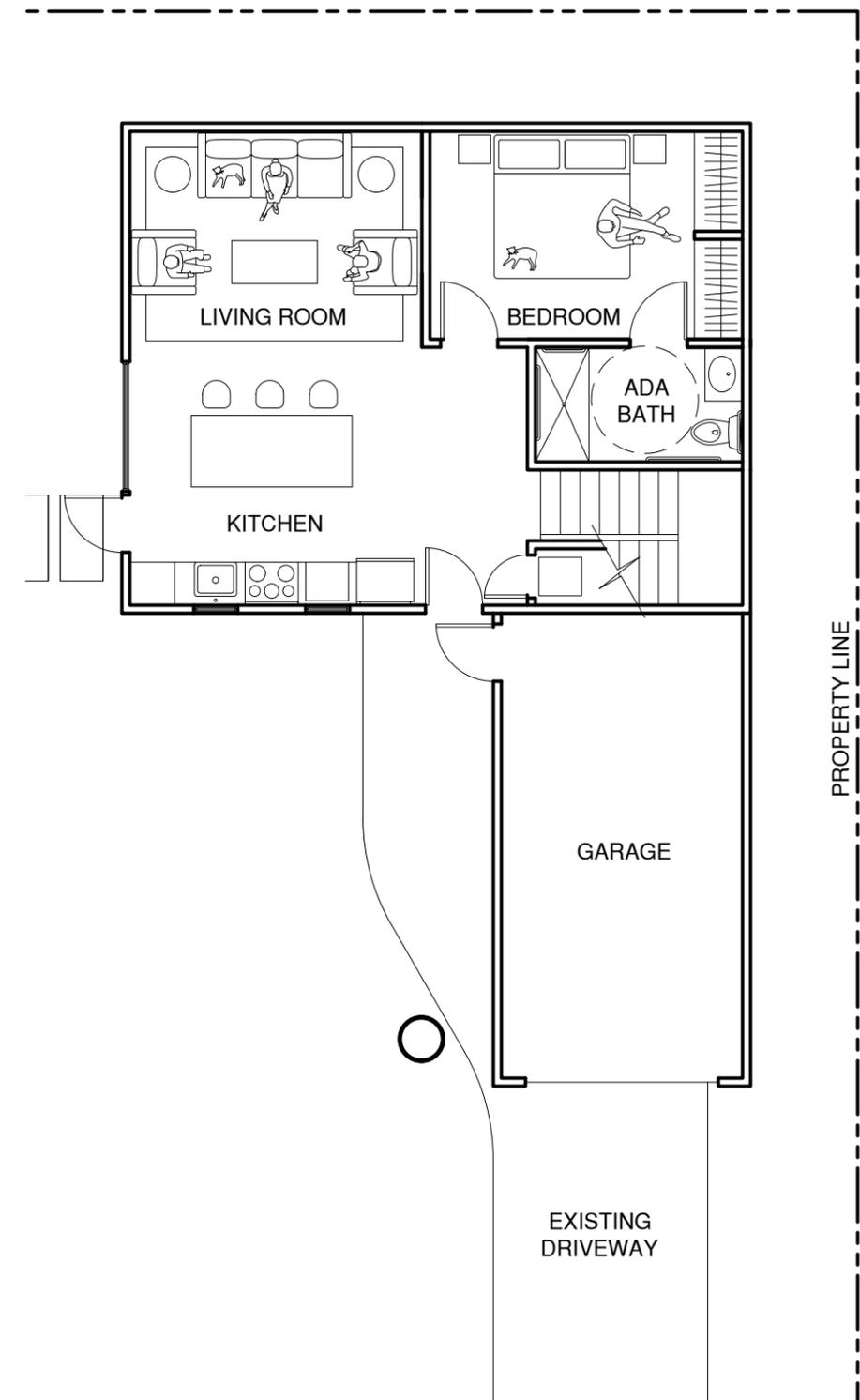
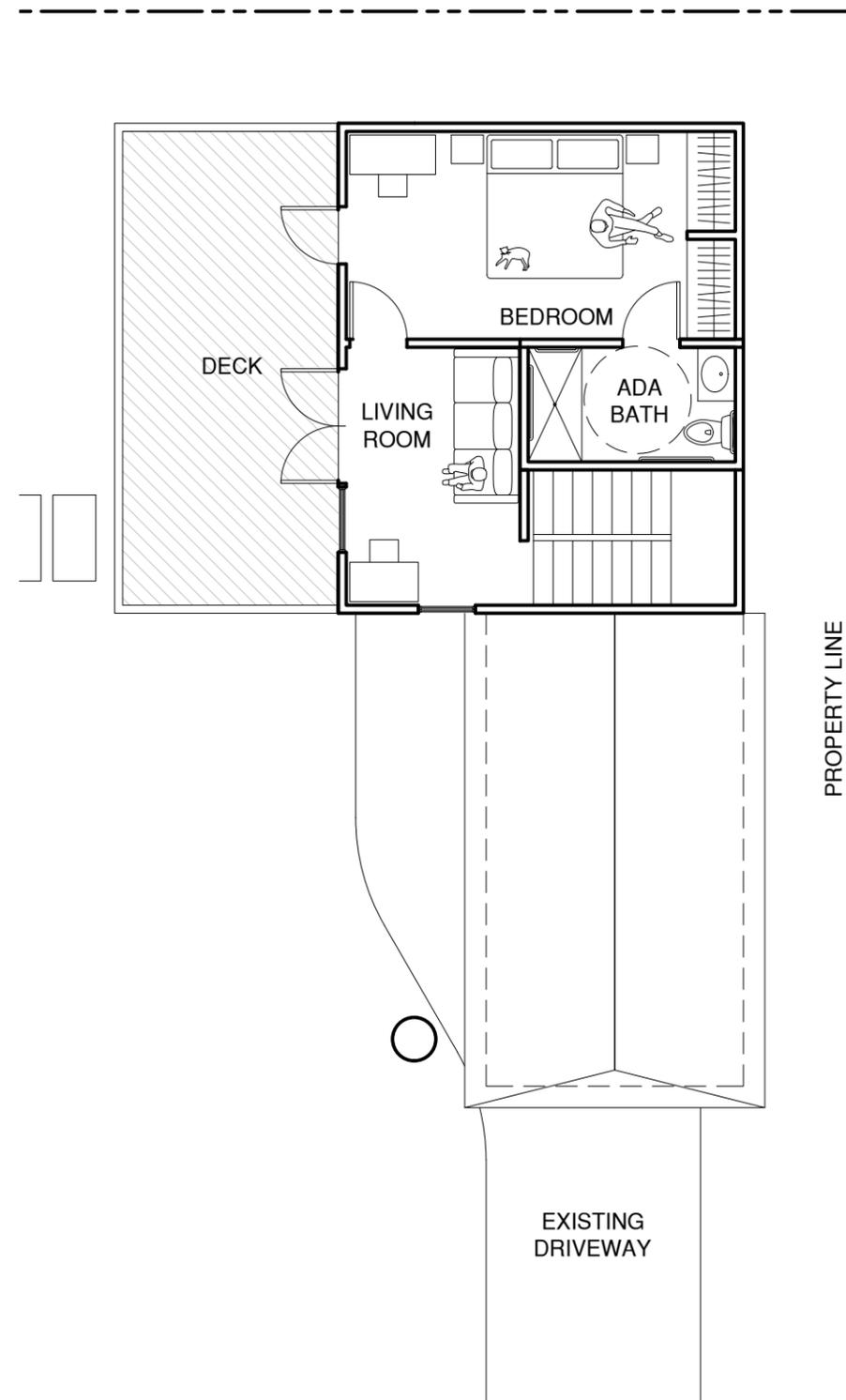
## PROPOSED FLOOR PLANS

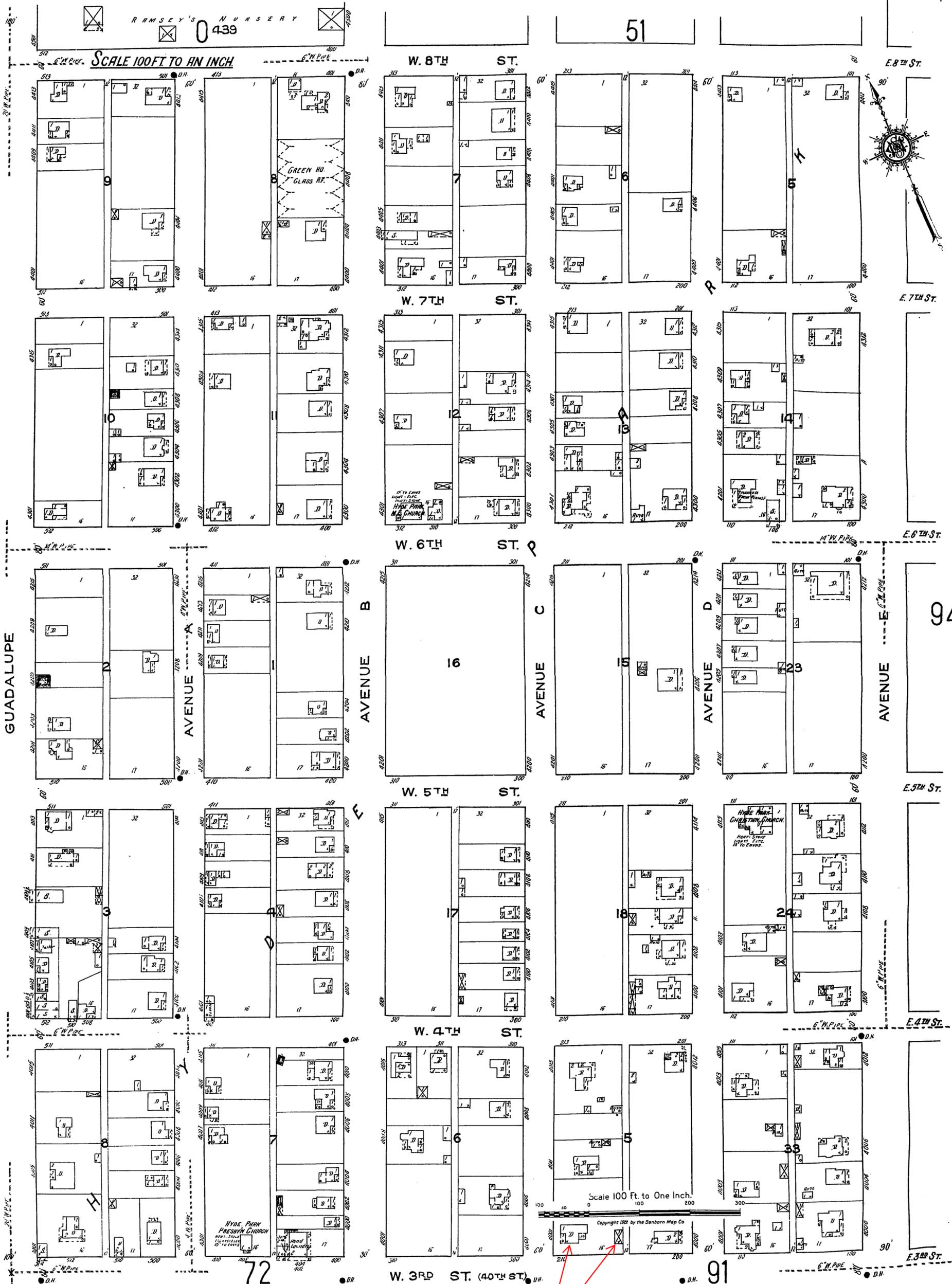


Scale: 1/4" = 1'-0"

Date: 08/3/22

# A-3.0





GUADALUPE

AVENUE A

AVENUE B

AVENUE C

AVENUE D

AVENUE E

W. 8TH ST.

W. 7TH ST.

W. 6TH ST.

W. 5TH ST.

W. 4TH ST.

W. 3RD ST. (40TH ST.)

E. 8TH ST.

E. 7TH ST.

E. 6TH ST.

E. 5TH ST.

E. 4TH ST.

E. 3RD ST.

51

94

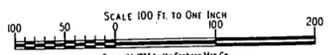
Scale 100 Ft. to One Inch.

Copyright 1922 by the Sanborn Map Co

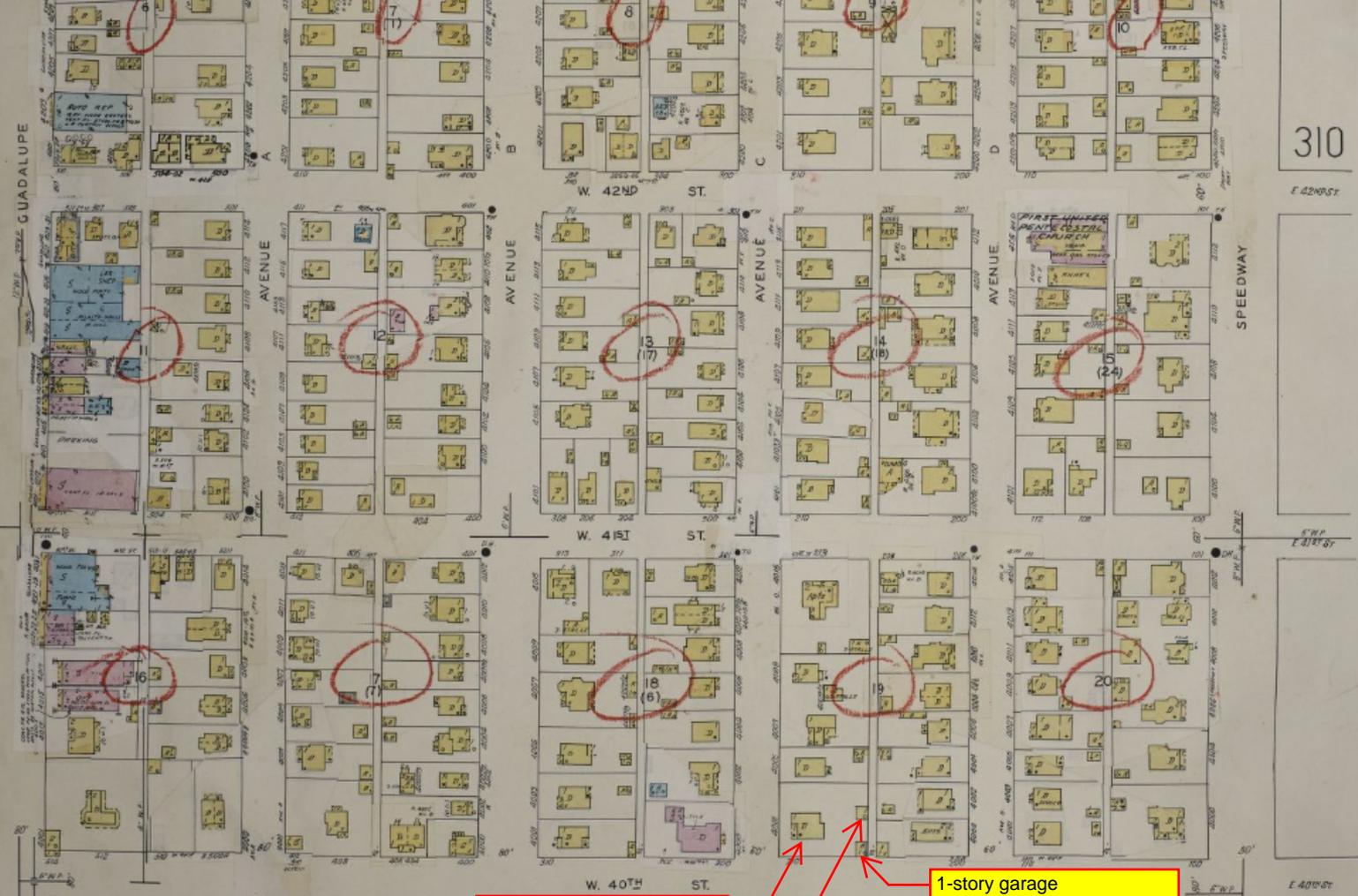
- 1-story
- D-single family residential
- 1-story garage



- 1-story  
D-single family residential
- 1-story  
A-garage with shingle roof



303



1-story  
D-single family residential

1-story structure

1-story garage

310

T-47 Residential Real Property Affidavit  
(May be Modified as Appropriate for Commercial Transactions)

Date: 5/31/11

GF No. \_\_\_\_\_

Name of Affiant(s): Jerry C. Kelly, Nancy W. Kelly

Address of Affiant: 4001 Avenue C, Austin, TX 78751

Description of Property: Lot 13-16, Blk 5, Hyde Park Addn. No.2, Austin

County Travis, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. We are the owners of the Property. Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.":

2. We are familiar with the Property and with the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as the Title Company may deem appropriate. We understand that the owner of the Property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since JK mark 13 October 1992 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyance, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property;

EXCEPT for the following (If None, Insert "None" Below): NONE

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Jerry C. Kelly  
Nancy W. Kelly  
Nancy W. Kelly



SWORN AND SUBSCRIBED this 31 day of May, 2011  
Lindsay Allen  
Notary Public



HISTORIC  
ZONING CHANGE SUMMARY SHEET

PLANNING COMMISSION DATE March 11, 1986

CASE C14h-86-007

STRUCTURE: Mary Lowry House

OWNER(S): Robert & Deborah Spector

4001 Avenue C

ADDRESS: 4001 Avenue C

NEIGHBORHOOD ORGANIZATION: Hyde Park Neighborhood Association

CHANGE REQUESTED: FROM: SF-3, Single Family Residence/Duplex

TO: SF-3-H, Single Family/Duplex, Residential-Historic

LANDMARK COMMISSION RECOMMENDATION: To grant SF-3-H, based on Items (a), (f), (h), (i), (k), (l) and (m) of the criteria. Vote: 9-2.

PLANNING COMMISSION RECOMMENDATION: To grant SF-3-H subject to items a, f, h, i, k, l & m of criteria (consent). 5-0

PLANNING DEPARTMENT COMMENTS: Owners agree.

CITY COUNCIL HEARING DATE: April 3, 1986 ORDINANCE READING: \_\_\_\_\_

ACTION: GRANTED DENIED POSTPONED WITHDRAWN

CONDITIONS: As recommended by the Planning Commission Other: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_ OTHER ACTION: \_\_\_\_\_



SURVEY FORM FOR HISTORIC LANDMARK INVENTORY  
CITY OF AUSTIN, TEXAS

NAME OF SITE: Mary Lowry House  
SITE ADDRESS: 4001 Avenue C  
LEGAL DESCRIPTION: Lots 13, 14, 15 & 16,  
Block 5, Hyde Park  
DEED RECORDS: Volume 9424 Page 851  
Volume \_\_\_\_\_ Page \_\_\_\_\_

File No: C14h-86-007  
Parcel No. 2-1905-1101

TAX ABATEMENT: (Appraisals)  
City School County Total

ZONING

From: SF-3, Residential  
To: SF-3-H, Residential-Historic

PRESENT USE: Residence  
CONSTRUCTION / DESCRIPTION: Frame

CONDITION:  
EXTERIOR: Good INTERIOR: Good

PRESENT OWNERS

ADDRESS

TELEPHONE NUMBER

Robert & Deborah Spector 4001 Avenue C

OTHER INTERESTED PARTIES:

NAME

ADDRESS

TELEPHONE NUMBER

Hyde Park Neighborhood Assn

DATE BUILT: c. 1901 DATES AND EXTENT OF ALTERATIONS/ADDITIONS: None.

ARCHITECT: \_\_\_\_\_ BUILDER: William Voss, Sr.

ORIGINAL OWNER: Mary Lowry

ARCHITECTURAL STYLE OR PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES, DETAILS, MATERIALS OR CRAFTSMANSHIP: \_\_\_\_\_

NATIONAL REGISTER? No NATIONAL LANDMARK? No RECORDED TEXAS LANDMARK? No  
LOCAL SURVEYS OR RECOGNITION? City of Austin Cultural Resource Survey, 1984

Ownership Information

C14h-86-007

|  |                    |
|--|--------------------|
| Joe B. Frantz to Robert B. and Deborah Spector<br>Volume 9424, Pages 851, et seq.  | October 16, 1985   |
| Scott Matthew Hoffer to Joe B. Frantz<br>Volume 8117, Pages 81 et seq.   | August 17, 1981    |
| Edward J. Hoffer to Scott Matthew Hoffer<br>Volume 7122, Pages 873, et seq.  | October 9, 1980    |
| Wilbur Louis Awalt to Edward J. Hoffer<br>Volume 6568, Pages 2142, et seq.   | May 10, 1979       |
| Bessie T. Whitley to Wilbur Louis Awalt<br>Probate No. 39551   | September 26, 1977 |
| Estate of W. O. Whitley to Bessie T. Whitley<br>Probate No. 23141  | November 9, 1961   |
| M. K. & T. LAND Company to W. O. Whitley<br>Volume 395, Page 203<br>(Lot 13)   | October 5, 1926    |
| Rosa S. & L. O. Burch to J. L. & W. O. Whitley<br>Volume 355, Page 634   | January 21, 1924   |
| J. W. Harmon to Rosa S. & L. O. Burch<br>Volume 328, Page 395  | May 2, 1921        |
| N. P. Lowry, Administrator of the Estate of Mary Lowry, to<br>J. W. Harmon<br>Volume 328, Page 395<br>(Lots --- 14, 15 & 16) | May 21, 1921       |
| * G. L. Brinkman and Alice P. Brinkman to Mary Lowry<br>Volume 163, Page 176   | January 18, 1900   |
| * J. K. Urie to G. L. Brinkman<br>Volume 117, Page 270   | October 10, 1893   |
| * M. K. & Texas Land and Town Company to John K. Urie<br>Volume 105, Pages 184 & 185   | June 11, 1892      |
| Missour, Kansas and Texas Land and Town Company to Mary Lowry<br>Volume 135, Page 290<br>(Lot 14)                            | February 7, 1901   |
| * Lots 15 & 16 ONLY.)  |                    |

Occupancy Information:

C14h-86-007

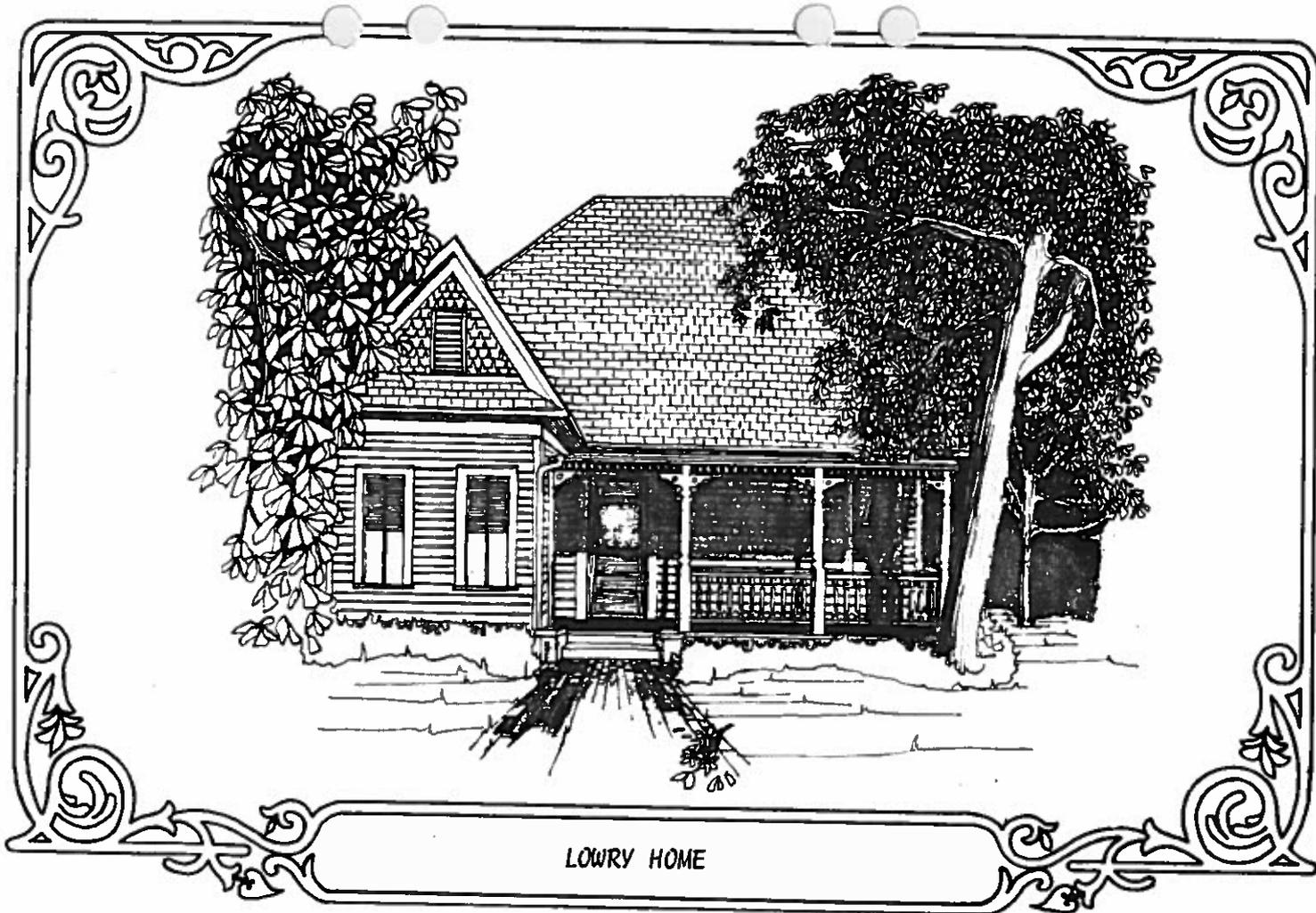
| Year(s) | City Directory   |
|---------|--|
| 1900-01 | Lowry, Mary Miss, principal Hyde Park school, r. Hyde Park. p. 144   |
| 1903-04 | Lowry, Mary Miss, principal Hyde Park school, bds Mrs. Emma L. Bark p. 182                                       |
|         | Bark, Emma L. (wid Francis), r. ne cor ave G, 6th, Hyde Park p. 72   |
| 1906    | Lowry Mary Miss, prin Hyde Park school, ne cor Avenue C and 3d. p. 198   |
|         | Lowry N. R., mgr So Art Specialty Co, over 910 Congress Ave; res Avenue C and 3d, Hyde Park. p. 198              |
| 1909    | Lowry, Mary, school teacher, Baker School. 4001 Avenue C. p. 183   |
| 1910    | Lowry, Mary (sister of Nelson) school teacher at Baker School & Texas School for the Deaf, 4001 Avenue C. p. 194 |
| 1913    | Lowry, Mary, teacher, Baker School, r. 4001 Avenue C, Hyde Park. p. 201  |
| 1914    | Lowry, Miss Mary, tchr Baker school, bds 4001 Avenue C. p. 540   |
|         | Franks, Rev. Samuel J., evangelist, res. 4001 Avenue C. p. 384   |
| 1916    | Lowry, Nelson R., real estate, res 4001 Avenue C. p. 298   |
|         | Lowry, Mary, tchr, Baker School, bds 4001 Avenue C. p. 298   |
| 1918    | Lowry, Nelson R. (Alwine), real estate, res 4001 Avenue C. p. 304  |
|         | Lowry, Mary, tchr, Baker School, bds 4001 Avenue C. p. 304   |
| 1920    | Lowry, Miss Mary, h. 4001 Avenue C. p. 284   |
|         | Lowry, Nelson R. (Alwine M.), oil opr, res 4001 Avenue C. p. 284   |
| 1922    | Burch, Lorie O. (Rosa) clk Capital Sta PO, r. 4001 Avenue C. p. 160  |

HYDE PARK

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HISTORIC  
HOMES  
TOUR  
1980



LOWRY HOME

In 1891 the first school in the Hyde Park Area was the Oak Hill School just below the State Lunatic Asylum on Guadalupe Street. Miss Mary Lowry was the principal of this school, which was more commonly referred to as Scott's Store School because of its location in the rented store.

About that same time Col. Shipe opened his own free (he paid the teacher) elementary school. It was a two room structure located at what is now 39th and Speedway. In 1892 the Austin School System purchased Shipe's school building, added three more rooms, and named it Hyde Park School. The students from Oak Hill and the "Free School" were combined and Miss Mary Lowry taught there. In 1894 she became the second principal of this early Hyde Park School, which in 1902 was renamed DeWitt Clinton Baker School. She was principal until 1910.

Mary Lowry bought the land at 4001 Avenue C in 1894 and by 1903 she had contracted with William Voss, Sr. to construct a one story frame house which was to be built for the price of "\$1300 in gold coin of the United States of America." Nelson Lowry, her nephew, grew up in this home. He was for a time in the Real Estate business and later he was an oil operator. About 1906 he married Alvina Marcuse and by 1922 they were living in the Marcuse home at 3913 Avenue C.

The Lowry home was purchased and restored by Scott Hoffer in 1979.

Significant Persons Associated with Site/Structure:

Monroe M. Shipe  
Mary Lowry  
N. P. Lowry  
Joe B. Frantz

Sources of Information:

Travis County Clerk's Office

Deed Records  
 Probate Records  
 Marriage Records  
 District Court Records

Travis County Collection, Austin History Center

City Directories  
 Newspaper Files  
 Structure Files  
 Biographical Files  
 Cemetery Records  
 Census Records

Books/Publications

History of Travis County and Austin 1839 1899 by Mary Starr Barkley  
Handbook of Texas, Volumes I and II

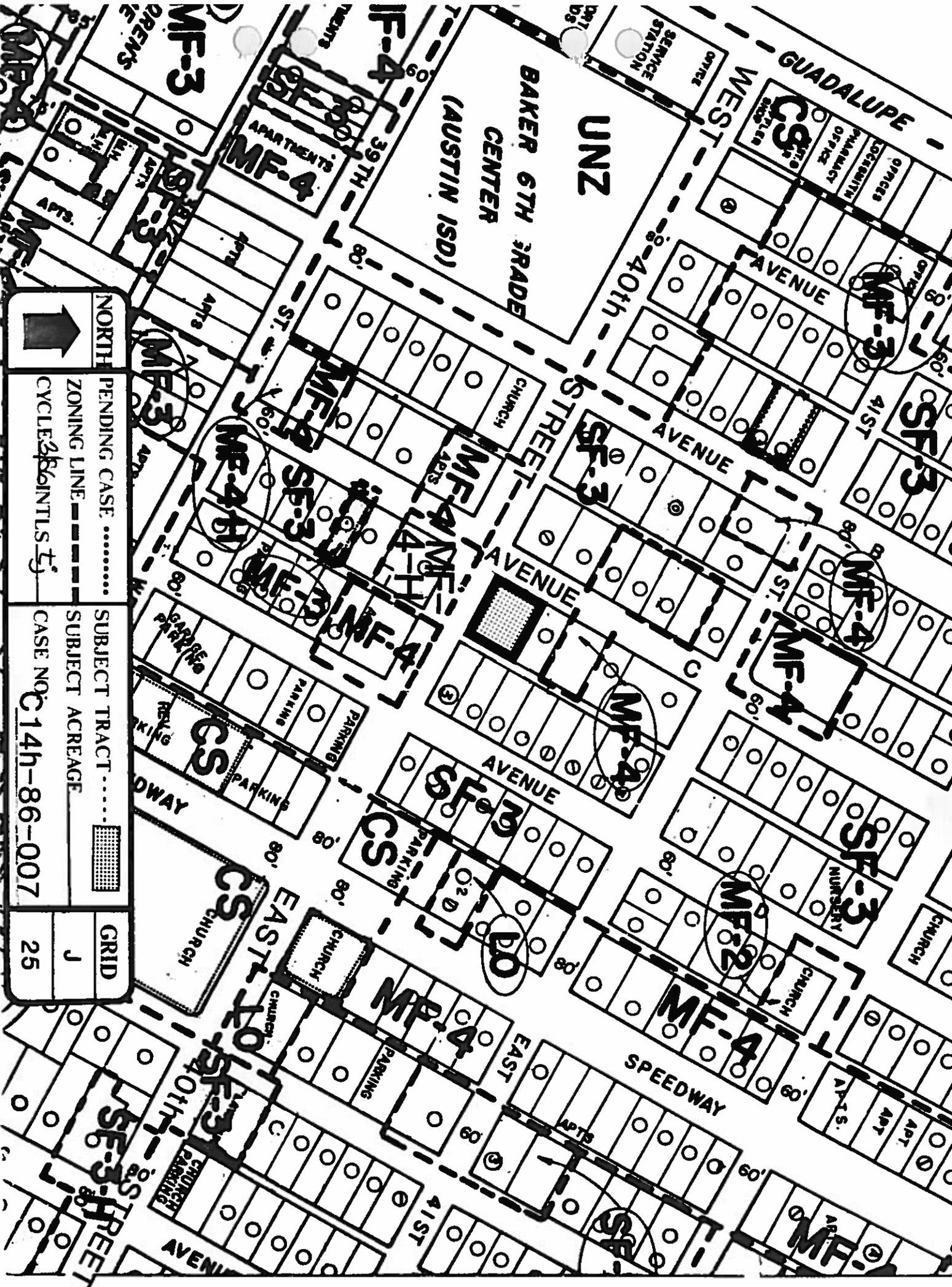
Other

x Hyde Park Historic Homes Tour, 1980, p. 24

Researched by: Barbara Stockton & B. Baker

Compiled by: B. Baker

Date: 1/86



NORTH 

PENDING CASE .....  
 ZONING LINE .....  
 CYCLE 286 INTL S 

SUBJECT TRACT ..... 

SUBJECT ACREAGE .....  
 CASE NO. C14h-86-007

|      |    |
|------|----|
| GRID | J  |
|      | 25 |