

**HISTORIC LANDMARK COMMISSION
DECEMBER 16, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0098
Old West Austin
2419 Jarratt Avenue**

PROPOSAL

Revise façade features and construction a second story addition on a contributing house.

RESEARCH

The existing house was constructed c. 1936. The first residents were J. Hamilton Hart and his wife Kathleen, after which Jack and Mary Taylor, then Allen Walter Jr. resided here. Starting in 1944-45, William H. Bullard and his wife Helen Goodwin Bullard purchased the house, possibly shortly after William's release from the U.S. Army. The Bullards lived in the house until late 1968 when Helen Bullard died at the age of 56, after which William Bullard moved to . After the Bullards, Mrs. Dink Swearingen of Dink Swearingen Realty resided at here. William Bullard was an attorney and President of First Austin Co., a mortgage lending company, and Savings Life Insurance.

PROJECT SPECIFICATIONS

The existing c. 1936 house is an approximately 2,400 sq. ft., one-story, Minimal Traditional house with a gable front and wing plan, and Colonial Revival details. The partial width front porch is inset into the L plan, and its roof is supported by squared columns with simple capitals. The eaves are shallow, with simple cornices that return on the gable ends. The house is clad in rough cut native limestone set in regular courses. The windows on the façade are 8:8, double-hung with painted wood shutters. There are non-historic rear additions to the house.

The applicant proposes to remove the front porch, front door and all the windows. Both one-story additions and a second story will be added, as well as a new porch, windows, front door and stucco cladding. The overall size will increase by approximately 2,000 sq. ft. The new roof with multiple hips will be covered in standing seam metal roofing.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.

- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

The design as presented removes or covers up all the existing historic façade features, including the windows, porch, front door, windows and limestone cladding. Additionally the second-story addition obscures the original house proportions, form and massing. As proposed, the project does not meet the general design guidelines and will render the house no longer contributing to the Old West Austin National Register Historic District. Additionally, the scale of the revised house is somewhat out of character for this area of the District, however there are few contributing houses left on this block to compare it to.

STAFF RECOMMENDATION

Release the permit per the proposed design with the recommendation that the applicant consider a design that maintains the house's contributing status, and require submittal of a City of Austin documentation package prior to release of the permit.

PHOTOS



2419 Jarratt Avenue

Contributing Properties on this block of Jarratt Avenue



2418 Jarratt Avenue



2410 Jarratt Avenue



2408 Jarratt Avenue

OCCUPANCY HISTORY
2419 Jarratt Avenue

From City Directories, Austin History Center

City of Austin Historic Preservation Office
November 2013

- 1970 Mrs. Dink Swearingen. Dink Swearingen Realty at 3901 Medical Parkway
- 1968 William H. Bullard, owner. President, First Austin Co. (real estate and mortgage loans) at 620 Colorado Street & Smithers and Bullard, attorneys.
& Helen G.. No occupation listed.
- 1966 William H. Bullard, owner. President, First Austin Co. (real estate and mortgage loans) at 620 Colorado Street, and Smithers & Bullard, attorneys.
& Helen G.. No occupation listed.
- 1964 William H. Bullard, owner. President and Treasurer, Savings Life Insurance at 209 Nash Building
& Helen G.. No occupation listed.
- 1962 William H. Bullard, owner. President, First Austin Co. (real estate and mortgage loans) at 615 Brazos, and Smithers & Bullard, attorneys.
& Helen G.. No occupation listed.
- 1952 William H. Bullard, owner. President, First Austin Co. (real estate and mortgage loans) at 615 Brazos, and Smithers & Bullard, attorneys.
& Helen G.. No occupation listed.
- 1949 Vacant
- 1947 William H. Bullard, owner. William H. Bullard & Co, investments at 301 Nash Building
& Helen G.. No occupation listed.
- 1944-45 William H. Bullard, owner. U.S. Army.
& Helen G. +2. No occupation listed.
- 1942 Jack G. Taylor. Analyst, University of Texas
& Mary E. + 1.. No occupation listed.
- Note: No listing for William and Helen Bullard
- 1941 Allen J. Walter, Jr.. No listing in names directory,
- 1940 J. Hamilton Hart, owner. Salesman
& Kathleen, + 1.No occupation listed.

1937 J. Hamilton Hart, owner. Salesman, J. B. Parkinson & Co.
& Kathleen. No occupation listed.

1936 No listing for address.

20' 4" sewer to CP 2.00
laying .40
5/8 day labor 11.88
\$14.28

Connection Charge \$ 12.00
Application for Sewer Connection. N^o 12804A
Austin, Texas, Sept. 3 1936
To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas
Sir:—
I hereby make application for sewer connection and instructions on premises owned by Bradfield & Brush
at 2419 Jarratt Ave Street
further described as lot 13, block 81, outlot
subdivision Pembt Hgt, division, plat 157
which is to be used as a residence
In this place there are to be installed 7 fixtures.
I agree to pay the City Sewer Department the regular ordinance charge.
Respectfully, Jo. O. [Signature]
Stub Out
Connected 9-9 1936 5-5-3
Size of Main 6 inches.
Size of Service 4 inches.
Feet Deep at C.P.
Feet from Property Line
Feet from Curb Line
Inspected by 17-8-3-5
Connection made by Frank Robinson

Sewer Connection Permit dated Sept. 3, 1936.

Wm. H. Bullard
158

-2419 Jarratt Avenue
13 & N. 12' of
14

Pemberton Heights #1

Frame addition to garage and make
servants orts.
29709 3-28-46 \$1,000.00

Day labor

4

7-7-77 X #165728 addn & remodel to res CVC Partnership
\$22000.00 (closet, breakfast room)

Building permit for addition to garage dated Mar. 38, 1946 and for addition and remodel dated July 7, 1977.

Address: <u>2419 Jarrett Ave</u>		Permit: <u>165728</u>		Plat: <u>158</u>	
Lot: <u>13 & N. 12' of 14</u>		Block: <u>-1</u>		Subdivision: <u>Pemberton Hgts #1</u>	
Fire Zone: <u>3</u>		Use Dist.: <u>Res</u>		Occupancy: <u>Addn. & remodel to res.</u>	
7-20-77		10-7-77		12-14-77	
Layout		Framing		Final	
Foundation	<u>5</u>	Floor joist size & o.c.	<u>2x8 16"</u>	Bldg. Conn.	Parking
Front setback	<u>5</u>	ceiling joist size & o.c.	<u>2x4 16"</u>	Room Vent.	Exits
Total & Min. side yard	<u>10' 5"</u>	stud size & o.c.	<u>2x4 16"</u>	Stairs	Exit lights
Side St. Yard				Rails	Fences
				Attic Vent.	Corridors
				Insulation	
Type Const.	<u>II</u>	W. Insulation		Hood Vent.	
Spec. Permit #		Sheetrock		Glass	
BOA		Commercial Sheetrock		Deadbolts	
		Occup. Sep.		Fireplaces	
		Thru out			
Owner: <u>L. Scott Curtis</u>			Contractor: <u>CVC Partnerships</u>		

$$10.7 \times 15.5 + 3.0 \times 15 = 613$$

Re-roof, more partition, remodel kitchen

Clerk: <u>7</u>		Date: <u>7-7-77</u>	
Address: _____			
Inspector: <u>1.5.77</u>			

Building permit for addition and remodel dated July 7, 1977.

Longtime Resident Dies Here

Mrs. Helen Goodwin Bullard, 56, of 2419 Jarratt Dr., died at her home Thursday following a long illness. She was a member of St. Davids and had been a resident of Austin for 30 years.

Mrs. Bullard was the wife of W. H. Bullard of the First Austin Co., here.

Other survivors include a son, W. H. Bullard, Jr., Austin; two daughters, Miss Jane Eva Bullard and Mrs. Louise Goodwin Vassar, both of Austin;

one brother, Cyrus High, Florida; one sister, Mrs. Margaret Richards, Austin; and one grandson.

Funeral will be at 4 p.m. Friday at St. Davids Episcopal Church with Rev. Charles Huffman officiating. Burial will be under direction of Hyatt Manor Funeral Home in Forest Oaks Memorial Park.

Pallbearers will be Robert L. Smithers, Lester Williams, Homer D. Walker, Walter K. and Richard E. Johns.

In lieu of flowers, memorial contributions may be made to St. Davids Episcopal Church.

Lucky Visitor Will Keep Cool

SAN ANTONIO — The 5

Helen Goodwin Bullard's Obituary. Austin American Statesman, August 16, 1968 (morning edition)

Deaths and funerals

William Henry Bullard, Sr.

William Henry Bullard, Sr., 75, of Austin, died in a Houston hospital, Sunday.

A practicing Attorney, he was the founder and partner in the law firm of Bullard & Bullard; was also well known in investment and real estate activities in the Austin area.

Mr. Bullard was a member of the Texas Mortgage Bankers Association; was former owner of the First Austin Company; was a past president of the Austin Homebuilders Association; a member of the Texas Homebuilders Association; and was a 1933 graduate of the University of Kansas. He was a member of the Sigma Chi fraternity.

He was a member of St. David's Episcopal Church; and was commissioned as a Lieutenant Colonel in the Army Air Corps, having served during World War II.

Survivors include his wife, Avis Bullard of Austin; two daughters, Jane E. Bullard and Louise Goodwin Vassar, both of Austin; stepson, Thomas K. Orms, of Austin; a stepdaughter, Sarah Arredondo of Austin; four grandchildren; and several nieces.

He was preceded in death by a son, William H. Bullard, Jr., in 1983.

Funeral services will be held at 2:00 PM, Wednesday at St. David's Episcopal Church, with Reverend Bob Caruthers officiating. Interment will be in Forest Oaks Memorial Park.

Those who wish may make memorial contributions to St. David's Episcopal Church, the Austin Public Library, the Austin Community Foundation or to the Allan Shivers Radiation Center.

Arrangements by Hyatt-Manor Funeral Chapel, 3000 N. IH35 at 30th Street. 476-5387.

William H. Bullard's obituary. Austin American Statesman, August 11, 1987.



SUBJECT TRACT



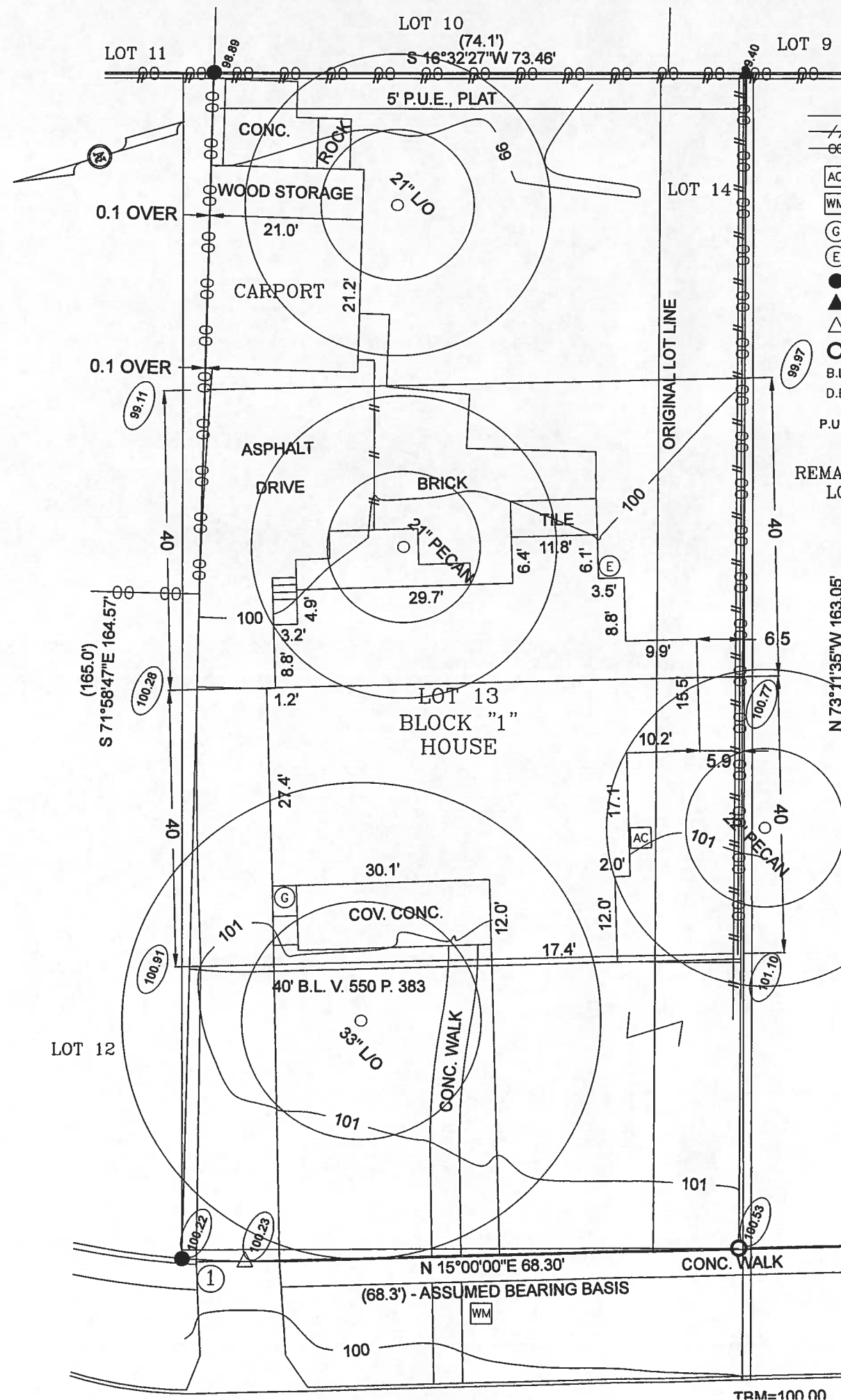
ZONING BOUNDARY

CASE#: NRD-2013-0098
LOCATION: 2419 Jarratt Avenue



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

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



LEGEND	
---	WOOD FENCE
---	CHAIN LINK FENCE
AC	A/C UNIT
WM	WATER METER
G	GAS METER
E	ELEC. METER
●	IRON ROD FND.
▲	NAIL FND.
△	NAIL SET
○	PIPE FND.
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

REMAINDER OF LOT 14

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY HERITAGE TITLE COMPANY PER COMMITMENT G.F. #201302351, EFFECTIVE AUGUST 8, 2013; SCHEDULE B, PARAGRAPH 10.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: V. 550 P. 383.

THIS PROPERTY IS SUBJECT TO THE BOUNDARY LINE AGREEMENT RECORDED IN DOC.# 2006006230.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

CURVE TABLE

①
C=N18°58'43"E 8.68'
A=8.69' R=113.60'
(A=5.87')

TRM=100.00



1507 W. 56th St. Austin, Texas 78703
o (512) 459-7655 f (512) 459-7656
www.rootdesigncompany.com

Drawings and Specifications are sole property of Root Design Company and may not be reproduced in any form without permission. They are not to be used as extensions to the project, except by agreement in writing and with appropriate compensation to Root Design Company.

The Contractor is responsible for the means, methods, techniques, sequences, procedures, and confirming/constructing dimensions at the job site. The Contractor is also responsible for safety precautions with the Project. Should any changes be made to these plans by the Contractor or his representative, the Contractor assumes full liability for the amended plans and specifications.

PERMIT SET



NORTH

JARRATT RESIDENCE
2419 JARRATT AVENUE
AUSTIN, TEXAS 78703

DESIGNED:

DRAWN:

REVIEWED:

DATE ISSUED: NOVEMBER 19, 2013



DRAWING TITLE:

SURVEY

SCALE:

AS NOTED

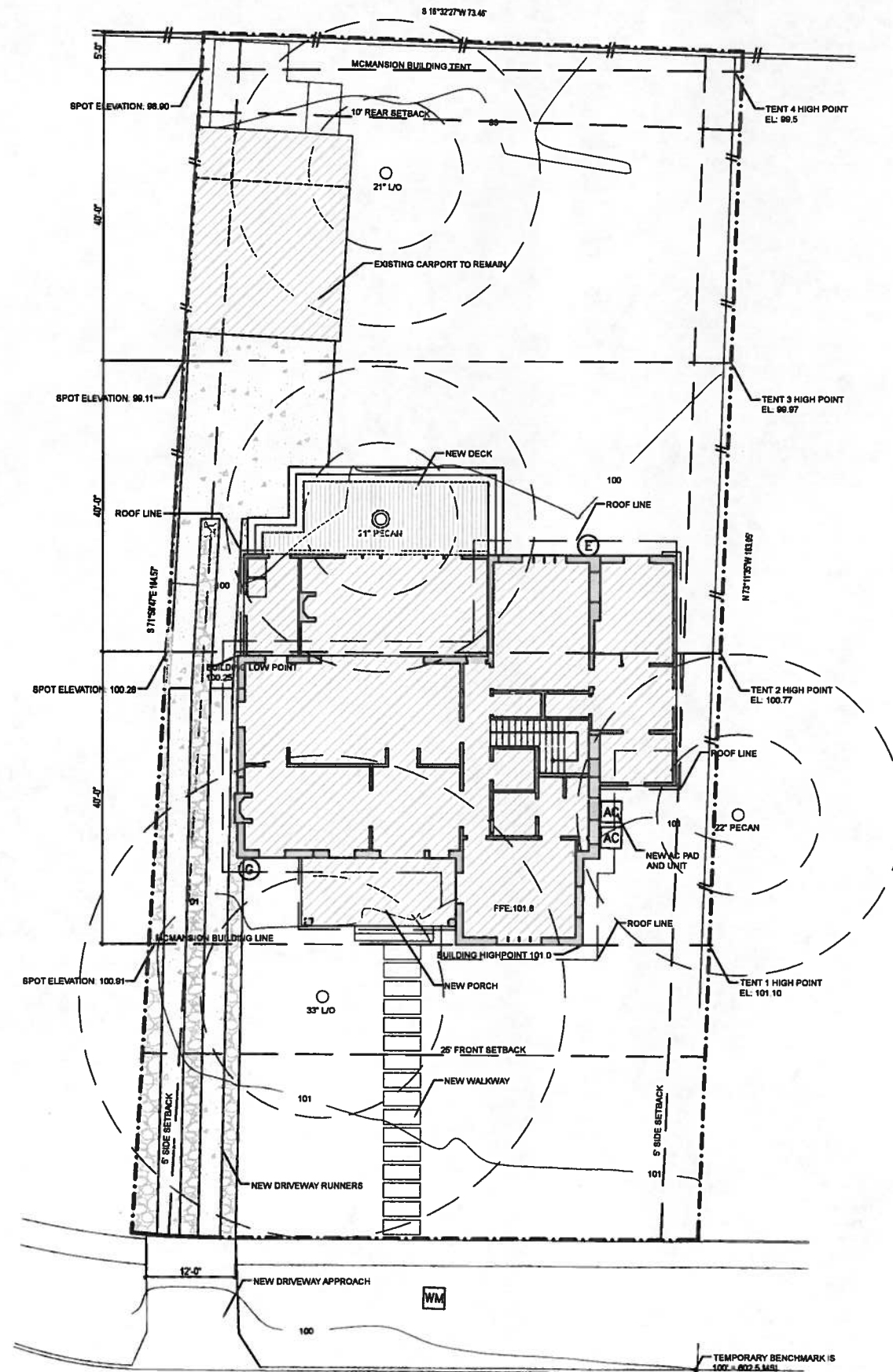
SHEET:

1 SURVEY
SCALE: 1" = 20'-0"

A1.0

KEY

	SOD (PERVIOUS)
	BUILDING COVERAGE (IMPERVIOUS)
	CONCRETE / PAVING (IMPERVIOUS)
	GRAVEL (PERVIOUS)



PROPERTY DATA AND CALCULATIONS

ZONE: SF-3 + NP
 MAX HEIGHT: 32'
 FRONT SETBACK: 25'
 REAR SETBACK: 10'
 SIDE INTERIOR SETBACK: 5'

LEGAL: LOT 13 AND THE NORTH 12' OF LOT 14, BLOCK 1, FIRST SECTION OF PEMBERTON HEIGHTS ADDITION, VOL. 3, PG. 136
 LOT SIZE: 12,337 SQ. FT.

MAX BUILDING COVERAGE = 40% = 4,935 SQ. FT

ITEM	EXIST.	PROPOSED
GROND LEVEL HOUSE	2,428 SF	2,574 SF
COVERED FRONT PORCH	239 SF	196 SF
DETACHED CARPORT	594 SF	594 SF
TOTAL:	3,261 SF	3,364 SF
BUILDING COVERAGE		27.3%

MAX IMPERVIOUS COVER = 45% = 6,169 SQ. FT

ITEM	EXIST.	PROPOSED
TOTAL BC ON LOT	3,261 SF	3,364 SF
DRIVEWAY	1,633 SF	1,048 SF
UNCOVERED PATIOS	564 SF	0 SF
WALKS	203 SF	160 SF
DECK	0 SF	378 SF at 50% = 189 SF
A/C PADS	9 SF	18 SF
CONC. PAD	173 SF	173 SF
TOTAL:	5,834 SF	4,952 SF
IMPERVIOUS COVER: LOT		40.1%

MAX F.A.R./DEVELOPMENT = 0.4:1.0 = 4,935 SQ. FT.

ITEM	EXISTING	PROPOSED
GROUND LEVEL	2,428 SF	2,574 SF
UPPER LEVEL	0 SF	2,039 SF
CARPORT	594 SF	594 SF
GARAGE EXEMPTION	-450 SF	-450 SF
TOTAL:	2,572 SF	4,757 SF
AREA: LOT		0.385

FRONT YARD (3,035 SF) MAX IMPERVIOUS COVER = 40% = 1,214 SF

ITEM	
DRIVEWAY	238 SF
WALKWAY	160 SF
TOTAL:	398 SF
IMPERVIOUS COVER at FRONT YARD	13.1%



1807 W. 8th St. Austin, Texas 78703
 o | 512.469.7685 f | 512.459.7686
 www.rootdesigncompany.com

Drawings and Specifications are sole property of Root Design Company and may not be reproduced in any form without permission. They are not to be used as extensions to the project, except by agreement in writing and with appropriate compensation to Root Design Company.

The Contractor is responsible for the means, methods, techniques, sequences, procedures, and confirming/correcting dimensions at the job site. The Contractor is also responsible for safety precautions with the Project. Should any changes be made to these plans by the Contractor or his representative, the Contractor assumes full liability for the amended plans and specifications.

PERMIT SET



NORTH

JARRATT RESIDENCE
 2419 JARRATT AVENUE
 AUSTIN, TEXAS 78703

DESIGNED:

DRAWN:

REVIEWED:

DATE ISSUED: NOVEMBER 19, 2013



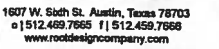
DRAWING TITLE:

NEW PLOT PLAN

SCALE:
AS NOTED

SHEET:

A1.1



Drawings and Specifications are sole property of Root Design Company and may not be reproduced in any form without permission. They are not to be used as extensions to the project, except by agreement in writing and with appropriate compensation to Root Design Company.

The Contractor is responsible for the means, methods, techniques, sequences, procedures, and confirming/correcting dimensions at the job site. The Contractor is also responsible for safety precautions with the Project. Should any changes be made to these plans by the Contractor or his representative, the Contractor assumes full liability for the amended plans and specifications.

NORTH

**JARRATT RESIDENCE
2419 JARRATT AVENUE
AUSTIN, TEXAS 78703**

DATE ISSUED: NOVEMBER 19, 2013

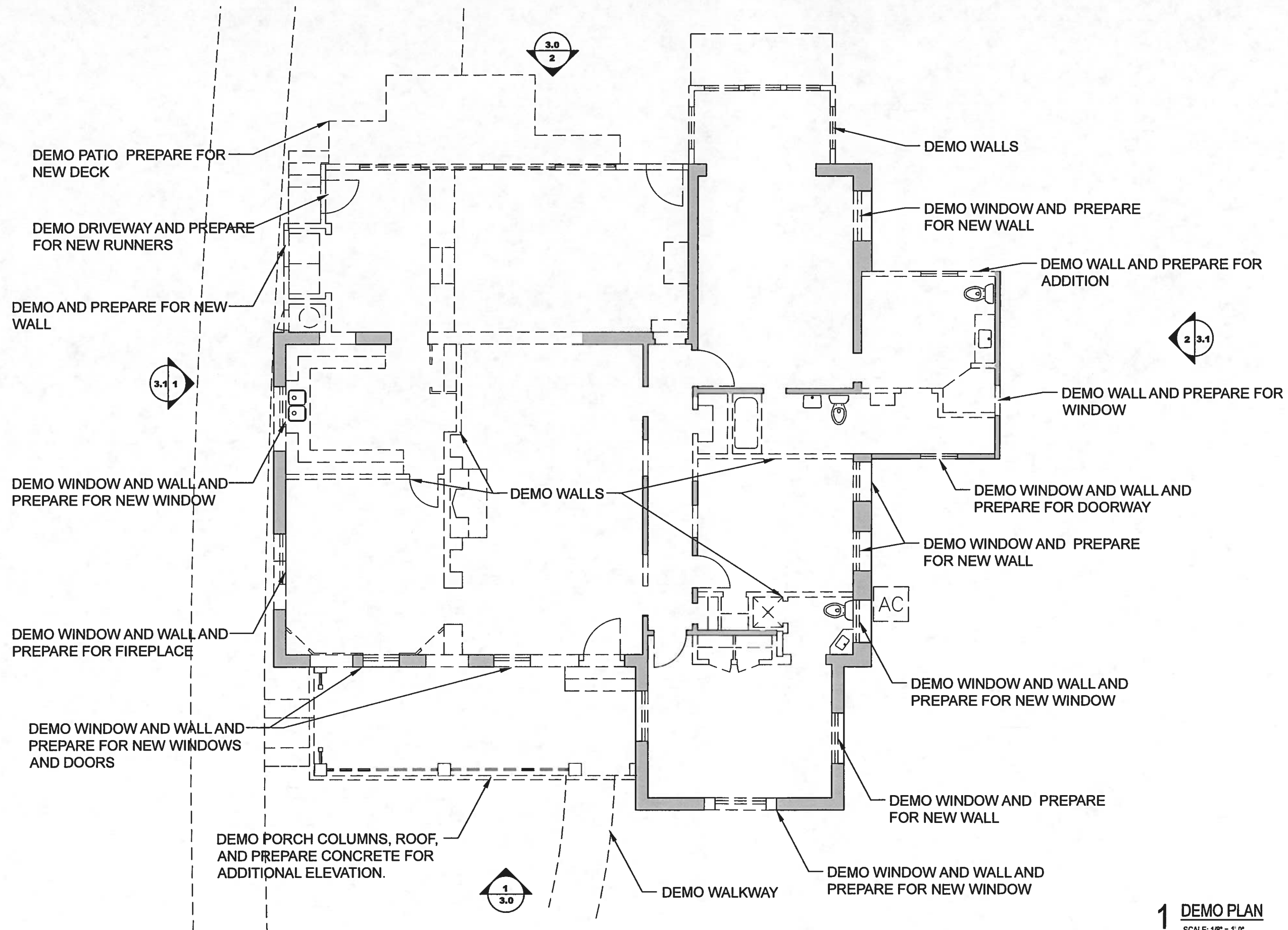


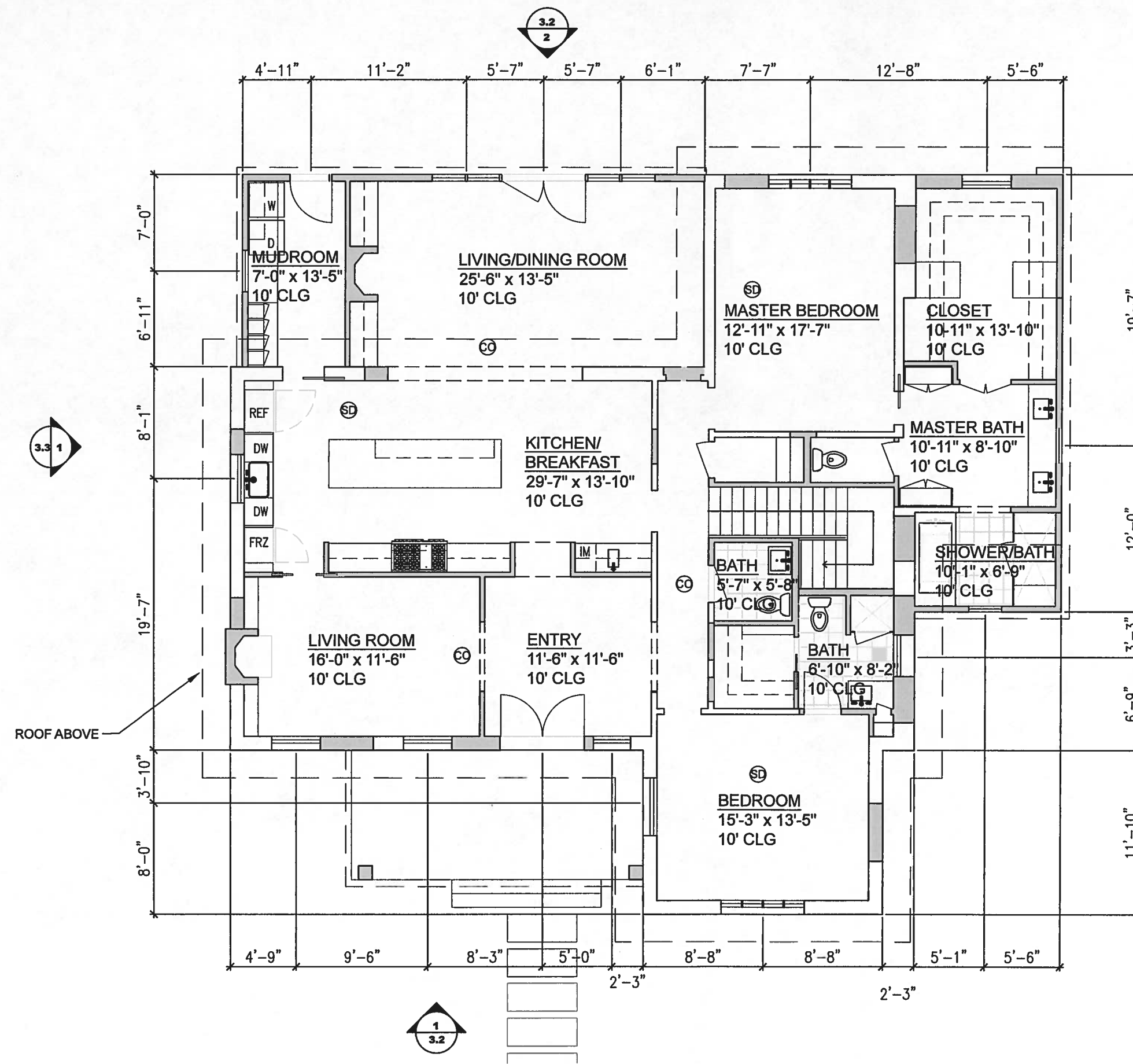
SCALE:
AS NOTED
SHEET:

1 DEMO PLAN

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

A2.0





CO = CARBON MONOXIDE
DETECTOR
SD = SMOKE DETECTOR

1 NEW GROUND LEVEL PLAN
SCALE: 1/8" = 1'-0"

Drawings and Specifications are sole property of Root Design Company and may not be reproduced in any form without permission. They are not to be used as extensions to the project, except by agreement in writing and with appropriate compensation to Root Design Company.

The Contractor is responsible for the means, methods, techniques, sequences, procedures, and confirming/correcting dimensions at the job site. The Contractor is also responsible for safety precautions with the Project. Should any changes be made to these plans by the Contractor or his representative, the Contractor assumes full liability for the amended plans and specifications.

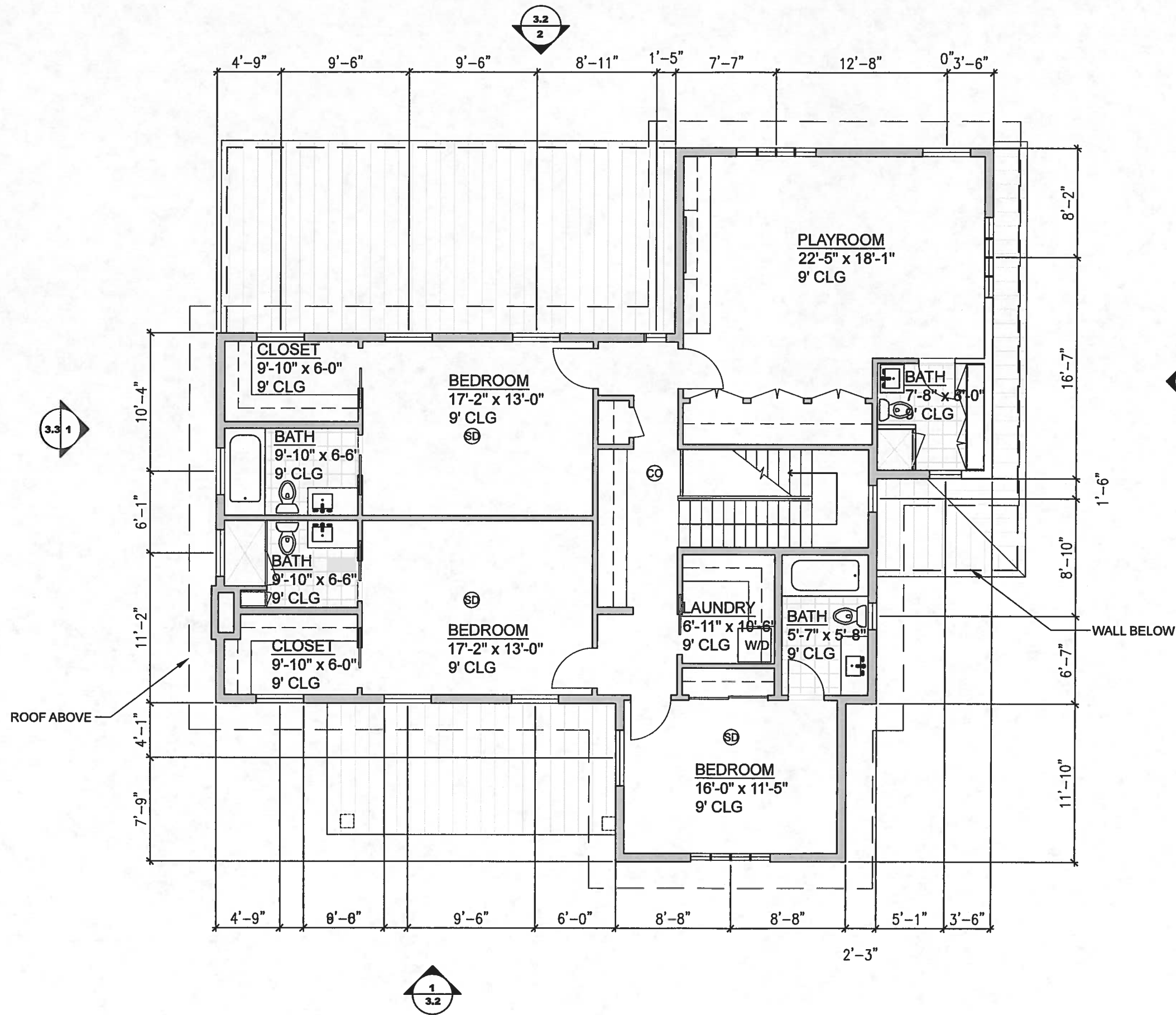


**JARRATT RESIDENCE
2419 JARRATT AVENUE
AUSTIN, TEXAS 78703**

DESIGNED:
DRAWN:
REVIEWED:
DATE ISSUED: NOVEMBER 19, 2013



DRAWING TITLE:
**NEW GROUND
LEVEL PLAN**
SCALE:
AS NOTED
SHEET:



1607 W. 86th St. Austin, Texas 78703
o | 512.489.7665 f | 512.459.7666
www.rootdesigncompany.com

Drawings and Specifications are sole property of Root Design Company and may not be reproduced in any form without permission. They are not to be used as extensions to the project, except by agreement in writing and with appropriate compensation to Root Design Company.

The Contractor is responsible for the means, methods, techniques, sequences, procedures, and confirming/contracting dimensions at the job site. The Contractor is also responsible for safety precautions with the Project. Should any changes be made to these plans by the Contractor or his representative, the Contractor assumes full liability for the amended plans and specifications.

PERMIT SET

NORTH

JARRATT RESIDENCE
2419 JARRATT AVENUE
AUSTIN, TEXAS 78703

DESIGNED:
DRAWN:
REVIEWED:
DATE ISSUED: NOVEMBER 19, 2013

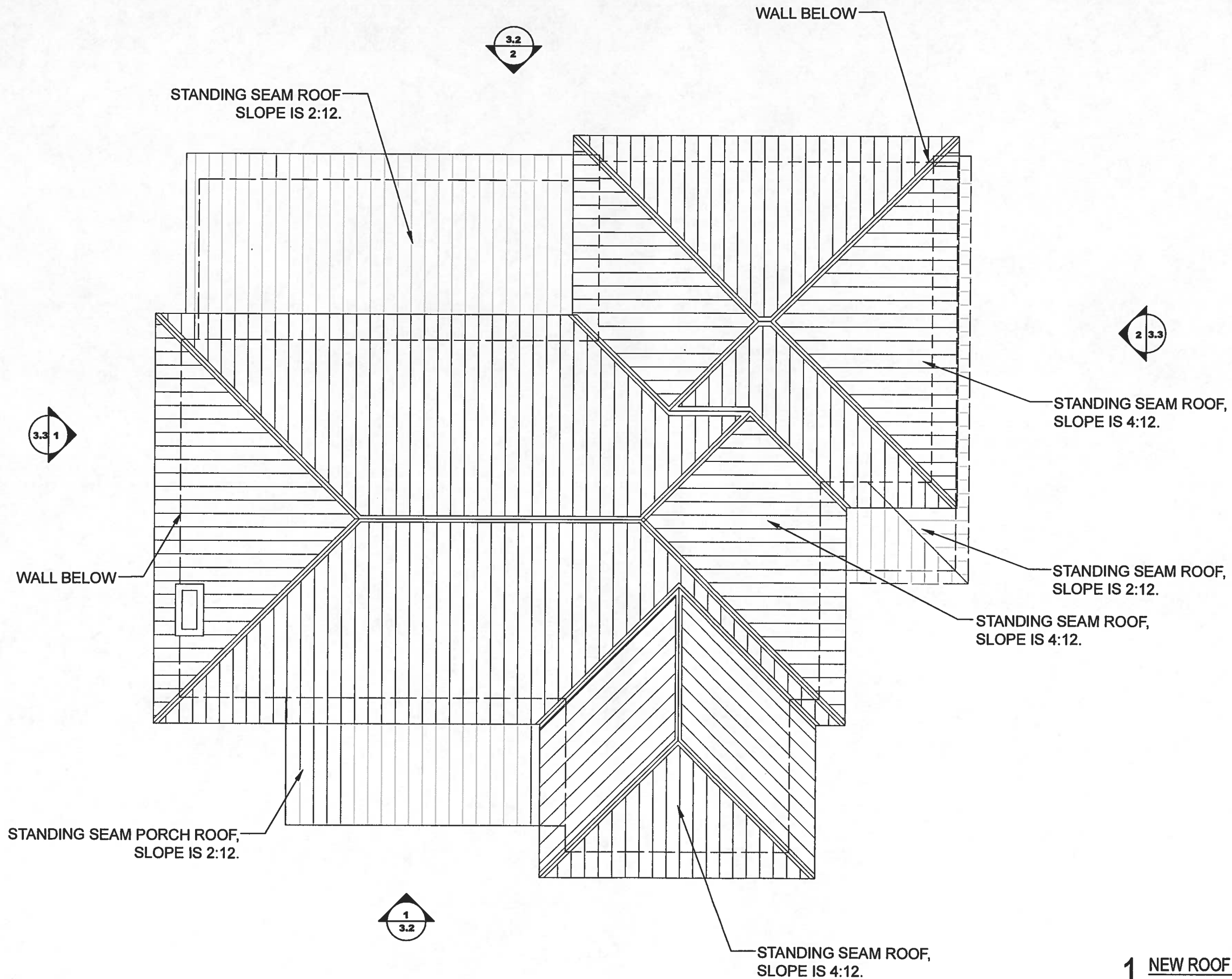


DRAWING TITLE:
NEW UPPER LEVEL PLAN
SCALE:
AS NOTED

SHEET:

1 NEW UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"

A2.2



1807 W. 86th St. Austin, Texas 78703
 o | 512.469.7666 | f | 512.459.7666
 www.rootdesigncompany.com

Drawings and Specifications are sole property of Root Design Company and may not be reproduced in any form without permission. They are not to be used as extensions to the project, except by agreement in writing and with appropriate compensation to Root Design Company.

The Contractor is responsible for the means, methods, techniques, sequences, procedures, and confirming/correcting dimensions at the job site. The Contractor is also responsible for safety precautions with the Project. Should any changes be made to these plans by the Contractor or his representative, the Contractor assumes full liability for the amended plans and specifications.

PERMIT SET



NORTH

JARRATT RESIDENCE
2419 JARRATT AVENUE
AUSTIN, TEXAS 78703

DESIGNED:

DRAWN:

REVIEWED:

DATE ISSUED: NOVEMBER 19, 2013

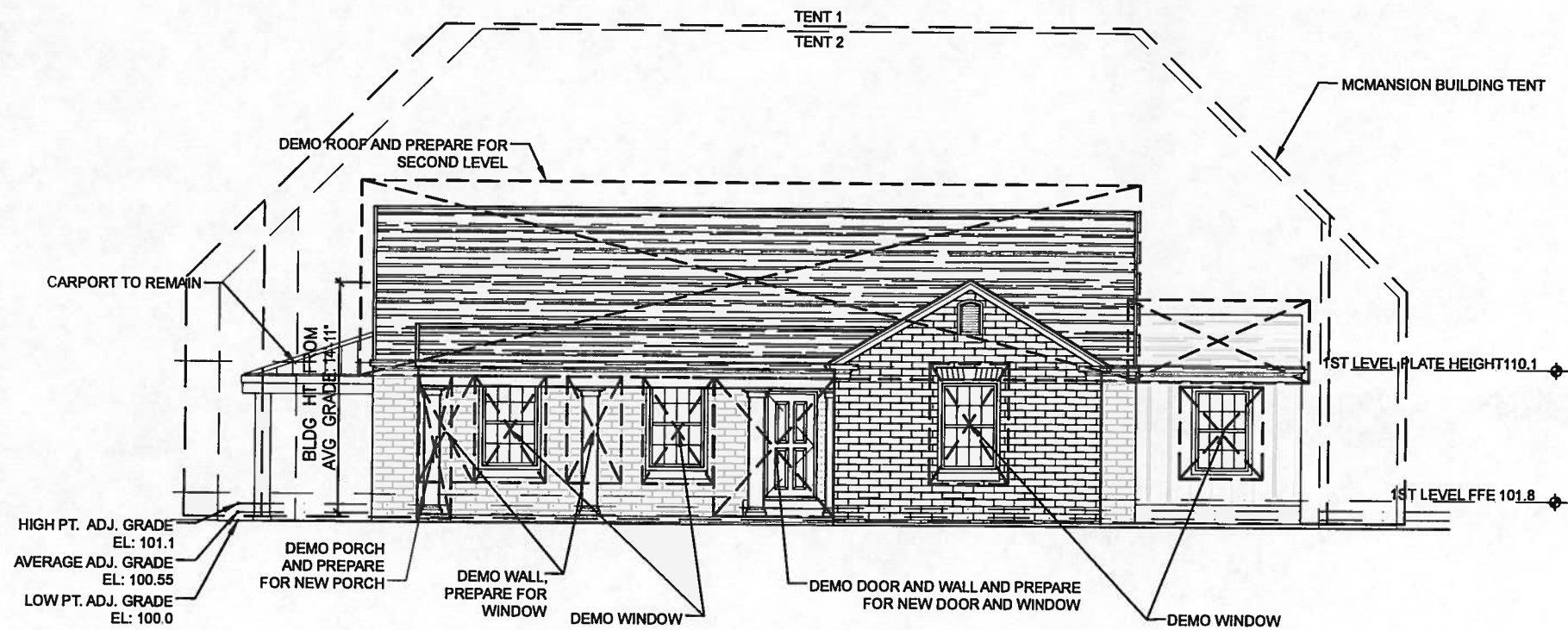


DRAWING TITLE:
NEW ROOF PLAN
 SCALE:
AS NOTED

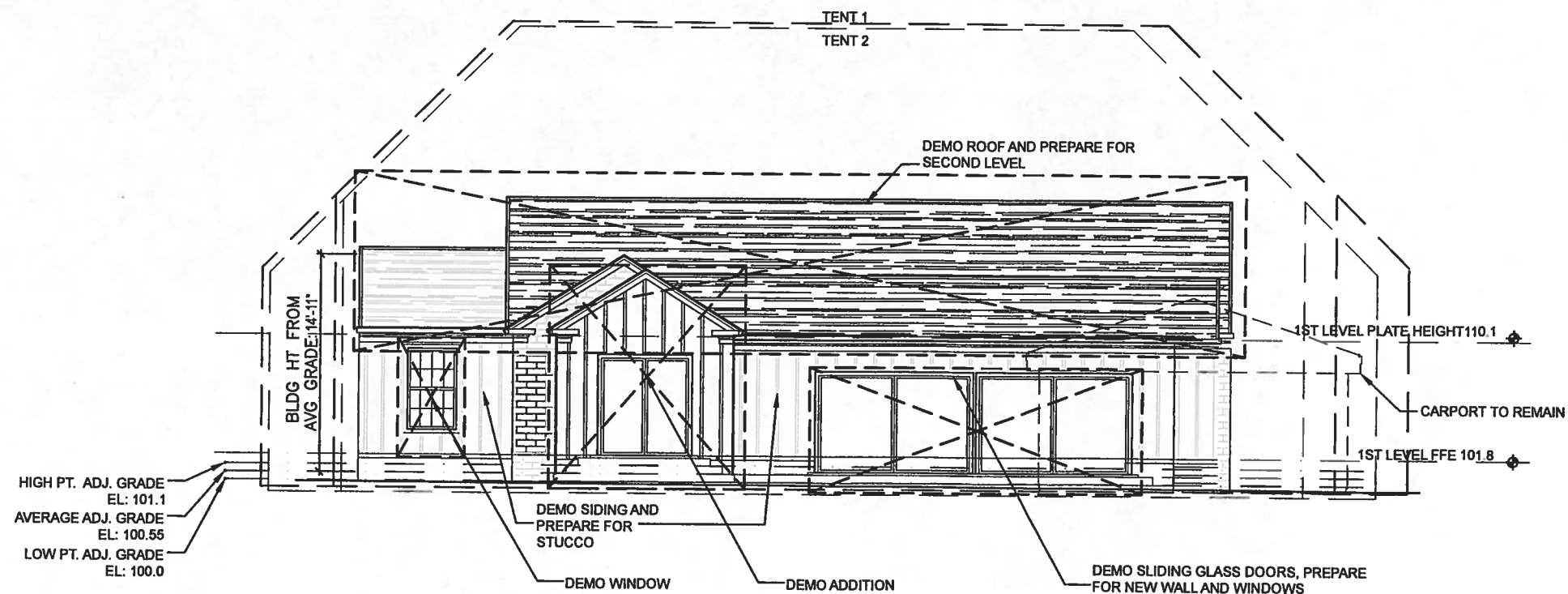
SHEET:

1 NEW ROOF PLAN
 SCALE: 1/8" = 1'-0"

A2.3



1 EXISTING WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"



1607 W. 84th St. Austin, Texas 78703
o | 512.489.7655 | f | 512.489.7656
www.rootdesigncompany.com

Drawings and Specifications are sole property of Root Design Company and may not be reproduced in any form without permission. They are not to be used as extensions to the project, except by agreement in writing and with appropriate compensation to Root Design Company.

The Contractor is responsible for the means, methods, techniques, sequences, procedures, and confirming/constructing dimensions at the job site. The Contractor is also responsible for safety precautions with the Project. Should any changes be made to these plans by the Contractor or his representative, the Contractor assumes full liability for the amended plans and specifications.

PERMIT SET

**JARRATT RESIDENCE
2419 JARRATT AVENUE
AUSTIN, TEXAS 78703**

DESIGNED:

DRAWN:

REVIEWED:

DATE ISSUED: NOVEMBER 19, 2013



DRAWING TITLE:

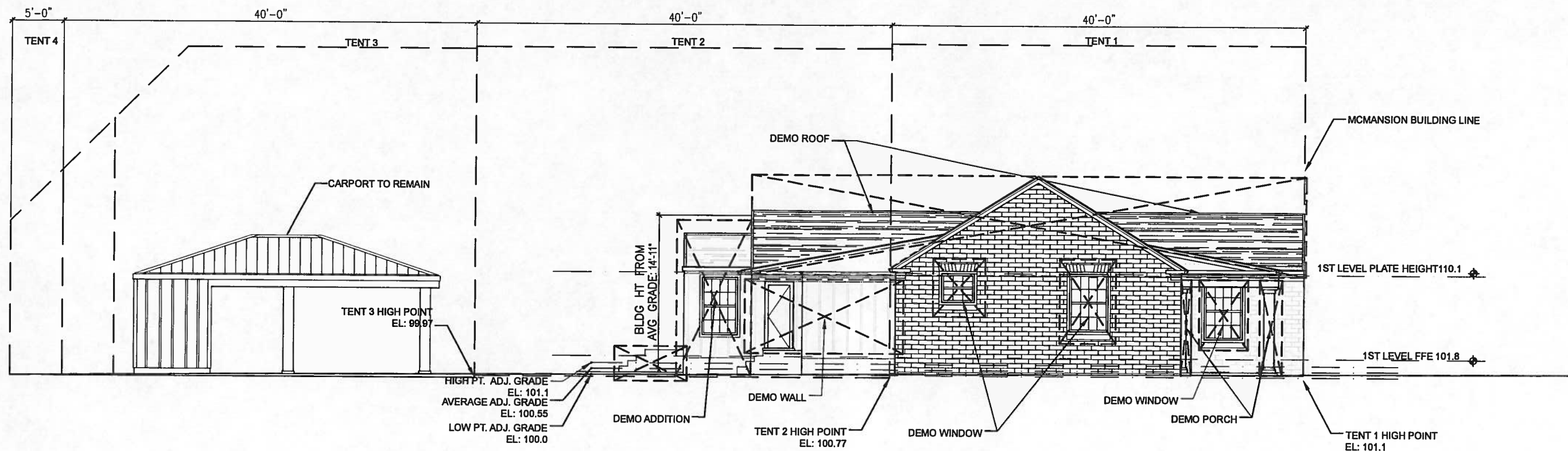
**EXISTING
ELEVATIONS**

SCALE:

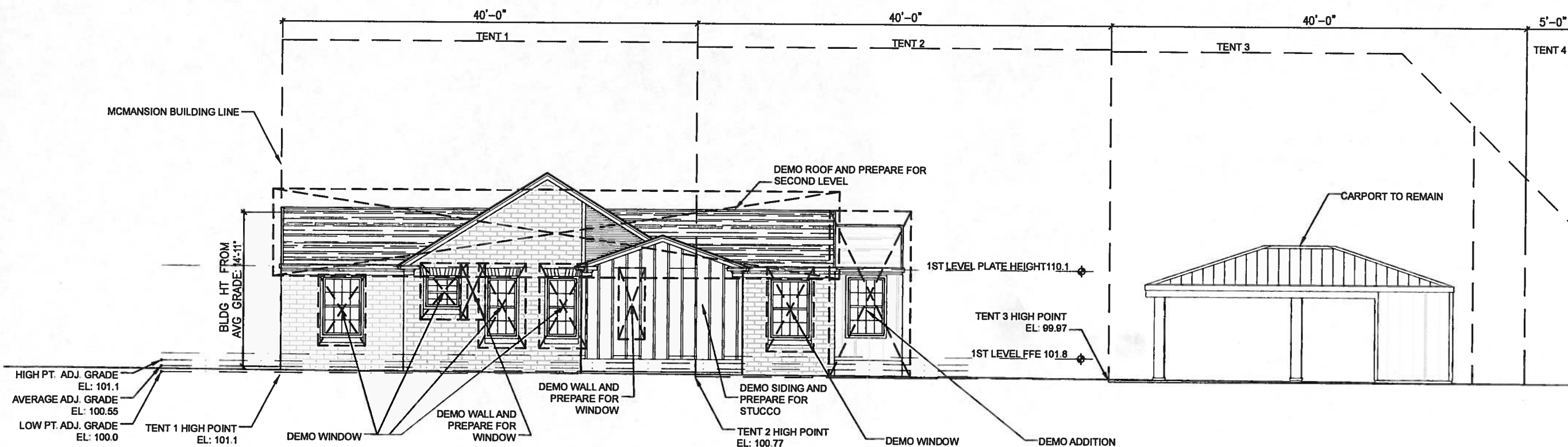
AS NOTED

SHEET:

A3.0



1 EXISTING NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1607 W. 56th St. Austin, Texas 78703
o | 512.459.7665 f | 512.459.7666
www.rootdesigncompany.com

Drawings and Specifications are sole property of Root Design Company and may not be reproduced in any form without permission. They are not to be used as extensions to the project, except by agreement in writing and with appropriate compensation to Root Design Company.

The Contractor is responsible for the means, methods, techniques, sequences, procedures, and confirming/correcting dimensions at the job site. The Contractor is also responsible for safety precautions with the Project. Should any changes be made to these plans by the Contractor or his representative, the Contractor assumes full liability for the amended plans and specifications.

PERMIT SET

JARRATT RESIDENCE
2419 JARRATT AVENUE
AUSTIN, TEXAS 78703

DESIGNED:

DRAWN:

REVIEWED:

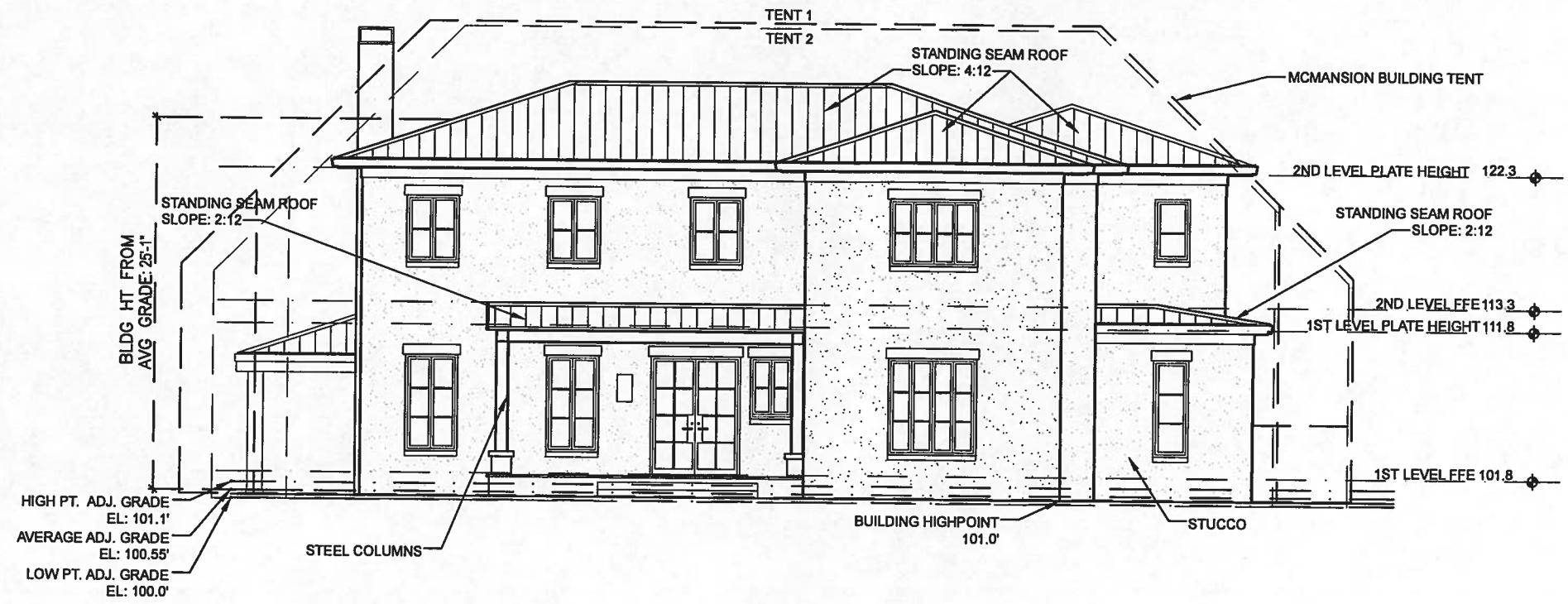
DATE ISSUED: NOVEMBER 19, 2013



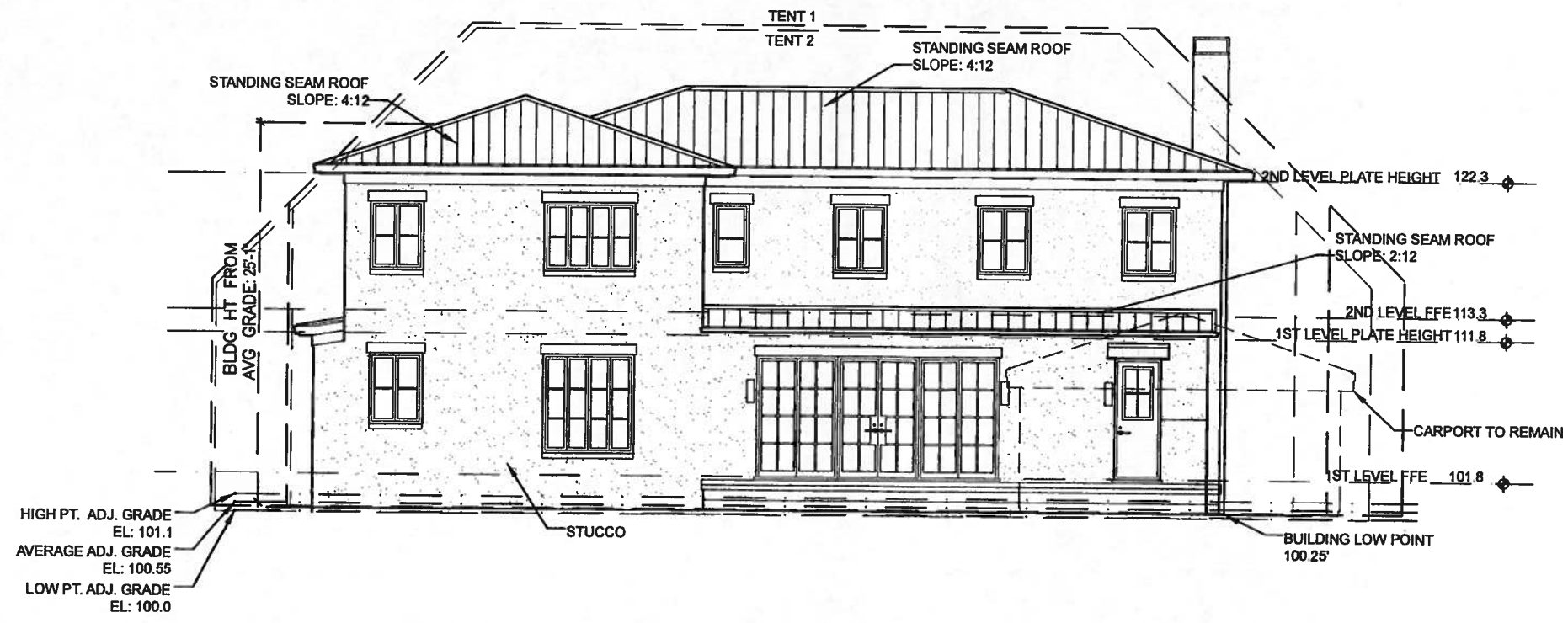
DRAWING TITLE:
EXISTING ELEVATIONS
SCALE:
AS NOTED

SHEET:

A3.1



1 NEW WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 NEW EAST ELEVATION



1607 W. 6th St. Austin, Texas 78703
 (512) 459-7665 (512) 459-7666
 www.rootdesigncompany.com

Drawings and Specifications are sole property of Root Design Company and may not be reproduced in any form without permission. They are not to be used as extensions to the project, except by agreement in writing and with appropriate compensation to Root Design Company.

The Contractor is responsible for the means, methods, techniques, sequences, procedures, and confirming/correcting dimensions at the job site. The Contractor is also responsible for safety precautions with the Project. Should any changes be made to these plans by the Contractor or his representative, the Contractor assumes full liability for the amended plans and specifications.

PERMIT SET

JARRATT RESIDENCE
2419 JARRATT AVENUE
AUSTIN, TEXAS 78703

DESIGNED:

DRAWN:

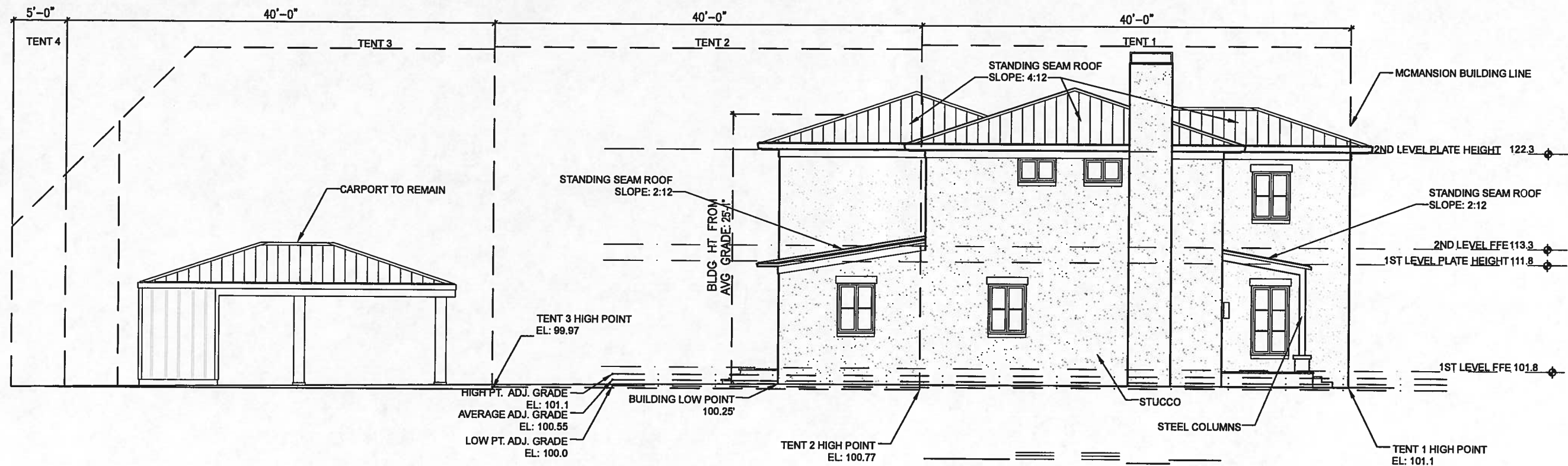
REVIEWED:

DATE ISSUED: NOVEMBER 19, 2013

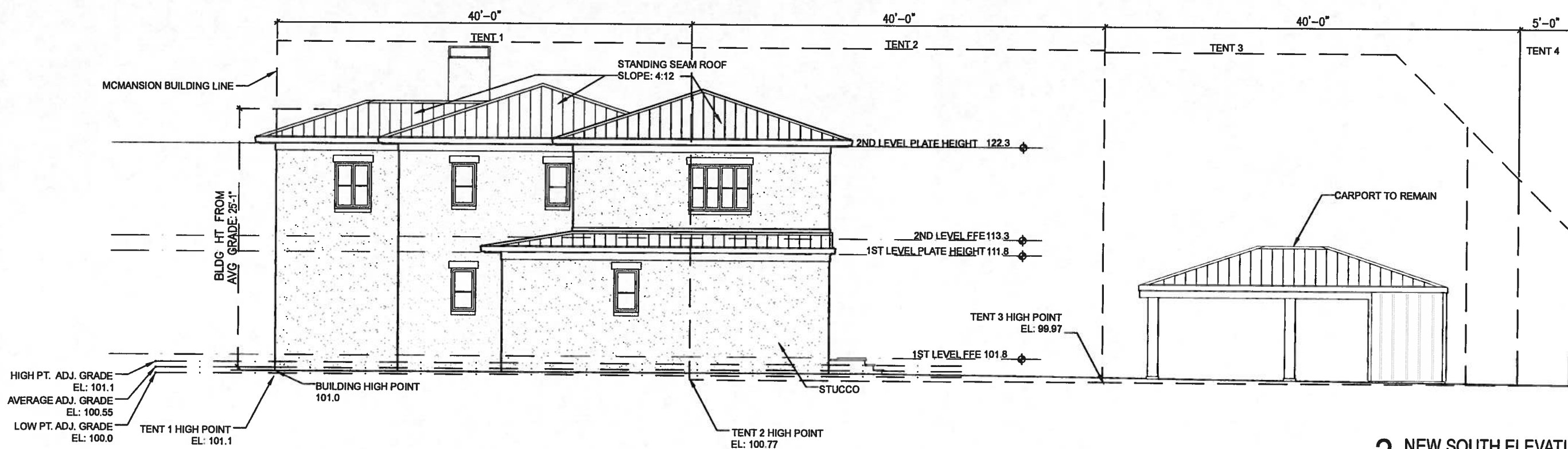


DRAWING TITLE:
NEW ELEVATIONS
 SCALE:
AS NOTED
 SHEET:

A3.2



1 NEW NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 NEW SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1607 W. 84th St. Austin, Texas 78703
o | 512.469.7665 f | 512.458.7666
www.rootdesigncompany.com

Drawings and Specifications are sole property of Root Design Company and may not be reproduced in any form without permission. They are not to be used as extensions to the project, except by agreement in writing and with appropriate compensation to Root Design Company.

The Contractor is responsible for the means, methods, techniques, sequences, procedures, and confirming/correcting dimensions at the job site. The Contractor is also responsible for safety precautions with the Project. Should any changes be made to these plans by the Contractor or his representative, the Contractor assumes full liability for the amended plans and specifications.

PERMIT SET

JARRATT RESIDENCE
2419 JARRATT AVENUE
AUSTIN, TEXAS 78703

DESIGNED:

DRAWN:

REVIEWED:

DATE ISSUED: NOVEMBER 19, 2013



DRAWING TITLE:

NEW ELEVATIONS

SCALE:
AS NOTED

SHEET:

A3.3