

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

ROW

CASE # C15-2014-0042  
ROW 1110271  
TAX Roll 0219051202

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

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

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

STREET ADDRESS: 3110 Harris Park Ave. 78705

LEGAL DESCRIPTION: Subdivision – College Court

1-3 Lot(s) 01 Block

OLT Outlot 1 Division X I/We

Ann Watson Allison and James E. Allison, III

on

behalf of ourselves

affirm that on February 17, 2014, we

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

X ERECT      ATTACH      COMPLETE      REMODEL       
MAINTAIN

A new Accessory Dwelling on the site of the original garage to support and complement the 1912 California inspired Craftsman Shingle Style Bungalow, now an Austin City Landmark and listed on the National Register of Historic Places. (See Exhibits A-L for history of the Landmark Bungalow, photos of front facade located on Harris Park Ave., evidence of original location of garage, the proposed building plot plan, and views of the site.)

Variances to 25-2-1603, 25-2-1604 and Subchapter F, Article 2, §2.3,B,1 are required, assuming the front lot line is along East 32<sup>nd</sup> Street versus Harris Park Avenue, in order to allow the construction of the planned accessory dwelling with a setback from 32<sup>nd</sup> Street of 15 feet (impervious cover will be minimized if variances granted).

The site is comprised of 3 separate lots (Lots 1-3) (See Exhibit M). The Landmark primary structure and most of the heritage sized live oak trees are located on Lot 2 in the middle of the 3 separate lots. Owners/applicants are struggling to preserve and protect the historical primary structure, the general program of the entire site (Lots 1-3), and the heritage sized live oak trees located on Lot 2. In order to achieve this goal the previously

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

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Ann Watson Allison and James E. Allison, III on

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affirm that on February 17, 2014, \_\_\_\_\_, we

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

X ERECT \_\_\_\_\_ ATTACH \_\_\_\_\_ COMPLETE \_\_\_\_\_  
REMODEL \_\_\_\_\_  
MAINTAIN \_\_\_\_\_

A new Accessory Dwelling on the historic site of the original garage to support and complement the 1912 California inspired Craftsman Shingle Style Bungalow, now an Austin City Landmark and listed on the National Register of Historic Places (See Exhibits A-L for history, photos of front façade on Harris Park Ave., evidence of original location of garage, the proposed building plot plan, and views of the site).

Variances to 25-2-1603, 25-2-1604 and Subchapter F, Article 2, §2.3,B,1 are required, since the front lot line has been ruled East 32<sup>nd</sup> Street, in order to allow a setback from 32<sup>nd</sup> Street of 15 feet.

The site is 3 separate lots (Lots 1-3) (See Exhibit M). The original house and most of the heritage sized live oak trees are located on Lot 2. Owners are struggling to preserve and protect the historic primary structure, the general program of the entire site (Lots 1-3), and the heritage sized live oak trees. To achieve these goals the new structure can only be located on its historic site.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

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

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The Owners' ability to reasonably utilize the site is limited by pre-existing conditions. Compliance with the zoning regulations and the interpretation that the front of the site, which is comprised of 3 legal lots (Lots 1-3), is 32<sup>nd</sup> Street rather than Harris Park Ave., as it has been since the site was developed in 1912, will result in the following:

- a. an accessory dwelling which is located too close and/or directly behind and in the middle of the back yard behind the original house;
- b. destruction of the attractions of the site;
- c. according to the Steve Sadowsky, Chairman of the Historic Landmark Commission, the probable retraction of approval for the proposed project since the entire historical site will be adversely affected;
- d. the destruction of the use of the property as it has been since 1912;
- e. drastic changes to the features, space and spatial relationships of the historical site. (See factors listed above.)

Breaking up the large open back yard (to the west of the historical house) with its patio and expansive sylvan setting with a new building will interfere with the beauty and usefulness of the site as a large green space and increased impervious cover. The resulting roof lines, assuming the new structure is located behind the original primary structure, will be architecturally unattractive and will negatively impact the beauty and charm of the entire site.

Finally, preventing the replacement of the previously demolished garage with a new accessory dwelling in its original location will likely jeopardize the future survivability of the historic primary structure since it is located in the middle of the 3 lots.

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**HARDSHIP:**

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

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An accessory dwelling is necessary to support and maintain the landmarked primary structure.

The front façade of the primary structure on the site has always been on Harris Park Avenue and the property address has always been 3110 Harris Park Avenue. The City Historic Landmark Commission has approved the original site three times (See Exhibits T and U) and there is concern that approval will not be granted for the new Accessory Dwelling to be placed in the west yard where the program of the site will be destroyed.

This is a unique situation since the original house, a historic landmark with undeniable charm and beauty, sits squarely in the middle of the site and cannot be moved. The views from the house and the green spaces outside the house will be destroyed with the placement of an accessory dwelling closer to the house than currently planned.

Finally, revising the plans to move the accessory dwelling either 10 feet into the lot or adjacent to the north façade of the house means that the cost will significantly increase because of the need for sufficient fill and drainage correction to avoid flooding the new structure and original house since of the original garage is at the top of a slope which is approximately 5 feet higher than the site where the original house sits. (See Exhibit G which shows the elevations on the site.)

- 
- (b) The hardship is not general to the area in which the property is located because:
- 

There are no other one hundred year old historical houses sited in the middle of three lots, on a corner requesting to rebuild a garage structure in its original location. The new structure must satisfy both the zoning ordinances (and therefore, is the rationale for the need for variances) and the City of Austin Historic Preservation Office. See Exhibits T and U which show documents evidencing prior approval by City Historic Landmark Commission on three prior occasions when proposed plan(s) for the new structure indicated placement of structure where original garage was located.

The neighboring properties located on Harris Park Avenue are individual lots which front on Harris Park Avenue. The fronts of each of the 3 individually platted lots which comprise the site at issue have always faced Harris Park Avenue, the direction of the historic structure located in the middle of the 3 lots. None of the properties in the immediate vicinity are sited in such a way as to have a garage and/or accessory dwelling sited in the middle of the back yard behind the primary structures since they all face Harris Park Avenue. The 5 acre piece of property located directly behind and to the west of the site is the Episcopal Theological Seminary of the Southwest. Located on the Seminary site are numerous buildings, whose styles are both modern and historic, along with parking areas, service buildings and stairs.

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#### **AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
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The Episcopal Seminary, the neighbor to the west is the only adjacent property on 32<sup>nd</sup> Street (see Exhibit R). There is a large service driveway with employee parking, various accessory structures, and large trash dumpsters which separate the property from the nearest building on the Seminary property (See Exhibits K and L). This building is a large two story office/class room building. The Seminary property will not be impacted by locating the accessory dwelling as planned. Building the proposed accessory dwelling as planned will only enhance the appearance of 32<sup>nd</sup> Street which abuts the Seminary property and will not impair its use in the slightest.

The adjacent properties to the south along Harris Park Avenue are all residences owned by the Seminary of the Southwest and leased to seminary students. These properties all have their front facades on Harris Park Avenue and adjoin the Seminary of the Southwest property to the west, just as Owners' property does. Allowing the new accessory dwelling to be built at the original site of the demolished garage on the north side of the site does not impair their use in any way whatsoever. On the other hand, requiring that it be built in the middle of the west yard behind the primary structure would impair the use of the neighboring properties, inasmuch as the structure would block light to their back yards, and would eliminate privacy in their back yards because the the accessory dwelling would have a direct view into those yards.

The proposed area of impervious cover will be smaller if the proposed site plan is approved. It is also consistent with other corner lots in the area since it is in compliance with the garage placement assuming the accessory dwelling will be located on one legal lot (Lot 1).

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

Request for a parking variance requires the Board to make additional findings. The



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

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

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

N/A

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

N/A

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

N/A

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

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

Signed Ann Watson Allison Mail Address 6707 Buffalo Speedway  
City, State & Zip Houston, Texas 77005  
Printed Ann Watson Allison Phone 713-898-3303 Date 2/12/2014

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

Signed Ann Watson Allison Mail Address 6707 Buffalo Speedway  
James E. Allison, III  
City, State & Zip Houston, Texas 77005  
Printed Ann Watson Allison Phone (713) 898-3303 Date 2/12/2014  
James E. Allison, III

demolished garage must be replaced with an accessory dwelling located on its original location.

Variances are requested because the City's interpretation of the front lot line of Lot 1 where the proposed Accessory Dwelling will be located is 32<sup>nd</sup> Street versus Harris Park Avenue. The result are ordinances that require the new accessory dwelling to be located EITHER in the back yard located behind the primary structure and in line with the north facade of the structure – currently the north end of the kitchen/den area (if in compliance with 25-2-1604 - see Exhibit N) or ten feet closer to the primary structure (if in compliance with SF-3 Zoning - See Comment 1 attached as Exhibit O.)

Granting the requested variances and allowing the new structure to be located on its original location will result in the following:

1. The construction of an Accessory Dwelling which is necessary to maintain and support the Landmark property.
2. Maintenance of the historical authenticity of the site as much as practicable;
3. Non-interference with the views and enjoyment of the ½ acre site including the back and side yards, the existing stately historical oak trees, the lovely old garden of perennials and the primary structure (See Exhibits P-Q);
4. Minimized impervious cover;
5. A roof line which compliments the primary structure as it is viewed from all directions;
6. Protection of the root structure of the very large and fragile oak trees which form a canopy over the primary structure.

Please also see Exhibits R and F which show the adjacent properties and Exhibit S which is the plot plan approved by Austin Energy for BOA.

in a SF-3-H-CONP (Hancock)  
zoning district.

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

**VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):**

**REASONABLE USE:**

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

The Owners' ability to reasonably utilize the site to include a necessary accessory dwelling is limited by pre-existing conditions, the site of the historic house, location of large oaks and natural topography.

The interpretation that the front of the site is 32<sup>nd</sup> Street rather than Harris Park Ave. will result in the following:

- a. an accessory dwelling which is located too close and/or directly behind and in the middle of the back yard behind the original house;
- b. disruption of the tree drip lines and canopies (See Exhibits V, W, X);
- c. according to the Steve Sadowsky, Chairman of the Historic Landmark Commission, the probable retraction of approval for the proposed project since the entire historic site will be adversely affected;
- d. the destruction of the use of the property (in the event structure cannot be built) as it has been since 1912;
- e. undesirable changes to the features, space and spatial relationships of the historic site.

Breaking up the large open back yard (to the west of the house) with its patio and expansive sylvan setting with a new building will interfere with the beauty and usefulness of the site as a large green space and will increase impervious cover. The resulting roof lines, assuming the new structure is located behind the original primary structure, will be architecturally unattractive and will negatively impact the beauty and charm of the entire site.

Preventing the replacement of the previously demolished garage with a new accessory dwelling in its original location will jeopardize the future preservation of the historic primary structure since it is located in the middle of the 3 lots.

Denial of the requested variances will prevent the following:

1. Protection of the root structure of the very large and fragile oak trees which form a canopy over the primary structure;
2. Avoidance of significant expense to cut into slope from current parking pad to yard behind house.
3. Maintenance of the historical authenticity of the site as much as practicable;
4. Non-interference with the views and enjoyment of the ½ acre site including the back and side yards (Lots 1 and 3), the existing stately historical oak trees, the lovely old garden of perennials and the primary structure (See Exhibits P-Q);
5. Minimized impervious cover;
6. A roof line which compliments the primary structure as it is viewed from all directions;

Please also see Exhibits R and F which show the adjacent properties and Exhibit S which is the plot plan approved by Austin Energy for BOA.

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**HARDSHIP:**

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

An accessory dwelling is necessary to support and maintain the landmarked primary structure located in the middle of 3 lots. The new structure should be located on the historic footprint of the original garage to keep the conditions as close to present/natural as possible.

Based on the City's determination that the front lot line of Lot 1 is 32<sup>nd</sup> Street, the new accessory dwelling must be located EITHER in the back yard located behind the primary structure and in line with the north facade of the structure – currently the north end of the kitchen/den area (if in compliance with 25-2-1604 - see **Exhibit N**) or ten feet closer to the primary structure (if in compliance with SF-3 Zoning - See Comment 1 attached as **Exhibit O**.)

The front façade of the primary structure (house) on the site has always been on Harris Park Avenue and the property address has always been 3110 Harris Park Avenue. The City Historic Landmark Commission has approved Owners' proposed plans three times (See Exhibits T and U) and there is concern that approval will not be granted for the new Accessory Dwelling to be placed in the west yard where the program of the site will be destroyed.

The drip lines/tree canopies of the large heritage oaks will be disrupted and their health jeopardized with a setback in compliance with current ordinances (based on the City's opinion that the property fronts on 32<sup>nd</sup> Street). (See **Exhibits V, W, and X**).

Complying with current ordinances will require significant expense for sufficient fill and drainage correction to cut into the natural slope and avoid flooding the new structure and original house since the original garage is at the top of a slope which is approximately 5 feet higher than the site where the original house sits. (See **Exhibits Y and Z**).

The views from the house and the green spaces outside the house and from the neighbors' property will be destroyed with the placement of an accessory dwelling closer to the house than the historic site. (See **Exhibit Y**).

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

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There are no other one hundred year old historic houses sited in the middle of three lots, on a corner requesting to rebuild a garage/accessory dwelling in its historic location. The new structure must satisfy both the City ordinances and the City of Austin Historic Preservation Office. (See **Exhibits T and U** which show documents evidencing prior approval by City Historic Landmark Commission on three prior occasions.)

The neighboring properties located on Harris Park Avenue are individual lots which front on Harris Park Avenue. The fronts of each of the 3 individually platted lots which comprise the site have always faced Harris Park Avenue, the direction of the historic structure located in the middle of the 3 lots. None of the properties in the immediate vicinity are sited in such a way as to have a garage and/or accessory dwelling sited in the middle of the back yard behind the primary structures since they all face Harris Park Avenue.

The 5 acre tract located directly behind and to the west of the site is the Episcopal Theological Seminary of the Southwest. Located on the Seminary site are numerous buildings, whose styles are both modern and historic, along with parking areas, service buildings and stairs.

The site contains several large fragile heritage oaks which require protection.

Topography of the site requires historic location for new structure.

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### **AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the

regulations of the zoning district in which the property is located because:

The Episcopal Seminary, neighbor to the west, is the only adjacent property on 32<sup>nd</sup> Street (see **Exhibit R**). There is a large service driveway with employee parking, various accessory structures, and large trash dumpsters adjacent to the property. (See **Exhibits K and L**). The closest Seminary building is a large modern two story office/class room building. Building the proposed accessory dwelling as planned will only enhance the appearance of 32<sup>nd</sup> Street which abuts the Seminary property and will not impair its use in the slightest.

The adjacent properties to the south along Harris Park Avenue are all residences owned by the Seminary and leased to its Seminary students. These properties all have their front facades on Harris Park Avenue and adjoin the Seminary property to the west, just as Owners' property does. Allowing the new accessory dwelling to be built on the original site of the demolished garage on the north side of the site does not impair their use in any way whatsoever. On the other hand, requiring that it be built in the middle of the west yard behind the primary structure would impair the use of the neighboring properties, inasmuch as the structure would block light to their back yards, and would eliminate privacy in their back yards because the accessory dwelling would have a direct view into those yards (See **Exhibit Y**).

The proposed area of impervious cover will be smaller if the proposed variance is approved. It is also consistent with other corner lots in the area since it is in compliance with the garage placement assuming the accessory dwelling will be located on one legal lot (Lot 1).

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

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

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

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

N/A

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

N/A

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

N/A

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

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

Signed Ann Watson Allism Mail Address 6707 Buffalo Speedway  
City, State & Zip Houston, Texas 77005  
Printed Ann Watson Allism Phone (713) 898-3303 Date 3/3/2014

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

Signed James E. Allism, III Mail Address 6707 Buffalo Speedway  
City, State & Zip Houston, Texas 77005  
Printed Ann Watson Allism Phone (713) 898-3303 Date 3/3/2014  
James E. Allism, III

LIST OF EXHIBITS – VARIANCE APPLICATION 3110 HARRIS PARK AVE.

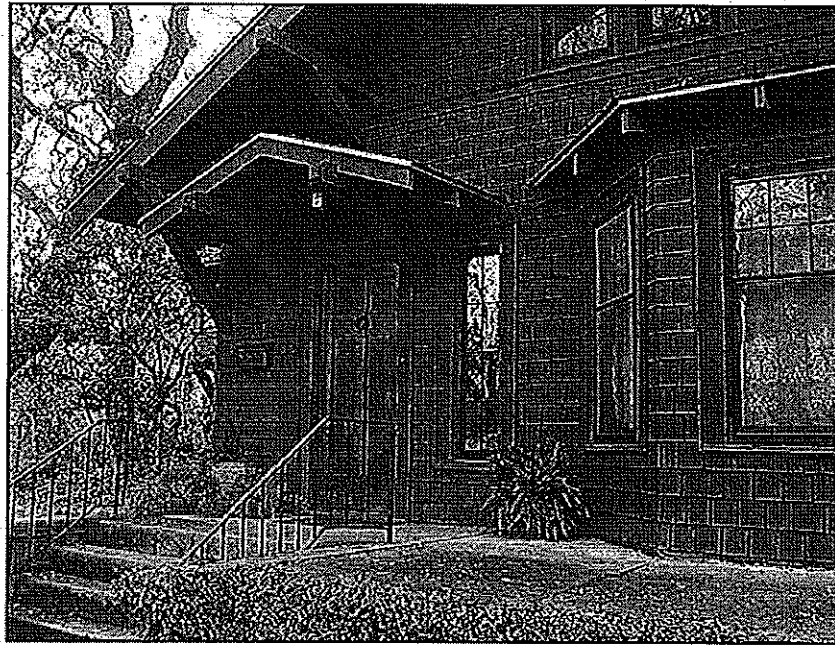
- A. Historical Narrative.
- B. Photo of front of 3110 Harris Park Ave.
- C. Photo of front of 3110 Harris Park Ave. with illustration of proposed site.
- D. Photo of front of 3110 Harris Park Ave. with illustration of proposed site.
- E. Development web map showing existing buildings on the site and the adjacent properties in 2003 and original garage on site of proposed Accessory Dwelling.
- F. Development web map showing existing buildings on the site and the adjacent properties in 2003 and original garage on site of proposed Accessory Dwelling.
- G. Plot plan showing elevations and impervious cover.
- H. Photo showing proposed building site.
- I. Photo showing view of proposed building site looking north and west green space.
- J. Photo showing proposed building site and adjacent Seminary building.
- K. Photo showing proposed building site and higher elevation of site as compared with green space behind existing primary structure.
- L. Photo showing proposed building site looking south.
- M. Plot plan showing individual Lots 1-3 on the site.
- N. Plot plan showing location of new structure if variances denied.
- O. Residential Zoning Review 1/22/2014.
- P. Photo showing west green space to hopefully preserve.
- Q. Photo showing west green space to hopefully preserve.
- R. Plot plan with illustration of adjacent properties.



- S. Plot plan approved by Austin Energy.
- T. Documents evidencing prior approval by City Historic Landmark Commission.
- U. Documents evidencing prior approval by City Historic Landmark Commission.
- V. Photo showing west green space and large heritage oaks and notation regarding location of new structure without variance.
- W. Photo showing tree canopies in west green space.
- X. Photo showing size of trees numbers 38 and 47.
- Y. Photo showing topography and area where view from neighbors' property would be affected.
- Z. Photo showing elevation gain of proposed building site compared to west green space and area where view from neighbors' property would be affected.

## 3110 HARRIS PARK AVENUE PROJECT NARRATIVE

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The Worrell-Ettlinger House was constructed in 1912 in the Craftsman style. This rare California inspired bungalow was occupied until 1986 and then sat vacant for 15 years while becoming heavily deteriorated. In 2001, a proposal to demolish the house was opposed by neighbors and the house was then sold. The current owners purchased the house in August 2001 and began an 18-month long restoration project.

The scope of work included extensive foundation repair, new roof, mold abatement, new electrical, plumbing and HVAC. Sensitive interior alterations included the restoration of surviving original finishes, removal of non-original materials, bathroom restored to original configuration with additional space used to add a third bath, and the servant's quarters



off the original kitchen opened up into a combined kitchen-family-utility room allowing modern-day flexibility for an active family of four.

The project meets the Secretary of the Interior's Standards for Restoration allowing the property to be used as it was historically that required minimal changes to its distinctive materials, features, spaces, and spatial relationships.

**Designations:**

Austin City Landmark 2001

National Register of Historic Places 2004

Heritage Society of Austin Merit Award 2005

### **3110 HARRIS PARK AVENUE PROJECT OVERVIEW:**

Hyman and Rosebud Ettlinger lived in the house until 1986, the year they both passed away. The house was vacant but somewhat maintained until 1997 when sold to an owner that allowed the house to deteriorate considerably and the heavily vegetated lot became almost overgrown. In 2001, a proposal to demolish the house for new construction generated an outcry in the neighborhood and with the assistance of Lin Team the house was placed on the market for sale. David and Lisa purchased the house in August of 2001 and began an 18-month long restoration project.

The scope of work included foundation repair, new roof, mold abatement, new electrical, plumbing and HVAC. Minimal interior alterations included removal of non-original heavy paneling in living and dining rooms, original bathroom restored to original size with additional space used to add third bath for 1930's bedroom addition, servants quarters off the kitchen opened up into a combined kitchen-utility-family room. Period paint colors are used throughout the house.

This spring phase II of the project will begin, which will include a new garage with an apartment, restoration of stone patios, and address landscape issue in overgrown areas of yard.

David and Lisa reside in the home with their two sons Emerson (6-years old) and Hud (2-years old).

#### **Project team included:**

Architect: Stan Graves, AIA

Contractor: William T. Moore

Interior Designer: Lisa Harvell

#### **Designations:**

City of Austin Landmark 2001

National Register of Historic Places 2004

Heritage Society of Austin Merit Award 2005

## GENERAL INFORMATION

*From the University of Texas at El Paso Undergraduate Studies Web Site*

### **University History:**

The University of Texas at El Paso, known as UTEP, is the second oldest academic component of the University of Texas System. It was founded by the Texas Legislature in 1913 as the State School of Mines and Metallurgy, a name that reflected the scope of education offered at the early West Texas school. The first campus, located on land that is now part of the Fort Bliss Army post, was destroyed by fire a few years after the college's inception. The school moved in 1916 to the present campus on the western foothills of the Franklin Mountains, just a stone's throw from the Rio Grande.

**In the move to the present 366-acre site, UTEP acquired what has become one of its most distinctive non-academic trademarks – the Bhutanese-style architecture that makes the campus's buildings look more like exotic Oriental castles than stacks of classrooms and offices. The motif, characterized by thick, sloped outer walls topped with elaborate brickwork, was inspired by Kathleen Worrell, the wife of the college's first dean, and designed by noted El Paso architect Henry Trost. Mrs. Worrell, an avid arm-chair traveler, had seen photographs of Bhutanese buildings in the Himalayan Mountains and decided that similar architecture would complement the rugged desert terrain at the college's new site. Architects have continued the theme through nearly 80 years of campus expansion.**

After the move to the new campus, the school grew steadily. In 1919, the institution became a branch of the University of Texas System and was renamed the Texas College of Mines and Metallurgy. In 1927, liberal arts courses were added to the curriculum. The first master of arts degree program was established in 1940. By 1949 enrollment approached 2,400, and the institution was renamed Texas Western College. Texas Western College became the University of Texas at El Paso in 1967 and boasted a student population of more than 9,000.

Since then, the size of the student body has nearly doubled, reaching an all-time high of 17,213 in 1992. UTEP has continued to grow both physically and academically to meet the needs of an increasingly industrialized West Texas region. The UTEP campus now consists of 76 buildings, including the 52,000-seat Sun Bowl Stadium, and the 12,222 seat Special Events Center, a modern fine arts complex with galleries and recital halls and a museum of natural and cultural history. A new Undergraduate Learning Center will feature state of the art learning technology.

As UTEP moves into the 21st century, its innovative curriculum and sensitivity to the needs of El Paso's predominantly Hispanic community is earning the University a reputation as a national research center of excellence for the education of minorities and for being a national model for urban higher education.

## **Contractor Occupancy Record Austin City Directory**

1912

Contractor, Alexander W. Johns - 1912-1913 City Directory, carpenter, contractor, builder, office and residence: W. 6th, 2 blocks west of Confederate home (p. 339)

**ETTLINGER HOUSE**  
**3110 HARRIS PARK AVENUE, AUSTIN, TEXAS**  
**EARLY HISTORY, 1912-1919**

*The First House in the College Court Subdivision, Austin*

- The plat of the new 70 Lot College Court Subdivision, Outlot 1, Division X, was filed by Sidon Harris on April, 1912. On August 17, 1912, Harris sold Lot 2 (near 32nd St. and Harris Park Ave.) to S.H. Worrell for \$1000. The sales contract contained numerous restrictions, for example, only residential purposes, no sale or giving out of liquor, no houses costing less than \$3000 if one-story, \$5000 if two-story, no roving animals, outhouses, fences facing the street, etc., (Travis County Deed Records (TCDR), Vol. 251/ pg. 423 ).
- On August 21, 1912, S.H. Worrell and his wife, K.L. Worrell, contracted with A.W. Johns to build a "one-story bungalow" on Lot 2 for the price of \$2452. This was less than the \$3000 minimum stated above, but Sidon Harris examined all plans and specifications and was "entirely satisfied," (TCDR 250/287 ). The house was to be completed by October 15, 1912, less than 2 months later. This was the first house built in the College Court Subdivision.
- On December 15, 1913, S.H. and K.L. Worrell sold Lot 2 and its improvements back to Sidon Harris for \$3952, (TCDR 268/6,7).
- On that same December 15, 1913, Sidon Harris sold to the Worrells Lot 70 and 1/2 of Lot 69, plus an interest in a newly-designated "driveway reserve" running along the south end of Lots 66-70. This property was at the opposite end of the Subdivision, abutting Park Place, and now (2001) covered by 26th (Dean Keeton) Street (see attached plat). The price was \$1500, (TCDR 261/437).
- On October 6, 1914, the Worrells sold back to Harris Lots 70 and partial 69 for \$1600, (TCDR 268/6,7 ). The Worrells moved from Austin to El Paso and S.H. Worrell became the first dean of the University of Texas at El Paso.
- During 1914, Harris declared Lot 2 as his homestead in a deed of trust concerning other lots in College Court to E. Smith, dated September 16, 1914, (TCDR 262/585 ). This declaration was expanded to include all of Lots 1-7 in a document dated May 41, 1916, a deed of trust from Harris to J. Bouldin Rector concerning Lots 53-55, as Harris used those lots as security for a loan, (TCDR 284/337).
- On January 9, 1917, Harris and his wife reduced the homestead declaration to cover only Lots 1-3, (TCDR 291/395). He and his family were now residing in the house on Lot 2, today's 3110 Harris Park Avenue. Attached is a photo of the Harris house in 1917 (See photocopy from the Austin History Center, "The City of the Violet Crown," 1917)
- On January 9, 1917, Harris sold in bulk all remaining unsold lots in College Court ( 46 and 1/2 lots) to Sterling Fulmore, this sale subjected to a vendor's lien, which that day also was purchased and owned thenceforth by an Austin woman active in real estate at that time, Ms.

Nella T. Evans, with the stipulation that the lien had to be paid off by January 9, 1920. A separate smaller sale by Harris to Fulmore of Lots 53-55 was not subject to this Evans-held lien. Also, Fulmore was not able to pay off the lien and all lots and property reserved remaining unsold by January, 1920, were conveyed by Fulmore back to Evans in return for cancellation of the vendor's lien.

- On September 10, 1919, Harris sold Lots 1-3, to H.J. Ettlinger for a sum of \$4000. Harris received the \$4000 directly in cash from the State National Bank of Austin and Ettlinger began a payoff program with the bank, (TCDR 315/17). The loan was paid off and the Ettlingers held clear title for many years, until May 15, 1997, when the Ettlinger family sold the property to Michael and Marcie Jarratt, (TCDR 12937/675).



(Oct. 1990)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

*Draft*

1. NAME OF PROPERTY

HISTORIC NAME: Worrell-Harris-Ettlinger House  
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 3110 Harris Park Avenue  
CITY OR TOWN: Austin  
STATE: Texas CODE: TX COUNTY: Travis

NOT FOR PUBLICATION: N/A

VICINITY: N/A

CODE: 453

ZIP CODE: 78751

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (☒ nomination) (☐ request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (☒ meets) (☐ does not meet) the National Register criteria. I recommend that this property be considered significant (☐ nationally) (☐ statewide) (☒ locally). (☐ See continuation sheet for additional comments.)

Signature of certifying official

Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register

☐ See continuation sheet.

☐ determined eligible for the National Register

☐ See continuation sheet

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):

---

**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	1	0 BUILDINGS
	0	0 SITES
	1	0 STRUCTURES
	0	0 OBJECTS
	2	0 TOTAL

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 0

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** DOMESTIC: Single Dwelling

**CURRENT FUNCTIONS:** DOMESTIC: Single Dwelling

---

**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Arts and Crafts Movement inspired Shingled Craftsman Bungalow

**MATERIALS:** FOUNDATION Concrete Pier  
WALLS Wood Frame, Shiplap  
ROOF Cypress Shingles  
OTHER Brick, Concrete, Cypress shingle siding

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-13).

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8. STATEMENT OF SIGNIFICANCE

---

APPLICABLE NATIONAL REGISTER CRITERIA

- ☐ A PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- ☒ B PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- ☒ C PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ☐ D PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architectural, education

PERIOD OF SIGNIFICANCE: 1912-1986

SIGNIFICANT DATES: 1912, 1919, early 1930's

SIGNIFICANT PERSON: Steven and Kathleen Worrell, Sidon Harris, Dr. Hyman and Rosebud Ettlinger, Samuel Gideon

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: A.W. Johns, Samuel Gideon for the additions

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-14 through 8-19).

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9. MAJOR BIBLIOGRAPHIC REFERENCES

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BIBLIOGRAPHY (see continuation sheet 9-20 through 21).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☒ Other -- Specify Repository: Owners Mrs. Lisa Harvell and Mr. David Spradling

---

**10. GEOGRAPHICAL DATA**

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ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	Zone	Easting	Northing
1.	14	622020	3351840
2.	##	#####	#####
3.	##	#####	#####
4.	##	#####	#####

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-22)

BOUNDARY JUSTIFICATION (see continuation sheet 10-22)

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**11. FORM PREPARED BY**

---

NAME/TITLE: Kathryn St. Clair

ORGANIZATION: University of Texas

DATE: May 7, 2002

STREET & NUMBER: 1013 E. 44<sup>th</sup> Street

TELEPHONE: 512-799-8377

CITY OR TOWN: Austin

STATE: TX

ZIP CODE: 78751

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS**

MAPS (see continuation sheet MAPS 23-26)

PHOTOGRAPHS (see continuation sheet PHOTO LOG-27)

ADDITIONAL ITEMS (see continuation sheet OCCUPANCY LIST- 28)

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**PROPERTY OWNER**

---

NAME: Mrs. Lisa Harvell and Mr. David Spradling

STREET & NUMBER: 3110 Harris Park Avenue

TELEPHONE: 480-8852

CITY OR TOWN: Austin

STATE: TX

ZIP CODE: 78751

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National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 5

Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

The Hyman and Rosebud Worrell-Harris-Ettlinger House was designed by the original owners, Steven and Kathleen Worrell, and constructed by builder, A.W. Johns in 1912.<sup>i</sup> It is situated at 3110 Harris Park, just East of the Hyde Park neighborhood in Austin of Travis County, Texas. This shingled Craftsman Bungalow is the first house to exist in the neighborhood, and is surrounded by houses of the same period, but this shingled example of a Craftsman bungalow is extremely unusual in Austin. This Craftsman Bungalow style is a result of the Arts and Crafts Movement and is largely credited to architects Greene and Greene in California at the turn of the century. The style became widely populated in the United States with design books and plans such as *The Craftsman* magazine.<sup>ii</sup> The house is situated on a heavily wooded corner lot on a hilly street. The numerous and very large live oak trees provide vast amounts of shade and coverage for the house. The trees and existing fieldstone paths and porches also contribute to the park-like setting which suits the style of the house nicely. A rubble stonewall also encompasses the site. Additions were added to this one-story bungalow in the early 1930's (exact date is not known) to make create a two-story bedroom area and a servants quarters.

The interior of the original plan and the addition features several built-in bookshelves, wood details and period light fixtures. The floor plan consists of a main front room with a fireplace, formal dining room, kitchen, den, two bedrooms, servant's bedroom and an enclosed sunroom (see figure 7-1 for the first floor plan). The second floor, part of the 1930's addition, is a bedroom and sunroom (see figure 7-2 for the second floor plan).

The front gabled roofline was changed slightly when the 2<sup>nd</sup> story addition was constructed. Cypress shingles, painted a forest green, cover the exterior walls, which further enhance the Craftsman style. Green Cypress shingles also serve as the roofing material. The trim around the windows, doors and eaves is also painted a corresponding green. The house exhibits deep eaves, heavy brackets and multi-paned windows.

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## National Register of Historic Places Continuation Sheet

Section 7 Page 6

Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

These features and the predominate use of natural materials, such as stone and wood, tie in the Craftsman style with the wooded landscape to create a rustic and natural feel to the site.

A small garage is the only outbuilding on the property and is hidden in vegetation. This is a board and batten-clad structure with a small gardener's shed on the south wall. The house and garage is in fair condition and is currently undergoing restoration. Evidence of rotting wood members, such as shingles and some framing, and other issues result from neglect. Despite repairs and maintenance, the house has not significantly been altered from the 1935 condition, the period of significance. This date falls just after all the additions were constructed on the house. The house remains intact on the original site, with the original trees, maintains the same materials (even the wood shingles) since construction, and respectably displays the characteristics and integrity of a Craftsman Bungalow in this locally unusual shingle-style. The use of shingles was noted to be the 2<sup>nd</sup> most popular material, next to wood clapboard, for Craftsman Bungalows in the North East and in California, but it is rare to find this cladding on a bungalow in Austin. The majority of the Craftsman Bungalows in the area are clad in stone or wood planking. The original shingles on the Ettlinger House certainly set it apart from the neighborhood architecture.

The College Court neighborhood is a host to a large number of historic bungalows and Victorian homes built between 1912 and 1930. The house is situated on the southwest intersection of shady Harris Park Avenue a busier 32<sup>nd</sup> street, which leads west to Duval, a major north-to-south street. The neighborhood streets are rolling hills and shaded by large Oak trees. This house was once the only one in the area when Sidon Harris established the 70 lot College Court Subdivision, bounded by Red River Street, Duval, Dean Keeton and 38<sup>th</sup> Street in 1912.

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## National Register of Historic Places Continuation Sheet

Section 7 Page 7

Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

The College Court area was once a large open and hilly part of town nearby the prominent Hyde Park Neighborhood west of Duval, a major neighborhood street. Hyde Park was established in the 1890's, just before the setting of the Worrell-Harris-Ettlinger House and has a similar architectural composition to the College Court neighborhood of late Victorian and Craftsman Bungalow homes. The area is rolling hills with large oak trees and modest setbacks from the streets. The neighborhood is very close to the original forty acres of the University of Texas and many people associated with the University settled in these nearby neighborhoods, including Dr. Hyman and Rosebud Ettlinger and the original owner, Mr. Steven and Kathleen Worell.

Though the original floor plan of the house is fairly typical for the style, and was based on popular Craftsman Style plans of the time, it includes some deviations to suit the original owner's needs. Such as the two story addition and servants quarters, which are explained later. It was originally a modified central-hall plan with the front living room occupying the full front-width of the house. A central divided the two bedrooms on the south side and the formal dining room and kitchen on the north. The 1929-1935 two-story addition was added to the south part of the house. This addition provided room for an additional bedroom, sleeping porch downstairs, and a bedroom and sleeping porch upstairs.

One enters through a living room with a brick fireplace and wood paneling. From here, moving to the back of the house and on the North section, is a formal dining room, and behind this, a small kitchen. Off the kitchen is a small back bedroom, the servants quarters that juts out north on the plan. The south section of the house is composed of the two original bedrooms with a bathroom in between, a second bedroom and sleeping porch and an enclosed half-circular porch, which is part of the addition. The addition also included a second

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## National Register of Historic Places Continuation Sheet

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Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

over the den and sunroom area, which created a 2-story front gabled shingle addition to the East elevation.

Please see figures 7-1 and 7-1 on page 10 and 11 for clarification.

The Ettlinger house is supported on a pier and beam foundation, which has recently been restored with concrete piers. The foundation is skirted with the same cypress shingles that cover the house. A concrete slab front porch spans the original East elevation length. The wood frame construction of the structure is clad in cypress shingles over the entire house and up to the roofline. A bay window on the north side of the façade hosts multi-paned windows, framed in relatively wide trimmings, which are painted green. This window form (except the bay) is typical throughout the house. A small, deep-eaved gable supported by knee brackets covers the front door. To the left of the door is an eight-paned vertical window. The original main gable of the roof also creates a deep eave, supported by knee brackets and trimmed with wide green planking. A square, multi-paned attic window is centered in the front gable and the tan brick chimneystack rises above the roofline on the north side. The two-story addition is on the south side of the house and set back from the main façade by approximately 10 feet and somewhat hidden by a large oak tree. An enclosed diagonal porch features several multi-paned windows and a sloped roof that leads up to the addition. The addition is constructed in the same manner as the original house, with the cypress shingles, front gable, deep eave, and green trimmed windows. The windows are consistent with those used on the original façade.

The north elevation of the house features double French doors with small windowpanes. This leads inside to the formal dining area. The chimney and fireplace is visible here as well. Two small square windows are on either side of the chimney as well. One of the bedrooms juts out from the Northwest corner of the structure, forming a small patio area between the chimneystack and the room. The roof joists are visible and



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## National Register of Historic Places Continuation Sheet

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Worrell-Harris-Ettinger House  
Austin, Travis County, Texas

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evenly spaced under the deep-eaved roofline. The roof, which is consistent with the entire house, features square composite shingles placed on a diagonal. This feature is not original and is undergoing restoration to mimic the original green wood-shingled roof. The back, or west elevation, maintains the gabled roofline with a deep eave and a simple sloped cover over the back door. In addition, an outdoor fireplace with a full stack that runs up the elevation of the house. A large live oak tree interrupts the addition's gabled roofline. It appears that the addition was built around the tree. The South side of the addition is a vertical mass, but still maintains the deep-eaved roof with the exposed roof joists. A row of windows lines the top floor of the addition on this side.

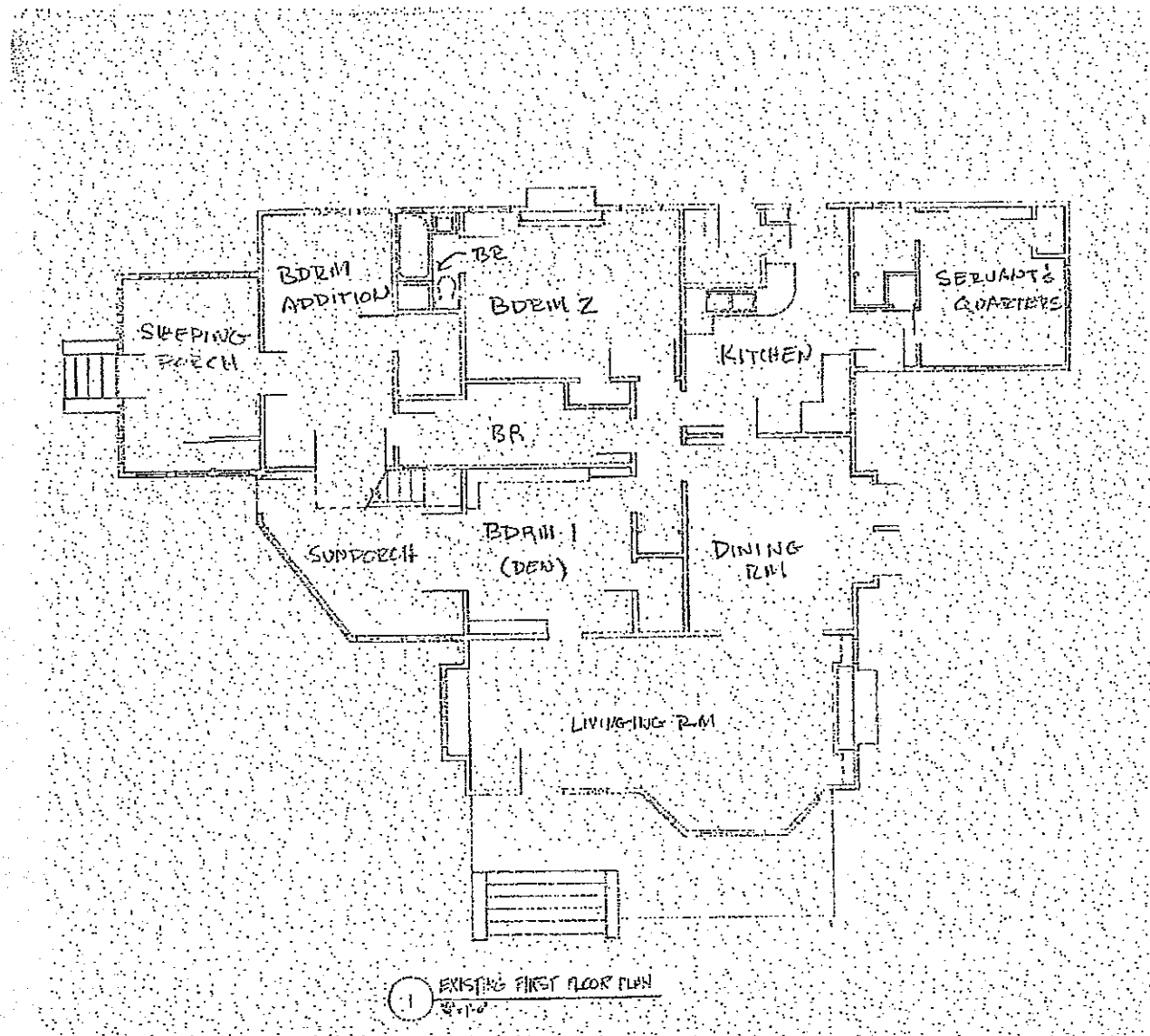
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# National Register of Historic Places Continuation Sheet

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Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

Figure 7-1



First Floor Plan

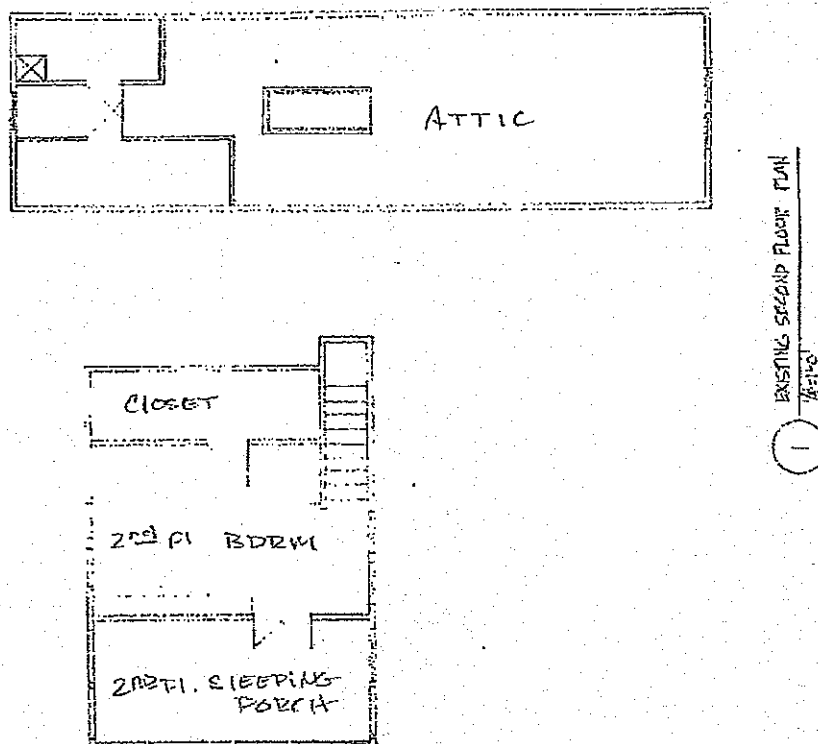
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## National Register of Historic Places Continuation Sheet

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Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

Figure 7-2



Second Floor Plan and Attic Plan

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Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

The interiors of the house truly exhibit key features of the Craftsman Style, including several built-in bookcases, corner shelves, and rustic wood features. These were discovered as a later addition to the interiors, but remain consistent with features of a typical Craftsman Style. The kitchen, though it appears that it was remodeled in the 1940's, consists of several built-in shelves and cabinets. Two fireplaces exist in the house; one in the master bedroom and one in the family room. Some original light fixtures exist, though the original library chandelier was recently stolen. The pine floors are in decent condition and are consistent through the house. The family spaces are covered in floor to ceiling paneling, which is not yet determined original. Evidence of some original wallpaper in the bedrooms exists as well.

The wooded site was once heavily landscaped and evidence of this still remains. Fieldstones were used to create stone benches, patios, walls and flower beds. Several trellises are found in the yard. At one time, gravel paths led to the single outbuilding and throughout the gardens. The site is currently overgrown, but maintains the rustic, creative park-like setting it once had. The rustic features of the gardens and landscaping reflect typical features of the Arts and Crafts Movement. The outbuilding was once a garage, and is currently almost invisible in all the vegetation that encompasses it.

The current owners, Lisa Harvell and David Spradling, are currently restoring the house to its condition during the time the Ettlinger family lived there. Many of the restoration efforts are simple repairs, and others are minor changes to accommodate modern conveniences. For instance, the pier and beam foundation was repaired, rotten wood members are replaced, and a new historically compatible roof exists. Some minor changes in the floor plan will take place as well. The couple retrofitted some closet and bathroom spaces in the Master bedroom and lower-floor addition bedroom. The new plans for the kitchen also call for removing the

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## National Register of Historic Places Continuation Sheet

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Worrell-Harris-Ettlenger House  
Austin, Travis County, Texas

mechanical room and creating a more open kitchen space. The added servant's room will also be converted to a sunroom. Changes for the interiors are planned as well. The non-original heavy paneling will be replaced with original chipboard material. The couple will also determine original paint colors and try to match these accordingly. The landscaping is such an important feature of this house and will therefore receive much attention as well. It is the goal of Ms. Harvell and Mr. Spradling to come as close to the original design as possible, while creating a space for modern-day life.<sup>iii</sup>

The Worrell-Harris-Ettlenger House on the shady Harris Street exists as an intriguing, hidden piece of early 20<sup>th</sup> century Austin history. Though once slated for demolition, the house is undergoing sensitive restoration to preserve this fine example of a Craftsman Style Shingled Bungalow influenced by the Arts and Crafts movement in New England and California. It is clear that a high degree of workmanship went into the building when it was constructed as specified by the original owners. The key original features of the style still exist, as not much has been removed, but just simply added to. The original owners were careful to add parts to the house that would maintain the original style and integrity. The house remains a single-family home, on its original site, in the context of a neighborhood. The paint colors used on the exterior are the original colors. The trees and back yard remain intact (though not maintained). The interiors also exist as they did originally. Overall, this house would have been a great loss had it been demolished. It remains, and will continue to contribute significantly to the rich architectural history of Austin, and finely exhibits one of the only examples of this style.

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National Park Service

## National Register of Historic Places Continuation Sheet

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Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

Several important people are associated with the Worrell-Harris-Ettlinger House in addition to the architecturally significant features the house exemplifies. The bungalow is significant under Criterion B at the local level for its association with several locally renowned people. The first Dean of the University of Texas at El Paso, Mr. Steven Worrell, and his wife, Kathleen designed the Craftsman Bungalow a year before accepting the position in El Paso. Mr. Sidon Harris is credited with developing the College Court Subdivision and nearby Harris Park and Harris Hill. Mr. Harris also lived in the house for a brief period before the Ettlinger family purchased it. Locally renowned educator and mathematician, Dr. Hymann Ettlinger and his wife, Rosebud lived in the house until his death in 1986. Prominent architect, artist and educator, Samuel Edward Gideon designed the significant addition on the house in the 1930's. The Bungalow is also significant under Criterion C for its unique architectural styling in the city.

Only a few families are associated with the Worrell-Harris-Ettlinger House from the time of construction to the present, yet these families each made significant contributions to the early history of Austin. In the fall of 1911, prominent attorney and land developer, Mr. Sidon Harris, laid out a subdivision map for building lots in an area of land in Austin, which he called "College Court," which was composed of 70 lots. Harris was a self-taught lawyer and realtor. He entered the real estate market when his failing health prevented him from practicing law. He ultimately developed land in Austin, San Antonio and Houston.

The College Court subdivision is near the university and was a popular area for professors and staff. The sale of lots to homeowners commenced and houses were built. In an age before zoning, buyers of lots agreed to observe a set of restrictions such as: "structures of less value than \$3000 for one story or \$5000 for two story can not be built, no domestic animals should be raised such as hogs, no sale or giving out of liquor, etc."<sup>1</sup>

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## National Register of Historic Places Continuation Sheet

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Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

Driveways were said to be easements for the use of the property owners and were to be kept clean and free of all obstructions. Sidon Harris sold the first lot of College Court to S.H. Worrell for \$1000 in 1912. Four days later, Worrell and his wife, K.L., contracted with A.W. Johns to build a one-story bungalow for \$2452.<sup>ii</sup>

The Worrells were originally from Ohio and moved to Austin so that Mr. Worrell could attend the University of Texas in 1898. Mr. Worrell received a Bachelor of Science degree and a Masters degree in Engineering. From 1910 to 1914 he was chief of the testing laboratory under the Bureau of Economic Geology. On December 15, 1913, the Worrell's sold the lot and house back to Sidon Harris after they lived there only a year. Mr. Worrell had accepted the Dean of Texas Western College-School of Mines in El Paso position and he and his wife moved there in 1914. Kathleen Worrell is credited with specifying the unique Himalayan-style design of the School of Mines first campus building, which was designed by architect Henry Trost. Mrs. Worrell read an article in the April 1914 issue of National Geographic about the Himalayan mountain kingdom of Bhutan. The rocky terrain in the photographs of Bhutan was similar to that of El Paso, and Mrs. Worrell therefore thought the style would suit the School of Mines as well.<sup>iii</sup> Mrs. Worrell is also noted to have published many articles on gardening and travel. Perhaps it was through reading magazines, such as *The Craftsman*, or the love of traveling where they might have seen California Craftsman Bungalows, that the Worrell's decided on a design for their bungalow in Austin. Perhaps also the use of shingles for the cladding was a result of Mrs. Worrell's desire to have unique architecture, much like her desire to do so in El Paso. Mr. Worrell resigned from Texas State School of Mines and went into construction in Hawaii where he later died in 1938.

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**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 16

Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

When the Worrell's previously purchased lots 1,2 and 3 and built the house that remains today, they provided the area with a fine example of a shingled Craftsman Bungalow frame-house unique to Austin, but popular in New England and California in the 1880's and 1890's. This might indicate the slow speed in which such architectural styles reached Texas. Other examples of Craftsman Bungalows are found in the immediate area, yet none posses the shingled style reflected by the Worrell-Harris-Ettlinger House. On December 15, 1913, the Worrell's sold the lot and house back to Sidon Harris after they lived there about a year.

Mr. Harris and his family occupied the house until it was sold, lots 1-3, to H.J. and Rosebud Ettlinger on September 10, 1919, for the sum of \$4000.<sup>iv</sup>

When the Ettlinger family moved in the house experienced some changes. Hyman Joseph Ettlinger was born September 1889 to Abraham Ettlinger and Pearl Schucart Ettlinger in St. Louis. He attended public schools in St. Louis as a child. He attended Washington University where he was a member of the debate team, played football, basketball and baseball. Dr. Ettlinger then attended Harvard for graduate school to major in mathematics where he studied under the top mathematicians of the time. After receiving his Master's degree, he accepted a teaching position at the University of Texas Mathematics department. In 1920, he received his PhD in Math and Physics from Harvard and continued teaching at the University of Texas. Dr. Ettlinger and Rosebud Segal were married in 1918, soon after the purchase of the house. They had two children Yetta, a daughter who died at age two, and Martin, who graduated the University of Texas at age 16 with a degree in chemistry. Dr. Ettlinger was noted as one of the top ten mathematicians in the nation and a strong leader in the Jewish community in Austin. He was also the author of an innovative text in calculus as well as many other articles. Dr. Ettlinger also served as the chairman of the University's math department for over 50 years. In the



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## National Register of Historic Places Continuation Sheet

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Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

1950s, he started the Grass Roots Educational League with the purpose of promoting math and science educations for more than 40,000 students from all over Texas. In addition to academics, Dr. Ettlinger assisted with refereeing football games for the University. Dr. Ettlinger actively served as the secretary of Congregation Beth Israel for 25 years, chaired the building fund committee for the University of Texas Hillel Foundation, and also served as lay Rabbi on occasion. B'nai Brith and the Kallah of Texas Rabbis honored him for his service to the community and his humanitarian efforts. It is evident through the many articles and speeches that were made on his behalf that Dr. Ettlinger was highly regarded and missed when he passed away in 1986. Rosebud Ettlinger served as president of the University Ladies' club and was an active member of the American Association of University of Women. She demonstrated her interest in gardening by designing the landscaping plan for their house at 3110 Harris Park Avenue.

The Craftsman style is known for its rustic, natural characteristics and the Worrell-Harris-Ettlinger House ideally demonstrates these. It was perhaps this intricate and natural landscaping that the house developed around. It appears that the Worrell-Harris-Ettlinger House addition grew around the large Oak trees in the yard. The original plan of the house followed a typical Bungalow plan found in Austin, which consisted of two bedrooms off a central hallway with the front room, dining room and kitchen on the other side of the hallway. The exterior was really the unique feature to the house, with its shingled siding and deep eaves and exposed-timbered knee-braces. However, inside, current restoration revealed that the house did not originally have typical Craftsman features. For example, all the current built-in shelves and floor to ceiling paneling was added later. They were not original to the house. Once H.J. and Rosebud Ettlinger moved in, they changed the house plan slightly to suit the needs of the family with the construction of the south addition and servant's

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## National Register of Historic Places Continuation Sheet

Section 8 Page 18

Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

quarters. In 1927, Samuel Edward Gideon designed and built the two-story south bedroom, semi-circular sun-porch addition. The addition was literally built around a tree in the back yard. He also designed the disappearing stairway in the hall for the attic.

Gideon studied architecture at Massachusetts Institute of Technology (MIT) and Harvard and graduated from the School of Fine Arts at Fontainebleau, France. Prior to teaching architecture at the University of Texas, Gideon taught at Texas A&M College. Gideon wrote numerous articles on architecture and was also an illustrator to many architectural guides, such as *Landmarks of Austin* and *Historic and Picturesque Austin*.<sup>v</sup> He lectured and wrote on French art, Gothic architecture, Italian gardens, Mexico, and African American culture and taught watercolor classes at the University of Texas. It is probable that Dr. Ettlinger and Mr. Gideon met through connections at the University while they both taught there.

Builder Traywek remodeled the kitchen adding shelves and cabinets as well as a small servant's quarters on the northern part of the house in 1935. In 1940, John Broad rebuilt the garage and constructed a covered walkway between it and the house. However, all changes were done to maintain the original character of the house. The same materials were used, as well as the same proportions. Significant details remained on the house, such as the multi-paned windows, deep eaves, knee-braces on the porch and the cypress shingles.

The current owners, Lisa Harvell and David Spradling purchased the house with intentions and anticipation of restoring it to its period of significance associated with the Ettlinger family. Fortunately, the house maintains a significant amount of historic fabric that needs some repair.

One would have to travel outside the Austin city limits to find another Shingle Style Craftsman Bungalow. Fortunately, The Worrell-Harris-Ettlinger House maintains key features of this architectural style

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 19

Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

that slowly made its way to Texas. Not only does the community have an opportunity to view an era of architecture with the Worrell-Harris-Ettlinger House, but also, memorialize the important family who lived and made a home here. The house is nominated under Criterion B and Criterion C for the people associated with the house and the unique architectural features it exhibits on a local level. The University of Texas is an anchor to the community and it is associated professors such as H.J. Ettlinger who reached out to the community to make significant contributions. It is important to recognize the rich history the house has to offer, and important to preserve this history and architectural example of past style for the education and cultural appreciation of the Austin community.

<sup>i</sup> Prince, Jack. "Worrell-Harris-Ettlinger House: Early History, 1912-1919", August 6, 2001..

<sup>ii</sup> Prince, Jack. "Worell-Harris-Ettlinger House: Early History, 1912-1919", August 6, 2001

<sup>iii</sup> Walker, Dale. "Castles in the Air," Texas Highways, December 1979.

<sup>iv</sup> Prince, Jack "Worrell-Harris-Ettlinger House: Early History, 1912-1919, "August 6, 2001

<sup>v</sup> Handbook of Texas Online, Samuel Edward Gideon.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section 9 Page 20

Worrell-Harris-Ettlenger House  
Austin, Travis County, Texas

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United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

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United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 10 Page 22

Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

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### Verbal Boundary Description

College Court: Outlot Number 1, Division X, Nominated Property within College Court: Lot1, 2, 3, Parcel number: 021505120202000, Address: 3110 Harris Park Avenue.

### Verbal Boundary Justification

The nominated property includes the entire lots 1,2,3. The property is bordered by Harris Park Avenue to the northeast, Rather Hill to the southwest, which is now occupied by a church, 32<sup>nd</sup> Street to the northwest of lot 1 and a lot 4 (single-family residential) to the southeast. The neighborhood consists mainly of single-family residential homes. See MAPS- 23 through 26.

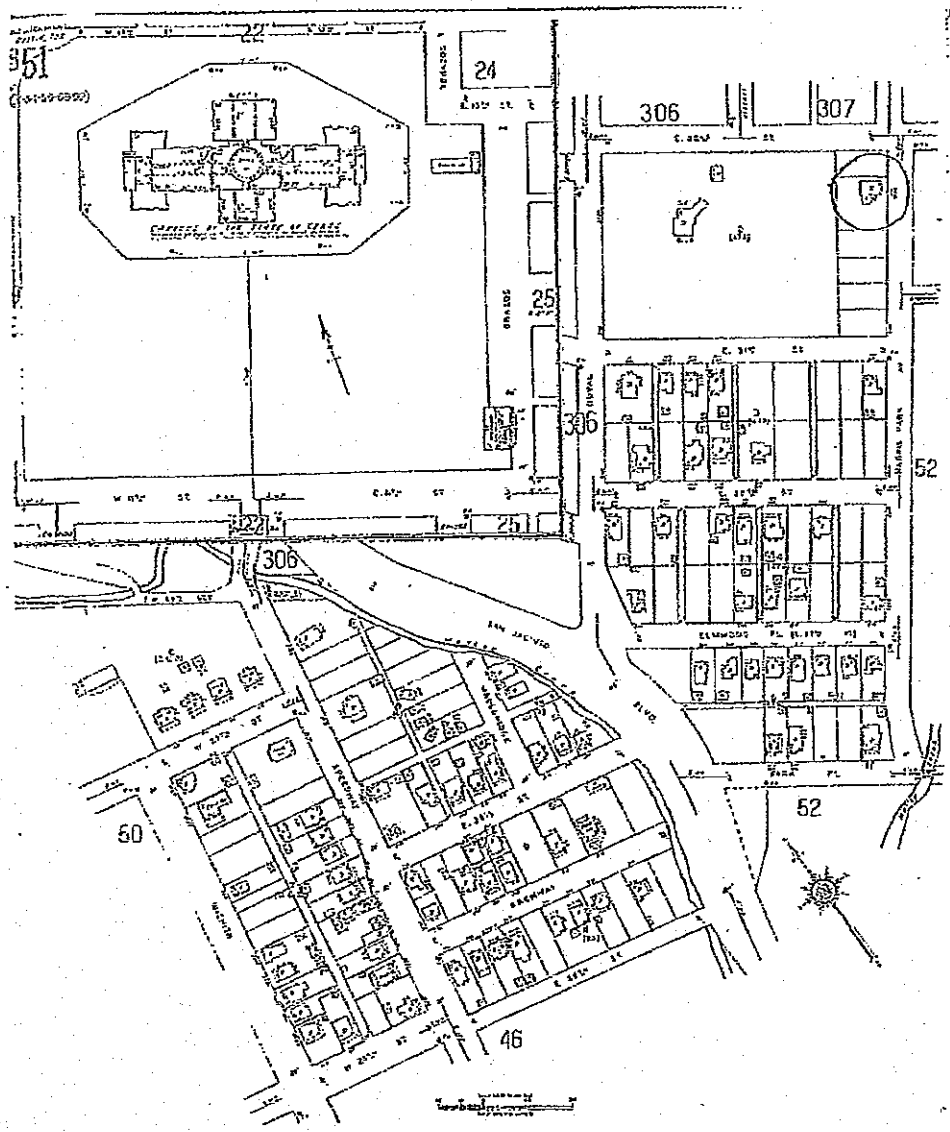
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National Park Service

## National Register of Historic Places Continuation Sheet

Section MAPS Page 23  
Texas

Worrell-Harris-Ettlenger House  
Austin, Travis County,

MAP-I



1935 Map of neighborhood in relation to the state Capitol. From the Austin History Center Vertical Files: 3110  
Harris Park Ave.

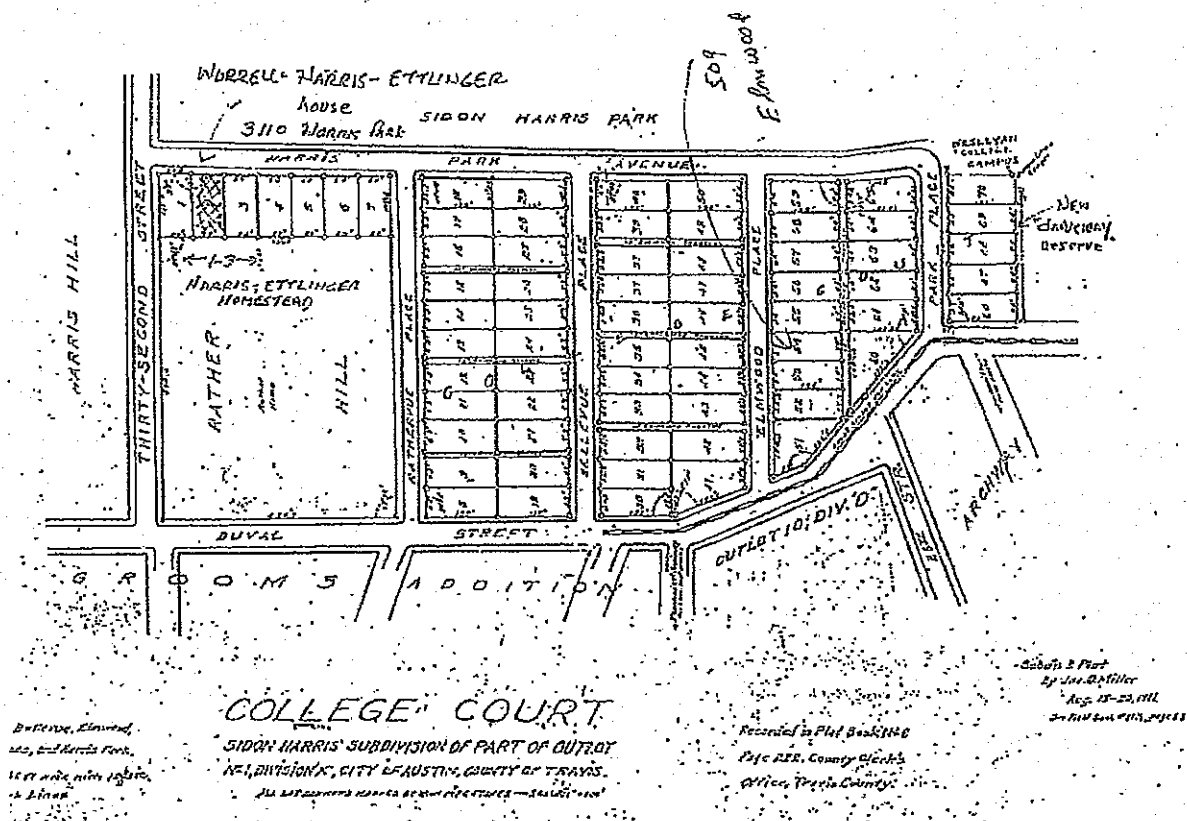
**United States Department of the Interior  
National Park Service**

# National Register of Historic Places Continuation Sheet

Section MAPS Page 24  
Texas

Worrell-Harris-Ettliger House  
Austin, Travis County,

MAP-2



College Court Subdivision, Date not known, *Austin History Center Vertical Files*; 3110 Harris Park Ave.



**Ann Watson**

---

From: Lisa Harvell [mailto:~~lisa.harvell@thc.state.tx.us~~]  
Sent: Thursday, March 05, 2009 4:00 PM  
To: Ann Watson  
Subject: Worrell-Harris-Ettlenger House National Register of Historic Places  
Attachments: doc20090305162612.pdf

Hi Ann,

Attached is the National Register of Historic Places nomination for the Worrell-Harris-Ettlenger House. You can order a National Register plaque if you so desire. I can provide you with information on how to do so if interested.

Two emails will follow with the additional pages to the nomination form.  
I had technical difficulties in scanning the nomination in one scan.

I believe it is the Austin Convention and Visitor's Bureau that gives out the Austin City Landmark plaques for designated properties. You may want to verify with Lin Team about this.

Hope you're having a good day!

Lisa

Lisa Harvell  
Program Specialist  
Architecture Division  
Texas Historical Commission  
P.O. Box 12276  
Austin, TX 78711-2276  
512.463.6047  
[www.thc.state.tx.us](http://www.thc.state.tx.us)

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

From: [printer@thc.state.tx.us](mailto:printer@thc.state.tx.us) [mailto:[printer@thc.state.tx.us](mailto:printer@thc.state.tx.us)]  
Sent: Thursday, March 05, 2009 4:27 PM  
To: Lisa Harvell  
Subject:

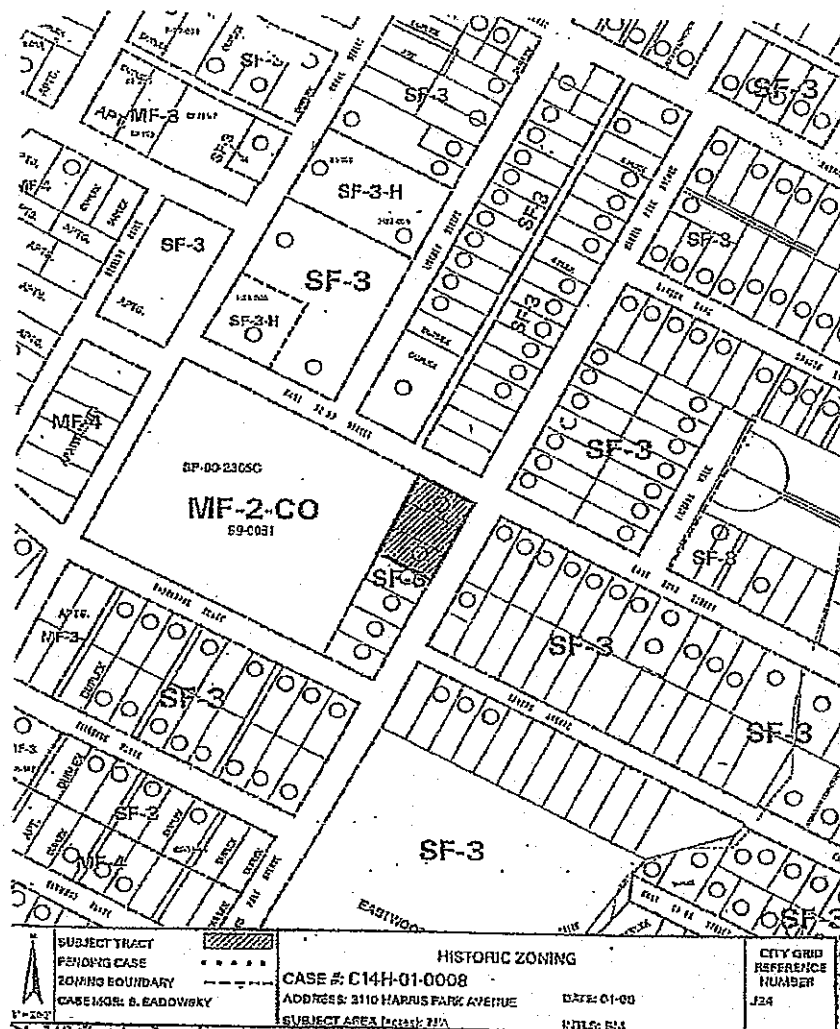
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CS-3060

[00:c0:ee:1e:c2:c5]  
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# National Register of Historic Places Continuation Sheet

Worrell-Harris-Ettliger House  
Austin, Travis County,

### MAP-3



Historic Zoning of Nominated Property (shaded area) *City of Austin Landmark Commission Files, 2001.*

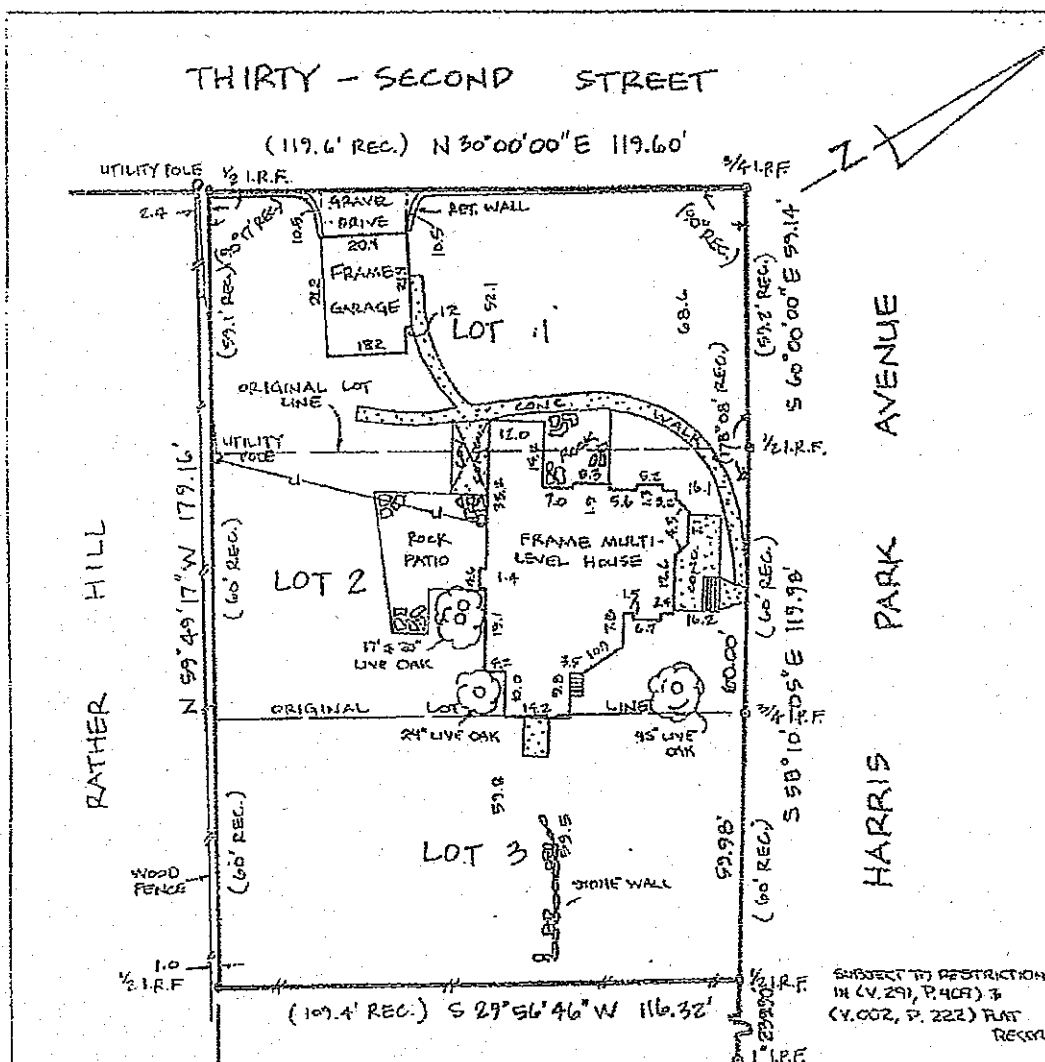
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section MAPS Page 26  
Texas

Worrell-Harris-Ettinger House  
Austin, Travis County,

MAP-4



Site Map of Nominated Property. City of Austin Landmark Commission Files, 2001.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section PHOTO LOG Page 27

Worrell-Harris-Ettinger House  
Austin, Travis County, Texas

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*Photos of the Nominated Property:*

Photo 1 of 7: Front Façade of House, photo by author, negative included in packet.

Photo 2 of 7: Back Elevation (under renovation), photo by author, negative included in packet.

Photo 3 of 7: North Elevation (under renovation), photo by author, negative included in the packet

Photo 4 of 7: East Elevation (addition under renovation), photo by author, negative included in the packet.

Photo 5 of 7: Interior original mantel (interior under renovation), photo by author, negative included in the packet.

Photo 6 of 7: Historic (~1950s) Photo (photo copy of photo copy), Copy from Austin History Center, Austin, Texas.

Photo 7 of 7: Historic (~1950s) Photo (photo copy of photo copy), Copy from Austin History Center, Austin, Texas.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section OCCUPANCY LIST Page 28

Worrell-Harris-Ettlinger House  
Austin, Travis County, Texas

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April, 1912 - Sidon Harris purchased 70 lot College Court Subdivision

August 17, 1912 - Harris sold Lot 2 to Worrells (Travis County Deed Records, Vol. 251/pg 423)

December 15, 1913 - Worrells sold Sidon Harris Lot 2 with house (TCDR, 268/6,7)

December 15, 1913 - Sidon Harris sold Worrells Lot 70 and ½ Lot 69 (TCDR, 261/437)

October 6, 1914 - Worrells sold Harris Lot 70 and ½ Lot 69 (TCDR, 268/6,7)

September 10, 1919- Harris sold Lots 1-3 to H.J. Ettlinger (TCDR, 315/17)

May 15, 1991 - Ettlinger family sold Lots 1-3 to Michael and Marcie Jarratt (TCDR, 12937/675)

August 21, 2001 - David Spradling and Lisa Harvell purchase property (TCDR 201011107)

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National Park Service

# National Register of Historic Places Continuation Sheet

Section 8 Page 11

Worrell-Ettlinger House  
Austin, Travis County, Texas

Rosebud was so upset at the thought of having neighbors who could see into their yard she had a nine-foot fence constructed. Mayor Tom Miller, a family friend, came to the house to explain that the fence violated City ordinances. After that the fence was cut down to six feet.<sup>13</sup>

The Ettlingers modified the house as well to suit their needs. They added several additions in the 1920s and 30s. In 1927 they hired Samuel Edward Gideon, a UT professor of architecture to design a two-story bedroom and sun-porch addition on the south side of the house.

Gideon had studied architecture at Massachusetts Institute of Technology (MIT) and Harvard and graduated from the School of Fine Arts at Fontainebleau, France. He wrote numerous articles on architecture and was also an illustrator of architectural guides, such as *Landmarks of Austin* and *Historic and Picturesque Austin*. He lectured and wrote on French art, Gothic architecture, Italian gardens, Mexico, and African American culture and taught watercolor classes at the University of Texas.<sup>14</sup> It is probable that Dr. Ettlinger and Mr. Gideon met through connections at the University while they both taught there.

In 1935 the Ettlingers hired a builder named Traywek to remodel the kitchen. Additions included a shelving unit, cabinets, and the small servants quarters on the north side of the house. The room was used for the Ettlinger's live-in maid/cook until WWII when they began renting the room to a UT student. In 1940, John Broad rebuilt the garage and constructed a covered walkway (now gone) between it and the house.

As the Ettlingers modified their home over their many years there, they purposefully maintained the character of the house by using the same materials and proportions of the original. Even the significant side addition was constructed to retain a large live oak tree in the back yard.

The Ettlingers lived in the house until 1986, the year both Hyman and Rosebud passed away. The house remained vacant for the most part from 1986 until 2001. During that time the house deteriorated considerably and the heavily vegetated lot became almost completely overgrown. In 2001, a proposal to demolish the house for new construction generated an outcry in the neighborhood. The house was instead sold to the current owners, Lisa Harvell and David Spradling who have restored the home and landscape with sensitivity to its historic design.

The support generated by a threat to this house indicates its importance in the neighborhood. It occupies a prominent corner lot in a subdivision of eclectic early-mid-century homes. The heavily wooded lot reflects the suburban ideal that inspired early twentieth century developers to build neighborhoods close to the city with the feel of the country. The Worrell-Ettlinger house is an excellent example of a craftsman bungalow unique both for its shingle cladding and its large lot, which enhance the craftsman aesthetic. Although it is a standard plan

<sup>13</sup> Martin Ettlinger October 27, 1996

<sup>14</sup> Handbook of Texas Online, Samuel Edward Gideon.

3110 Harris Park Ave.



tabbles  
EXHIBIT  
**8**



Proposed site  
of new  
structure

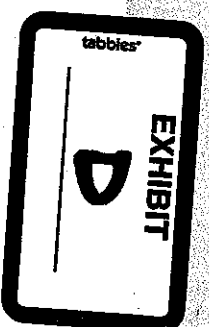
3110 Harris Park Ave.





Approx. roof line of proposed new structure with green  
space on lot 1 preserved.

Harris Park Ave.





Search Type

DEVELOPMENT W MAP

Map Tools

Map Themes

2

Address

3110 HARRIS PARK AVE

GO

Map Pan

Base Map



Map Layers

Layers

Legend

☒ Roads

☒ Building Footprints / Points

☐ Building Points Year 2003

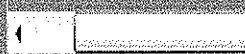
☐ Building Footprints Year 2003

☒ Building Points Year 1997

☒ Building Footprints Year 1997

☐ Planimetrics Base Year 1987

☐ Building Footprints Year 1987



*Seminary*

*Original  
garage before  
2003 &  
proposed site of  
new Accessory Dwelling*

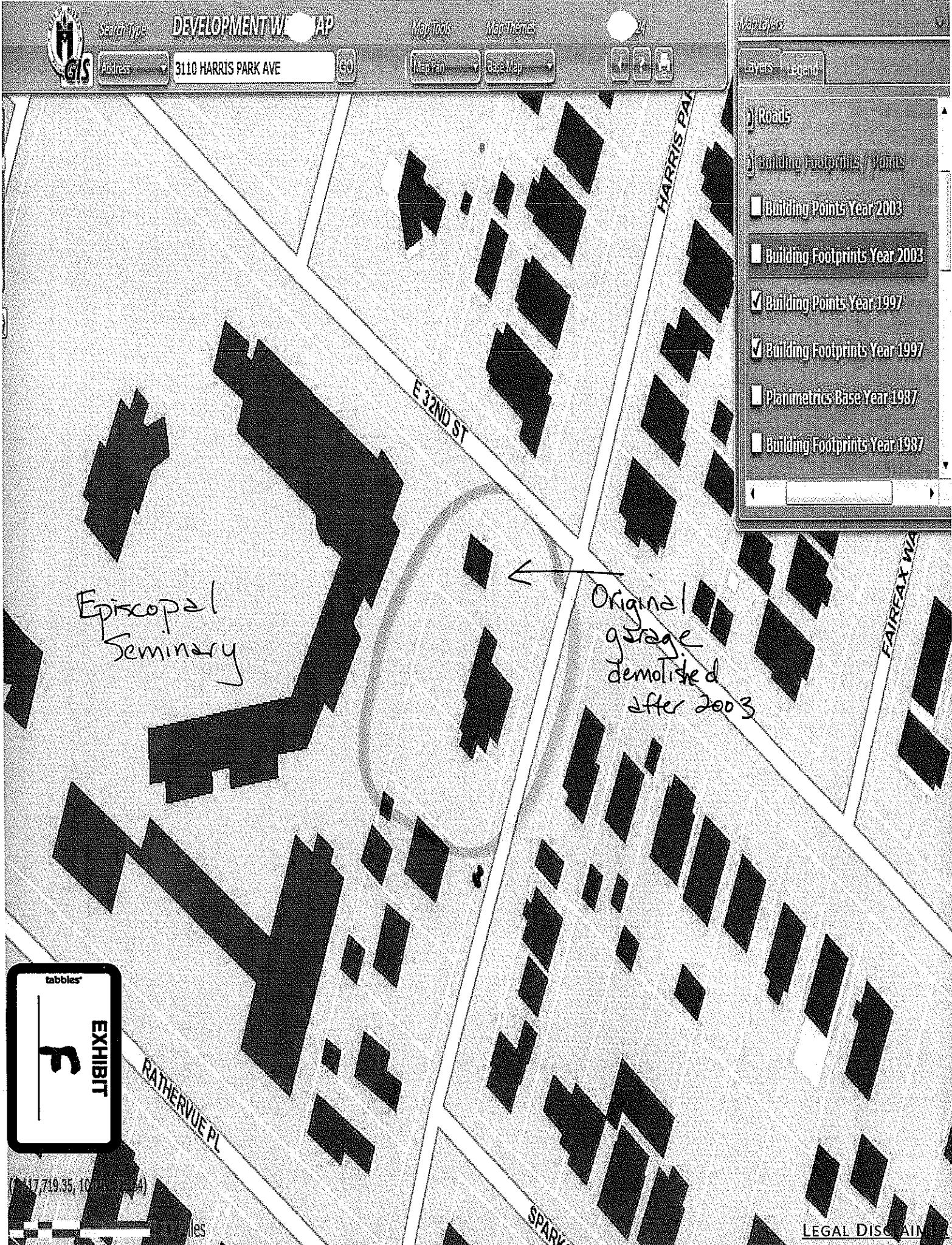
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**EXHIBIT**  
**E**

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LEGAL DISCLAIMER





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Map Tools

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3110 HARRIS PARK AVE

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Map View

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Layers

Legend

Roads

Building Footprints / Points

Building Points Year 2003

Building Footprints Year 2003

Building Points Year 1997

Building Footprints Year 1997

Planimetrics Base Year 1987

Building Footprints Year 1987

Episcopal Seminary

Original garage demolished after 2003

tabbles

EXHIBIT

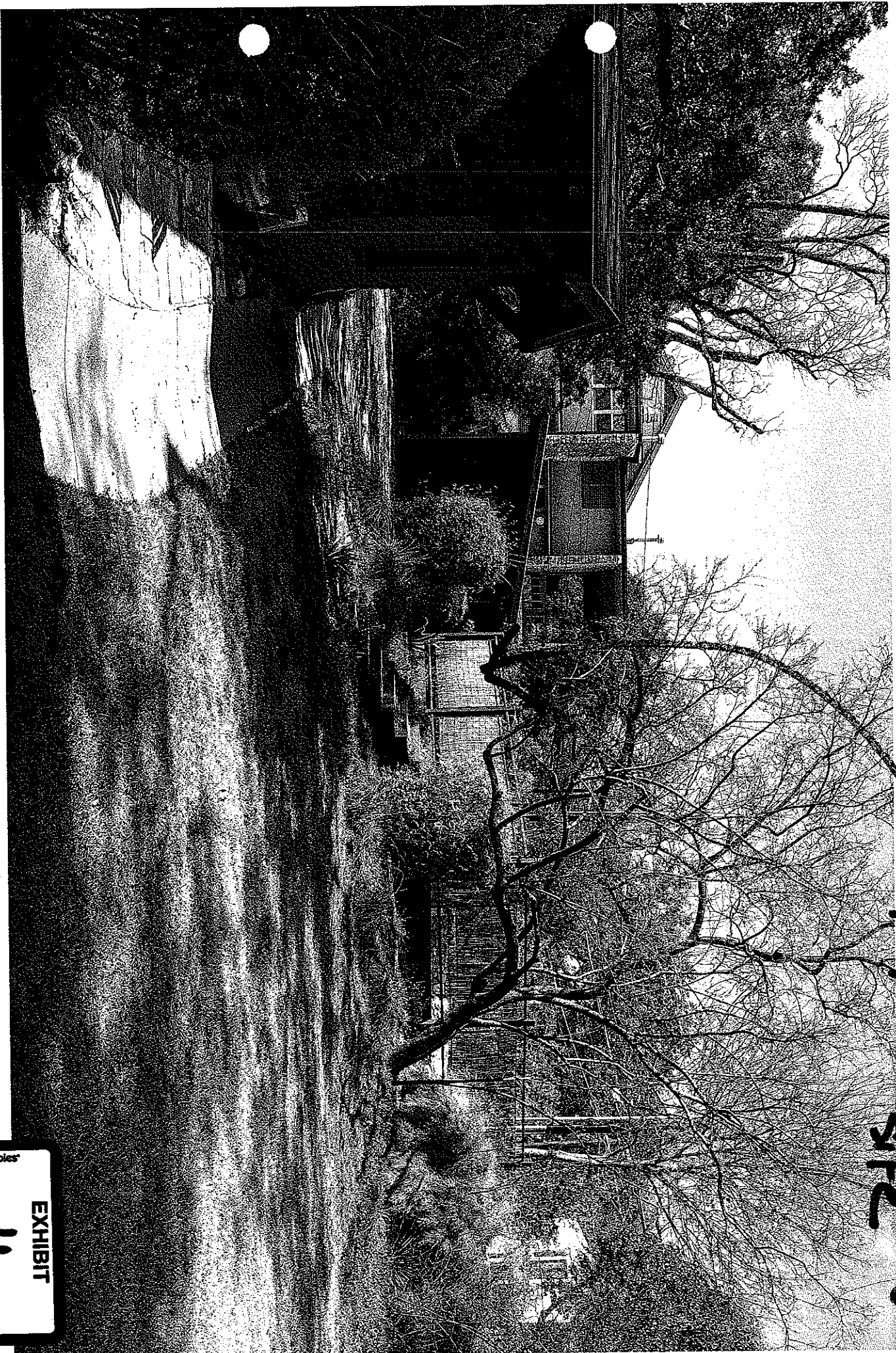
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View of proposed building site



tabbles

EXHIBIT

4



West side with view of Building site \*

North



tabbles

EXHIBIT

I

West

Seminary building



View of 'Proposed building site



East

Parking lot of Seminary

Proposed building site





Proposed  
building site

32nd Street

↗ Seminary



- LEGEND**
- 1/2" IRON PIPE FOUND
  - 1/2" ROD FOUND
  - 1/2" ROD SET
  - M METAL FENCE
  - W WOOD FENCE
  - RECORD INFORMATION
  - UTILITY POLE
  - DOWN GUY
  - OH OVERHEAD UTILITY LINE(S)
  - WATER METER
  - ET ELECTRIC TRANSFORMER ON PAD
  - MANHOLE
  - GAS METER
  - CLEAN OUT
  - AIR CONDITIONER
  - ON INSIDE OF SUBJECT BOUNDARY
  - OFF OUTSIDE OF SUBJECT BOUNDARY
  - FFE FINISHED FLOOR ELEVATION
  - TREE

TEMPORARY BENCHMARK IS TOP  
OF IRON ROD FOUND  
ASSUMED ELEV. = 100.00'

EPISCOPAL THEOLOGICAL SEMINARY  
5 ACRES  
(TCAD# 0215051208)

TREE LIST	
(34)	12" HACKBERRY
(35)	39" OAK
(40)	13" RED OAK
(41)	7" RED OAK
(42)	5" RED OAK
(47)	32"/38" OAK
(48)	13" RED OAK
(54)	27" OAK
(61)	9" HACKBERRY
(66)	50" OAK
(70)	16" OAK



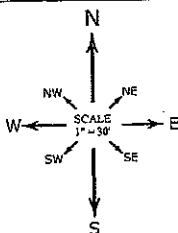
TO THE LEND HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED  
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE  
GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE  
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO  
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY 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 R  
HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WITH  
REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

#### LEGAL DESCRIPTION

LOTS 1-3, COLLEGE COURT SIDON HARRIS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 222, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



**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. 48453C0465H  
PANEL: 0465H  
DATED: SEPTEMBER 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

ANN WATSON ALLISON and  
JAMES E. ALLISON, III  
3110 HARRIS PARK AVENUE  
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	AUGUST 23, 2013	FIELD BY:	EANON HORTON	08/20/2013
		CALC. BY:	EDWARD RUMSEY	05/12/2011
		DRAWN BY:	SEAN SUTTON	08/23/2013
JOB NO.:	A0810913 - A0601511	PLS CHECK:	EDWARD RUMSEY	08/23/2013

**EXHIBIT**  
**M**





## City of Austin Residential Permit Application Master Comment Report

**Original Submittal Date:** December 18, 2013  
**Application Expiration:** June 16, 2014  
**Comment-report Sent Date:** January 22, 2014  
**Comment-report #:** 2 Revised Comments  
**Property:** 3110 HARRIS PARK AVE  
**Case #:** 2013-130495 PR  
**Case Manager:** Paul Yadro  
**Manager Contact:** Paul.Yadro@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, or information.

The application will be approved when all comments from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager or the appropriate reviewer(s).

### Requirements:

- Write a separate letter or use this report to explain how each comment is being addressed and to note any questions you may have addressed with the reviewer.
- Submit updated drawings in 3 separated, assembled and stapled sets – correctly sized, and to-scale according to original intake requirements.
- Label any additional reviewer-specific paperwork accordingly.
- If information on the application is required or needs to be revised, you must provide these new sheets.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

### Update Fees and Submittal:

You are advised to submit all requested information to clear these comments one (1) time. If there are comments remaining to be addressed on this comment report, it will be REJECTED and you will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1<sup>st</sup>) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2<sup>nd</sup>) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

### Update Deadline (LDC 25-1) and extensions:

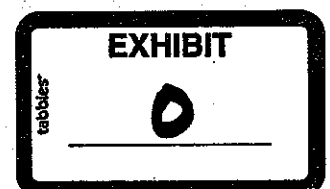
It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

### Online Reference:

Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>



## Residential Zoning Review - Paul Yadro - 512-974-3553

I have reviewed the above noted application and have the following comments that must be addressed before a permit will be released:

1. As submitted per the plans and the PR application, the site consists of 3 legal lots (Lots 1-3 OLT DIV X College Court Subdivision) and all site area calculations provided were made using all three lots. This means that the front lot line for the site is along (the shorter of the two lot lines adjacent to right-of-way for a corner lot) East 32nd Street which will have a 25 feet front yard setback (per SF-3 Zoning) and the street side yard setback will be 15 feet along Harris Park Avenue.
2. As submitted, the plans depict and label the new construction as an Accessory Dwelling Unit. Although the PR application was submitted using the proposed language "Garage Apartment", via phone conversation with the property owner, staff has confirmed that the intent of this Plan Review is to construct an Accessory Dwelling per LDC 25-2-893(E). Thus, the revised comments are based on the staff's review as a new Accessory Dwelling Unit and not a Second Dwelling Unit per LDC 25-2-774.
3. As submitted the proposed accessory dwelling unit does not meet the required 25' front yard setback along E. 32nd Street. Applicant must either provide a sealed (by a Texas-Registered PLS) front-yard averaging exhibit per LDC 25-2-Sub-Chapter F.2.3 demonstrating that the proposed setback can be based off of Sub-Chapter F.2.3 or the applicant must seek a Board of Adjustment Variance to allow the proposed front yard setback. Contact Susan Walker at 512-974-2202 for consultation with regards to filing a Variance request and the BOA Variance process.
4. The Hancock NP adopted two design tools (see LDC 25-2-1603 and LDC 25-2-1604) that apply to this project.
5. Plans do not comply with LDC 25-2-1604 -Garage Placement. Plans will require substantial revision or the applicant must seek BOA variance for this instance of noncompliance.
6. Plot plan must include a front yard impervious cover table to demonstrate compliance with LDC 25-2-1603 – Impervious cover and parking placement. The maximum allow Impervious Cover within the required front yard is 40%.
7. On the plot plan provide and label a benchmark (spot elevation) that exists on the site and that may be used for future reference during the inspections phase of this project.
8. On the plot plan provide the high and low elevations (values) adjacent to the grade of the proposed structure and provide the average adjacent grade on the building elevations.
9. On at least one building elevation depict the structure's maximum height per LDC – Sub-Chapter F 3.4. Note: Maximum Building Height is measured from the average adjacent grade.
10. Building Elevations must include/depict (with labels): Average adjacent grade to structure, finish floors (FFE's -elevations) elevations of both 1st and 2nd floors, top plate elevations of both floors, and on at least one elevation - depict the structure's maximum building height per LDC-Sub-Chapter F 3.4.
11. Submit revised pages 1 of the PR application with a revised project description that states the intent is to construct a new 2-story accessory dwelling unit per LDC 25-2-893(E) and remove all text using the language "garage apartment" where it had previously appeared on Page 1 of the PR application.
12. Provide elevations or include the trash enclosure (with its gates) on the building elevations.
13. On the floor plans (both floors as it applies) provide/depict any and all covered or uncovered porches, patios, decks, roof decks, and balconies and include/label their square-footages on the floor plans.

14. Staff strongly advises that the applicant/design professional contact their Zoning Reviewer to set up a meeting to go over rejection comments prior to submitting any future updates.
15. For submittal of next update: submit 3 complete plan sets (2 full-size sets and 1 small-size set) drawn to scale and 2 copies of Master Comment Report for this Plan Review.
16. When submitting next Update, make for certain to submit revisions that will address all comments. Do not piecemeal (submitting multiple updates to address rejection comments) your Updates because as of October 1, 2013 new Residential Review Fees have gone into effect for Plan Reviews and Plan Review Updates. As of October 1, 2013, the combined plan review fee covers the initial review and one (1) update. Note: After a Plan Review receives two rejections; a Plan Review Update Fee (\$342 + 4% Development Services Surcharge Fee) is automatically generated and must be paid before submitting future Updates. If you have unpaid fees on a Plan Review Application and attempt to submit Updates, our Intake Staff will not accept your Update and revised plans until any unpaid fees are paid.
17. Staff will hold the plans and application as submitted in our office. If you have questions regarding the comments or would like to make an appointment with the Coordinating Reviewer, please contact Paul Yadro at [Paul.Yadro@austintexas.gov](mailto:Paul.Yadro@austintexas.gov) or via phone at 512-974-3553.



Large yard to be preserved if variance(s) granted.

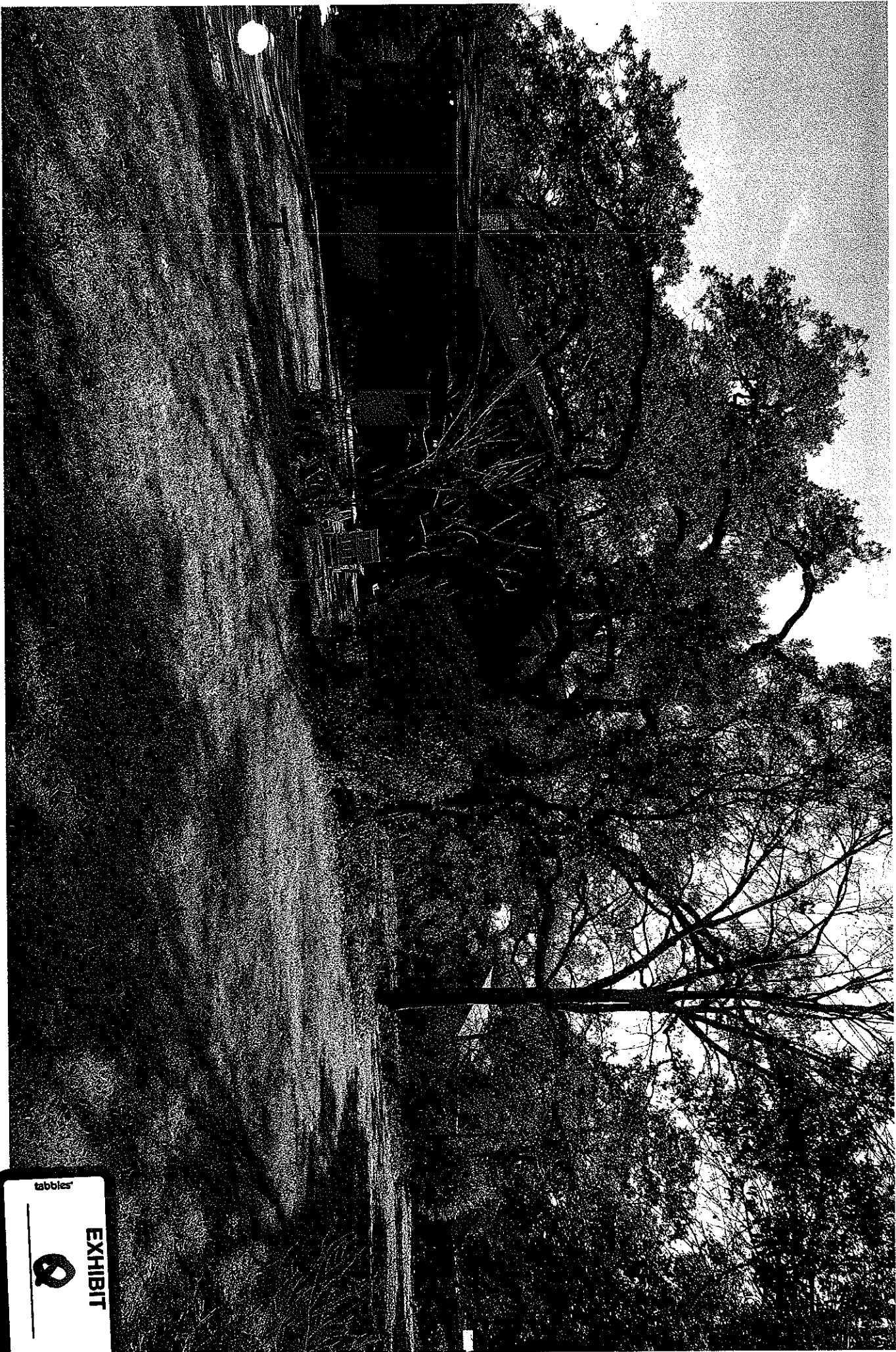


tabbles

EXHIBIT

P

Large yard to be preserved if variance(s) granted.







# APPROVED BY AUSTIN ENERGY FOR BOA

DATE: February 10, 2014

*San College*

## PROJECT DATA

OWNER: AUSTIN ENERGY  
PROJECT: 13.05 HARRIS PARK  
SUBMITTER: J. D. BLACKMON  
DATE: 1/14/14  
PROJECT NO: 13.05  
SHEET NO: 1

## BUILDING LOT COVERAGE

LOT 1: 100%  
LOT 2: 100%  
LOT 3: 100%  
LOT 4: 100%  
LOT 5: 100%  
LOT 6: 100%  
LOT 7: 100%  
LOT 8: 100%  
LOT 9: 100%  
LOT 10: 100%

## PERMISSIBLE COVERAGE

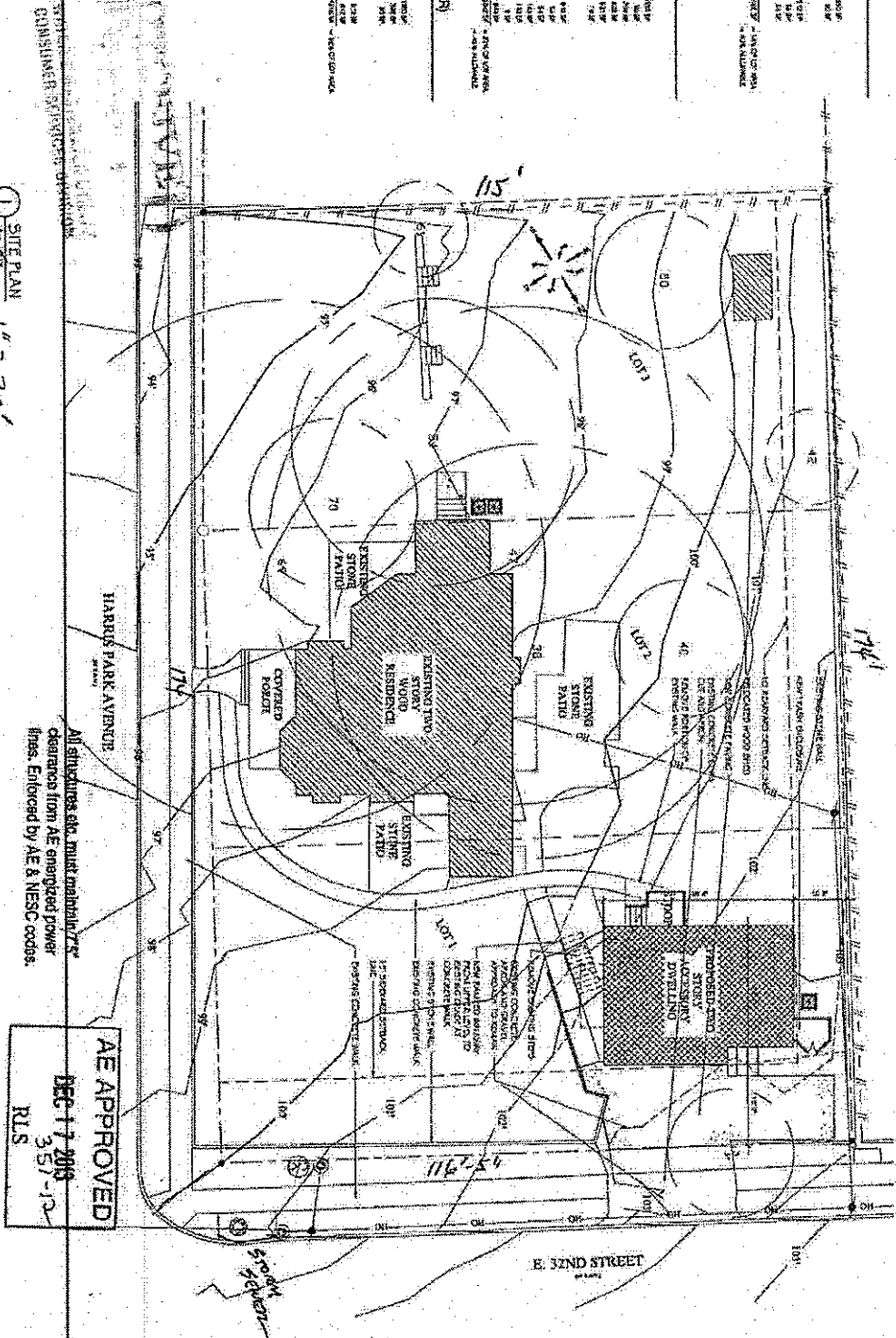
LOT 1: 100%  
LOT 2: 100%  
LOT 3: 100%  
LOT 4: 100%  
LOT 5: 100%  
LOT 6: 100%  
LOT 7: 100%  
LOT 8: 100%  
LOT 9: 100%  
LOT 10: 100%

## FLOOR TO AREA RATIO (FAR)

LOT 1: 100%  
LOT 2: 100%  
LOT 3: 100%  
LOT 4: 100%  
LOT 5: 100%  
LOT 6: 100%  
LOT 7: 100%  
LOT 8: 100%  
LOT 9: 100%  
LOT 10: 100%

## DRAWING LIST

NO.	DESCRIPTION	DATE	BY	CHKD
1	PROPOSED NEW BUILDING	1/14/14	J. D. BLACKMON	
2	PROPOSED NEW BUILDING	1/14/14	J. D. BLACKMON	
3	PROPOSED NEW BUILDING	1/14/14	J. D. BLACKMON	
4	PROPOSED NEW BUILDING	1/14/14	J. D. BLACKMON	
5	PROPOSED NEW BUILDING	1/14/14	J. D. BLACKMON	
6	PROPOSED NEW BUILDING	1/14/14	J. D. BLACKMON	
7	PROPOSED NEW BUILDING	1/14/14	J. D. BLACKMON	
8	PROPOSED NEW BUILDING	1/14/14	J. D. BLACKMON	
9	PROPOSED NEW BUILDING	1/14/14	J. D. BLACKMON	
10	PROPOSED NEW BUILDING	1/14/14	J. D. BLACKMON	



1 SITE PLAN  
1" = 20'

All structures etc. must maintain 75' clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED  
DEC 17 2013  
3/5/14  
RLS



JOHN D. BLACKMON  
ARCHITECT  
NO. 111414  
111414

NEW  
ACCESSORY  
DWELLING

PROJECT DATA  
SITE PLAN  
DRAWING LIST

13.05 Harris Park

EXHIBIT

tabbies

S

SF3-H-CO-N/P (Hancock)  
RDS-

CM4H-2001-0008.1

COA - 9/12/2011

HLC - 9/12/2011

SEP 12 2011

CITY OF AUSTIN CERTIFICATE OF APPROPRIATENESS APPLICATION

NPZD/CHPU

City Historic Landmark Commission review and approval is required prior to initiating any non-routine exterior work on the site of a designated City Historic Landmark. A complete application form, including all submittal materials, is required for City staff to forward your application to the Historic Landmark Commission.

Name of historic property: Ettinger House (aka Harris Park House)  
Address of historic property: 3110 Harris Park Avenue, Austin 78705  
Brief description of proposed work: Replace old garage (previously torn down) with new garage/garage apartment

APPLICANT

Name: James E. Allison & Ann Watson Allison  
Mailing Address: 6707 Buffalo Speedway Telephone: (713) 898-3303 (cell)  
City: Houston, Tx Zip: 77065 Fax: (713) 951-1103 (Ann's office)

OWNER

Name: Same as above  
Mailing Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

ARCHITECT (if applicable)

Name: Paul Lamb  
Mailing Address: 618 Lavaca Telephone: (512) 478-7316  
City: Austin Zip: 78701 Fax: (512) 478-2506

CONTRACTOR (if applicable)

Name: \_\_\_\_\_ DATE: 9-26-11  
Mailing Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_ BY: Ann Watson Allison Fax: ( ) \_\_\_\_\_  
for the Chair

Owner's Signature (Required)

Applicant's Signature (Required)

For City Use Only:

Application review date: \_\_\_\_\_

Reviewer: \_\_\_\_\_

Application Complete: Y/N (if no: Date applicant contacted: \_\_\_\_\_)

Submittal requirements complete: Y/N (if no: Date applicant contacted: \_\_\_\_\_)

Date Application Completed: \_\_\_\_\_

Revised June 30, 2002

EXHIBIT

T

## Ann Watson

---

**From:** [REDACTED]  
**Sent:** Thursday, October 24, 2013 3:27 PM  
**To:** Ann Watson  
**Subject:** RE: 3110 Harris Park Avenue (Ann Watson and James Allison, Owners)  
**Attachments:** Garage apartment plans update - October 2013.pdf

Ms. Watson,

The plans have been stamped and attached.

Tori Haase

Administrative Senior  
Historic Preservation Office  
City of Austin, Planning and Development Review  
505 Barton Springs Road, 5th Floor  
Austin, Texas 78704  
P: 512 974-2727  
F: 512 974-9104

---

**From:** Ann Watson [mailto:AWATSON@sheehyware.com]  
**Sent:** Thursday, October 24, 2013 12:42 PM  
**To:** Haase, Victoria (Tori)  
**Cc:** Sadowsky, Steve  
**Subject:** RE: 3110 Harris Park Avenue (Ann Watson and James Allison, Owners)

Thank you both. – Ann Watson

### SHEEHY, WARE & PAPPAS, P.C.

ANN P. WATSON  
SHAREHOLDER

Tel 713-951-1103  
Fax 713-289-2003

909 Fannin Street  
Suite 2500  
Houston, Texas 77010

Web Site | Bio | V-card

#### CONFIDENTIALITY NOTICE:

This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521 and is legally privileged. This e-mail and any documents attached, may contain confidential information belonging to the sender which is protected by the attorney-client, work product and/or other privileges. The information is intended only for the use of the individuals or entities named above. If you have received this e-mail in error, we would appreciate your immediate notification to us by collect telephone call to arrange for the return of all copies of the e-mail. You should also delete this transmission from your computer and/or server.

---

**From:** Haase, Victoria (Tori) [mailto:Tori.Haase@austintexas.gov]  
**Sent:** Thursday, October 24, 2013 12:41 PM  
**To:** Ann Watson  
**Cc:** Sadowsky, Steve  
**Subject:** RE: 3110 Harris Park Avenue (Ann Watson and James Allison, Owners)

Ann,





## City of Austin

Founded by Congress, Republic of Texas, 1839  
Historic Preservation Office  
Neighborhood Planning and Zoning Department  
One Texas Center, 505 Barton Springs Road  
P.O. Box 1088, Austin, Texas 78767

July 19, 2005

Lisa Harvell and David Spradling  
3110 Harris Park Avenue  
Austin, Texas 78705

Re: Application for a Certificate of Appropriateness  
Ettlenger House, 3110 Harris Park Avenue  
C14H-01-0008

Dear Mr. Spradling and Ms. Harvell:

At their July 18, 2005 meeting, the Historic Landmark Commission approved your application for a Certificate of Appropriateness to rebuild the existing one-story garage into a two-story garage apartment in accordance with the attached plans. Please be sure to bring these plans with you when you apply for your building permit at the City Permit Center.

We appreciate your commitment to preserving Austin's rich heritage. If you have any questions concerning this letter, please feel free to telephone me at 974-6454 or send me an e-mail at [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us), or you may contact my administrative assistant, Lei Lonnie La Bonte at 974-2890.

Sincerely,

A handwritten signature in cursive script that reads "Steve Sadowsky".  
Steve Sadowsky  
Historic Preservation Officer



**Project Name**

**NEW  
ACCESSORY  
DWELLING**

**Inventory Control**

ANALYST: J. H. H. H. H.

**Direct title**

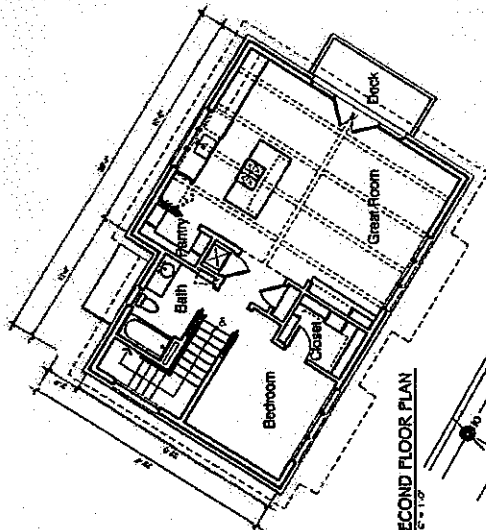
**PROPOSED PLANS  
AND ELEVATIONS**

**Important note:**

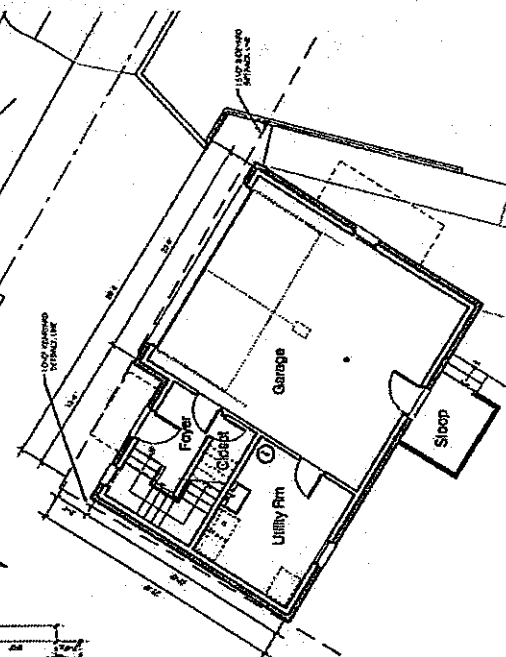
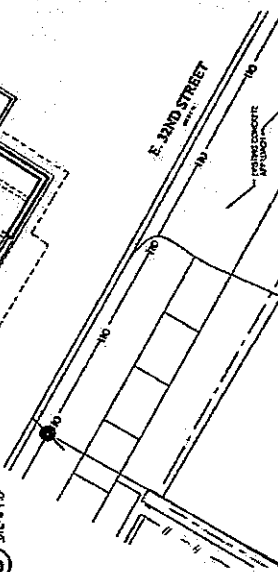
**13.05 Hamb Park**

**Abstract**

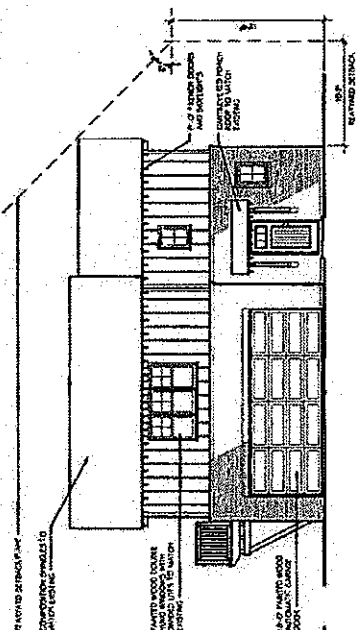
75



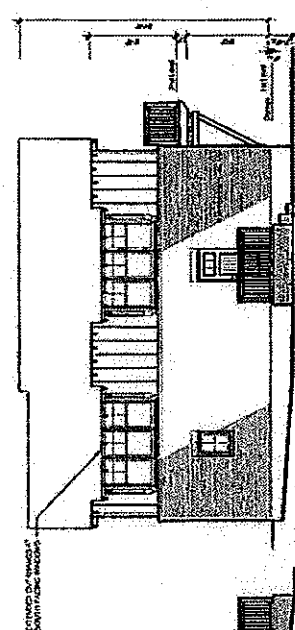
**3 SECOND FLOOR PLAN**  
1/8" = 1'-0"



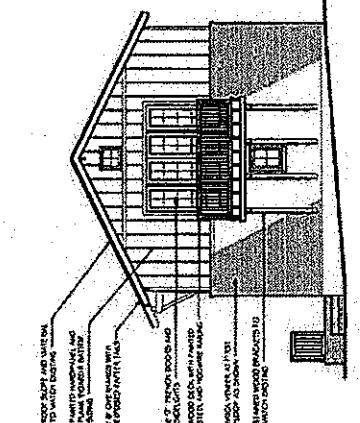
**6 FIRST FLOOR PLAN**



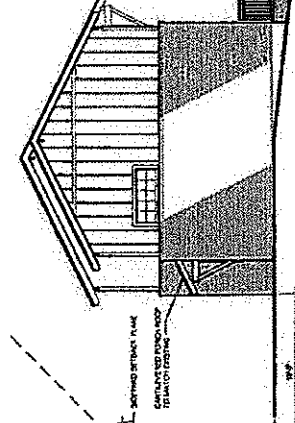
**2 NORTHWEST ELEVATION**



5 SOUTHWEST ELEVATION  
Sta. 2+57



① SOUTHEAST ELEVATION  
31.5' x 1.7'



4 NORTHEAST ELEVATION

**APPROVED BY  
HISTORIC LANDMARK COMMISSION**

DATE: 10-24-13

BY: Hue Salouky  
for HLC Chair



# HISTORIC LANDMARK COMMISSION

DATE: 210-24-13

BY: Stone Lab for HLC Chair



**JOHN D BLACKMON  
ARCHITECT**  
5723 GARDEN ST, #2012  
HOUSTON, TX 77004  
713 788 4453

**NEW  
ACCESSORY  
DWELLING**

ELC-01	4/10/01
EL-71-02	4/10/01
EL-71-03	4/10/01

SECRET

EXISTING AND  
PROPOSED SITE  
PLANS AND  
PHOTOS OF EXISTING  
RESIDENCE

3.05 Home Park

100

05



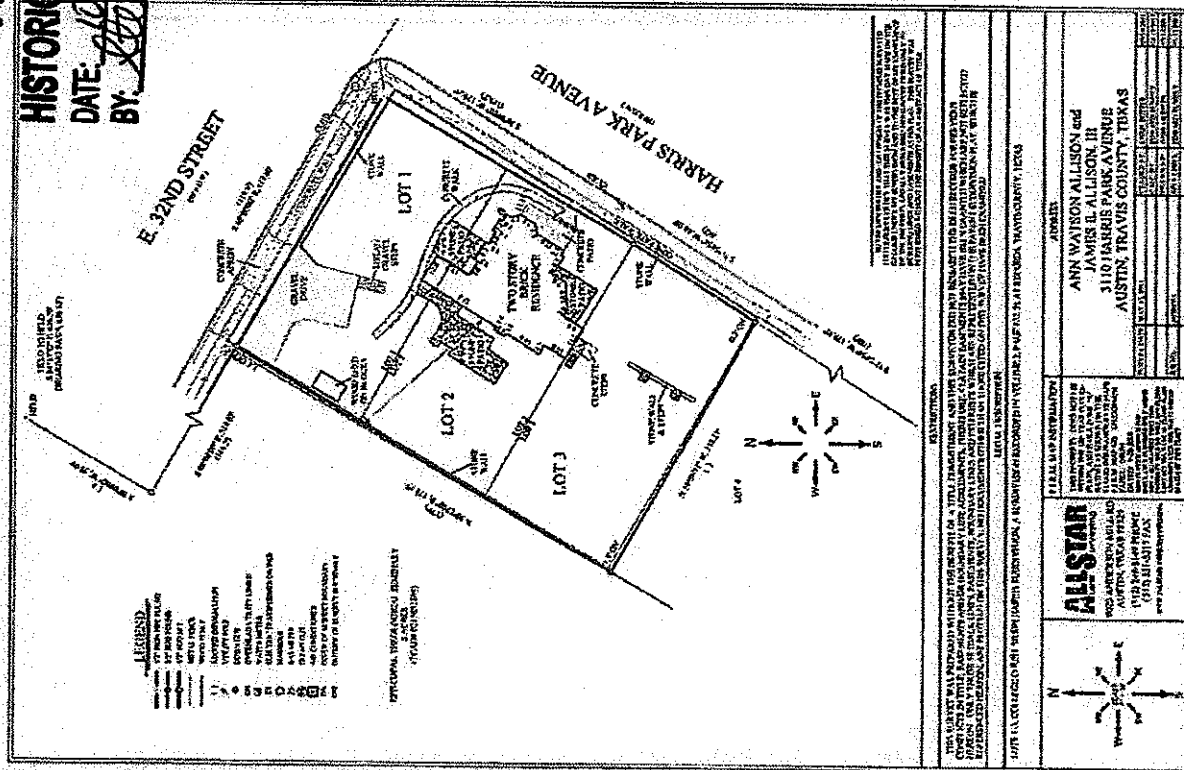
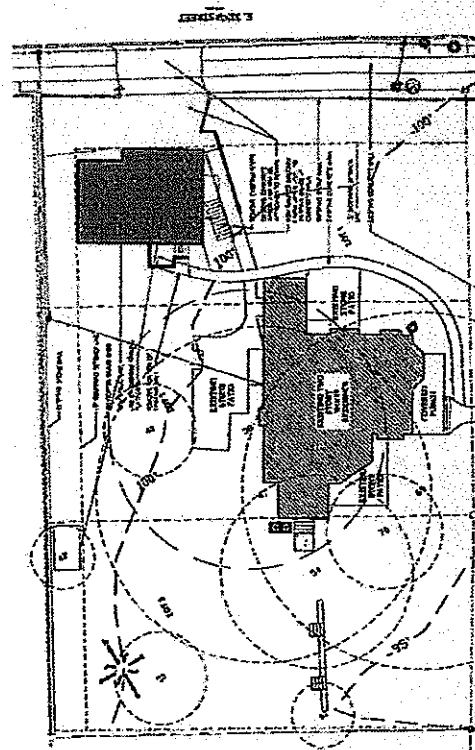
**PERSONAL INFORMATION**



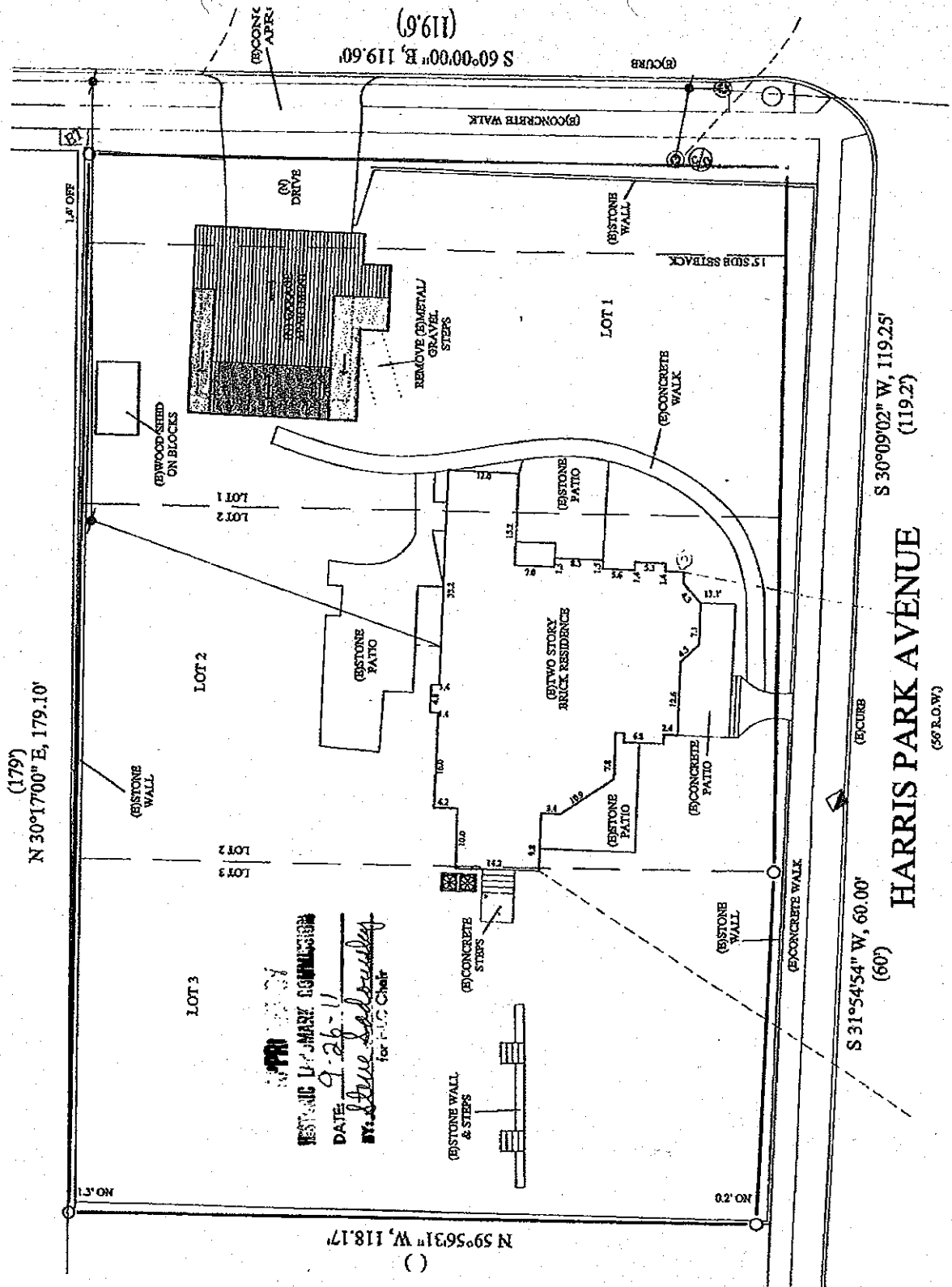
8857004 2米150X3



REPORTED LOCATION OF BOAT CAPTIVE ABANDONED AT SEA IN 1964



(179)  
N 30°17'00" E, 179.10'



TESTING L. J. MARY ROBINSON  
DATE: 9-26-11  
BY: *Steve Salas*  
for FUG Chair

S 30°09'02" W, 119.25'  
(119.2)

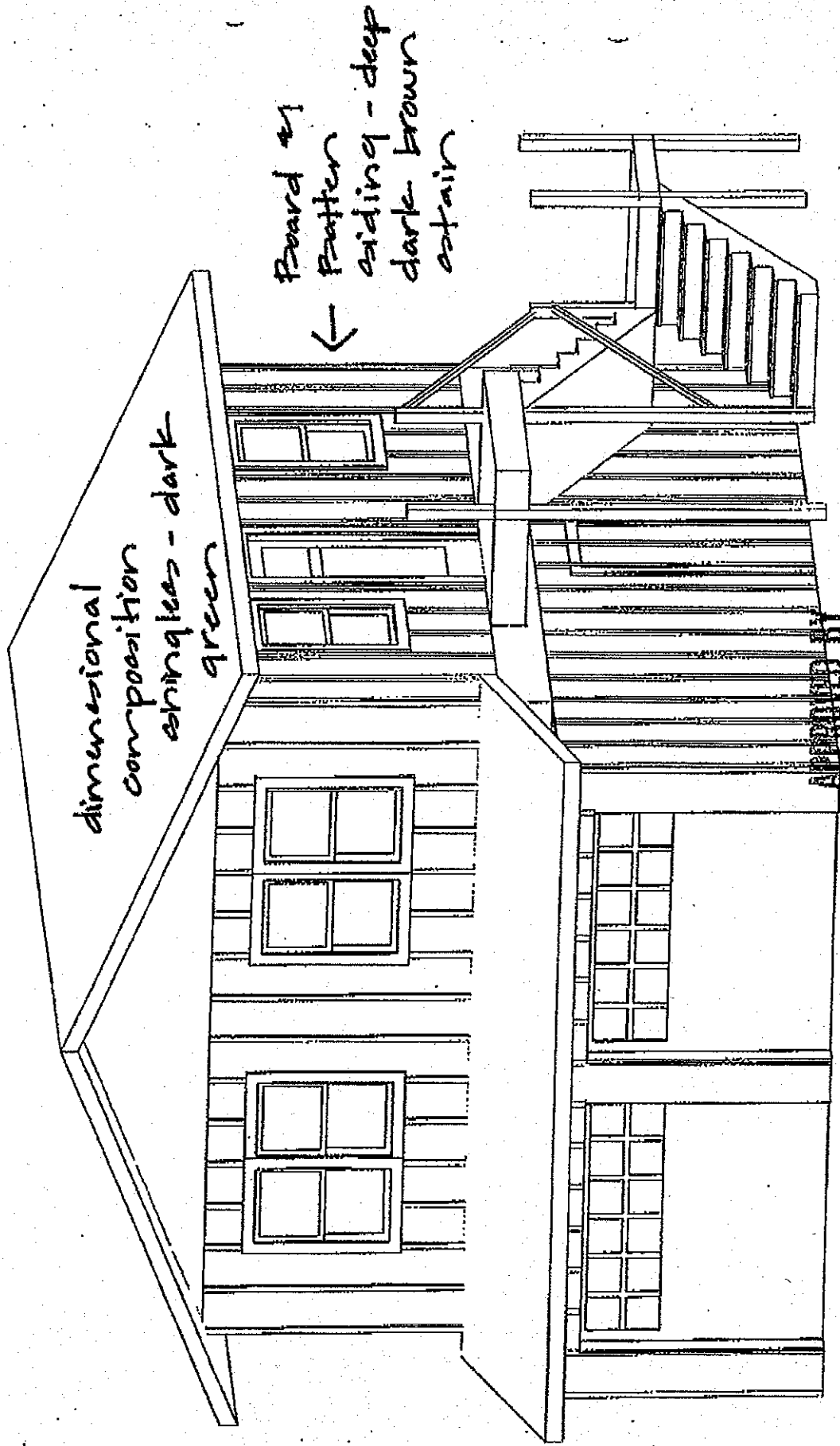
HARRIS PARK AVENUE

S 31°54'54" W, 60.00'  
(60)

(60 ROW)



Note: building material & stain to match existing.



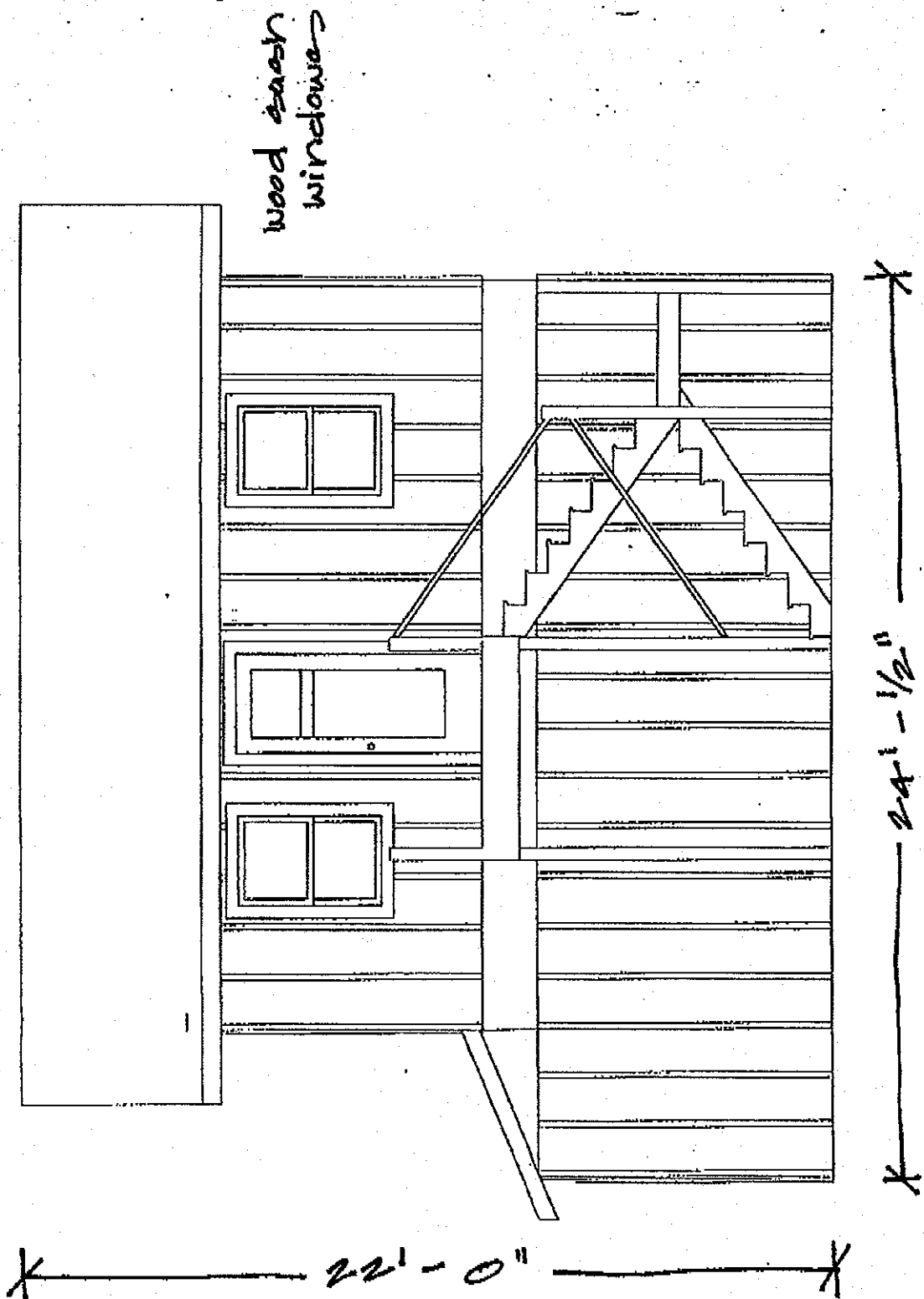
HISTORIC LANDMARK COMMISSION

DATE: 7-18-05

BY: Steve Soderberg  
for HLC Chair

Northwest elevations -

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



APPROVED BY  
HISTORIC LANDMARK COMMISSION

DATE: 7-18-05

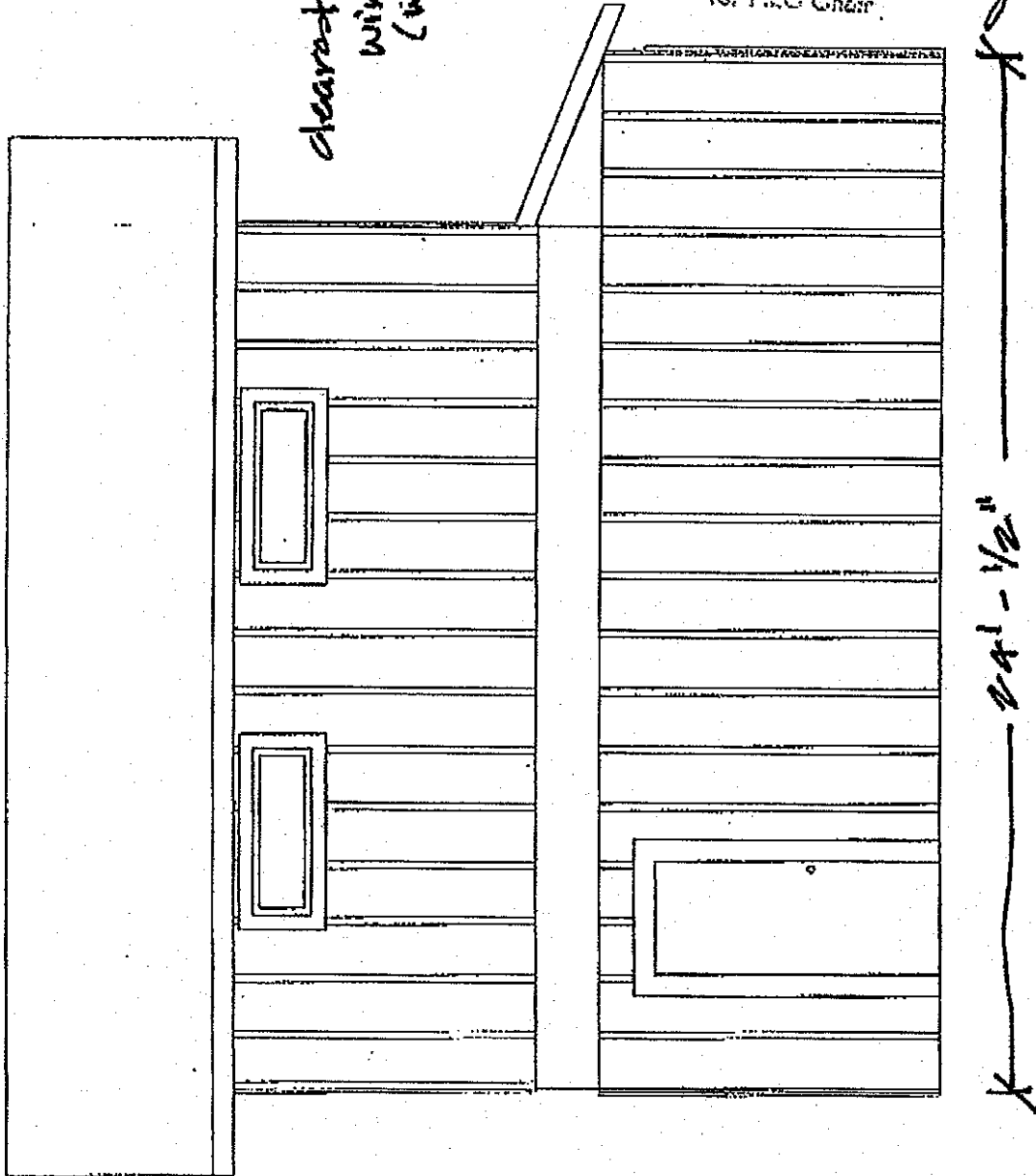
BY: Steve Sadowsky  
for HLC Chair

decorative awning  
windows  
(wood)

APPROVED BY  
HISTORIC LANDMARK COMMISSION

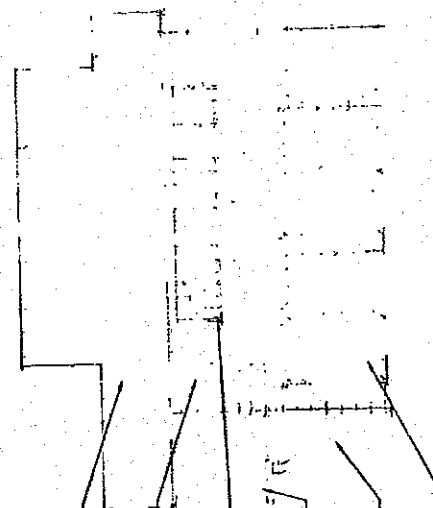
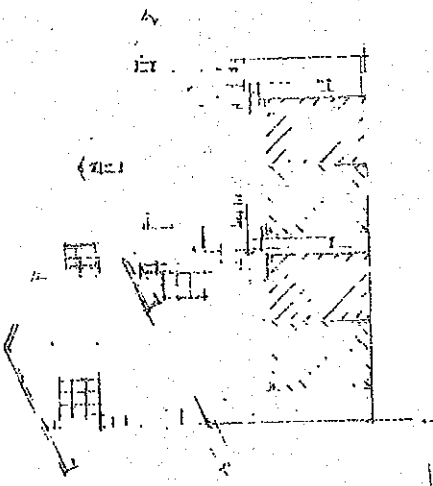
DATE: 7-18-05

BY: Steve Sadousky  
for HLC Chair



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

East elevation



- COMPOSITION SHINGLE ROOF,  
MATCH EXISTING TYPE & COLOR
- STAINED WOOD SHINGLES,  
MATCH EXISTING COLOR
- PAINTED WOOD WINDOWS,  
MATCH EXISTING COLOR
- PAINTED METAL GUARDRAIL,  
MATCH EXISTING COLOR
- STAINED WOOD FIRE BRACKETS,  
MATCH EXISTING COLOR
- PAINTED WOOD GARAGE DOORS,  
MATCH EXISTING COLOR

NORTH ELEVATION  
1/2" = 1'-0"

OPTIONS	EXTERIOR	INTERIOR	SIZES, 2D & 3D DRAWINGS CLR OPGS, CSI SPECS	PERFORMANCE & ENERGY DATA, GREEN	INSTALL, MAINTAIN & WARRANTIES
---------	----------	----------	--	-------------------------------------	-----------------------------------

## Configurations

Glass

Divided Lites

Glazing Bead

Hardware

Screens

## Divided Lites

## The PDL System - Energy Efficiency with Historic Beauty

The Performance Divided Lite (PDL) system uses a single insulating glass unit, which offers much better U-factors than true divided lite units. This is due to the large, unobstructed thermal break created by airflow within the insulating glass unit.

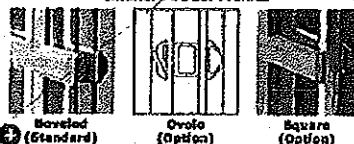
1. Bars are adhered to the interior of the insulating glass unit
2. Beveled-profile bars are adhered to the exterior of the insulating glass unit
3. Champagne-colored bars\* are held within the insulating glass unit



## PDL bars

- Exterior & interior bars are finished to match the exterior or interior of the window or door unit.
- Optional bar widths: 5/8", 7/8", 1-1/8", 1-3/4", 2-1/4", and custom
- Interior bar profiles: beveled (standard), ovolo, and square

## Interior PDL Bar Profiles



## Exterior PDL Bar



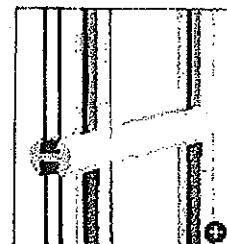
NOTE: Double pane insulating glass have one bar within the insulating glass unit, as shown above. Triple pane insulating glass have two bars, one in each airspace.

## True Divided Lites - Provides Historic Authenticity

True divided lites (TDL) gives each unit the traditional look often found in historical projects.

## Construction &amp; Benefits

- 1-1/8" wide wood muntin bars in between individual 5/8" insulating glass\*
- Horizontal and vertical bars interlock for strength and security
- Profile shadow lines enhance the warm, rich look
- Wood Species: pine (standard), other wood species (option)
- Custom bar widths and profiles available



## Factory Finishes

- Unfinished on interior, primed on exterior as standard
- Prefinishing available to match exterior and interior finish (option)

NOTE: Units with a traditional sash utilize 1/2" insulating glass.

AS - 1000  
ESTIMATED  
DATE: 9-26-11  
BY: Steve Sadovinsky



SEARCH OUR SITE

type keyword(s) here

WHERE TO BUY

type a US or Canadian zip code

ADVANCED SEARCH

SEE THE DIFFERENCE QUALITY MAKES

WHAT'S NEW

CAPABILITIES

PRODUCT INFO

GALLERY

OUR COMPANY

ARCHITECT LIBRARY

CONTACT US

Home » Product Info » Windows by Operation » Casements » Push-Out » Heritage Series Push-Out Casements

Choose Product Line

- ☐ All Series
- ☐ Ultra Extruded Aluminum/Wood
- ☒ Heritage All Wood
- ☐ Classic Roll-Formed Aluminum/Wood
- ☐ Latitude All Vinyl
- ☐ Windquest All Vinyl

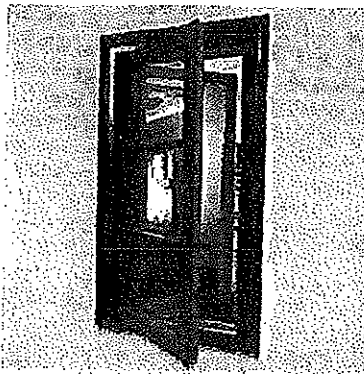
Choose Product

Windows

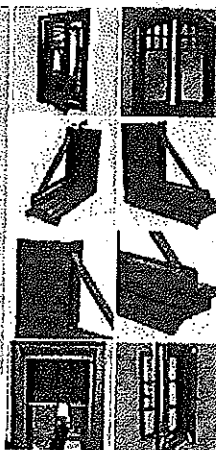
- ☒ Casements
  - Crank-Out
  - Push-Out
  - Inswing
  - Picture
  - Transom
  - Bay
  - Bow
- ☐ Awnings
- ☐ Double Hungs
- ☐ Sliders
- ☐ Radius
- ☐ Geometric
- ☐ Tilt-Turns

Doors

## Heritage Series Push-Out Casements



Heritage Series Push-Out Casement with PDL bars and K-Kron II exterior finish in Patriotic Blue



## Heritage Series

- Wood interior & exterior
- Primer or K-Kron II ext finish
- 30+ exterior color options
- 10-year limited exterior finish warranty
- FSC certified wood available



## Heritage Series Push-Out Casements

- Lever handle allows for simple operation
- Stainless steel friction hinges hold the sash in place
- Optional interior retractable and inswing screens

Photos of this product

View all products in Heritage Series

APPROVED BY  
 HISTORIC ARCHITECTURE COMMISSION  
 DATE: 9-26-11  
 BY: Steve Sadorusky  
 for H

Location without  
Violences

4:40

4:40

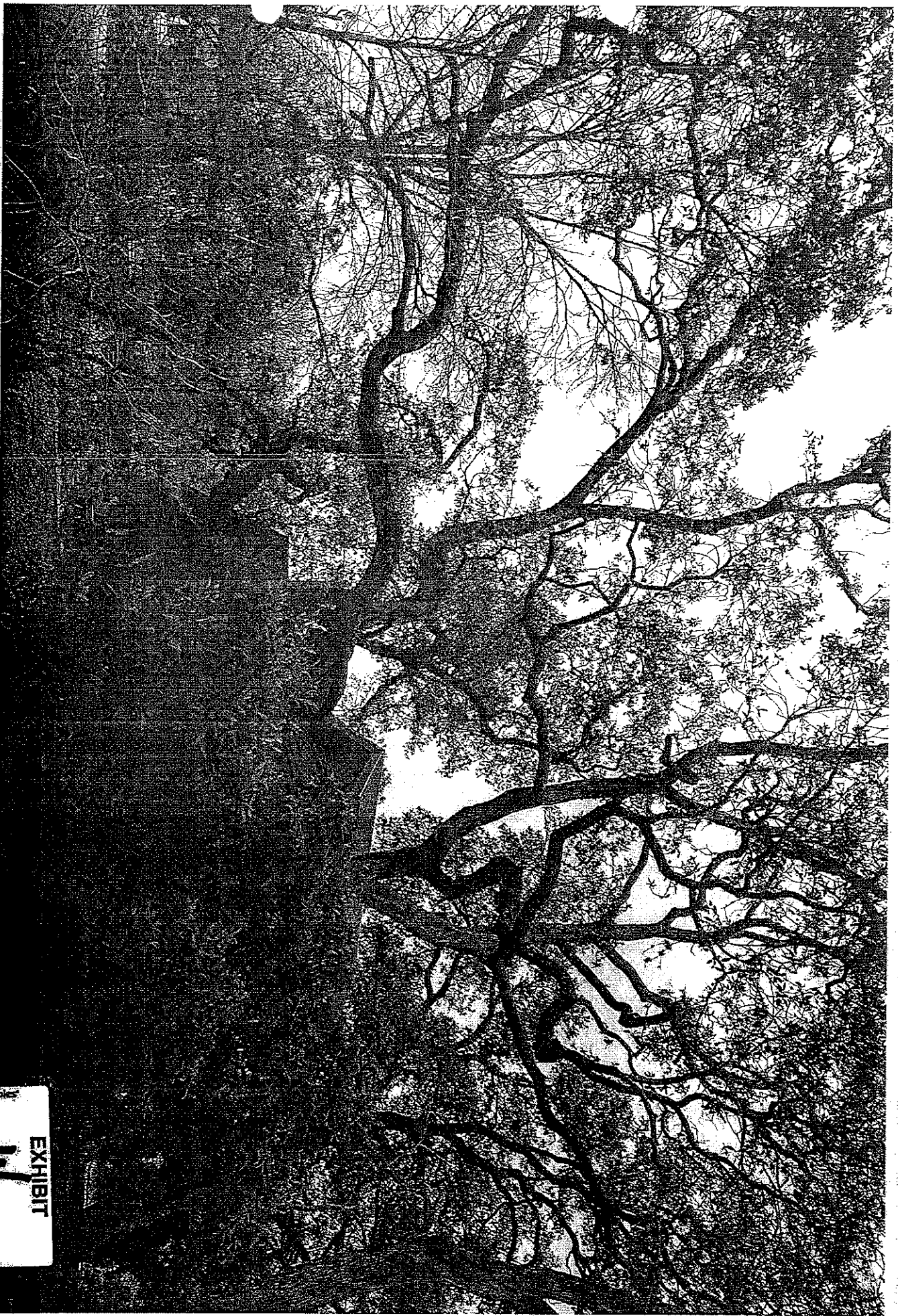
4:40





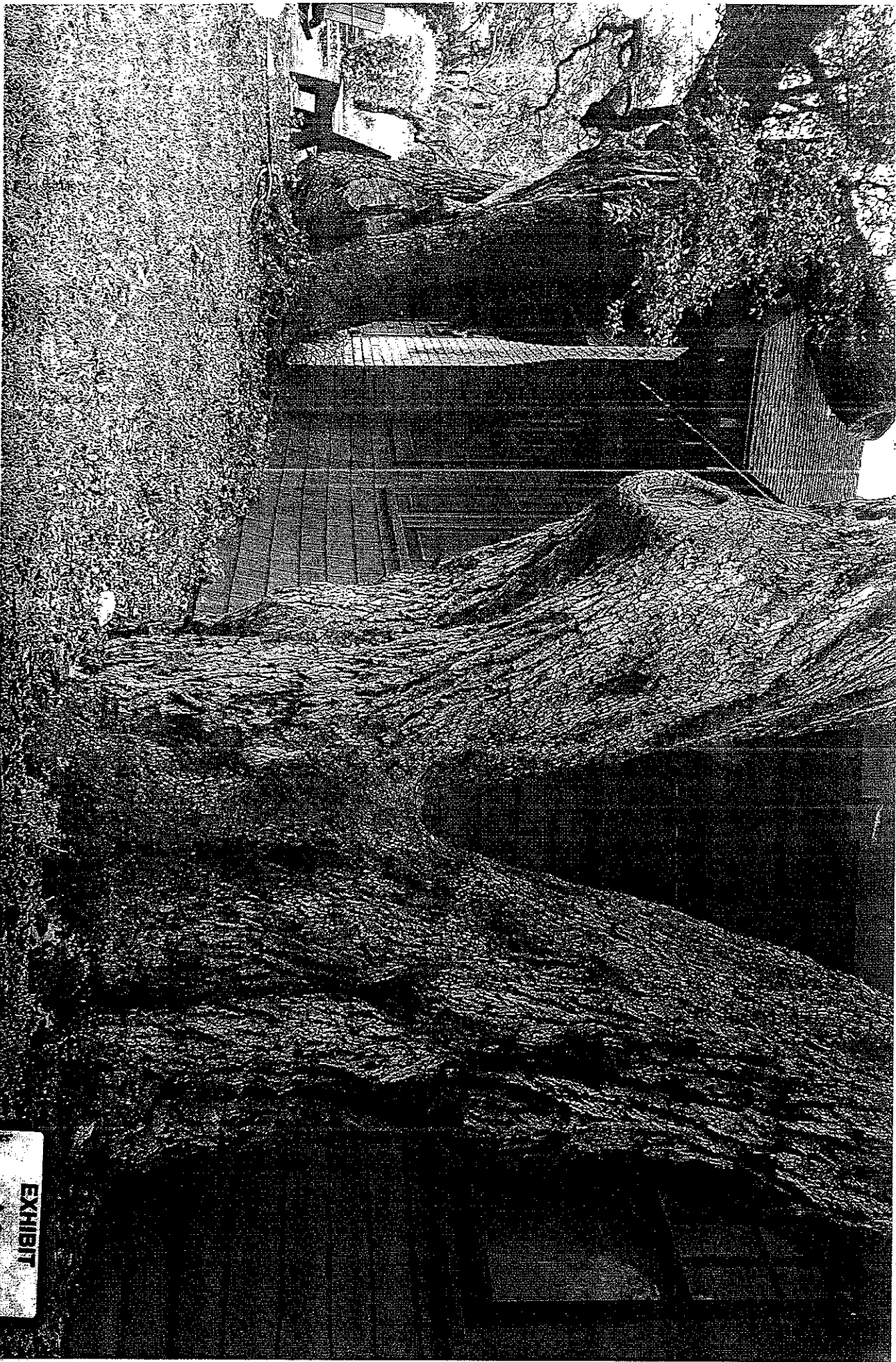
# Tree Canopies

tabbly  
EXHIBIT  
W





Trees # 38 & 47

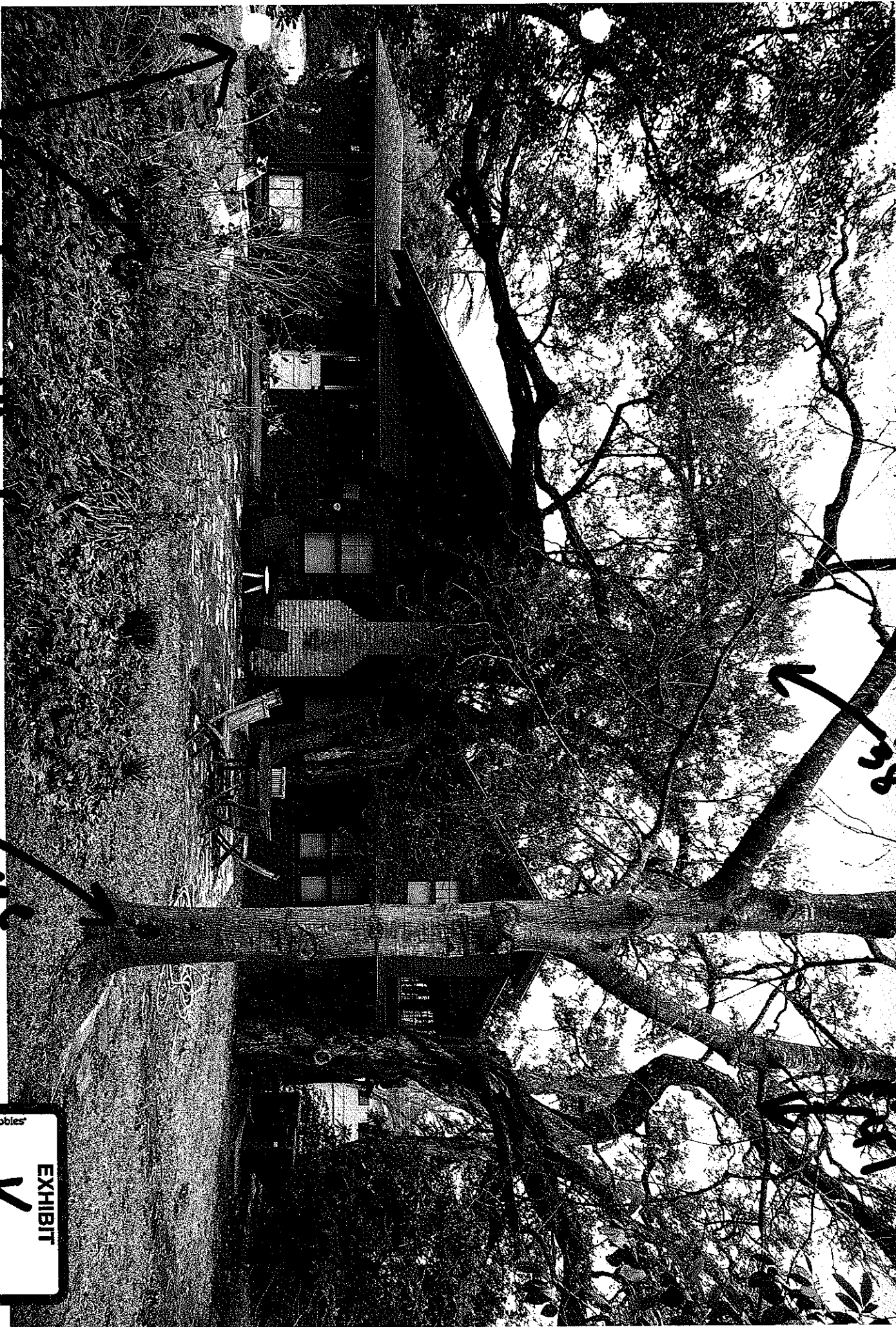


Location without  
variances

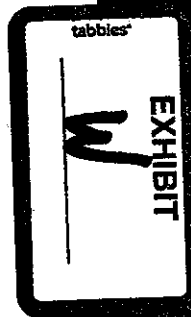
41'40"

41'40"

41'40"

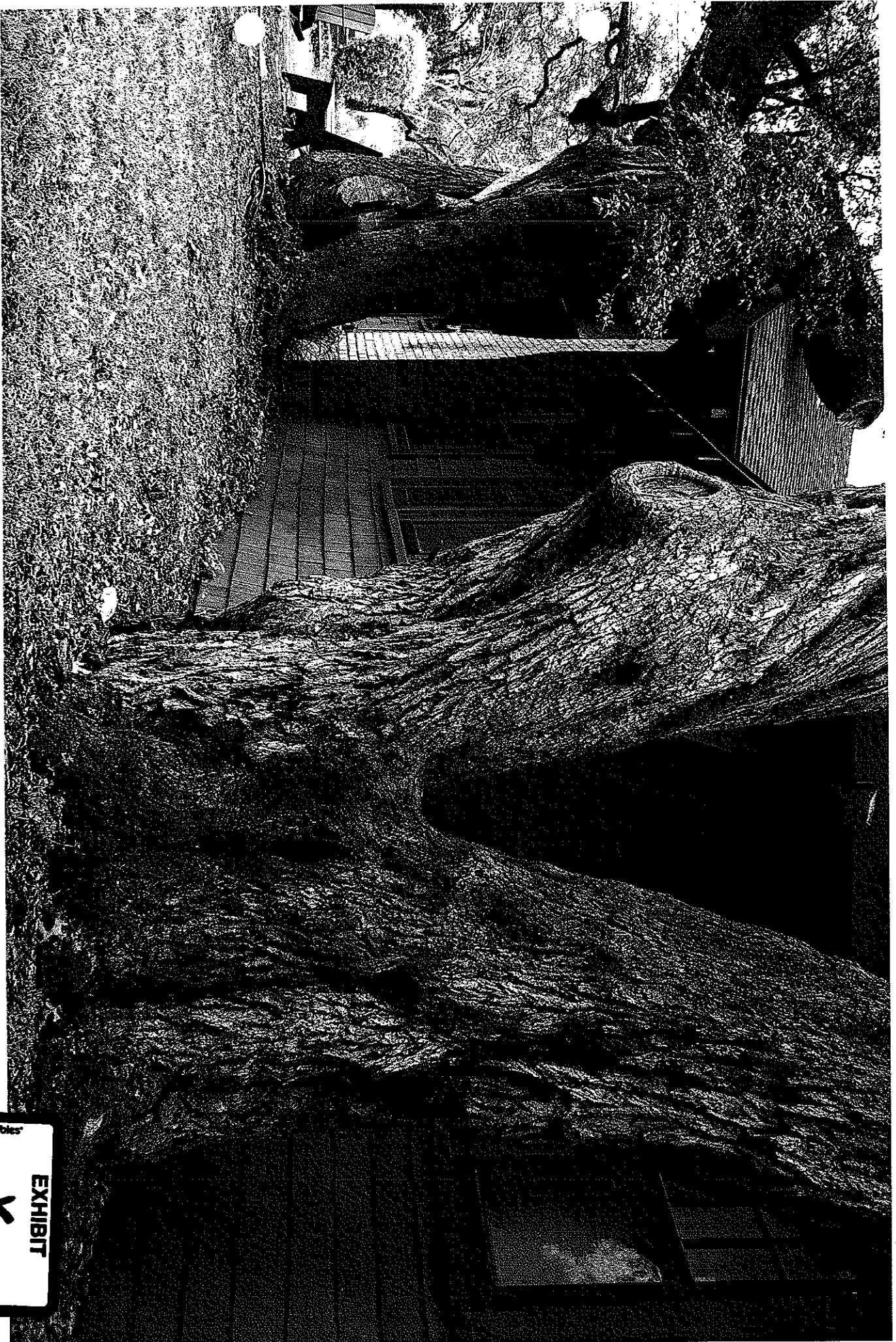


# Tree Canopies





Trees # 38 + 47

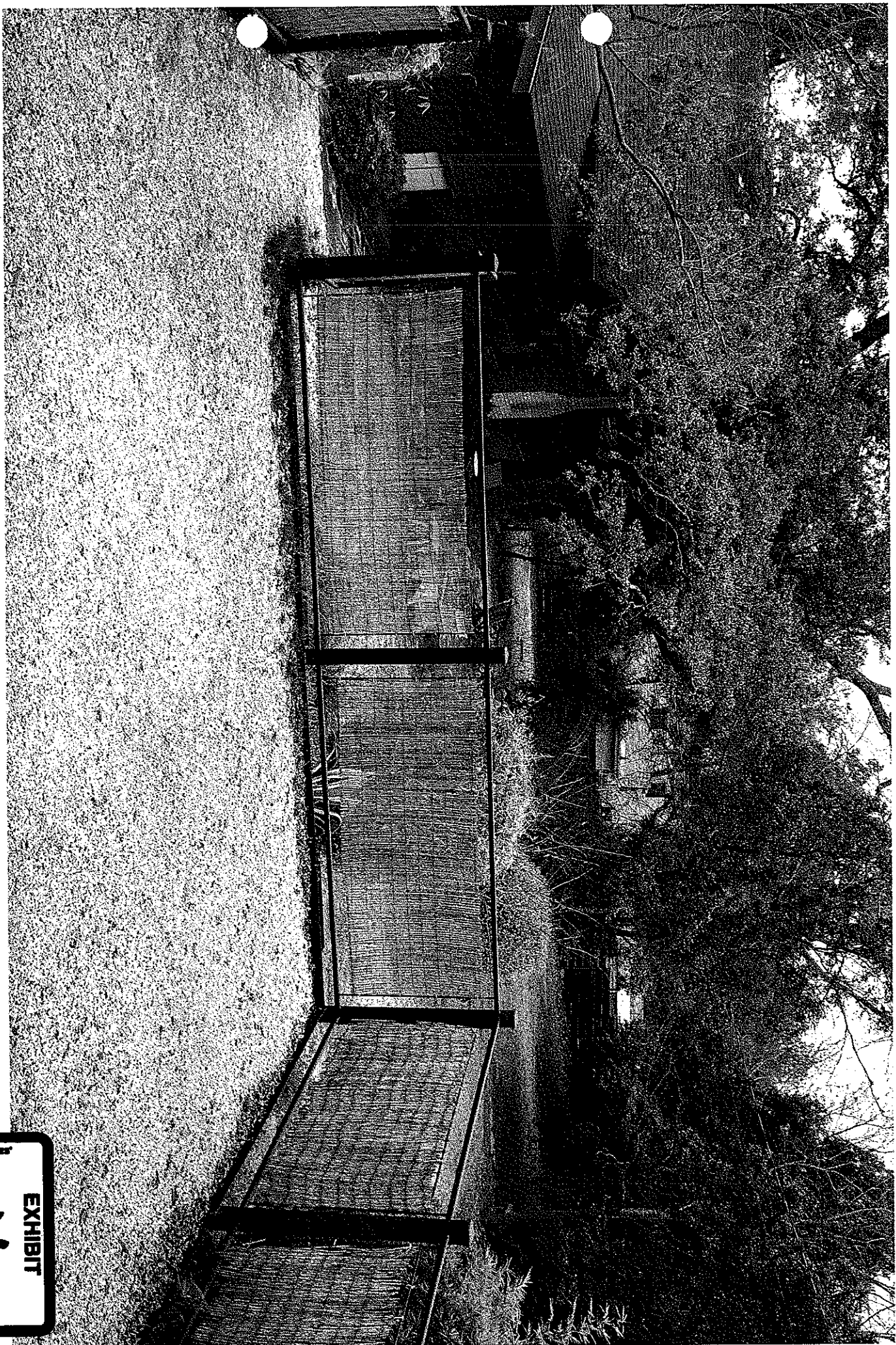


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X

EXHIBIT

Topography - views to South



EXHIBIT

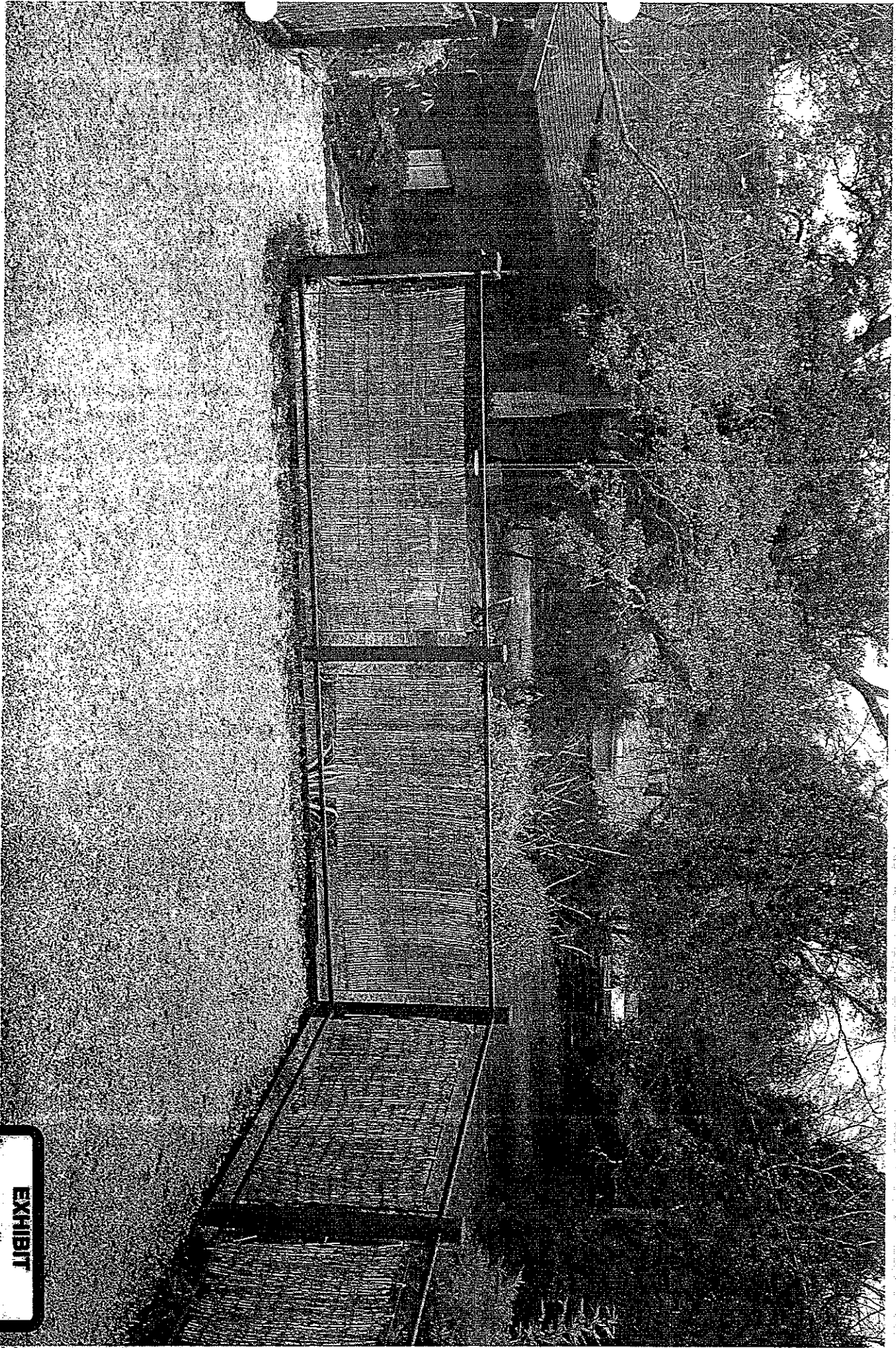
Y

tobias

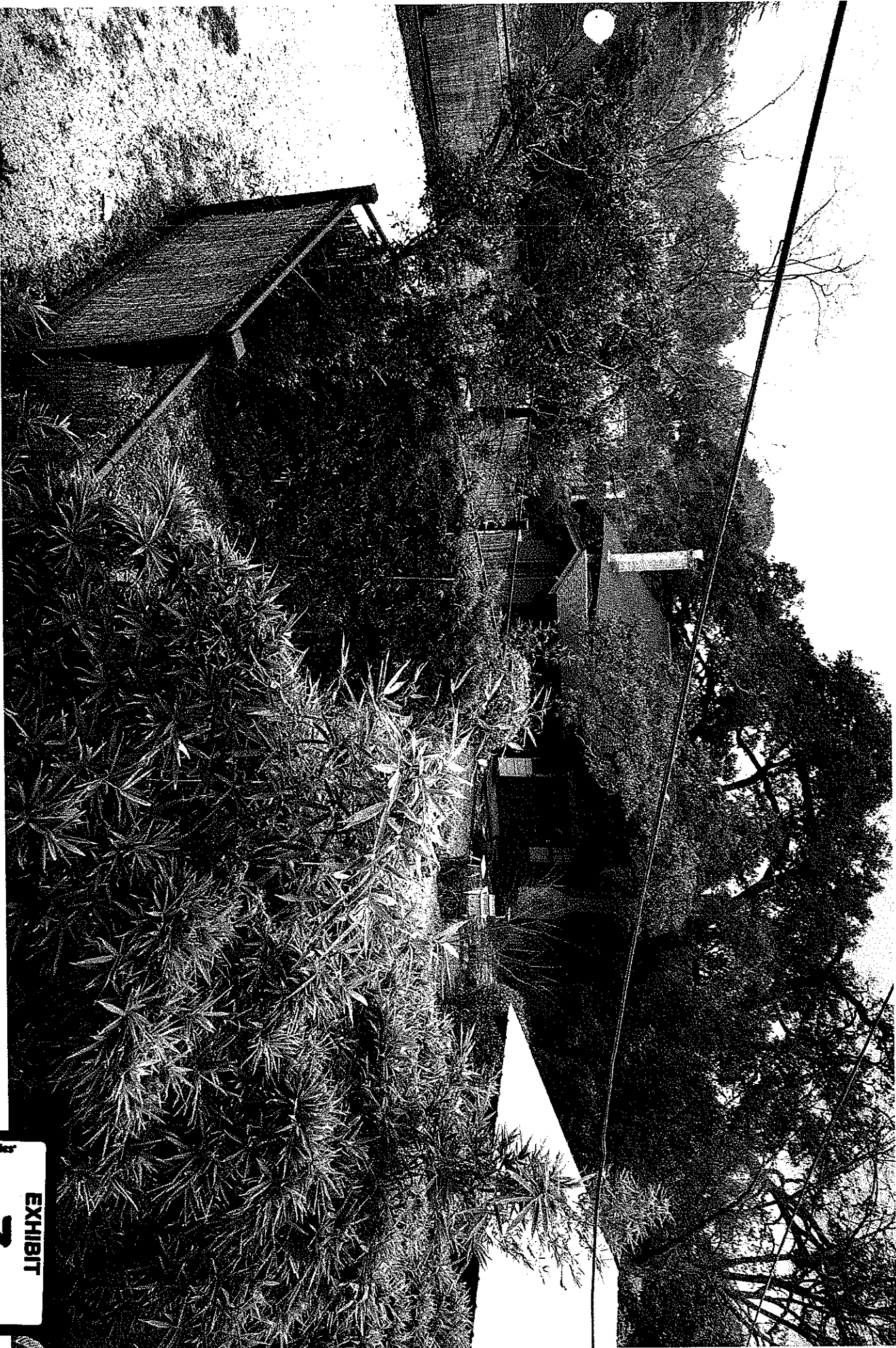


Topography - views to south

EXHIBIT  
Y



Slope from proposed site to house



tabbles

EXHIBIT

2



Slope from proposed site to house

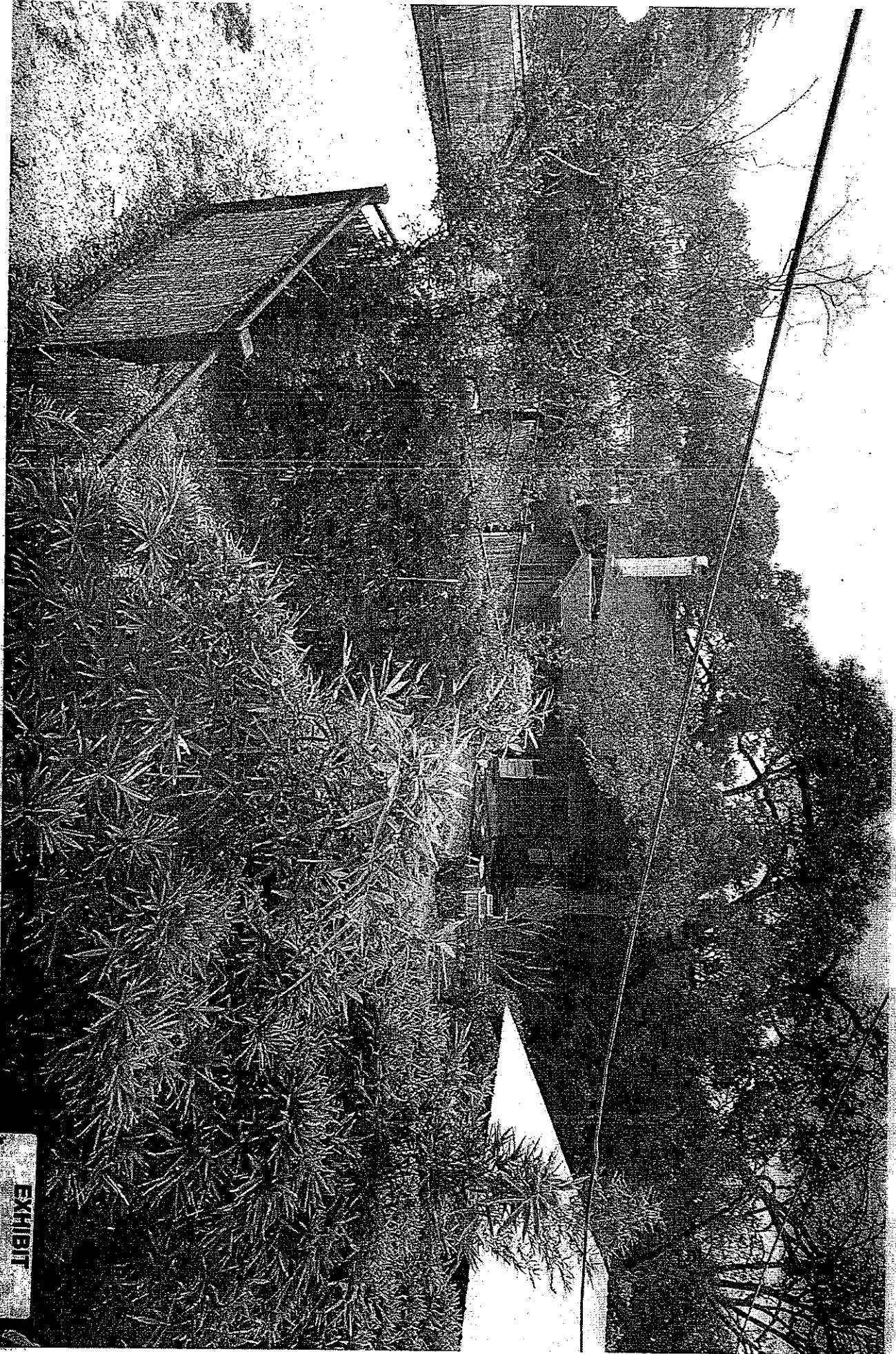


EXHIBIT  
2



## City of Austin Residential Permit Application Master Comment Report

**Original Submittal Date:** December 18, 2013  
**Application Expiration:** June 16, 2014  
**Comment-report Sent Date:** January 22, 2014  
**Comment-report #:** 2 Revised Comments  
**Property:** 3110 HARRIS PARK AVE  
**Case #:** 2013-130495 PR  
**Case Manager:** Paul Yadro  
**Manager Contact:** Paul.Yadro@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, or information.

The application will be approved when all comments from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager or the appropriate reviewer(s).

### Requirements:

- Write a separate letter or use this report to explain how each comment is being addressed and to note any questions you may have addressed with the reviewer.
- Submit updated drawings in 3 separated, assembled and stapled sets – correctly sized, and to-scale according to original intake requirements.
- Label any additional reviewer-specific paperwork accordingly.
- If information on the application is required or needs to be revised, you must provide these new sheets.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

### Update Fees and Submittal:

You are advised to submit all requested information to clear these comments one (1) time. If there are comments remaining to be addressed on this comment report, it will be REJECTED and you will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1<sup>st</sup>) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2<sup>nd</sup>) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

### Update Deadline (LDC 25-1) and extensions:

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

### Online Reference:

Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

— varying to yard flip flop?

## Residential Zoning Review - Paul Yadro - 512-974-3553

I have reviewed the above noted application and have the following comments that must be addressed before a permit will be released:

1. As submitted per the plans and the PR application, the site consists of 3 legal lots (Lots 1-3 OLT DIV X College Court Subdivision) and all site area calculations provided were made using all three lots. This means that the front lot line for the site is along (the shorter of the two lot lines adjacent to right-of-way for a corner lot) East 32nd Street which will have a 25 feet front yard setback (per SF-3 Zoning) and the street side yard setback will be 15 feet along Harris Park Avenue.
2. As submitted, the plans depict and label the new construction as an Accessory Dwelling Unit. *BOA Variance* Although the PR application was submitted using the proposed language "Garage Apartment", via phone conversation with the property owner, staff has confirmed that the intent of this Plan Review is to construct an Accessory Dwelling per LDC 25-2-893(E). Thus, the revised comments are based on the staff's review as a new Accessory Dwelling Unit and not a Second Dwelling Unit per LDC 25-2-774.
3. As submitted the proposed accessory dwelling unit does not meet the required 25' front yard setback along E. 32nd Street. Applicant must either provide a sealed (by a Texas-Registered PLS) front-yard averaging exhibit per LDC 25-2-Sub-Chapter F.2.3 demonstrating that the proposed setback can be based off of Sub-Chapter F.2.3 or the applicant must seek a Board of Adjustment Variance to allow the proposed front yard setback. Contact Susan Walker at 512-974-2202 for consultation with regards to filing a Variance request and the BOA Variance process.
4. The Hancock NP adopted two design tools (see LDC 25-2-1603 and LDC 25-2-1604) that apply to this project. *Possible Variance*
5. Plans do not comply with LDC 25-2-1604 -Garage Placement. Plans will require substantial revision or the applicant must seek BOA variance for this instance of noncompliance. *Definitely need Variance*
6. Plot plan must include a front yard impervious cover table to demonstrate compliance with LDC 25-2-1603 - Impervious cover and parking placement. The maximum allow Impervious Cover within the required front yard is 40%. *Possible Variance*
7. On the plot plan provide and label a benchmark (spot elevation) that exists on the site and that may be used for future reference during the inspections phase of this project.
8. On the plot plan provide the high and low elevations (values) adjacent to the grade of the proposed structure and provide the average adjacent grade on the building elevations.
9. On at least one building elevation depict the structure's maximum height per LDC - Sub-Chapter F 3.4. Note: Maximum Building Height is measured from the average adjacent grade.
10. Building Elevations must include/depict (with labels): Average adjacent grade to structure, finish floors (FFE's -elevations) elevations of both 1st and 2nd floors, top plate elevations of both floors, and on at least one elevation - depict the structure's maximum building height per LDC-Sub-Chapter F 3.4.
11. Submit revised pages 1 of the PR application with a revised project description that states the intent is to construct a new 2-story accessory dwelling unit per LDC 25-2-893(E) and remove all text using the language "garage apartment" where it had previously appeared on Page 1 of the PR application.
12. Provide elevations or include the trash enclosure (with its gates) on the building elevations.
13. On the floor plans (both floors as it applies) provide/depict any and all covered or uncovered porches, patios, decks, roof decks, and balconies and include/label their square-footages on the floor plans.

*Variances: Front Yard Setback (Along E. 32nd)  
25' required to 15'  
Variance from LDC 25-2-1604 in its entirety  
Possible Variance from LDC 25-2-1603 (40% IC)*

## Heldenfels, Leane

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**From:** Ann Watson <~~AWATSON@sheehyware.com~~>  
**Sent:** Monday, March 10, 2014 11:53 AM  
**To:** Heldenfels, Leane  
**Subject:** RE: Two more variances that need to be covered by your application for 3110 Harris Park

Leane,

Our architect prepared calculations of the impermeable coverage which is in his e-mail to me below. Is this the information you need to respond to your questions from last Friday?

- Ann Watson

<b>SHEEHY, WARE &amp; PAPPAS, P.C.</b>	
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Web Site	

**From:** John Blackmon [~~mailto:JohnBlackmon@JBArchitect.com~~]  
**Sent:** Monday, March 10, 2014 11:33 AM  
**To:** Ann Watson  
**Subject:** Alt front yard calculations...

Ann-

The 25' x 119.6' 'alt front yard' is 2,990sf

Impermeable coverage in this area is:

Encroaching garage footprint	305sf
Concrete drive and sidewalks	676sf
Existing stone walls	<u>56sf</u>
Subtotal	1037sf

So our coverage would be:  $1037\text{sf}/2990\text{sf} = 34.68\%$  (5.32% below the 40% allowable).

Need anything else?

Thanks-

John