ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0145

HLC DATE: January 10, 2024 PC DATE: February 27, 2024 CC Date:April 4, 2024

APPLICANT: O'Connell Architecture, LLC (owner-initiated)

HISTORIC NAME: Yarrington-Moore House

WATERSHED: East Bouldin Creek, Blunn Creek

ADDRESS OF PROPOSED ZONING CHANGE: 309 Park Lane

ZONING CHANGE: SF-3-NCCD-NP to SF-3-H-NCCD-NP

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Recommend the proposed zoning change from single family-neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) to single family-historic landmark-neighborhood conservation-neighborhood plan (SF-3-H-NCCD-NP) combining district.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture and historical associations

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change from single family-neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) to single family-historic landmark-neighborhood conservation-neighborhood plan (SF-3-H-NCCD-NP) combining district.

PLANNING COMMISSION ACTION: Recommend the proposed zoning change from single family-neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) to single family-historic landmark-neighborhood conservation-neighborhood plan (SF-3-H-NCCD-NP) combining district.

CITY COUNCIL ACTION: –

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS:

DEPARTMENT COMMENTS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Greater South River City Combined Neighborhood Plan Contact Team, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, South Central Coalition, South River City Citizens Assn., Zoning Committee of South River City Citizens

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) Architecture*. The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

The house is an excellent example of the Free Classic variant of Queen Anne architecture and is likely one-of-a-kind in Austin. The application describes its significance as follows:

> The Yarrington-Moore House is a ca. 1889 Queen Anne-style residence that sits back on a corner lot at Newning Avenue and Park Lane. Arthur H. Yarrington purchased the property from Charles Newning as part of the original Fairview Park subdivision, now part of Travis Heights. It stands among the earliest houses in Fairview Park. Only a few houses in the district employ the architectural features and design details traditionally associated with the Queen Anne style. The Yarrington-Moore House is a well-known marker of the neighborhood, standing out for its classic elegance and grandeur. […]
>
> The house is one of a handful of examples of the Queen Anne style in the Travis Heights and Fairview Park neighborhood which dominated domestic architectural fashion in America from about 1880 to about 1910. Queen Anne-style houses are characterized by their irregular shape, sometimes complex roof forms combining gables and hipped roofs, and one or more porches…The Yarrington-Moore House is further distinguishable as a Free Classic subtype of the Queen Anne style. The decorative detailing of the Free Classic style employs classic full-height columns at the entry and porches, asymmetrical massing, steeply pitched roofs, projecting bay windows and towers, and a

> variety of exterior finishes and textures, including patterned shingles in gable ends and the upper story walls. The large, 3-story home at 309 Park Lane is a grand, intact example of Queen Anne-style architecture built in the Fairview Park addition during the earliest years of its development.[1]

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that contributed significantly to the history of the city, state, or nation; or represent a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The application for historic zoning summarizes the property's associational significance as follows:

> Arthur Yarrington was a businessman and community leader who owned a dry goods company at 525 E. 6th Street and later a shoe store with his son in downtown Austin. Yarrington and his wife Mary were staunch advocates of the Travis Heights neighborhood… J.B. Moore was the grandson of Texas pioneer Thomas A. Moore…They settled in a small community called Moore's Crossing on Onion Creek and ran a store for the town for many years. J.B. was a cattleman and one of the first to bring short-horned Herefords to central Texas.[2]

PARCEL NO.: 0300010905

LEGAL DESCRIPTION: E126.63FTX137.43FT AV BLK 12B&12C FAIRVIEW PARK

ESTIMATED ANNUAL TAX EXEMPTION (homestead, capped):

AISD ($3500 cap)	COA ($2500 cap)	TC ($2500 cap)	TC Health ($2500 cap)	Total
$3,500.00	$2,500.00	$2,500.00	$2,313.29	$10,813.29

APPRAISED VALUE: $ 3,411,744

PRESENT USE: Residence

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1889

INTEGRITY/ALTERATIONS: High. The building was restored to its historic appearance in 2014.

PRESENT OWNERS: Nathaniel & Elizabeth Chapin, 309 Park Ln, Austin, TX 78704-2412

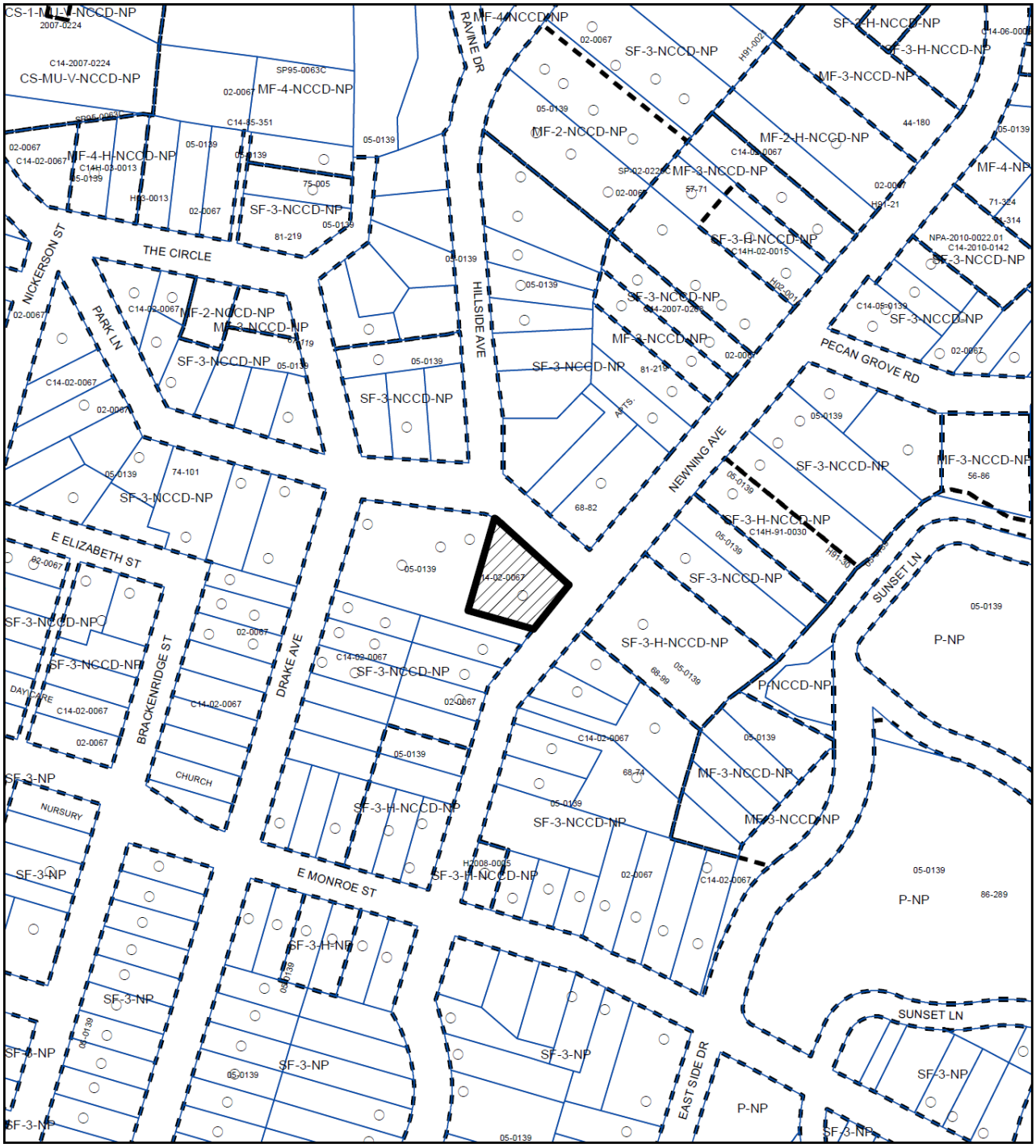
ORIGINAL OWNER(S): Arthur Yarrington

OTHER HISTORICAL DESIGNATIONS: Contributes to Travis Heights-Fairview Park National Register Historic District

[1] Martin, Lori for O'Connell Architecture, Inc. Historic Zoning Application: 309 Park Lane. 2023.

[2] Ibid.

LOCATION MAP



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

HISTORIC ZONING

ZONING CASE#: C14H-2023-0145

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 Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY

APPLICATION DATE:_____ FILE NUMBER(S) _____
TENTATIVE HLC DATE:_____
TENTATIVE PC or ZAP DATE:_____
TENTATIVE CC DATE:_____ CITY INITIATED: YES / NO
CASE MANAGER _____ ROLLBACK: YES/NO
APPLICATION ACCEPTED BY:_____

BASIC PROJECT DATA:

1. OWNER'S NAME: Nathaniel and Elizabeth Chapin
2. PROJECT NAME: Yarrington-Moore House
3. PROJECT STREET ADDRESS (or Range): 309 Park Lane
ZIP 78704-2412 **COUNTY:** Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY _____ DISTANCE FROM ITS INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES .3529 **(OR)** **SQ.FT.** 15,371.49

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
SF-3-NCCD-NP	Residential		.3529/15,371.49	Residential	SF-3-H-NCCD-NP

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / NO) FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / NO) FILE NUMBER: _____
8. SUBDIVISION? (YES / NO) FILE NUMBER: _____
9. SITE PLAN? (YES / NO) FILE NUMBER: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Fairview Park Addition
Block(s) 12B & 12C Lot(s) Outlot(s)
Plat Book: 1 Page
Number: 46
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: Instrument #1999061308TR PAGE: TAX PARCEL I.D. NO. 0300010905

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD,NP, etc) NCCD - Fairview Park, ADU Approximate Area Reduced Parking, NP - South River City, Fairview Park
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES NO Travis Heights-Fairview Park NR Historic District
14. IS A TIA REQUIRED? YES NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY:
TRAFFIC SERIAL ZONE(S):

OWNERSHIP TYPE:

15. ___SOLE X COMMUNITY PROPERTY ___PARTNERSHIP ___CORPORATION ___TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
SIGNATURE: NAME: Nathaniel and Elizabeth Chapin
FIRM NAME: TELEPHONE NUMBER: [redacted]
STREET ADDRESS: 309 Park Lane
CITY: Austin STATE: Texas ZIP CODE: 78704
EMAIL ADDRESS: [redacted]

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: Lori Martin NAME: Lori Martin, MSHP
FIRM NAME: O'Connell Architecture, LLC TELEPHONE NUMBER: 512.423.6841
STREET ADDRESS: 3908 Avenue B, Room 309
CITY: Austin STATE: Texas ZIP CODE: 78751
CONTACT PERSON: Lori Martin, MSHP, Architectural Historian TELEPHONE NUMBER: 512.423.6841
EMAIL ADRESS: [redacted]

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Lori Martin 11/15/2023

Signature **Date**

Lori Martin, Architectural Historian

Name (Typed or Printed)

O'Connell Architecture, LLC

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

11/16/23

Signature **Date**

Nathaniel and Elizabeth Chapin

Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Nathaniel and Elizabeth Chapin have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

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, located at

E126.63FTX137.43FT AV BLK 12B&12C FAIRVIEW PARK
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

(Applicant's signature)

Nov. 16, 2023
(Date)

Property Profile Report

General Information

Location:	**309 PARK LN**
Parcel ID:	**0300010905**
Grid:	**MJ20**

Planning & Zoning

*Right click hyperlinks to open in a new window.

Future Land Use (FLUM):	**Single Family, Transportation**
Regulating Plan:	**No Regulating Plan**
Zoning:	**SF-3-H-NCCD-NP**
Zoning Cases:	C14-02-0067
Zoning Ordinances:	**030717-119** 19990225-070b 20050929-Z003 860807-H
Zoning Overlays:	**ADU Approximate Area Reduced Parking** **Neighborhood Conservation Combining District: FAIRVIEW PARK** **Residential Design Standards: LDC/25-2-Subchapter F** **Selected Sign Ordinances**
Neighborhood Plan:	SOUTH RIVER CITY: FAIRVIEW PARK
Infill Options:	**--**
Neighborhood Restricted Parking Areas:	**South River City NPA**
Mobile Food Vendors:	**South River City CA**
Historic Landmark:	**--**
Urban Roadways:	**Yes**

Zoning Guide

The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Land Development Information Services provides general zoning assistance and can advise you on the type of development allowed on a property. Visit Zoning for the description of each Base Zoning District. For official verification of the zoning of a property, please order a Zoning Verification Letter. General information on the Neighborhood Planning Areas is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain:	**No**
FEMA Floodplain:	**No**
Austin Watershed Regulation Areas:	**URBAN**
Watershed Boundaries:	**East Bouldin Creek, Blunn Creek**
Creek Buffers:	**No**
Edwards Aquifer Recharge Zone:	**No**
Edwards Aquifer Recharge Verification Zone:	**No**
Erosion Hazard Zone Review Buffer:	**No**

Political Boundaries

Jurisdiction:	**AUSTIN FULL PURPOSE**
Council District:	**9**
County:	**TRAVIS**
School District:	**Austin ISD**
Community Registry:	**Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Greater South River City Combined Neighborhood Plan Contact Team, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, South Central Coalition, South River City Citizens Assn., Zoning Committee of South River City Citizens**

Zoning Map

Imagery Map

Vicinity Map

Date created: 9/18/2023

The Information on this report has been produced by the City of Austin as a working document and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

City of Austin – Historic Preservation Office
Historic Zoning Application Packet

F. 1: Historical Documentation – Deed Chronology
Occupancy Research for 309 Park Land, Austin, TX 78704

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction, please include name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien, please copy the entire document.

E126.63FTX137.43FT AV BLK 12B&12C FAIRVIEW PARK					
Date Executed	**Instrument**	**Grantor**	**Grantee**	**Plat Records/Source**	**Online Deed Record**
September 09, 1886	Plat Subdivision	Charles A. Newning, Owner		Book 71, Page 123	417790
Monday, March 19, 1900	Release	Charles A. Newning	Arthur H. Yarrington	Volume 161, Page 271A	CNY0210981CNY
Tuesday, February 7, 1900	Deed	Mary Smith Yarrington	James R. Masterson	Volume 152, Page 287	287
Thursday, January 23, 1902	Deed	James R. Masterson	J.B. Moore	Volume 176, Page 69	CNY0204341CNY
Saturday, July 6, 1929	Deed	J.B. Moore	Ben and Maud Morrall	Volume 441, Page 35	
Saturday, July 13, 1929	Deed	Ben and Maud Morrall	Ralph C. and Melita F. Goeth	Volume 441, Page 108A	
Friday, June 20, 1930	Deed	Ralph C. and Melita F. Goeth	Hubert M. Syler	Volume 454, Page 89A	CNY0070329CNY
Tuesday, November 17, 1931	Deed	Hubert M. and Monnie Lou Syler	David Wire	Volume 472, Page 610A	CNY0064567CNY
Thursday, March 15, 1934	Deed of Trust	David Wire	T.T. Smith	Volume 501, Page 269A	CNY0047682NCY
1937		T.T. Smith	Mrs. M.H. Spencer	Austin City Directory, 1937	
1939-41		Mrs. M.H. Spencer	J.J. Franzetti	Austin City Directories, 1939, 1940, 1941	
1942		J.J. Franzetti	Travis J. Lewis	Austin City Directory, 1942	
1944-45		Travis J. Lewis	Mrs. Mary Farmer	Austin City Directory, 1944-45	

City of Austin – Historic Preservation Office
Historic Zoning Application Packet

F. 1: Historical Documentation – Deed Chronology
Occupancy Research for 309 Park Land, Austin, TX 78704

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction, please include name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien, please copy the entire document.

1953-54		Mrs. Mary Farmer	John W. Worthy	Austin City Directories 1953, 1954	
1957-1959		John W. Worthy	Aubry F. Bolding	Austin City Directory 1957	
1960-64		Aubry F. Bolding	Alberta A. Bolding	Austin City Directories 1950, 1961, 1962, 1963, 1964	
Friday, September 10, 1965	Deed	Roger S. and Lucy Hanks	JP and Velma Keller	Volume 3010, Page 177	
Friday, March 10, 1978	Warranty Deed	JP and Velma Keller	Sidney Rose	Volume 06097, Page 01807	
Tuesday, October 16, 1979	Warranty Deed	Sidney Rose	Leonard Seiden	Volume 06810, Page 00080	
Wednesday, March 28, 1990	Warranty Deed	Leonard Seiden	Carol Seiden	Volume 12597, Page 00356	
Wednesday, November 8, 1995	Warranty Deed	Carol Seiden	Sidney Rose	Volume 12567, Page 00367	
Tuesday, August 11, 1998	Warranty Deed	Sidney Rose	Martha Rose, Trustee	Volume 13249, Page 02182	
Tuesday, June 29, 1999	Warranty Deed with Vendor's Lien	Martha Rose, Trustee of the Testamentary Trust of Sidney Rose	Nathaniel Chapin and spouse, Elizabeth Chapin		1999061308

F. 2: Historical Documentation – Occupancy History
Occupancy Research for 309 Park Land, Austin, TX 78704

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Owner/Occupant	Occupation	Source
1889-1899	A.H. Yarrington	Brokers & Commission Merchant	Austin City Directory, 1889-90
1900-01	No listing		
1905-27	J.B. Moore	Owner, Excelsior Steam, Ranchman	Austin City Directory, 1905
1928-29	A - Hugh H. Martin, B - Charles H. Berg	Trucker driver; Mgr. Service Cash Grocery No. 5	Austin City Directory, 1928-29
1932-33	No listing		Display ad - AAS Mar. 9, 1921
1932-1934	T.T. Smith	Mgr, Sutor Hotel	AAS Aug. 3, 1934
1937	A - Clovis F. Stevens; B - Pearl Bearden; C - William Elva Woodall	Salesman; seamstress; bricklayer	Austin City Directory, 1937
1940	John Franzetti	Owner	AAS Dec. 12, 1940
1943	Mrs. Jack H. Bond	Tenant	AAS June 11, 1943
1947	Caldwell D. Spiller	Tenant	AAS Mar. 11, 1947
1953	Caldwell D. Spiller	Tenant	AAS Aug. 25, 1953
1956	Anna Maurine Williams and James Benjamin McKennon		AAS Nov. 23, 1956
1957	A - Aubry F. Bolding, Owner; B - Vacant; C - Vacant; D - A.E. Coggin	Owner/Tenants	Austin City Directory, 1957
1958	Martha Gebauer	Tenant	AAS Apr. 3, 1958
1960	Robert Kosler	Tenant	AAS Mar. 2, 1960
1962	A - Alberta Bolding, Owner; B - No listing; C - James Kanuch; D - Vacant	Owner/Tenants	Austin City Directory, 1962
1967	A - Wm. Rogers; B - Robt. C. Mayfield; C - John L. White; D - Johnny Johnson	Tenants	Austin City Directory, 1967
1972	A - Arthur Abrams; B - Ray Partain; C - Howard E. Bebout; D - Benjamin J. Norwood	Tenants	Austin City Directory, 1972
1977	A - Gary Littlefield; B - David Matula; C - Judy Springer; D - Al Caballero	Tenants	Austin City Directory, 1977
1983	A - Van Brooks; B - Lenore Boston; C - Carolyn T. Aaronson; D - Diane Vickers	Tenants	Austin City Directory, 1983

F. 2: Historical Documentation – Occupancy History
Occupancy Research for 309 Park Land, Austin, TX 78704

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

1988	A - Michelle Vardeman; B - Michael Smith; C - No listing; D - Connie Fisher	Tenants	Austin City Directory, 1988
1996	A - Oli Bear; B - Jeff Coleman; C - Adrien Lexington; D - Susan Newhouse	Tenants	Austin City Directory, 1996
2000	A - Nathaniel and Elizabeth Chapin, Owners; B - T. Kerr; C - No listing; D - No listing	Owner/Tenants	Austin City Directory, 2000
2005	A - No listing; B - Tamara D. Havenhill; C - No listing; D - No listing	Tenant	Austin City Directory 2005
2010-Present	Nathaniel and Elizabeth Chapin	Attorney and Artist	Current Owners

Historical Narrative
Yarrington-Moore House
309 Park Lane

SUMMARY

The Yarrington-Moore House is a ca. 1889 Queen Anne style residence that sits back on a corner lot at Newning Avenue and Park Lane. Arthur H. Yarrington purchased the property from Charles Newning as part of the original Fairview Park subdivision, now part of Travis Heights. It stands among the earliest houses in Fairview Park. Only a few houses in the district employ the architectural features and design details traditionally associated with the Queen Anne style. The Yarrington-Moore House is a well-known marker of the neighborhood, standing out for its classic elegance and grandeur.

Arthur Yarrington was a businessman and community leader who owned a dry goods company at 525 E. 6th Street and later a shoe store with his son in downtown Austin. Yarrington and his wife Mary were staunch advocates of the Travis Heights neighborhood, as evidenced by the testimonial published in the American Statesman in 1926.[1]

J.B. Moore was grandson to Texas pioneer, Thomas A. Moore, who came to Texas from Tennessee about 1821, among the first white settlers of the State. They settled a small community called Moore's Crossing on Onion Creek and ran a store for the town for many years. J.B was a cattleman and one of the first to bring short-horned Herefords to central Texas. The Moore's lived at Park Lane for nearly two decades.

STATEMENT OF SIGNIFICANCE

The period of significance is 1889-1927, when A.H. Yarrington purchased the lot from Charles A. Newning and built the home as one of the first in the Fairview Park Addition, later a part of Travis Heights. The house is eligible for designation under the category of Architecture as an early and stately example of Free Classic Queen Anne architecture in the Travis Heights-Fairview Park Historic District. The house is one of earliest homes in the district, dating to the late part of the nineteenth century and ornamented with detailing exemplifying the Free Classic characteristics of Victorian architecture, popular in the United States between 1880 and 1910.[2] The house is also significant under Historical Associations, for its connection with A.H. Yarrington, a prominent Austin business, community leader and Travis Heights booster. Another noteworthy resident of the home was J.B. Moore, the descendant of early Texas pioneers, who raised prize-winning short-horned cattle in and around Austin.

---

[1] You'll Like Travis Heights, Ask Me. *Austin American-Statesman*. Sep. 26, 1926. Pg. 11. www.newspapers.com/image/366333332.
[2] Virginia Savage McAlester. *A Field Guide to American Houses*. Alfred A. Knopf, Publisher. 2015. Pg. 345-350.

ARCHITECTURAL DESCRIPTION

Fairview Park, described by its developer as a "residence park,"[3] was patterned somewhat after the city planning ideals espoused by Andrew Jackson Downing and Frederick Law Olmstead who advocated curvilinear streets and natural or designed landscapes for the creation of attractive, and largely affluent, neighborhoods. In one brief newspaper article in 1886, the word "park" appeared nine times to emphasize that Fairview wasn't just a subdivision, it was a "park." Fairview Park's curvilinear street pattern was dictated to a large degree by its irregular topography, but the developer used the natural topography and landscape to good effect in his plat.[4]

Queen Anne style houses from the early development period were in keeping with Newning's vision for Fairview Park. Typically, they were large, multi-story dwellings with elaborate decorative elements such as gingerbread wood details and patterned wall shingles, complex roof forms with intersecting gables and turrets, wraparound porches, and stained-glass windows.

The house is one of a handful of examples of the Queen Anne style in the Travis Heights and Fairview Park neighborhood which dominated domestic architectural fashion in America from about 1880 to about 1910. Queen Anne style houses are characterized by their irregular shape, sometimes complex roof forms combining gables and hipped roofs, and one or more porches, some of which "wraparound" the primary façade to side walls. The Yarrington-Moore House is further distinguishable as a Free Classic subtype of the Queen Anne style. The decorative detailing of the Free Classic style employs classic full height columns at the entry and porches, asymmetrical massing, steeply pitched roofs, projecting bay windows and towers, and a variety of exterior finishes and textures, including patterned shingles in gable ends and the upper story walls.[5]

The large, 3-story home at 309 Park Lane is a grand, intact example of Queen Anne style architecture built in the Fairview Park addition during the earliest years of its development. While the 1922 Sanborn Fire Insurance Map generally identifies the Fairview Park Addition on Sheet 0, no lot or house detail is specified until the area is more formally mapped on the 1935 Sanborn map. Online building permits for this property only date back to 2006. Travis County Appraisal District also lists the house as built in 1930 but Austin City Directories list Arthur H. Yarrington as a resident at this address in 1889-90 and the architectural style and building materials uncovered during the 2012 rehabilitation suggest an earlier construction date, likely before the turn of the 20th century. The house was divided into four apartments in the early

[3] A Grand Enterprise. *Austin American-Statesman*, Apr. 14, 1886. Pg. 5. *www.newspapers.com/image/364619788*
[4] Travis Heights-Fairview Park Historic District Nomination. Preservation Central, Inc. July 1, 2020. Listed in the National Register of Historic Places July 30, 2021.
[5] Virginia Savage McAlester, *A Field Guide to American Houses*. Pgs. 344-350.

1950s and served as such until the current owners purchased the house in 1999. The house is a contributing building to the Travis Heights-Fairview Park Historic District.

The house sits back from the street at the corner of Newning and Park Lane and presents as a beautiful Queen Anne gem with Free Classic detailing. The style was popular in the United States between 1880 and 1910. A brick walk leads straight from the sidewalk through a metal gate and up to a porch covered by a portico supported by simple square columns at the outer corners and matching pediments where the porch connects to the building. The house is clad in wood siding on all elevations. The roof of the portico is enclosed with a railing of turned balusters and finished with larger turned posts at the corners to compliment the original cantilevered balcony on the turret. A wood door with sidelights beckons the lucky visitor into the house. The original fenestration pattern is very uniform and remains intact, and the double hung windows gleam with their one over one glass panes. The first and second-floor windows are precisely aligned with one another. The windows in the turret are topped with decorative wooden trim, modest but more ornamental than the other windows throughout the house. The house has asymmetrical massing with a cross gabled roof and a unique oversized turret at the northeast corner. A vented cement skirt runs the perimeter of the house and galvanized steel gutters and downspouts protect the house during rainstorms.

The crown jewel of the house is, of course, the grand turret that sits at the northwest corner of the and looms large. A small balcony extends from the turret and is bounded by a balustrade of turned spindles interspersed between four larger turned posts The turret evokes a romantic whimsy and fairytale quality to the house. The turret is clad in intricate wooden fish-scale pattern shingles with decorative wood banding defining each floor and under the eave of a conical shake-shingled roof. A small balcony extends from the turret and is bounded by an original balustrade of turned spindles interspersed between four larger turned posts that secure the railing to the cantilevered balcony. This picturesque moment may tempt passersby to linger for a chance to see if a golden-haired princess emerges onto the balcony.

The west elevation has a slightly elevated open-air porch that is accessed by four wooden steps from the yard. One double door from the porch leads to the kitchen and a second pair of double doors leads to a secondary space.

The south elevation is secluded and serves as a backdrop to the backyard living area and pool. The window fenestration continues in its same uniform pattern, except for narrow windows in the addition at the southwest corner of the house.

A stately double-gallery porch runs along the west elevation. Each level has five fluted Corinthian column porch supports with matching pilasters where the porch connects to the house. Smooth upper and lower rails secure a balustrade of turned posts. The beadboard ceiling is painted a refreshing sky blue color, reminiscent of traditional Queen Anne detailing.

Three doors with transoms offer entry into the house on the first floor and three doors matching the lower level, but without transoms lead out to the porch from the second floor.

The interior of the house retains much of its original trim detail. The interior staircase was removed when the house was divided into apartments. A new staircase was built using pine treads milled from original roof joists which were replaced to meet present-day building codes. The color, imagination and creativity used throughout the house further emphasize the eclectic style of its owners and its revival as a magnificent Queen Anne residence and gem in Fairview Park.

Work Performed on House[6]

Built as a single-family residence, the Yarrington-Moore House befell the fate of many a large home during the Great Depression and was converted into a boarding house. In the process, the interior staircase was removed, and an exterior staircase was installed in place of the double gallery porch on the east elevation. Two large, flat-roofed additions were made to the building's north and south façades to accommodate additional tenants, obscuring the original facades and rooflines. The home's original main entrance was replaced and dramatically altered its appearance and circulation. In the early 1950s, the house was converted into a four-plex rental property and underwent further deterioration over time.

When purchased in 1999 by current owners Elizabeth and Nathaniel Chapin, the house suffered from a raccoon and squirrel infestation, a leaky roof, holes in the siding from years of neglect, and was leaning to one side. Elizabeth and Nathaniel occupied just one of the home's four apartments early on, renting out the other units to save funds for renovations. The Chapins gradually took over additional units and enlisted restoration architect Emily Little, Principal of Architects Clayton & Little (now Clayton-Korte), to design a full-scale rehabilitation. Work began in 2012 and was completed in 2014. While the Chapins were unable to find photos or plans of the house dating from before the modifications in the 1930s, they worked with Little and made every effort to restore the house to its original appearance and style by preserving the original parts of the house and removing the newer additions or making period-appropriate replacements.

Little removed the 1930s additions and restored a period-appropriate portico and main entrance to the north façade, where the house's original entrance had been. The south addition, in turn, was replaced by a two-story gabled wing to match the house's existing gables. The house's rounded turret, one of its defining features, was reinforced with a concrete and steel ring inserted into the crawl space without damaging its patterned brick chimney and wooden fish-scale pattern shingles. The original Corinthian columns and railings on the two-story porch along the house's eastern facade, and the third-floor cantilevered balcony on the

[6] Nathaniel Chapin. Description provided by the homeowner. August 29, 2023.

turret, were disassembled, preserved, and reconstructed. The project preserved the home's original clapboard siding and historic wooden windows and peeled away (in places) twelve layers of composition shingles from its roof. The 1930s exterior stair was removed, and a new staircase was built inside using pine treads milled from original roof joists which had been replaced to meet present-day building codes. Solar panels were installed away from street view to complete this beautiful project.

According to research conducted for the Travis Heights-Fairview Park National Historic District nomination, construction dates in the district span more than a century from 1877 to 2021; but only 11 of the total 1,367 buildings identified in the district – fewer than one percent – are known to date from the 19th century. The Yarrington-Moore House is one of those properties. Only ten houses in the district are classified as Queen Anne and only sixteen are identified as Folk Victorian.[7] Despite their small numbers, these styles stand out for their sometimes elaborate architectural details and asymmetrical forms.

HISTORY AND HISTORICAL ASSOCIATIONS

Construction and Fairview Park

According to records of the Austin History Center, the house was built in 1889 by Arthur H. Yarrington and his wife Mary, on land they bought in 1888 from Charles Newning and Simeon Drake in the original Fairview Park subdivision, now part of Travis Heights. At the time, Park Lane was named "Southside Drive." During the house's renovation in 2014, the Chapins discovered original timbers in the attic on which Yarrington had painted his name.[8]

Fairview Park, platted in 1886, was carved out of the James G. Swisher homestead tract (part of "Swisher's Addition"), which lay south of the Colorado River, east of South Congress Avenue, and extended south to present Live Oak Street. Swisher's Addition, platted in 1877, was Austin's first addition on either side of the Colorado River, though the original survey notes identify it as an addition to the "village of South Austin." Swisher's Addition offered few amenities or incentives to move to the south side of the river and the subdivision was not widely promoted, which may be the reason it was not immediately successful. Moreover, access to South Austin at the time was not always reliable. Since Austin's earliest days, a ferry across the Colorado River had served South Austin from the foot of Congress Avenue on the north side of the river. In the 1870s, a wooden pontoon bridge, which washed away regularly during flooding, spanned the river to serve the few residents living in South Austin.

That changed in 1883 when an iron bridge was opened across the river, subsidized by a toll. The City of Austin and Travis County purchased the bridge and opened it to the public free of charge in 1886, marking the occasion with a parade down Congress Avenue. Realizing that more

[7] Travis Heights-Fairview Park Historic District Nomination.
[8] Nathaniel Chapin. Interview with the author. August 29, 2023.

reliable access to South Austin would be established and anticipating the desirability of the area following the building of a free bridge, Charles Newning had formed a partnership in 1880 with William H. Stacy and George Warner and purchased 200 acres on the south bank of the river, which would be platted in 1886 as Fairview Park. The purchased tract occupied the area north of Monroe Street and east of South Congress Avenue to Fowber's Creek (now called Blunn Creek, after the family of Elizabeth Virginia Blunn, who was an owner and resident of the house).

Newning, who had come to Austin in 1878 as an agent for a New York bank, envisioned an upscale, owner-occupied "garden suburb," which he named Fairview Park for its views of the city across the Colorado River. By 1892, a number of fine houses had been built in Fairview Park, including the Academy (402 Academy), the Dumble-Boatwright House (1419 Newning) and the Red-Purcell House (210 Academy). The Yarrington-Moore house, directly across Newning Avenue from the Dumble-Boatright House, was built just a few years later.

Likewise, the design for Fairview Park called for all homesites to be "located on prominent points overlooking the city and surrounding country," with roads "laid without the conventional regard for right angles."[9] It was designed with large, irregular-sized lots of an acre or more, each of which had an elevated "homesite" for spacious homes built according to the topography of the river bluffs, ravines, creeks, and hills, in an organic, rather than regimented, pattern. The Yarrington-Moore House was one if these original houses, sitting on a large lot at a high point between Blunn Creek and the Ravine (a prehistoric streambed), with views of downtown Austin from its third-floor balcony.

The rugged landscape of the neighborhood is reflected in the original street names such as Ravine, The Cliffs, The Circle, Pecan Grove, The Ramble and Terrace. Some of the streets were later renamed, but the terrain and street patterns remained the same. The varied environment also factored into the addition's irregular streetscapes, inconsistent setbacks, and uneven orientation of dwellings to the street. Later development efforts, both historic and modern, attempted to impose a more regular pattern of lots, setback, and orientation in their junior subdivisions, but Fairview Park retains its original, erratic layout and design to a great degree.

The earliest development in the district occurred in Swisher's Addition and Fairview Park, in its southwest and northwest quadrants, respectively. Thus, the earliest architectural styles in those sections date to the late 19th century when Queen Anne and Folk Victorian styles were at their most popular. A handful of elaborate Queen Anne style houses dating to that era survive in the northwest – Fairview – quadrant, including the Yarrington-Moore House. Only ten houses in the district are classified as Queen Anne and only sixteen are identified as Folk Victorian.

[9] Fairview Park. Austin Daily Statesman. Sep. 1, 1886. Pg. 69. *www.newspapers.com/image/364662892*

Despite their small numbers, these styles stand out for their elaborate architectural details and asymmetrical forms.

Arthur H. and Mary Smith Yarrington (Original Owners)

Arthur Yarrington was born February 12, 1860, in Richmond, Virginia, and moved to Austin in 1883. Two years later he married Mary Smith, daughter of Robert H. Smith, a successful general store owner, one of the most prosperous merchants in early Austin, and a member of the Knights Templar of Austin. Smith had earlier moved to Texas from Tennessee (bills of sale describe the purchase of enslaved people by Smith during the Civil War). Yarrington is listed in the 1887-1888 Austin City Directory as a salesman for R.H. Smith at 304 East 10th St. After a stint working for his father-in-law, Yarrington established his first business, a laundry and a cotton commission and grain brokerage, with Elly B. Fisher. In the 1889 Austin City Directory, the first year he is listed as a Fairview Park resident, his profession is described as "dry goods, clothing, groceries, boots, shoes, agent Dupont Powder Co, 327 East 6th corner Trinity." He is also listed as a partner in Yarrington & Harwood, brokers and commission merchants for flour, meal and bran located at 109 East 4th Street. He later opened the Yarrington Shoe Company with one of his sons, Lester. He was listed in the 1892 Shoe and Leather Reporter Annual, and the 1910-1911 Austin City Directory lists Yarrington Shoe Co. Yarrington died in 1936 and is buried in Oakwood Cemetery. City Council records show that Yarrington opposed the paving of Riverside Drive.

John B. Moore & Elizabeth Blunn Moore (Second Owners)

Research appears to indicate that Yarrington sold the property in 1899 or 1900, when the Austin City Directory no longer lists him as the property's occupant. The property was acquired in 1901 by John Burleson Moore, Sr. (J.B. Moore) and his wife Elizabeth Virginia Blunn, who moved there from the family settlement at Moore's Crossing, on the south bank of Onion Creek off present-day Burleson Road. Moore's Crossing had been established by John B. Moore's father, Robert J. Moore, the son of Thomas A. and Mary Moore, who arrived in Texas around 1821 and were among the earliest white settlers of the area that would later become southeast Travis County. Elizabeth Blunn was the daughter of Joseph Blunn, who had emigrated from England and after who's family Blunn Creek is named.

John B Moore, profession "Stockman," is listed in Austin City Directories as resident of the property from 1903 to 1929. J.B. Moore's name is engraved in the original river sand concrete sidewalk in front of the house. While living in Austin, J.B. and Elizabeth Blunn Moore maintained the 200-acre homestead tract at Moore's Crossing and continued to oversee the family cattle business until 1935, when Banker's Life, an Iowa financial institution, foreclosed on the Moore's Crossing property. Family lore recounts the Moore's regularly riding horses from the Yarrington-Moore House to visit the family homestead seven miles away and swim in Onion Creek.

J.B. Moore was born in 1861. As a young man he had worked for Bill Blocker driving cattle on the Chisholm Trail to Dodge City and Abilene, Kansas. He is reported to have been one of the cattle drivers who brought the first shorthorn cattle to Texas. An undated photograph shows him in front of the Austin American Statesman office on Congress Avenue, wearing a black hat he had bought in Kansas at the end of the trail, with Calvin Hughes, Bill Blocker and two shorthorn cattle. J.B. Moore's photographic portrait is displayed in the Witte Museum in San Antonio as part of the "Trail Drivers of Texas" exhibit. He died in Austin in 1939 and is buried in Oakwood Cemetery.

Elizabeth Virginia Blunn was born in 1872, the daughter of Joseph Blunn and Elizabeth Virginia Sawyer. She died in Austin in 1945 and is buried in Oakwood Cemetery.

Subsequent History

After the Moores left the house in 1928 or 1929, Austin City Directories and tax records show frequent changes in the house's ownership and annual turnover of the house's residents, indicating that it became a rental property and boarding house. The evolution of the house from single family to boarding house and the change in residents from prominent merchants to widows and laborers seems to be consistent with the social changes forced by the hard economic times of the Great Depression.

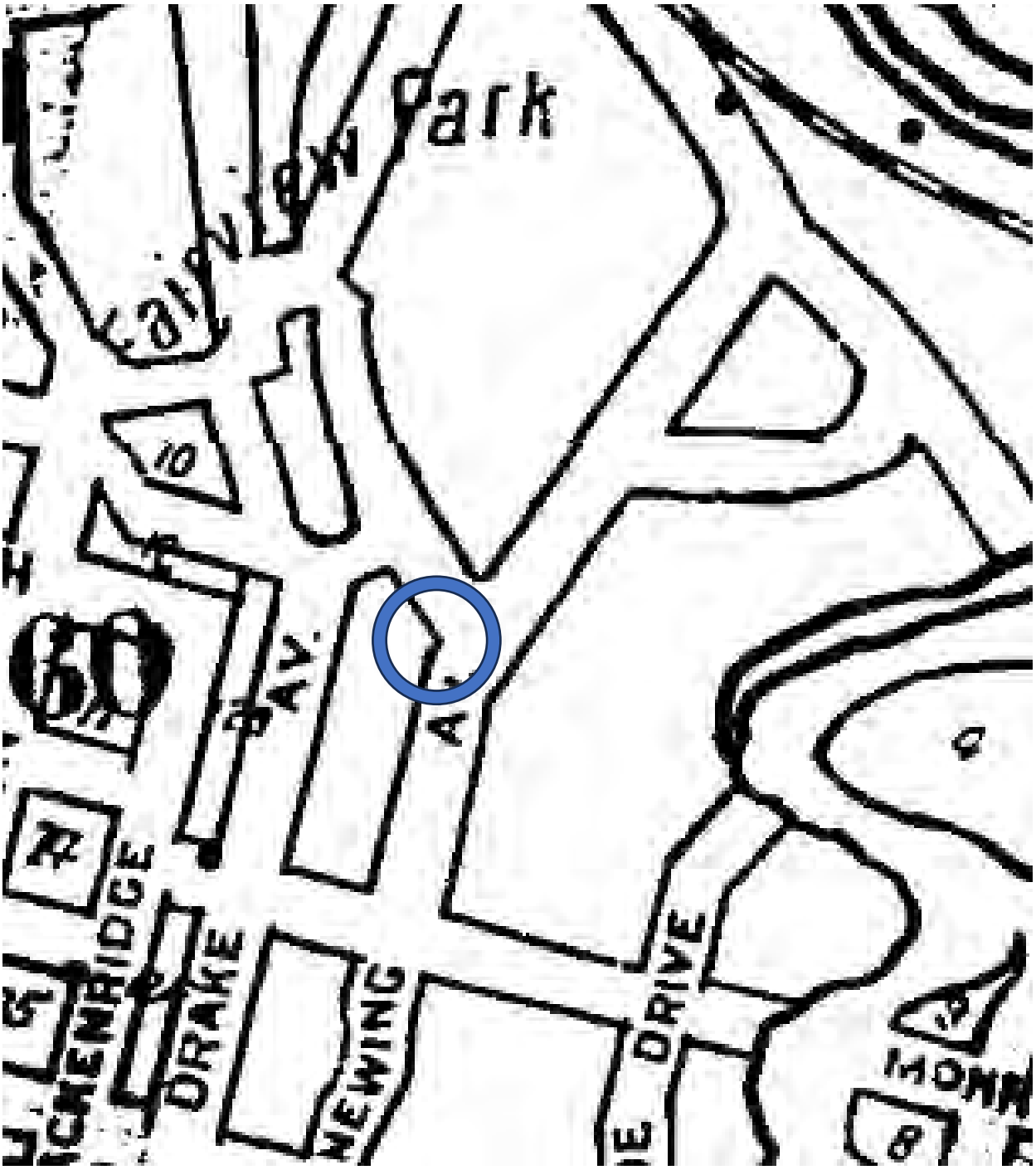
The Austin City Directory for 1929, the first year after the Moores' departure, lists as residents Hugh H. Martin, truck driver and employee of "Wood & Cedar yd," and Charles H. Berg, "mgr. Service Cash Grocery No. 5." The 1935 directory lists as sole resident Thomas T. Smith, "Manager of Sutor Hotel," which according to city records was located at 304-306 Congress Avenue, adjacent to the railroad tracks, and had been sold by its original owners in 1924. (In its heyday after being built in 1903, the Sutor Hotel was known for its elegant suppers and Sunday dinners and accommodations for traveling businessmen, but one imagines that the place might have fallen into decline six years into the Great Depression.) The 1937 City Directory lists six residents of 309 Park Lane (nine, if spouses are included), including Clovis F. Stevens, "salesman," and his wife Ruby, Pearl Bearden, a widowed seamstress, and William Elva Woodall, a bricklayer.

The house was divided into four distinct units by 1952, when the City Directory lists a different resident at each of 309a, 309b, 309c and 309d Park Lane. The apartments experienced nearly complete turnover most years, and some years certain of the four units are listed as vacant. Residents included taxi drivers, truck drivers and painters. The 1955 directory lists a "massage clinic" in 309a, as well as resident Ida Schrader. One wonders at the nature of the clinic.

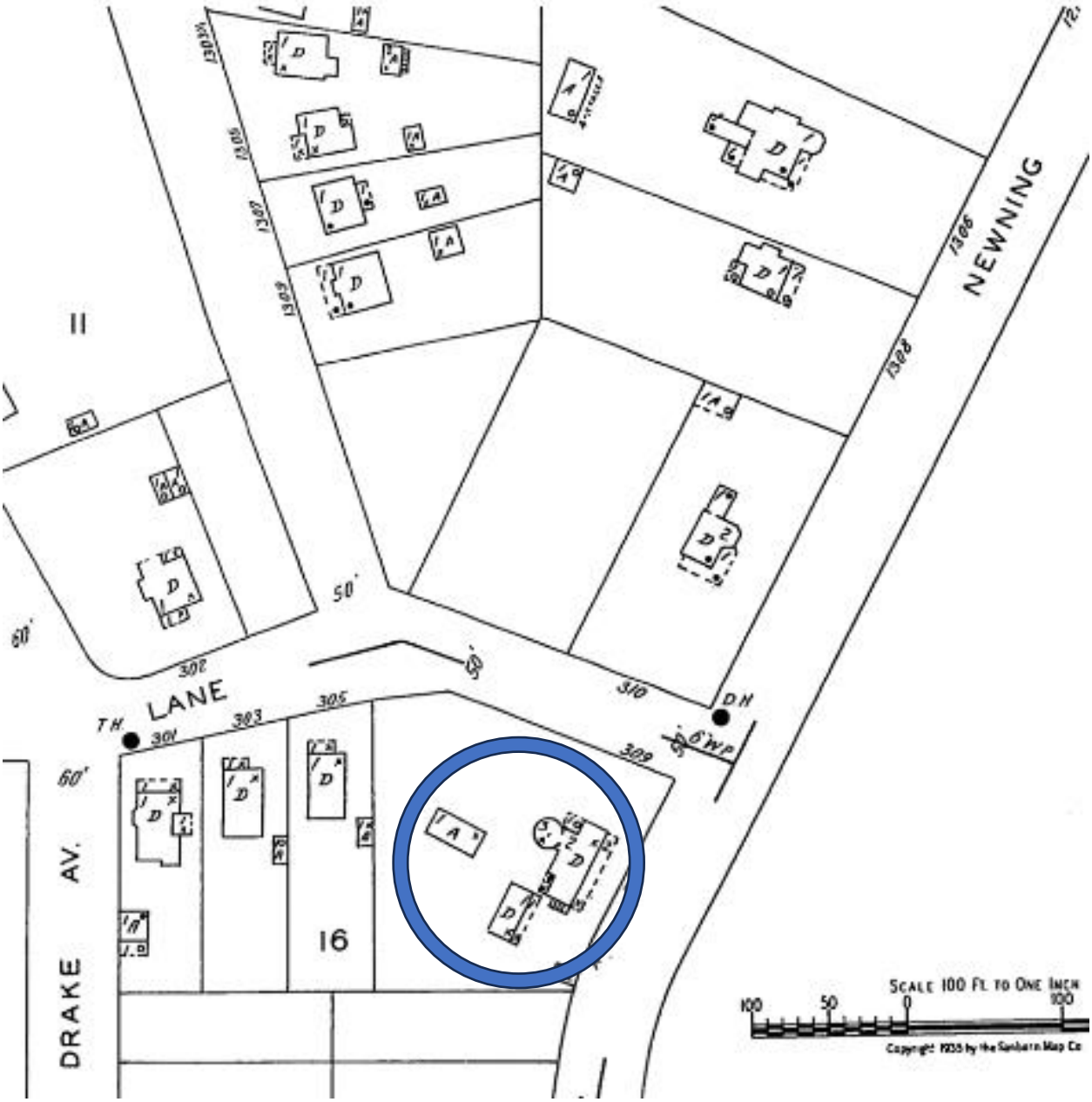
Anecdotes from longtime neighbors and Austin residents describe a party house in the 1970s through the 1990s. (The bungalow directly across the street at 1423 Newning Avenue was an informal outlaw motorcycle clubhouse.) Several old timers have stopped by to describe the wild

parties they attended. JT Van Zandt, the son of famed singer-songwriter Townes Van Zandt, recalls coming to the house more than once as a boy to retrieve his father and Blaze Foley, who had come there to score and shoot heroin.

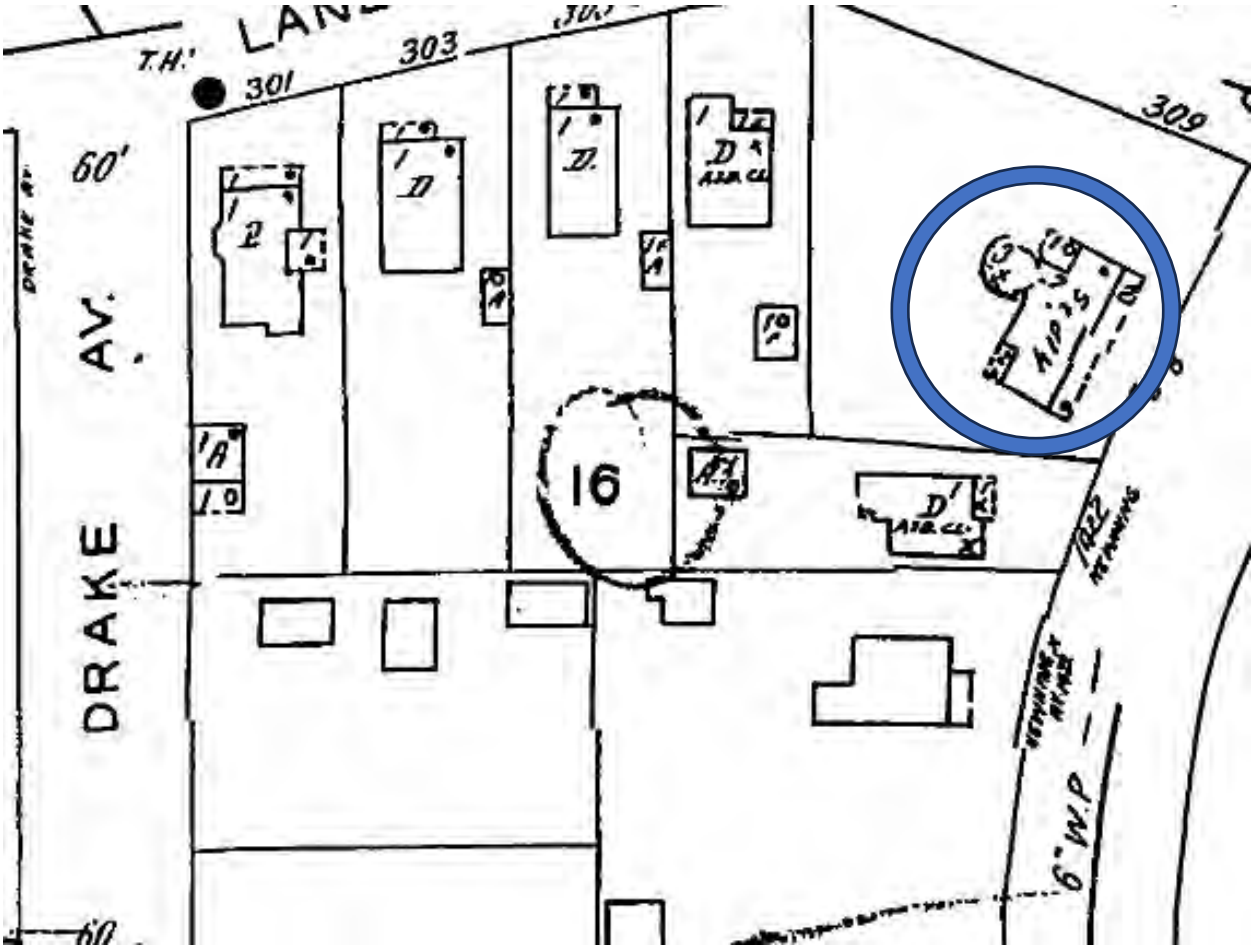
Nathaniel and Elizabeth Chapin bought the house in 1999 from the absentee owner/landlord Martha Rose, and the party came to an end, to the dismay of some renters and the delight of others. At the time of their purchase, the house remained divided into four rental units, each with a separate outside entrance. Sections of the exterior were rotted, the roof leaked, and the yard was overgrown. They painstakingly restored the house to a single-family residence in 2014, to what they imagined was its original glory.



Sanborn Fire Insurance Map, Austin 1922, Sheet 0
Courtesy of the Austin Public Library



Sanborn Fire Insurance Map, Austin 1935, Sheet 222
Courtesy of the Austin Public Library



Sanborn Fire Insurance Map, Austin Volume 2, 1935, Updated May 1962, Sheet 222
Courtesy of the Austin Public Library

Travis Central Appraisal District

8314 Cross Park Drive
Austin, Texas 78754

P.O. Box 149012
Austin, Texas 78714

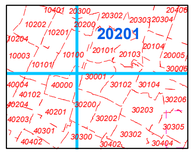
Internet Address: www.traviscad.org
Main Telephone Number (512)-834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

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.

NAD_1983_StatePlane_
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

N

Italic = 120 scale map
Thin = 100 scale map
Bold = 400 scale map



0 120
Feet

Revision Date:
3/10/2021

30001

TAX CERTIFICATE NO 2307120

Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 03-0001-0905-0000

PROPERTY OWNER:

CHAPIN NATHANIEL & ELIZABETH
309 PARK LN
AUSTIN, TX 78704-2412

PROPERTY DESCRIPTION:

E126.63FTX137.43FT AV BLK 12B&12C
FAIRVIEW PARK

ACRES .3529 MIN% .000000000000 TYPE

SITUS INFORMATION: 309 PARK LN AUSTIN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2022	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2022 $20,026.84

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2022 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of $10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/31/2023

Fee Paid: $10.00

Bruce Elfant
Tax Assessor-Collector

By: Mark Murphy

Yarrington-Moore House
309 Park Lane
Austin, Texas 78704

Elizabeth and Nathaniel Chapin, Owners

Oblique view of Northeast corner

309 Park Lane
Austin Landmark designation

West Elevation

309 Park Lane
Austin Landmark designation

East Elevation

309 Park Lane
Austin Landmark designation

Oblique view of southeast corner

309 Park Lane
Austin Landmark designation

Oblique view of Southwest corner

309 Park Lane
Austin Landmark designation

Original interior staircase
was removed ca. 1930s;
new staircase added 2012

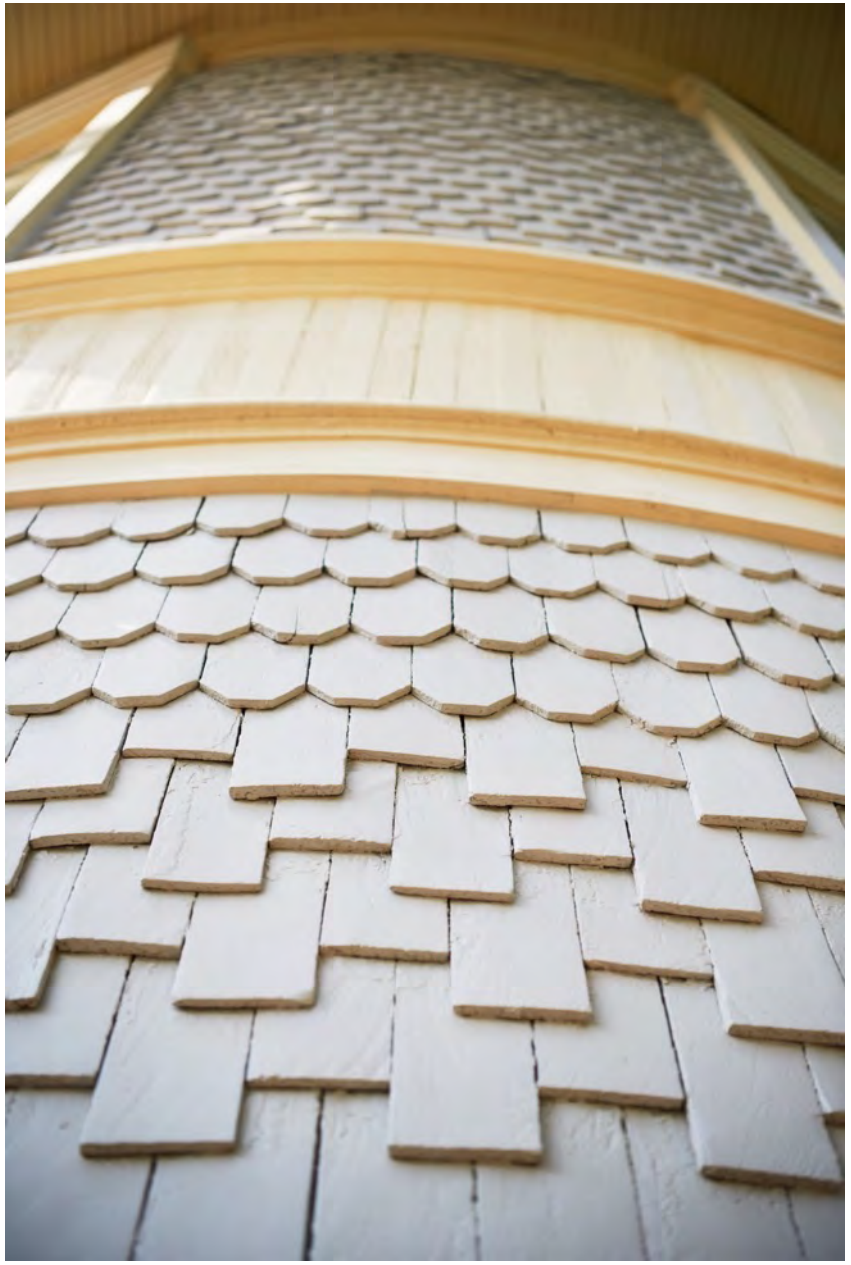
Interior Photos

309 Park Lane
Austin Landmark designation

Upper left: Dining Room
Left: Bathroom on second level, turret
Upper right: Second floor Living Room

Interior Photos

309 Park Lane
Austin Landmark designation



Upper left: Original Corinthian porch capital and column
Left: Reinforcement added to turret
Upper right: Original fish scale shingles on turret

Details

309 Park Lane
Austin Landmark designation

Original turret at Northeast corner

Photo ca. 1999

Addition for living space; pre-1935

Exterior stair added in 1930s; removed during rehabilitation

Before Rehabilitation East Elevation

Photo ca. 1999 by owner

309 Park Lane
Austin Landmark designation

West and southwest corner enclosed for living space

Before Rehabilitation

Photo ca. 1999

309 Park Lane
Austin Landmark designation

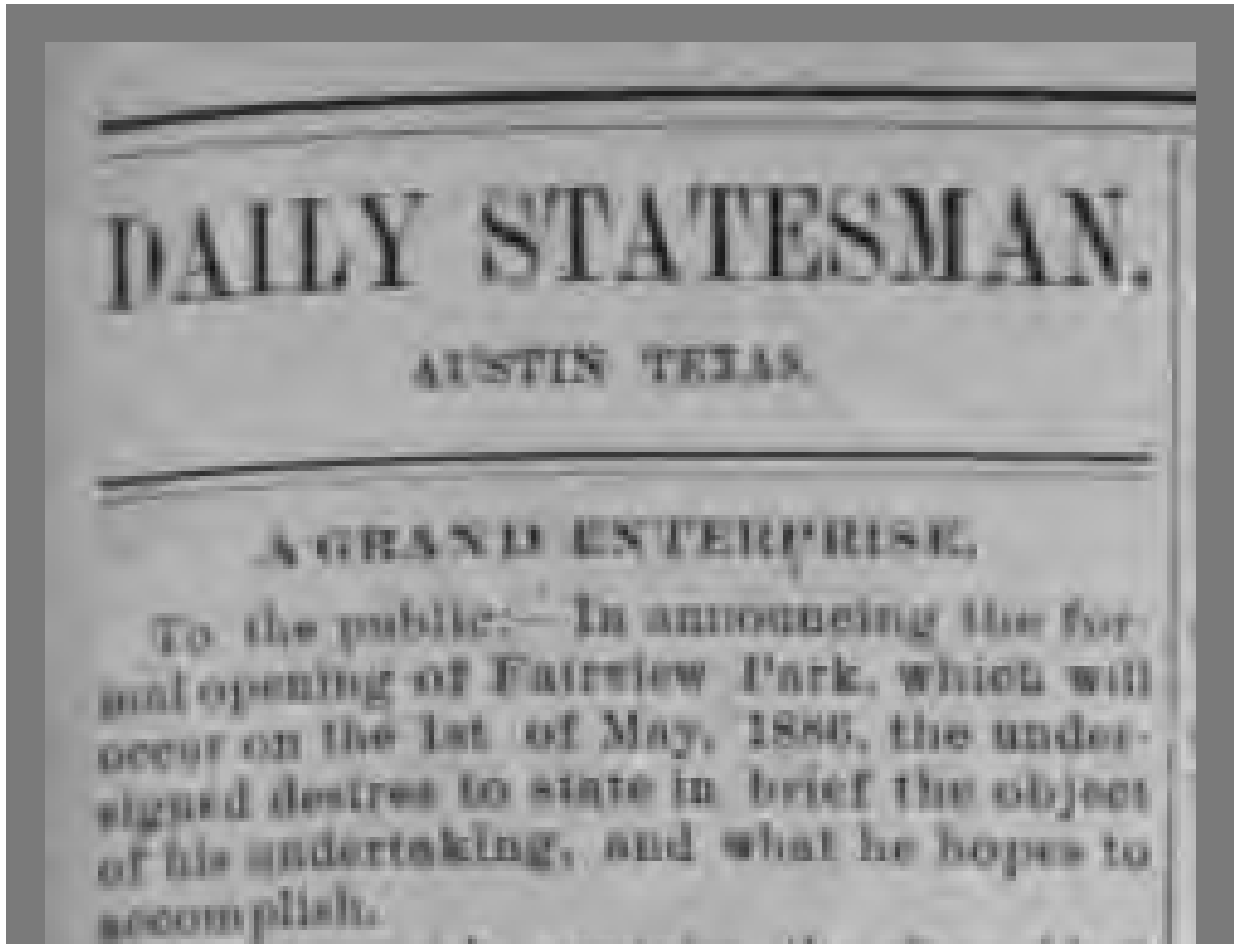
Turret balcony railing removed and enclosed for living space

Original entry infilled for living space

Before Rehabilitation North Elevation

Photo ca. 1999

309 Park Lane
Austin Landmark designation



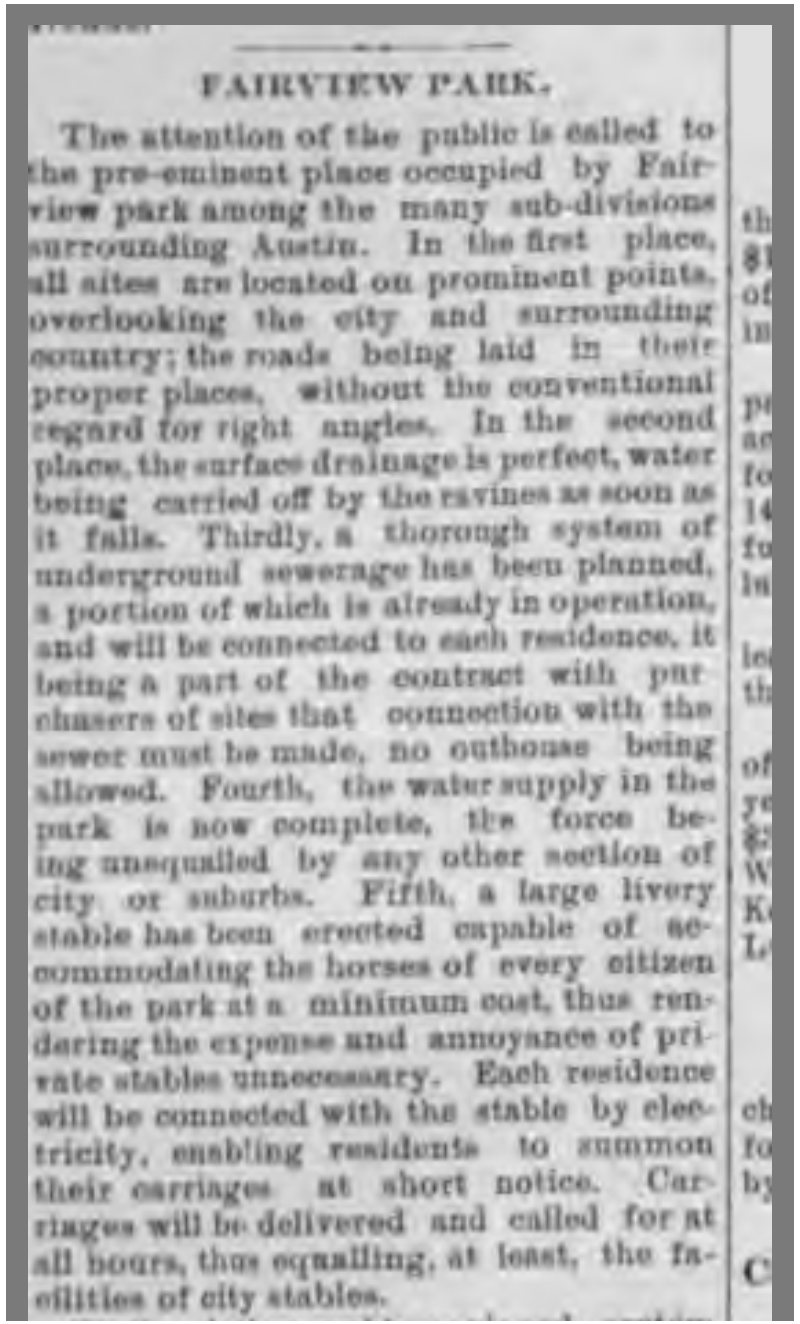
DAILY STATESMAN.

AUSTIN TEXAS.

A GRAND ENTERPRISE.

To the public:—In announcing the formal opening of Fairview Park, which will occur on the 1st of May, 1886, the undersigned desires to state in brief the object of his undertaking, and what he hopes to accomplish.

April 14, 1886
Austin American-Statesman



FAIRVIEW PARK.

The attention of the public is called to the pre-eminent place occupied by Fairview park among the many sub-divisions surrounding Austin. In the first place, all sites are located on prominent points, overlooking the city and surrounding country; the roads being laid in their proper places, without the conventional regard for right angles. In the second place, the surface drainage is perfect, water being carried off by the ravines as soon as it falls. Thirdly, a thorough system of underground sewerage has been planned, a portion of which is already in operation, and will be connected to each residence, it being a part of the contract with purchasers of sites that connection with the sewer must be made, no outhouse being allowed. Fourth, the water supply in the park is now complete, the force being unequalled by any other section of city or suburbs. Fifth, a large livery stable has been erected capable of accommodating the horses of every citizen of the park at a minimum cost, thus rendering the expense and annoyance of private stables unnecessary. Each residence will be connected with the stable by electricity, enabling residents to summon their carriages at short notice. Carriages will be delivered and called for at all hours, thus equalling, at least, the facilities of city stables.

September 1, 1886
Austin American-Statesman

EAST SIXTH STREET FIRE DID BUT LITTLE HARM

COTTON OVER YARRINGTON'S STORE WAS IGNITED AND AN ALARM WAS TURNED IN—NO DAMAGE EXCEPT BY WATER.

About 8:30 last night fire broke out in cotton stored in the upper story at 325 East Sixth street, over Yarrington's Shoe Store. The cotton quickly blazed up and was soon discovered, an alarm being turned in by Officer Harrell and East Austin Hook and Ladder, Washington and Colorado companies responded. Two streams of water were soon on the blaze and it was extinguished without any damage to the floor or wood work. The second floor of the building was occupied by H. H. Melby & Co., cotton buyers, and about 100 pounds of cotton were heaped up on the floor. It is not known how the fire started.

The building is owned by Mrs. A. H. Yarrington and the lower floor is occupied by Yarrington Shoe company. The water leaking through the second floor did some damage to the stock, but all losses will not exceed $50, fully covered by insurance.

A few minutes after the above blaze an alarm was turned in from Thirteenth street, just back of the capitol. A burning flue was quickly extinguished.

December 4, 1907
The Austin Statesman

You'll like Travis Heights ask me

There isn't a question about the desirability of Travis Heights as a residence place that could be possibly asked that I would not answer in the affirmative. I have owned several homes in Austin, but am settled in Travis Heights for the balance of my life. Honestly, I would rather pay rent in Travis Heights than to live free anywhere else. If that sounds extravagant I can't help it—that is the way I feel about it. I have been offered twenty-five per cent profit on my investment in Travis Heights.

A. H. YARRINGTON.

September 26, 1926
The Austin American-Statesman

A. H. Yarrington, Austin Resident 53 Years, Is Dead

A. H. Yarrington, 76, a resident of Austin for the past 53 years, died at his home, 811 Riverside Drive, at 7 a. m. Friday. He is survived by his wife, Mrs. Mary Smith Yarrington; two daughters, Mrs. H. H. Foster of Los Angeles, Calif., and Mrs. Parker Pace of Houston; two sons, L. R. Yarrington of Austin and Bob Yarrington of Corpus Christi; and one sister, Mrs. Clara Cullinsworth of Richmond, Va.

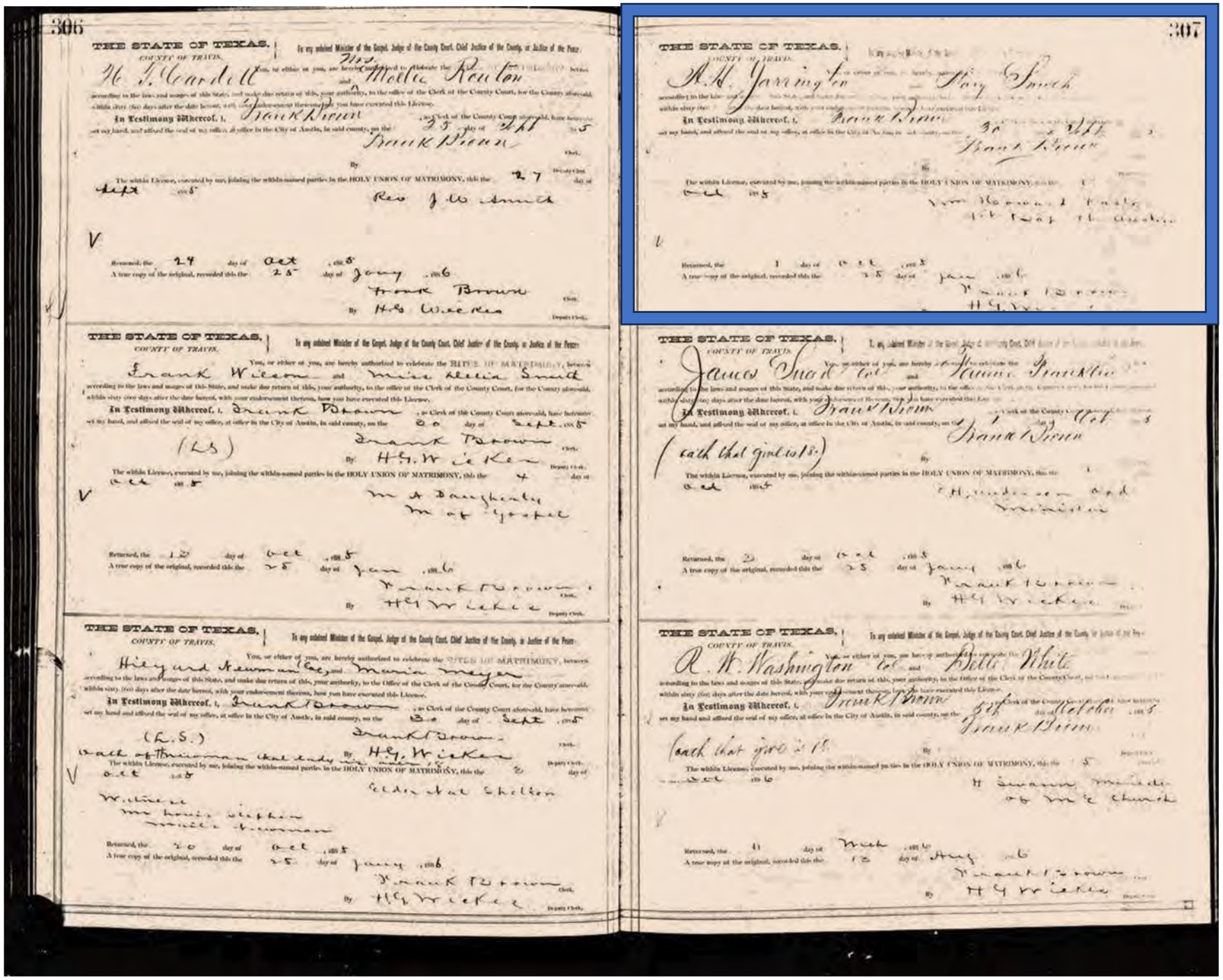
Mr. Yarrington was born in Richmond, Va., on Feb. 12, 1860. He moved to Austin when just a young man and has lived here since that time. While he has not been in very good health for the last several months, his death came very unexpectedly this morning.

The body is at the Thurlow Weed funeral home pending definite funeral arrangements.

TIMELY ENOUGH

MIDDLETON, N. Y., April 24.—(UP)—Fred Graham, municipal sanitorium employe, today was awarded $1300 compensation for a foot injury. He looked at the clock. It was one year to the minute from the date of injury.

April 24, 1936
The Austin Statesman



Marriage certificate
Arthur Yarrington and Mary Smith
October 1, 1885

MOORE REUNION A SUCCESS.

Day Is Spent at Barbecue, With Big Dance at Night.

The reunion of the J. B. Moore family, which was held yesterday, proved to be one of great success. Many members of the family from different parts of Texas and Oklahoma were present and the day was an eventful one for all. This is the first reunion of the family since 1897, at which time the parents and nine children were living.

The party gathered at about noon and went from the home of Mr. Moore, 309 Park Lane, Fairview Park, to the old Moore homestead on Onion Creek, where a barbecue and dance was tendered. About 100 Austin people motored and drove out last night for the dance. Many more planned to attend, but owing to the threatening weather were kept from doing so.

Among the members of the family who were present were: J. B. Moore and wife, Floy Moore, J. B. Moore Jr., Mrs. Maud Morrell and her husband, Ben Morrell Jr., and their daughter, Dorris Virginia Morrell; A. L. Hughes and wife and son, Bob Hughes, and daughter, Lovely Hughes, of Tulsa, Okla.; Mr. and Mrs. C. N. Craft and daughter, Mrs. Claudia Sanders; Mr. and Mrs. G. M. Berry and daughter of Encinal; Mr. and Mrs. J. C. Proctor and daughter, Elizabeth, of Encinal; Dud Moore of Tulsa, Okla.; Mrs. Martha Burleson Moore, Mrs. Bettie Moore, widow of T. A. Moore, and two daughters, Josephine and Beulah; Mrs. A. B. Moore and daughters, Emma Bell, and Mrs. Harry Bouchard; Harry Bouchard and others.

July 20, 1912
The Austin Statesman

BULL BELONGING TO J. B. MOORE DECLARED GRAND CHAMPION

Award On 9-Months' Calf In Hereford Section May Be Protested By Kyle Breeder.

Formal protest in declaring "Sam Sparks," nine-months-old Hereford bull owned by J. B. Moore of Austin, as grand champion may be made by J. M. Miechales of Kyle, whose two-year-old bull, "Superior Harmon," had been matched with the calf in the final judging.

The decision was made Wednesday afternoon by Professor Walker of Texas A. & M. College, who is acting as judge of the cattle at the Central Texas Fair and came after all fair officials and contestants had expressed satisfaction with his work.

Mr. Miechales accepted the decision under protest, and while he did not indicate whether he would file a protest, he intimated he was not entirely satisfied with the award as made.

The complete list of prize winners in the herd follows:

Durham Shorthorns.

Bull, 2 years old: K. M. Trigg, first; Marvin Hughes, second.

Bull, 1 year old: Marvin Hughes, first; K. M. Trigg, second.

Cow, 3 years old: K. M. Trigg, first.

Cow, 2 years old, K. M. Trigg, first and second.

Cow, 1 year old: K. M. Trigg, first, second and third.

Calf herd: K. M. Trigg, first, second and third.

Herefords.

Bull, 3 years old: J. B. Moore, with Polled Elton 697401.

Bull, 2 years old: Mr. Miechales, with Superior Harmon 954056.

Bull, 1 year old: J. E. Barker, with Neff 990963.

Bull, under 1 year: J. B. Moore, with Sam Sparks 1105386.

Grand champion bull: J. B. Moore, with Sam Sparks 1105386.

Cow, 3 years old: J. B. Moore, with Sparks Lass 757683.

Cow, 2 years old: Sam Cruse.

Cow, 1 year old: Sam Cruse.

Heifer calf: J. B. Moore, first and second.

Calf herd: J. B. Moore, first and second.

November 22, 1922
The Austin Statesman

Austin Nonagenarian Defends Youth

Mrs. Martha Burleson Moore, Celebrating Her Ninetieth Birthday Anniversary, Advocates Modern Thought.

MRS. MARTHA BURLESON MOORE, celebrated her ninetieth birthday yesterday at the home of her son, John B. Moore, at 309 Park Lane.

Mrs. Moore's life is an outstanding example of truth stranger than fiction, as she was born June 27, 1835 at what is now Hills Prairie in Bastrop county during the Indian raid which has been made an unforgettable part of pioneer history by "Wilbarger's Dream," which tradition has crystalized into accepted fact and by the murder of Jim Gilleon. This tragedy took place at Blue Bluff at a time when what are now Travis and Bastrop counties were one and there were only about three families in the territory which it covered. These were the Burleson, Hornsby and Moore families.

Her parents, John and Rebecca Burleson had been driven to seek protection from marauding Indians, and while they were resting in what is now Hills Prairie, to take advantage of the protection of its few inhabitants, the little girl Martha, was born.

Indians Roamed Prairies.

Indians and buffalo then claimed the country by right of possession, and the few settlers were harassed by the roving bands of savages which sneaked about under cover of darkness and drove away the stock and murdered the hapless pioneer caught away from shelter and unprotected.

Only the fact that the Indians were cowardly and lacked initiative and the qualities of leadership, protected the settlers during those perilous days, Mrs. Moore says.

General Ed Burleson, the great Indian fighter and her father, John S. Burleson were brothers and memories of her earliest *childhood are of talk of Indian* raids and the breathless fright of the nights when lights were shrouded and the family talked in whispers for fear of attracting the savage foes, who attacked in the dark and rode away into their secret fastnesses of the almost inaccessible hills, over trails which the pursuing pioneers could not follow.

When she was ten years old little Martha went with her parents to what is now known as the old Moore homestead at Moore's crossing, on Onion creek and here her girlhood was spent.

Reveals Early History.

Mrs. Moore envisions the time in retrospection very clearly, *and strange to say one of the* principal memories which lingers is the fact that sugar was brought from a great distance in hogsheads, with care and difficulty, and was a great luxury. There were no railroads and many of the things which are a matter of course to Mrs. Moore's great grandchildren, were unknown to her childhood and young womanhood.

At eighteen she was married to Robert J. Moore and nine children were born to them.

Mrs. Moore had with her in the trials of motherhood, only an old slave who had been her nurse since she was eight years old and in fact up to yesterday her ninetieth birthday, she proudly boasts that she has never been *under the care of a physician.*

John B. Moore is the only one of the nine children who is living in Austin and Mrs. Moore is the center around which the Moore home revolves. Eighteen grandchildren and twenty-five great grandchildren worship at her shrine, all proud of the fact that she has kept abreast of the world's progress and still has her own opinions on questions of public interest.

Believes In Modern Youth.

One of the most interesting *things* about her is that she is an ardent advocate of the modern young man and young woman whose horizon was widened with the onward march of civilization and who refuses to be limited to the scope of thought and action which was eminently proper for his or her grandparents but hopelessly antequated for the youth of today.

She wears her hair bobbed and is willing to allow the same privilege to any one who may desire to follow her example considering it a question entirely for individual decision.

The young people of the family are especially proud of their grandmother because she always *espouses the cause of youth* and sees only promise of greater growth and development in the things which differentiate the youth of today from that of three quarters of a century ago.

Interested In Politics.

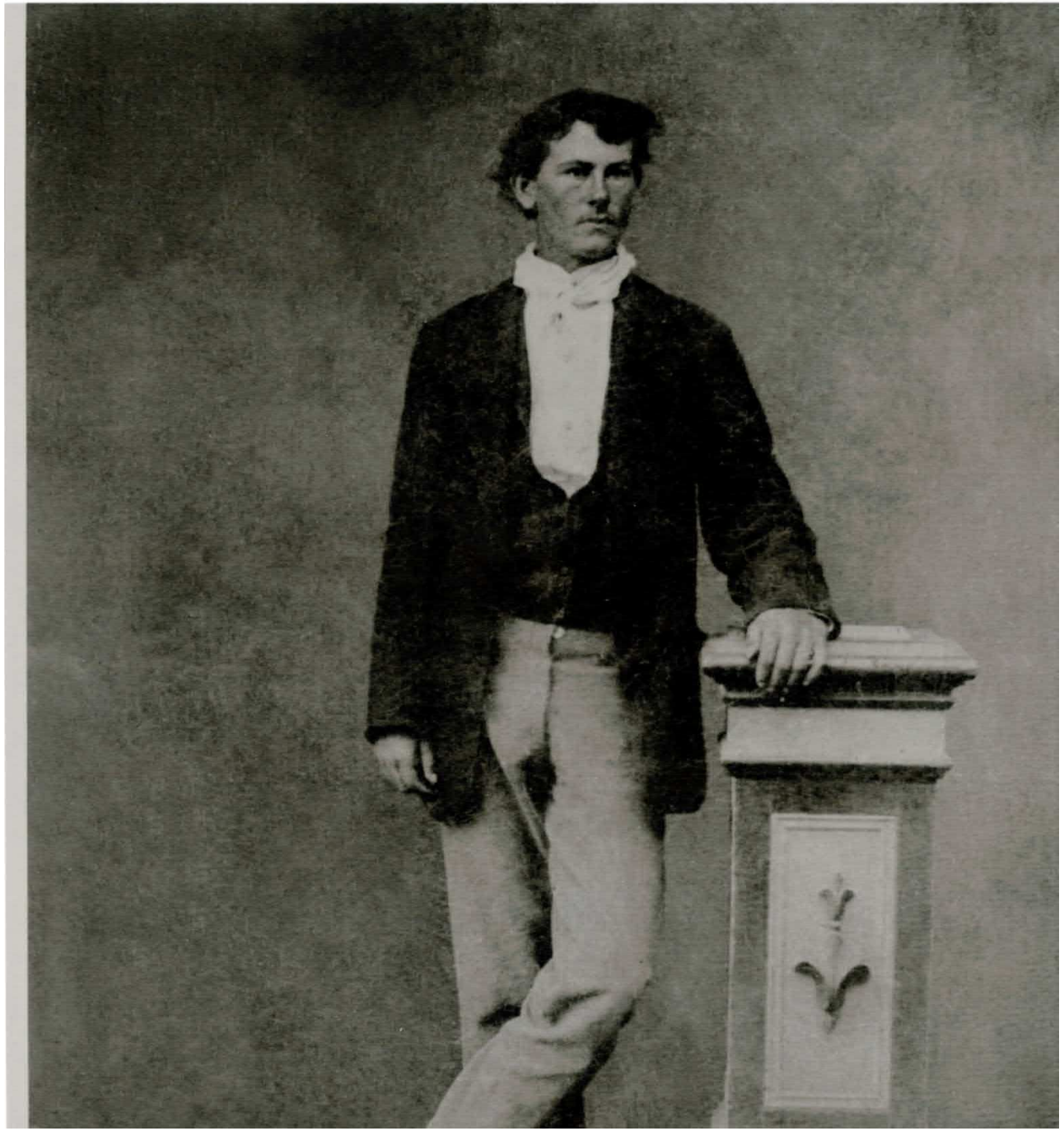
A striking thing about Mrs. Moore is her deep interest in politics and her clear grasp of public questions of the day.

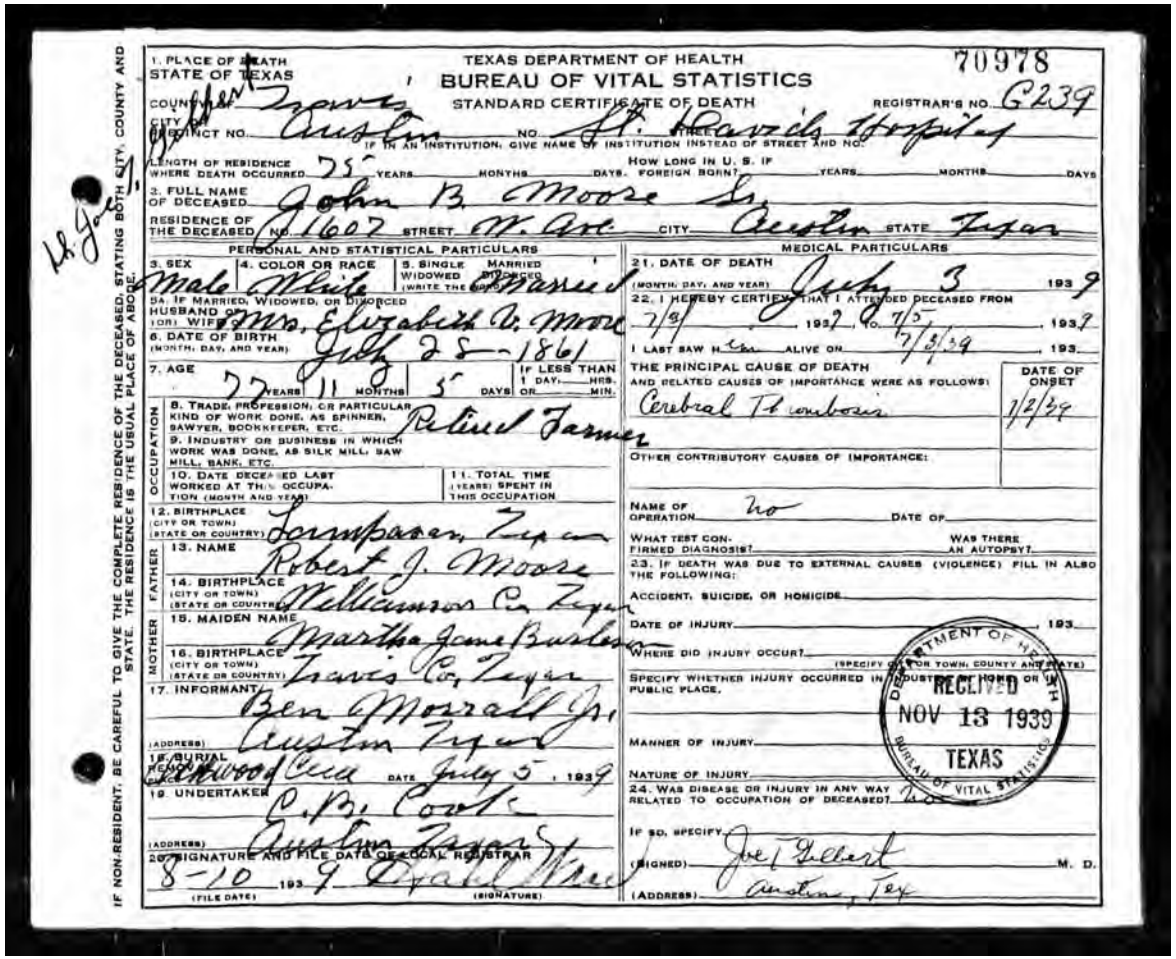
The late gubernatorial contest in which a candidate from the republican party opposed the Democratic nominee, was a blow to her for, as she herself expressed it: "Texas has stood for democracy since this land of ours was settled and civilized by little bands of brave men who underwent untold privations to make Texas what she is today."

Yesterday Mrs. Moore was the honored center of a group of her children, her childrens' children and her childrens' childrens' children, for the annual birthday dinner at the home of her son, John B. Moore, and many and fervent were the prayers that arose for many happy returns of the day for the mother, grandmother and great grandmother, still young though the snows of many winters have silvered the aureole of her short hair and still sweet despite the trials of a long and varied life.

June 28, 1925
The Austin American

309 Park Lane
Austin Landmark designation





TEXAS DEPARTMENT OF HEALTH
BUREAU OF VITAL STATISTICS
STANDARD CERTIFICATE OF DEATH

70978

STATE OF TEXAS
COUNTY Travis
CITY Austin
REGISTRAR'S NO. G239
PRECINCT NO. NO. St. Davids Hospital
IF IN AN INSTITUTION, GIVE NAME OF INSTITUTION INSTEAD OF STREET AND NO.
LENGTH OF RESIDENCE WHERE DEATH OCCURRED 75 YEARS MONTHS DAYS. HOW LONG IN U. S. IF FOREIGN BORN? YEARS MONTHS DAYS
3. FULL NAME OF DECEASED John B. Moore Sr.
RESIDENCE OF THE DECEASED NO. 1607 STREET W. Ave CITY Austin STATE Texas

PERSONAL AND STATISTICAL PARTICULARS

3. SEX Male
4. COLOR OR RACE White
5. SINGLE WIDOWED MARRIED DIVORCED (WRITE THE WORD) Married
5A. IF MARRIED, WIDOWED, OR DIVORCED HUSBAND OR (OR) WIFE Mrs. Elizabeth B. Moore
6. DATE OF BIRTH (MONTH, DAY, AND YEAR) July 25 - 1861
7. AGE 77 YEARS 11 MONTHS 5 DAYS IF LESS THAN 1 DAY: HRS. OR MIN.

OCCUPATION
8. TRADE, PROFESSION, OR PARTICULAR KIND OF WORK DONE, AS SPINNER, SAWYER, BOOKKEEPER, ETC. Retired Farmer
9. INDUSTRY OR BUSINESS IN WHICH WORK WAS DONE, AS SILK MILL, SAW MILL, BANK, ETC.
10. DATE DECEASED LAST WORKED AT THIS OCCUPATION (MONTH AND YEAR)
11. TOTAL TIME (YEARS) SPENT IN THIS OCCUPATION

12. BIRTHPLACE (CITY OR TOWN) (STATE OR COUNTRY) Lampasas, Texas

FATHER
13. NAME Robert J. Moore
14. BIRTHPLACE (CITY OR TOWN) (STATE OR COUNTRY) Williamson Co. Texas

MOTHER
15. MAIDEN NAME Martha Jane Burleson
16. BIRTHPLACE (CITY OR TOWN) (STATE OR COUNTRY) Travis Co. Texas

17. INFORMANT Ben Morrall Jr.
(ADDRESS) Austin Texas
18. BURIAL, CREMATION, OR REMOVAL Greenwood Cem. DATE July 5, 1939
19. UNDERTAKER C. B. Cook
(ADDRESS) Austin Texas
20. SIGNATURE AND FILE DATE OF LOCAL REGISTRAR
8-10 1939 (FILE DATE) (SIGNATURE)

MEDICAL PARTICULARS

21. DATE OF DEATH (MONTH, DAY, AND YEAR) July 3 1939
22. I HEREBY CERTIFY, THAT I ATTENDED DECEASED FROM 7/2 1939 TO 7/5 1939
I LAST SAW HIM ALIVE ON 7/3/39 1939
THE PRINCIPAL CAUSE OF DEATH AND RELATED CAUSES OF IMPORTANCE WERE AS FOLLOWS: Cerebral Thrombosis — DATE OF ONSET 7/2/39
OTHER CONTRIBUTORY CAUSES OF IMPORTANCE:
NAME OF OPERATION no DATE OF
WHAT TEST CONFIRMED DIAGNOSIS? WAS THERE AN AUTOPSY?
23. IF DEATH WAS DUE TO EXTERNAL CAUSES (VIOLENCE) FILL IN ALSO THE FOLLOWING:
ACCIDENT, SUICIDE, OR HOMICIDE
DATE OF INJURY 193
WHERE DID INJURY OCCUR? (SPECIFY CITY OR TOWN, COUNTY AND STATE)
SPECIFY WHETHER INJURY OCCURRED IN INDUSTRY, AT HOME OR IN PUBLIC PLACE.
MANNER OF INJURY
NATURE OF INJURY
24. WAS DISEASE OR INJURY IN ANY WAY RELATED TO OCCUPATION OF DECEASED? No
IF SO, SPECIFY
(SIGNED) Joel Hebert M. D.
(ADDRESS) Austin, Tex

DEPARTMENT OF HEALTH RECEIVED NOV 13 1939 TEXAS BUREAU OF VITAL STATISTICS

IF NON-RESIDENT, BE CAREFUL TO GIVE THE COMPLETE RESIDENCE OF THE DECEASED, STATING BOTH CITY, COUNTY AND STATE. THE RESIDENCE IS THE USUAL PLACE OF ABODE.

John Burleson Moore, Sr.

309 Park Lane
Austin Landmark designation

Property Profile Report

Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

General Information

Location:	**309 PARK LN**
Parcel ID:	**0300010905**
Grid:	**MJ20**

Planning & Zoning

*Right click hyperlinks to open in a new window.

Future Land Use (FLUM):	**Single Family, Transportation**
Regulating Plan:	**No Regulating Plan**
Zoning:	**SF-3-NCCD-NP**
Zoning Cases:	C14-02-0067 C14H-2023-0145
Zoning Ordinances:	**030717-119** 19990225-070b 20050929-Z003
Zoning Overlays:	**ADU Approximate Area Reduced Parking** **Neighborhood Conservation Combining District: FAIRVIEW PARK** **Residential Design Standards: LDC/25-2-Subchapter F** **Selected Sign Ordinances**
Neighborhood Plan:	SOUTH RIVER CITY: FAIRVIEW PARK
Infill Options:	**--**
Neighborhood Restricted Parking Areas:	**South River City NPA**
Mobile Food Vendors:	**South River City CA**
Historic Landmark:	**--**
Urban Roadways:	**Yes**

Zoning Guide

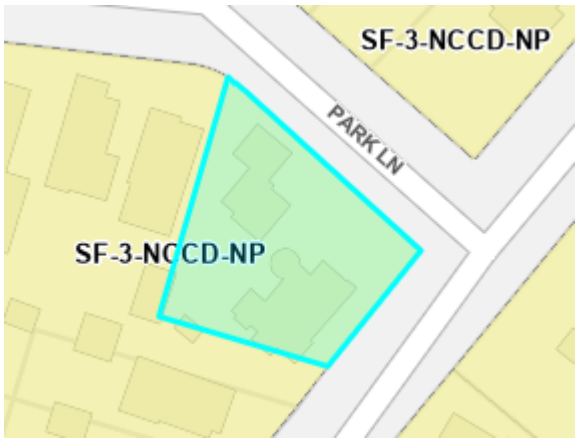
The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Land Development Information Services provides general zoning assistance and can advise you on the type of development allowed on a property. Visit Zoning for the description of each Base Zoning District. For official verification of the zoning of a property, please order a Zoning Verification Letter. General information on the Neighborhood Planning Areas is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain:	**No**
FEMA Floodplain:	**No**
Austin Watershed Regulation Areas:	**URBAN**
Watershed Boundaries:	**East Bouldin Creek, Blunn Creek**
Creek Buffers:	**No**
Edwards Aquifer Recharge Zone:	**No**
Edwards Aquifer Recharge Verification Zone:	**No**
Erosion Hazard Zone Review Buffer:	**No**

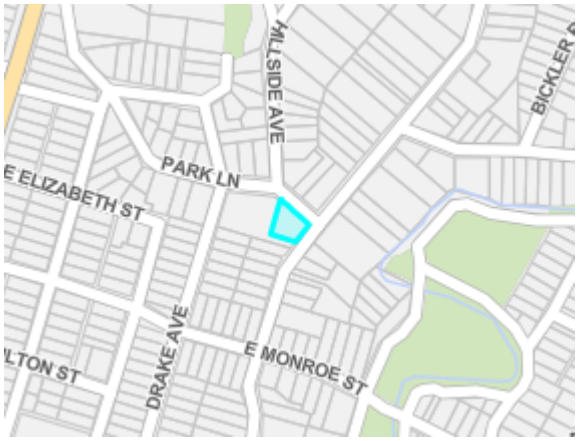
Political Boundaries

Jurisdiction:	**AUSTIN FULL PURPOSE**
Council District:	**9**
County:	**TRAVIS**
School District:	**Austin ISD**
Community Registry:	**Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Greater South River City Combined Neighborhood Plan Contact Team, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, South Central Coalition, South River City Citizens Assn., Zoning Committee of South River City Citizens**



Zoning Map

Imagery Map



Vicinity Map

Date created: 1/4/2024

The Information on this report has been produced by the City of Austin as a working document and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14H-2023-0145
Contact: Kalan Contreras, 512-974-2727
Public Hearing: Feb 27, 2024, Planning Commission

Robin Sanders
Your Name (please print)

☑ I am in favor
☐ I object

1508 Newning Ave.
Your address(es) affected by this application (optional)

Robin Sanders — 2-23-2024
Signature — *Date*

Daytime Telephone (optional): _____

Comments: The Chapins' home is beautiful and restored beautifully and elegantly. It is an asset to our neighborhood, which is a national historic district. I am pleased to see them receive historic designation for their stately and well-loved home.

If you use this form to comment, it may be returned to:
City of Austin Planning Department
Kalan Contreras
P. O. Box 1088
Austin, TX 78767-8810
Or via email: **kalan.contreras@austintexas.gov**

From:	Jeff Kessel
To:	Contreras, Kalan
Cc:	Clifton Ladd; susan Armstrong Fisher; Cinta Burgos
Subject:	Support for Historic Zoning, C14H-2023-0145, 309 Park Lane
Date:	Tuesday, February 27, 2024 10:24:14 AM

[redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

External Email - Exercise Caution

Ms. Contreras,

I am writing to record my support for the proposed zoning change, from SF-3 to SF-3 H, referenced above and as presented in the Notice of Public Hearing for Rezoning, mailed on February 16, 2024. I live across the street from the Chapin's residence and welcome their proposed Historic Landmark status.

Thank you,
Jeff Kessel
1415 Newning Avenue, 78704

(512) 925-4233

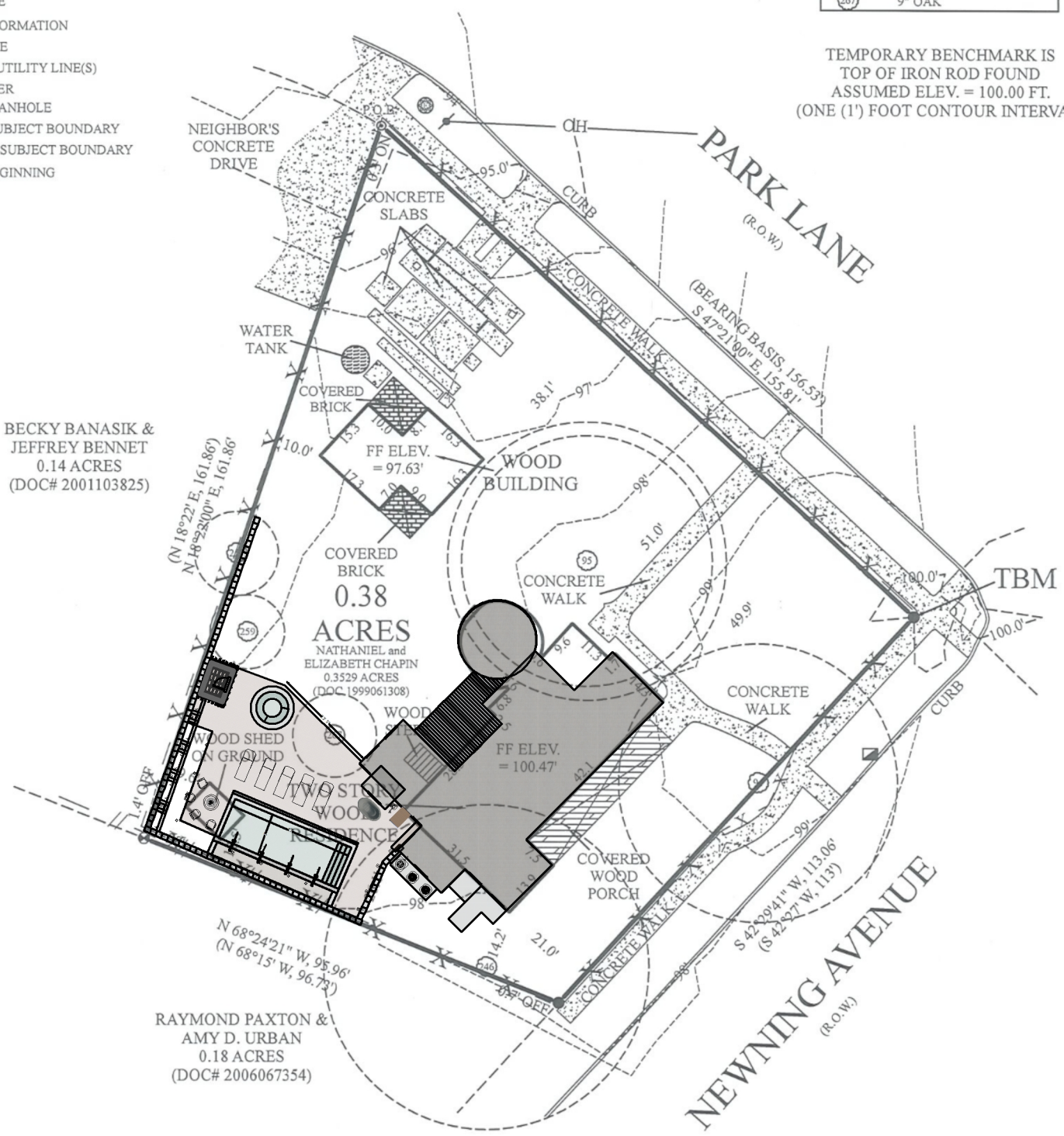
CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

LEGEND

- CALCULATED POINT
- 1/2" IRON PIPE FOUND
- 1/2" ROD FOUND
- — X — WIRE FENCE
- — // — WOOD FENCE
- ( ) RECORD INFORMATION
- UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- WATER METER
- ELECTRIC MANHOLE
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING

TREE LEGEND	
94	30" OAK
95	27"/ 30" OAK
246	35" OAK
257	9" ELM
259	8" FRUIT TREE
267	9" OAK

TEMPORARY BENCHMARK IS
TOP OF IRON ROD FOUND
ASSUMED ELEV. = 100.00 FT.
(ONE (1') FOOT CONTOUR INTERVAL)



STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

TO THE PURCHASER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

BEING PARTS OF BLOCKS 12-B AND 12-C, FAIRVIEW PARK ADDITION, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 1, PAGE 46, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEED DATED AUGUST 11, 1998, RECORDED IN VOLUME 13249, PAGE 2182, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID PROPERTY TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

N
NW NE
W SCALE 1" = 30' E
SW SE
S

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO. 48453C0605H
PANEL: 0605H
DATED: 9-26-2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

NATHANIEL CHAPIN and
ELIZABETH CHAPIN
309 PARK LANE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	DECEMBER 7, 2012	FIELDED BY:	EANON HORTON	12/06/2012
TITLE CO.:	-	CALC. BY:	EDWARD RUMSEY	12/07/2012
G.F. NO.:	-	DRAWN BY:	DAMIAN SMITH	12/07/2012
JOB NO.:	A1202012	RPLS CHECK:	EDWARD RUMSEY	12/07/2012

Scale: 1/32" = 1 ft