



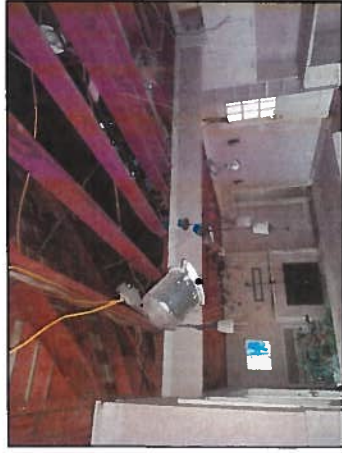
**Permit / Case 2019-006007 PR**

**2403 Tower Dr.**

**Austin 78703**

**February 2019**

# Electrical Fire at 2403 Tower Dr. on July 24, 2018



Kitchen, Family Room



Family Room



Kitchen



Carport



Play Room



Kitchen, Family Room



Family Room



Carport, Family Room



Family Room

## Significant changes though the years

- “Sometime around 1989 we did some improvements to the house, including making the garage into very basic living quarters plus laundry room and adding a desk [deck]/arbor over an old patio.”
- “...a sun porch, off the kitchen, had been enclosed many years before to make a family room.”
- “There was [and is] certainly nothing outstanding or significant about the architecture of the house that sets it apart.”
- “There was never any indication given to us at any time that this house was historically or important architecturally. I’m sure we would not have been able to pull the permit in 1989 if that had been the case...”

Agent-Principal Manager fo. Ben Chomigao

ΔΡΑΧΜΕΣ 6971

Feb. 12, 2019

Historic Landmark Commission  
Austin City Hall; 301 W. 2nd St.  
Austin, Texas 78701

Near Historic Landmark Commission.

We moved the house located at 2403 Tower Drive from (approximately) August, 1993 until May, 1998. We bought the house from Carolyn and Jim Lane, who had purchased it a few years before from Desmond Kilde and his wife Jane. Jane was in the real estate business and they had owned the house for many years. I grew up on the Townes Lane right behind the Tower house and the Kiddle owned it as far back as the 60's when I was growing up.

The house is a very typical, non-descript, tract house which is very similar to many others in the Hartwood neighborhood. There was (and is) certainly nothing outstanding or significant about the architecture of the house that sets it apart. When we bought it in 1963 it was somewhat in need of repair with a garage/fool room that was falling apart. It also appeared that a sun porch, off the kitchen, had been enclosed many years before to make a family room. I believe it was on a slab rather than pour and beam like the rest of the house.

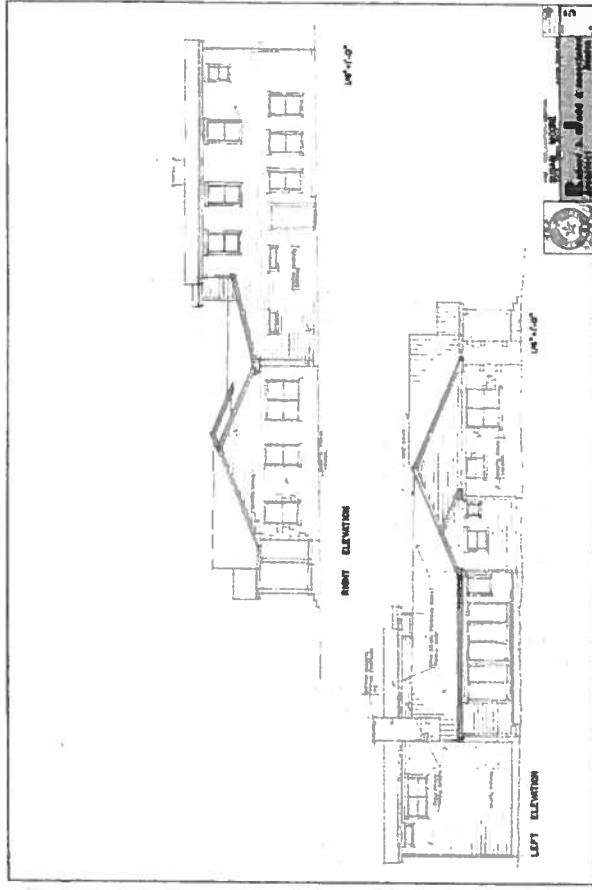
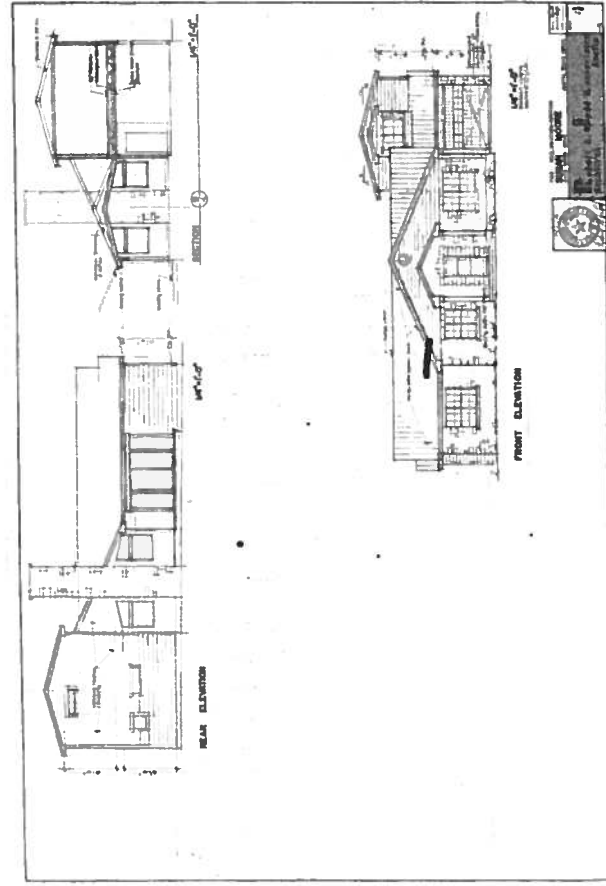
Sometime around 1999 we did some improvements in the house, including making the garage into very basic living quarters plus laundry room and adding a kitchen/arboret over an old patio. Also some minor plumbing work was done as there was significant leakage under the house from old pipes. As I recall, we also removed one door in the bedroom (leading outside) and moved an entry to the dining room.

The work was cut what you would call a major renovation, and given the real estate market in the 80's it was easy to find a contractor to do quality work at a reasonable price. Unfortunately, any documents I had on the house have long since been discarded.

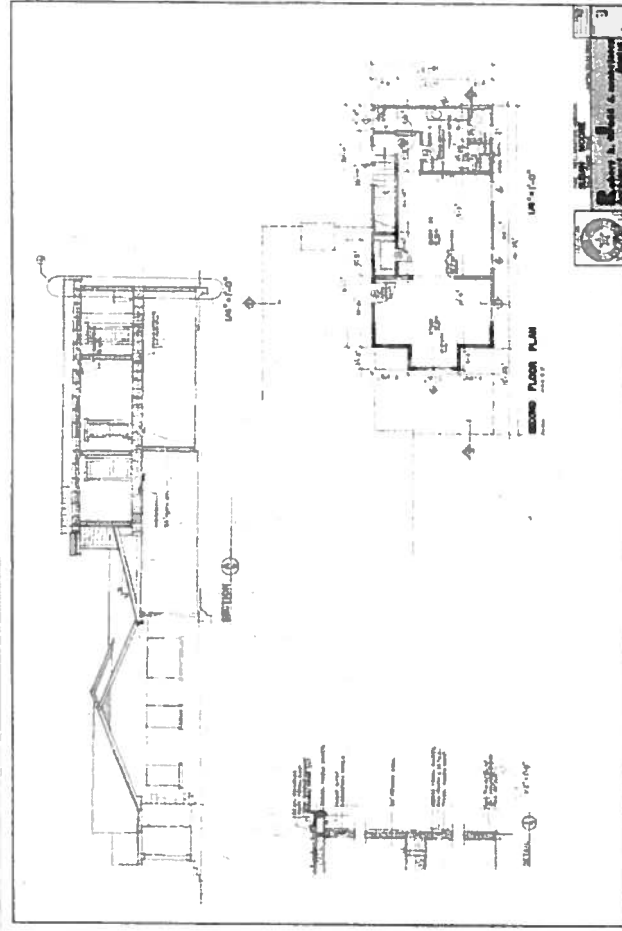
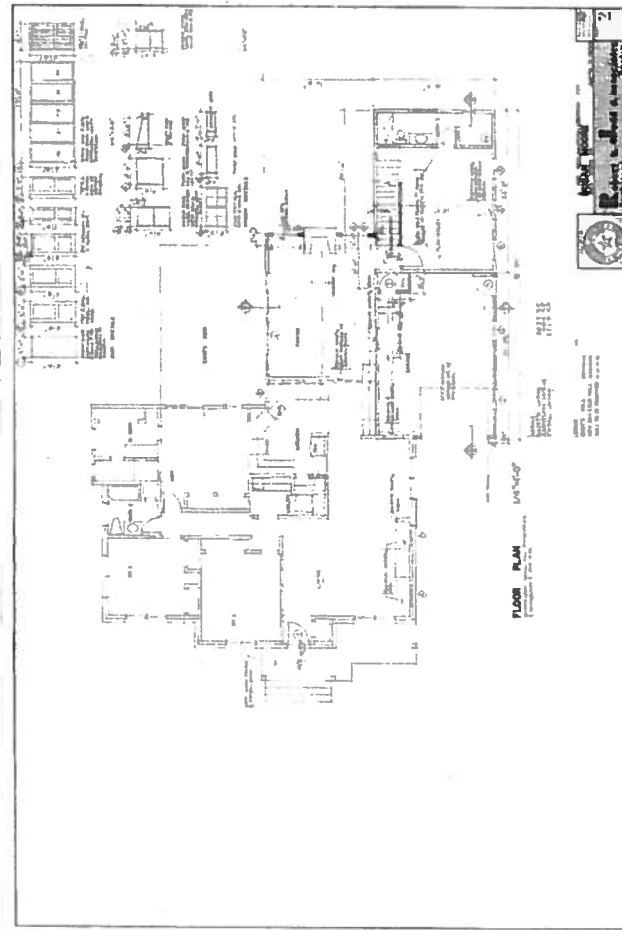
There was never any indication given to us at any time that this house was historical or important architecturally. I'm sure we would not have been able to pull the permit in 1989 if that had been the case, and it would have also been reflected in our policy in 1993 (purchase) and again in 1998 (sale) if there had been restrictions.

Regards,  
Scott Salovey

# 2403 Tower Dr. Proposed



# 2403 Tower Dr. Proposed



## Current Neighbor of 2403 Tower Dr.

- “ ...my unqualified support...”
- “ ...design, which replicates the design elements of the existing structure, is consistent with the neighborhood style, and will add a second story to accommodate visits from the children’s grandmother.”
- “I have lived at 2401 Tower Drive since 1975, so I have seen the house at 2403 Tower Drive renovated numerous times, and adding to the footprint of the original house by enclosing the garage and enlarging the master bedroom and bath.”

FLEUR CHRISTENSEN BLAZIER  
2401 TOWER DRIVE  
AUSTIN, TEXAS 78703

February 13, 2019

Re: Application for building permit

Susan Muwe

2403 Tower Drive  
Austin, Texas 78703

Hatch Landmark Commissioners

Susan Muwe and her two (2) young children are my next-door neighbors. They are the kind of people I do would want to keep as friends and neighbors. In August, 2018 there was an electrical fire, the acid smoke damaging the whole house and ruining the contents. Somehow they have come through this, relocated temporarily, and begun planning for the rebuilding of their home. I have seen the architect's design, which replicates the design elements of the existing structure, is consistent with the neighborhood style, and will add a second story to accommodate visits from the children's grandmother. Most, if not all, of the houses in the immediate neighborhood have a second story.

I have lived at 2401 Tower Drive since 1975, so I have seen the house at 2403 Tower Drive renovated numerous times, and adding to the footprint of the original house by enclosing the garage and enlarging the master bedroom and bath. My home went from single story to having a second story some years ago.

Please accept this letter as my unqualified support for the rebuilding of the Muwe's home at 2403 Tower Drive according to the current architectural design without delay.

*Fleur Blazier*

## Current Neighbor of 2403 Tower Dr.

- “We are in full support....”
- “...a plan that is both tasteful as well as responsible and has consulted with several neighbors too.”
- “....wanted to make sure the house retained its character and that her home would continue to fit in with the neighborhood.”

February 16, 2019



To: The Historic Land Commission  
From: Anna and Matthew Lee  
Re: 2403 Tower Drive, Austin, TX 78703

Hello, we live at 2400 Tower Drive, and our neighbor Susan Moore, who lives at 2403 Tower Drive must rebuild part of her existing home due to a fire that damaged her property last year. Since that time, Susan has worked with numerous architects to come up with a plan that is both tasteful as well as responsible and has consulted with several neighbors too. I am a residential real estate agent whose primary focus and sphere are in Tarrytown where I also grew up on Greenlee Drive. I state this because I have seen many homes in our neighborhood demolished or added onto where they do not take into consideration the characteristics of our area.

Susan has come over to our home multiple times to get our feedback show us her plans and she consistently wanted to make sure the house retained its character and that her home would continue to fit in with the neighborhood.

We are in full support of her plans and see no reason why she should not be able to move forward.

Anna and Matthew Lee  
2400 Tower Drive  
Austin, TX 78703  
512-968-6419 (m)

## Current Neighbor of 2403 Tower Dr.

- " ...my support..."
- "...the plans are sensitive to the style and character of the (my) neighborhood."
- "I have lived on Tower Drive for 38 years and so appreciate the owner's concern for the neighborhood."

PATRICIA SAUNDERS  
2406 TOWER DRIVE  
AUSTIN, TX 78703

February 9, 2019

Historic Landmark Commission  
Austin City Hall  
301 W. 2nd Street  
Austin, TX 78701

RE: 2403 Tower Drive, Austin, TX.

Dear Commissioners,

Please accept this letter as evidence of my support for the issuance of a permit to rebuild/remodel 2403 Tower Drive. I have visited with the owner about her remodel plans and know the plans are sensitive to the style and character of the (my) neighborhood. I have lived on Tower Drive for 38 years and so appreciate the owner's concern for the neighborhood.

I am in favor of Susan Moore's application to rebuild/remodel 2403 Tower Drive.

Sincerely,



Patricia Saunders



## Current Neighbor of 2403 Tower Dr.

- " ...full support..."
- " ...encourage the permit department to approve the permit in order for this family of 3 to move back into their remodeled/repared home as soon as possible."
- "The fire has caused extreme hardship on the mother and her two children."

February 17, 2019

Permit application for 2403 Tower Drive, Austin, Tx 78703

To Whom It May Concern:

I own the house directly across the street from 2403 Tower Drive. I have seen the proposed plans of the rebuild/repair/remodel to the existing house. I do not have any objections to the proposed building plans and I am in full support for the approval of the building permit.

A fire destroyed the home last July, so I encourage the city permit department to approve the permit in order for this family of 3 to move back into their remodeled/repared home as soon as possible. The fire has caused extreme hardship on the mother and her two children.

Sincerely,

*Allyson F. Hallmark*

Allyson Fields Hallmark

2402 Tower Drive

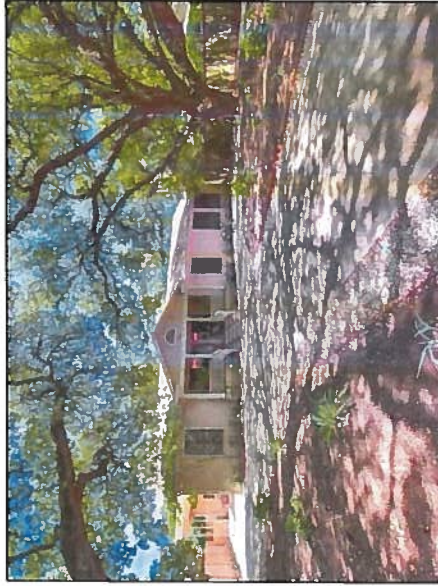
Austin, TX 78703

# 2403 Tower Dr. is Surrounded by Two Story Homes



## Approved by the City of Austin: 2405 Tower Dr.

Significantly enlarged scale and square footage



Year 2017



February 2019  
(demolition started in January 2018)

# SCOTT P. SAYERS

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Agent/Business Manager for Ben Crenshaw

Email: sayers@bencrenshaw.com  
512/478-3483/Fax: 512/473-2447

Feb. 12, 2019

1800 Nueces Street  
Austin, Texas 78701

Historic Landmark Commission  
Austin City Hall; 301 W. 2<sup>nd</sup> St.  
Austin, Texas 78701

Dear Historic Landmark Commission,

We owned the house located at 2403 Tower Drive from (approximately) August, 1983 until May, 1998. We bought the house from Carolyn and Jim Cone, who had purchased it a few years before from Desmond Kidd and his wife Jane. Jane was in the real estate business and they had owned the house for many years. I grew up on Townes Lane right behind the Tower house and the Kidds owned it as far back as the 60's when I was growing up.

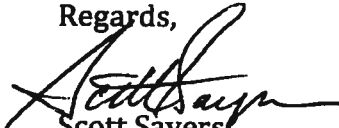
The house is a very typical, non-descript tract house which is very similar to many others in the Tarrytown neighborhood. There was (and is) certainly nothing outstanding or significant about the architecture of the house that sets it apart. When we bought it in 1983 it was somewhat in need of repair with a garage/tool shed that was falling apart. It also appeared that a sun porch, off the kitchen, had been enclosed many years before to make a family room. I believe it was on a slab rather than pier and beam like the rest of the house.

Sometime around 1989 we did some improvements to the house, including making the garage into very basic living quarters plus laundry room and adding a desk/arbor over an old patio. Also some minor plumbing work was done as there was significant leakage under the house from old pipes. As I recall, we also removed one door in the bedroom (leading outside) and moved an entry to the dining room.

The work was not what you would call a major renovation, and given the real estate bust in the 80's it was easy to find a contractor to do quality work at a reasonable fee. Unfortunately, any documents I had on the house have long since been disposed.

There was never any indication given to us at any time that this house was historical or important architecturally. I'm sure we would not have been able to pull the permit in 1989 if that had been the case, and it would have also been reflected in our title policy in 1983 (purchase) and again in 1998 (sale) if there had been restrictions.

Regards,



Scott Sayers

PATRICIA SAUNDERS  
2406 TOWER DRIVE  
AUSTIN, TX. 78703

February 9, 2019

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Austin City Hall  
301 W. 2<sup>nd</sup> Street  
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I am in favor of Susan Moore's application to rebuild/remodel 2403 Tower Drive.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Saunders". The signature is written in dark ink and includes a long, sweeping horizontal flourish at the end.

Patricia Saunders

FLEUR CHRISTENSEN BLAZIER  
2401 TOWER DRIVE  
AUSTIN, TEXAS 78703

February 13, 2019

Re: Application for building permit  
Susan Moore  
2403 Tower Drive  
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Allyson Fields Hallmark

2402 Tower Drive

Austin, TX 78703



February 16, 2019

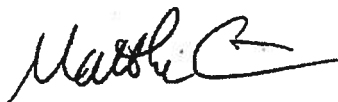
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Anna and Matthew Lee  
2400 Tower Drive  
Austin, TX 78703  
512-968-6419 (m)

A handwritten signature in black ink, appearing to read "Anna", followed by a long, horizontal, wavy line that extends to the right.A handwritten signature in black ink, appearing to read "Matthew", followed by a horizontal line that ends in a small, upward-pointing arrow.