



Demolition Permit Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

Download application before entering information.

For Office Use Only – Permit Information

BP- _____ PR- _____ Historic Review: _____ Year Built: _____
Referred By: _____ Historic District Name: _____
☐ Release permit

Historic Preservation Office

Date

IMPORTANT: Inspections are required for all demolition projects. If you do not schedule a final inspection, the permit will expire after twelve (12) months from the date of application. To close an expired permit, applicants must submit a NEW application for the project and associated fees for the project.

DO NOT LET YOUR PERMIT EXPIRE!

HISTORIC LANDMARKS AND HISTORIC DISTRICTS: If this property is a historic landmark or a contributing property in a local or National Register Historic District, additional applications and fees apply. Visit the Historic Preservation Office website at www.austintexas.gov/department/historic-preservation for more information.

Submittal Requirements

- ☒ 1. Owner authorization/signature, **notarized** at the bottom of the next page, **OR a notarized** letter of authorization from the owner giving the applicant permission to apply. Electronically notarized applications are preferred; otherwise, a hard copy of the original notarized application must be mailed for City records to, City of Austin – DSD, Attn: Residential Review, PO Box 1088, Austin, TX 78767
- ☒ 2. Dimensioned site plans or survey that shows all existing structures and the structures to be demolished
- ☒ 3. Certified tax certificate(s) from the Travis County Tax Assessor (5501 Airport Boulevard, 512-854-9473) *per Fed Austin*
- ☒ 4. Photos of each side of structure. One photo must show the entire elevation visible from the street. Photos must be two megapixels (1200 x 1600 pixels) or larger.
- ☒ 5. Tree survey with all trees 19" or greater shown on plans
- ☐ 6. Review Fee (see [fee schedule](#) for applicable fees)

Additional requirements for commercial demolitions:

- ☐ 7. Approved/Red-stamped Site Plan OR an approved Site Plan Exemption Form
- ☐ 8. Texas Department of Health Asbestos Notification Form completed by a licensed inspector or contractor

Property Information

Address: 1601 CANTERBURY
City: AUSTIN Zip: 78702
Current Use: RESIDENTIAL

Demolition Type

☒ Total ☐ Partial: identify the exterior wall(s), roof, or portion of wall(s) and roof to be demolished:

Demolition Contractor Information

Company: Jules Caplan
Address: [REDACTED]
City: _____
Phone: 512

Structural Information

Square Feet: 832 ☒ (TCAD) + shed
Building Materials: WOOD, Tin 1950
Foundation Type: Pier & Beam
Estimated Cost of Demolition: \$6,000.00

Owner	Applicant
Name: <u>Jules CAPLAN,</u>	Name: <u>Jules Caplan</u>
Address: [REDACTED]	Address: [REDACTED]
City: [REDACTED]	City: <u>Same as</u> Zip: [REDACTED]
Phone: [REDACTED]	Phone: <u>owner</u>
Email: [REDACTED]	Email: [REDACTED]

Additional Questions

- Are there trees 19 inches or greater in diameter on the site or along neighboring properties? ☐ Yes ☒ No
- Was the structure inhabited within the last 12 months? ☒ Yes ☐ No
- What is the total number of housing units that will be demolished? ONE
- What is the total number of bedrooms in the units that will be demolished? TWO
- How many currently occupied residential units will be demolished? ONE KNOWN
- If 5 or more, tenant notification and a certified form may be required with your application per the City of Austin Land Development Code (Division 23-4E-8; F25-1-712 and 713). Visit www.austintexas.gov/page/tenant-relocation-assistance for more information.
- Is the property located in a National Register historic district, a historic district (zoned HD), or a historic landmark (zoned H)? NO

Consent, Authorizations, and Signatures

I understand and will adhere to the following rules or regulations:

- No work may begin prior to issuance of this permit. All required permits must be obtained prior to the start of work.**
- Verify with the Development Assistance Center that new construction will be permitted on the property at this location PRIOR to submitting this application.
- If the structure to be demolished is tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
- Erosion and sedimentation controls are required by the City of Austin Land Development Code (§23-4D-7; F25-8-181). Failure to comply may result in a Stop Work Order and/or legal action by the City of Austin, including criminal charges and fines of up to \$2,000 per day. Inspection of erosion, sedimentation controls, and tree protection must be requested by the owner before construction begins (§23-5B-6050 (B); F25-1-288). Call (512) 974-2278 or email environmental.inspections@austintexas.gov to obtain these inspections.
- Tree preservation is required per the Land Development Code (Article 23-4C; F25-8-B) and Environmental Criteria Manual (§3.5.2 (A)). Proposed work that will remove, impact the critical root zone, or prune more than 25% of the canopy of a protected size tree must be reviewed for a tree permit. Note: Root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work. Obtain an application from the City Arborist Program at cityarborist@austintexas.gov or www.austintexas.gov/departments/community-tree-preservation.
- If the proposed work will require use of City right of way, a Right of Way Application must be approved. Obtain an application from the Transportation Department at (512) 974-7180 or www.austintexas.gov/rowman.
- The Historic Preservation Office will determine if the referenced structure meets historic designation criteria as defined by the Land Development Code (Article 23-6E; F25-11-213 to 214; and §23-3C-10090; F25-2-352). Additional review by the Historic Landmark Commission may be required and additional fees may be assessed. If the property is a historic landmark or is located in a local or National Register historic district, the Historic Landmark Commission must review plans for new construction before the demolition permit is released. Call (512) 974-3583, email preservation@austintexas.gov, or visit www.austintexas.gov/departments/historic-preservation for more information.
- Construction projects exceeding 5,000 square feet of new, added, or remodeled floor area and all permitted commercial and multifamily demolition projects are required to divert construction debris from the landfill per the Land Development Code (§23-6C-2060; F25-11-39). Email constructionrecycling@austintexas.gov or visit www.austintexas.gov/departments/construction-demolition-recycling-ordinance for more information.

9. Approved permits may be obtained from the Permit Center. Any additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☒ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant (if different than owner): _____

Date: _____

Signature of Owner: _____

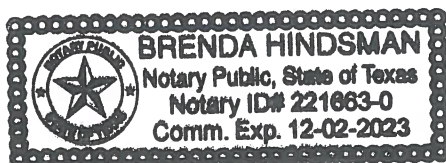
Date: 4/16/21

Sworn and subscribed before me this 16th day of April, 20 21

Signature of Public Notary: _____

My commission expires: 12-02-2023

Notary Public in and for the State of Texas

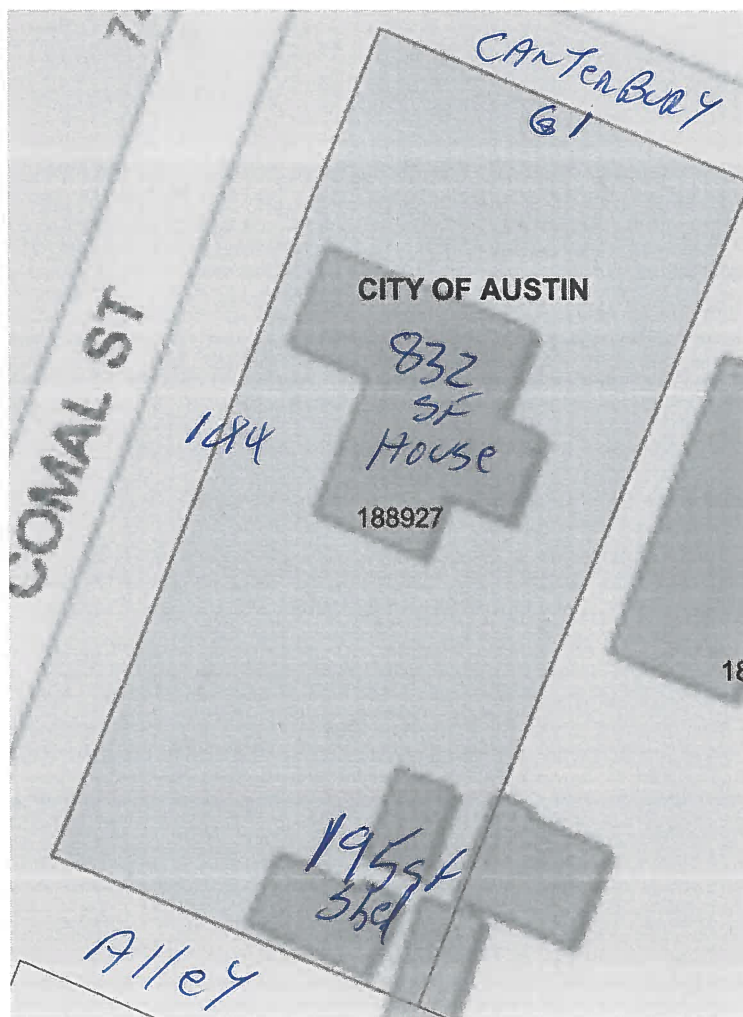


1601 Canterbury Blvd



NO Trees
-18'

Lot size -
8796 sq ft



FEE \$57.84

TAX CERTIFICATE**DATA TRACE**

PNC BANK C/O DATA TRACE (TEXAS)
 LOCKBOX #912283 465 N. HALSTEAD ST # 160
 PASADENA~ CA 91107

REMIT CERT FEE TO:**DATA TRACE****P.O BOX 31001-2283****PASADENA, CA 91110-2283****CUST: HERITAGE TITLE COMPANY****BRANCH: MOP****ORDER: 202100867****CLOSER: CC****ORDER TYPE: A****SUBTYPE: R****DATE: 03/08/2021****CAD ACCOUNT NUMBER SUMMARY**

02-0207-0201-0000

SUMMARY OF ALL ACCOUNT(S)

	SUMMARY OF CURRENT YEAR		SUMMARY OF ALL TAXES DUE	
	TAX YEAR	BASE TAX	DUE 03/2021	DUE 04/2021
TRAVIS COUNTY	2020	1,565.41	0.00	0.00
CITY OF AUSTIN (TRAVIS CO	2020	2,230.87	0.00	0.00
ISD - AUSTIN	2020	4,611.02	0.00	0.00
TRAVIS COUNTY HOSPITAL	2020	461.25	0.00	0.00
AUSTIN COMMUNITY COLLEGE	2020	442.41	0.00	0.00
TOTAL TAX		9,310.96	0.00	0.00

***** COMMENTS ***** CAUTION ***** READ BEFORE CLOSING *****

TRAVIS COUNTY	- EXEMPTS: HS-20%/5,000; O65-85,000; DIS-85,000
CITY OF AUSTIN (TRAVIS COU	- EXEMPTS: HS-10%/5000; O65-88,000; DIS-88,000
ISD - AUSTIN	- EXEMPTS: HS-25,000; O65-35,000; DIS-25,000
TRAVIS COUNTY HOSPITAL	- EXEMPTS: HS-20%/5,000; O65-85,500; DIS-85,500
AUSTIN COMMUNITY COLLEGE	- EXEMPTS: HS-1%/5,000; O65-160,000; DIS-160,000

2020
Paid

CAD#	02-0207-0201-0000	01 02 03 2J 68
DESC	LOT 1 BLK 5 OLT 47 DIV O RIVERSIDE ABST/SUB ID S11518	HE6/M01
ACREAGE	0.201	
SITUS	1601 CANTERBURY ST 02	
MAIL	PO BOX 4916 AUSTIN TX 78765	
ASSESSED OWNER(S)	CAPLAN JULES	
CLASS CODE	A1 - SINGLE FAMILY RESIDENCE	
		2020 ASSESSED VALUES
		LAND 350,000
		IMPROVEMENT 68,157
		TOTAL VALUE 418,157
		TOTAL TAX RATE 2.2266650
		TOTAL EST TAXES
		W/O EXEMPT 9310.96

TAX ENTITY INFORMATION

TRAVIS COUNTY	PAYMENTS AS OF			02/04/2021
PO BOX 149328 AUSTIN, TX 78714-9328	20 TAX RATE			0.3743590
PHONE 512-854-9473	W/O EXEMPT			1,565.41
EXEMPTIONS NONE	YR	BASE TAX	BASE DUE	DUE 03/2021
AC# 070816	20	1,565.41	0.00	*** PAID ***
TS 3-8-21	SUBTOTAL	1,565.41	0.00	0.00

TAX CERTIFICATE**DATA TRACE**

PNC BANK C/O DATA TRACE (TEXAS)
 LOCKBOX #912283 465 N. HALSTEAD ST # 160
 PASADENA~ CA 91107

REMIT CERT FEE TO:**DATA TRACE**

P.O BOX 31001-2283
PASADENA, CA 91110-2283

CUST: HERITAGE TITLE COMPANY**BRANCH: MOP****ORDER: 202100867****CLOSER: CC****ORDER TYPE: A****SUBTYPE: R****DATE: 03/08/2021****CITY OF AUSTIN (TRAVIS COUNTY)****PAYMENTS AS OF****02/04/2021**

COLLECTED BY TRAVIS CO

20 TAX RATE 0.5335000

PHONE 512-854-9473

W/O EXEMPT 2,230.87**EXEMPTIONS NONE**

AC# 070816

YR**BASE TAX****BASE DUE****DUE 03/2021****DUE 04/2021**

20

2,230.87

0.00

***** PAID *****

TS 3-8-21

SUBTOTAL

2,230.87

0.00

0.00**0.00****ISD - AUSTIN****PAYMENTS AS OF****02/04/2021**

COLL BY TRAVIS COUNTY

20 TAX RATE 1.1027000

PHONE 512-854-9473

W/O EXEMPT 4,611.02**EXEMPTIONS NONE**

AC# 070816

YR**BASE TAX****BASE DUE****DUE 03/2021****DUE 04/2021**

20

4,611.02

0.00

***** PAID *****

TS 3-8-21

SUBTOTAL

4,611.02

0.00

0.00**0.00****TRAVIS COUNTY HOSPITAL****PAYMENTS AS OF****02/04/2021**

COLLECTED BY TRAVIS CO

20 TAX RATE 0.1103060

PHONE 512-854-9473

W/O EXEMPT 461.25**EXEMPTIONS NONE**

AC# 070816

YR**BASE TAX****BASE DUE****DUE 03/2021****DUE 04/2021**

20

461.25

0.00

***** PAID *****

TS 3-8-21

SUBTOTAL

461.25

0.00

0.00**0.00****AUSTIN COMMUNITY COLLEGE****PAYMENTS AS OF****02/04/2021**

COLLECTED BY TRAVIS CO

20 TAX RATE 0.1058000

PHONE 512-854-9473

W/O EXEMPT 442.41**EXEMPTIONS NONE**

AC# 070816

YR**BASE TAX****BASE DUE****DUE 03/2021****DUE 04/2021**

20

442.41

0.00

***** PAID *****

TS 3-8-21

SUBTOTAL

442.41

0.00

0.00**0.00****CONDITIONS, DISCLAIMERS AND EXCLUSIONS**

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

PRINTED BY HE6/M01

HOA CERTIFICATE DATA TRACE PNC BANK C/O DATA TRACE (TEXAS) LOCKBOX #912283 465 N. HALSTEAD ST # 160 PASADENA~ CA 91107		REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283
CUST: HERITAGE TITLE COMPANY ORDER: 202100867		BRANCH: MOP ORDER TYPE: A
CLOSER: CC	SUBTYPE: R	DATE: 03/08/2021

SELLER CAPLAN JULES
BUYER TBD
COUNTY TRAVIS
SUBD NAME / BLK RIVERSIDE
NO MAINTENANCE ASSESSED

*** THIS SUBDIVISION IS NOT ASSESSED BY AN HOA ***
SUMMARY OF ACCOUNT 02-0207-0201-0000

DESC LOT 1 BLK 5 OLT 47 DIV O RIVERSIDE ABST/SUB ID S11518
SITUS 1601 CANTERBURY ST 02

CONDITIONS, DISCLAIMERS AND EXCLUSIONS

This HOA Certificate does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this HOA Certificate to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this HOA Certificate; (b) cover any changes made to the records of the association or other assessment authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid assessment information shown on the records of the association or other assessment authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS HOA CERTIFICATE OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a HOA Certificate is required to activate a Data Trace Customer Warranty.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 09, 2020 11:35 AM Fee: \$30.00

2020003798

Electronically Recorded

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

DATE: January 7, 2020

GRANTOR: Susie P. Estrada

GRANTEE: Jules Caplan

Grantee's Mailing Address:

PO Box 4916, Austin, TX 78765

Consideration: Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

Property (including any improvements):

Lot 1, Block 5, TOBIN'S RESUBDIVISION OF RIVERSIDE ADDITION, a subdivision in Outlot 47, Division "O" in Travis County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 132, Plat Records, Travis County, Texas

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2015, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

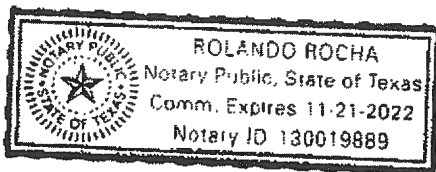
Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

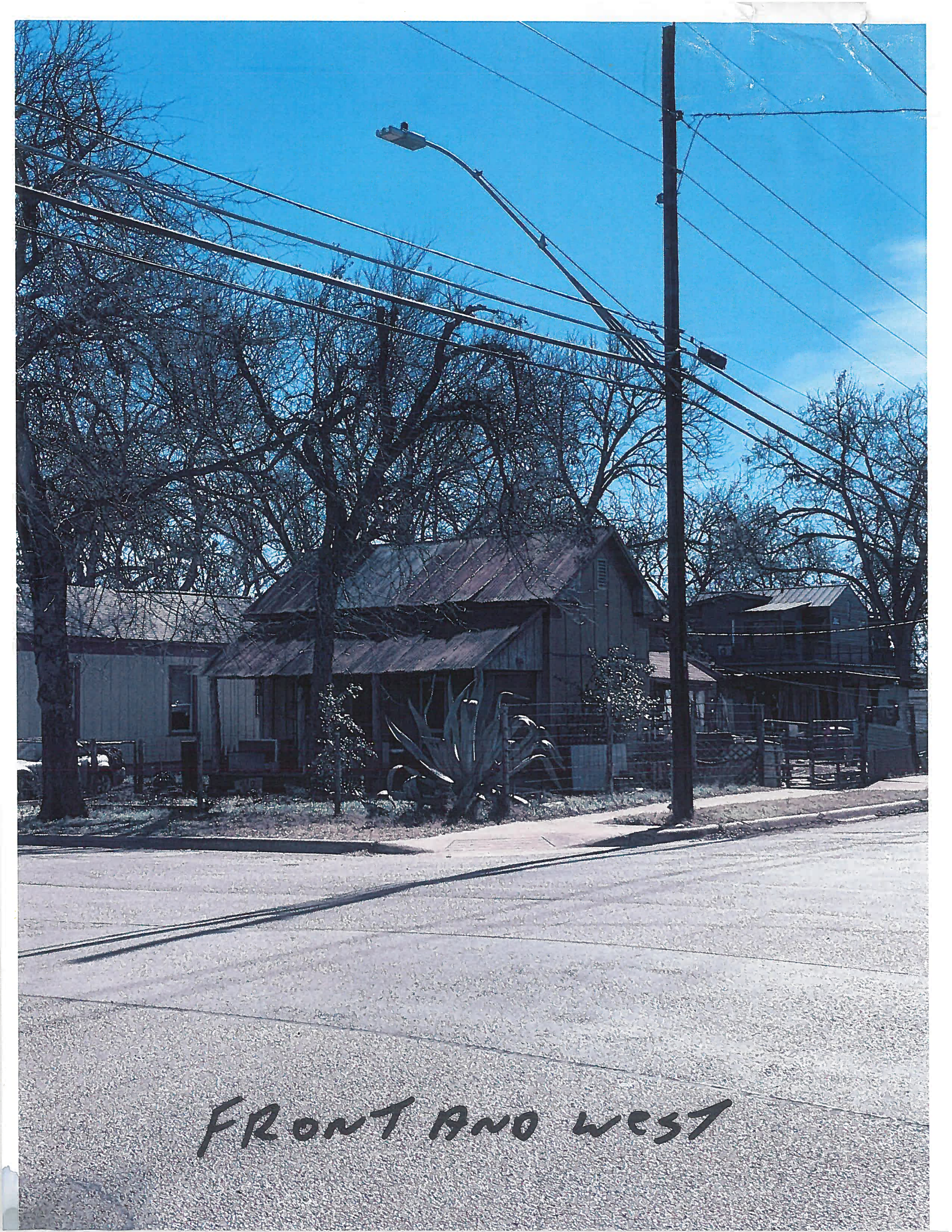
Susie P. Estrada
Susie P. Estrada

THE STATE OF TEXAS
COUNTY OF Bexar

This instrument was acknowledged before me on January 7th, 2020 by Susie P. Estrada.



Rolando Rocha
Notary Public, State of Texas

A color photograph of a street scene. In the foreground, a paved road stretches across the frame. A long shadow of a utility pole and its wires is cast across the road from the right. On the right side of the road, a wooden building with a weathered, corrugated metal roof stands. The building has a small porch area. Behind the building, several large, leafless trees are visible against a clear blue sky. To the left of the building, there is a large agave plant. A utility pole with multiple cross-arms and wires is positioned on the right side of the road, near the building. The overall scene suggests a rural or semi-rural setting in a temperate climate during late autumn or winter.

FRONT AND WEST



Front of House



NO EXIST



Rear House

Two sides of shed
At rear of lot

