

AVE C ADU

11104 Jordan Ln.
Austin, TX 78758
Project No. 051

Owner
Seema Agarwala, Nace Golding
4001 Ave. C, Austin, TX 78751
Tel (512) 422 3753

Architect
Saint Elmo Architecture Studio
211 Rowland Dr, Austin, TX
Tel (917) 573 1747

Structural Engineer
-

Mechanical Engineer

No	Description	Date
01	ARC	8/8/2022

These drawings are for review, design and scope description only. No representation is made to the accuracy of the drawings with respect to existing conditions or dimensions. All consultants and contractors must verify any and all conditions and dimensions in the field which are critical to their work as required. Do not scale drawings: written dimensions govern.

EXISTING
SITE PLAN

0

2'

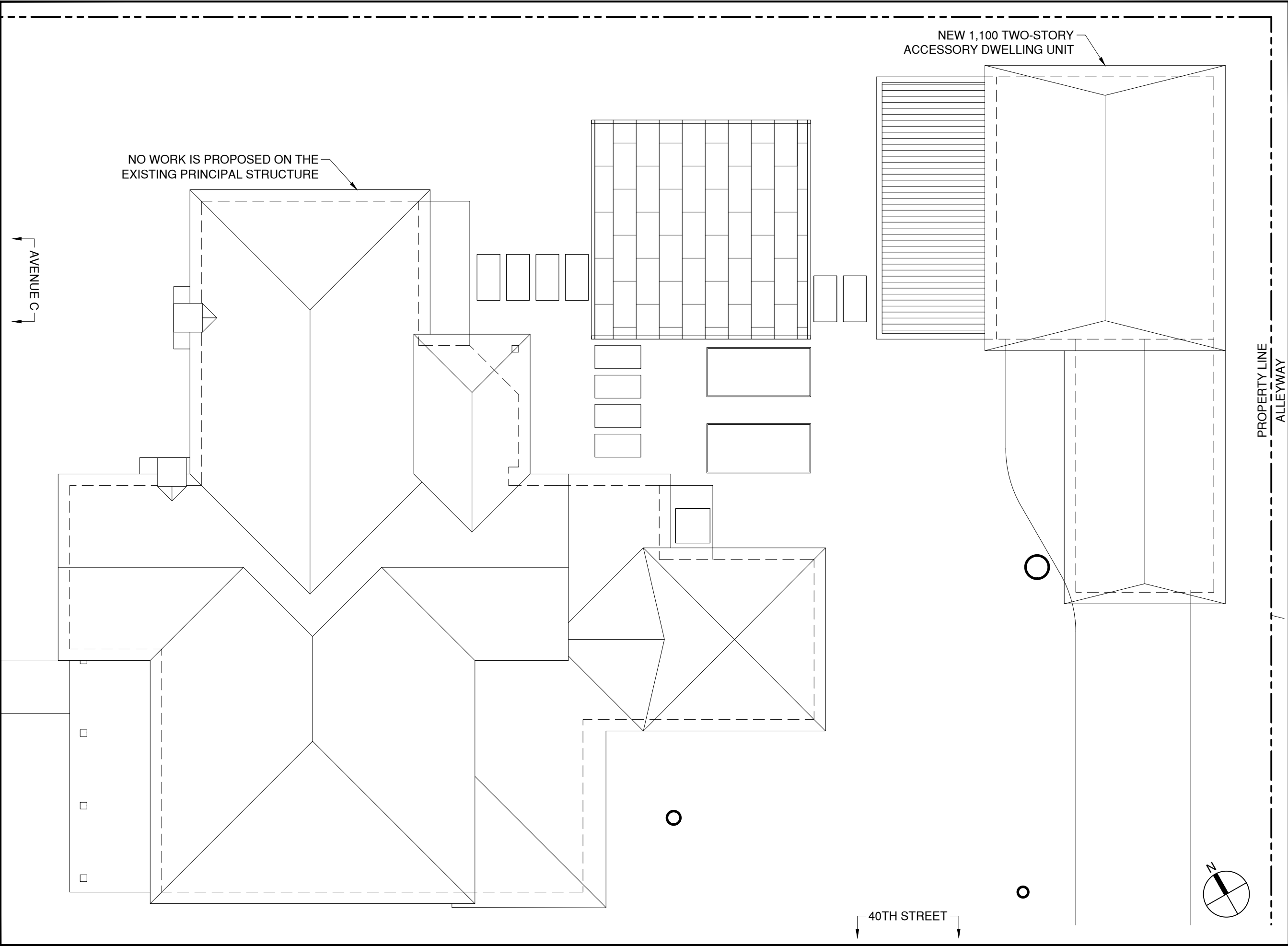
4'

8'

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

Date: 08/3/22

A-1.0



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PROPOSED SITE PLAN

0

2'

4'

8'

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Date: 08/3/22

A-2.0

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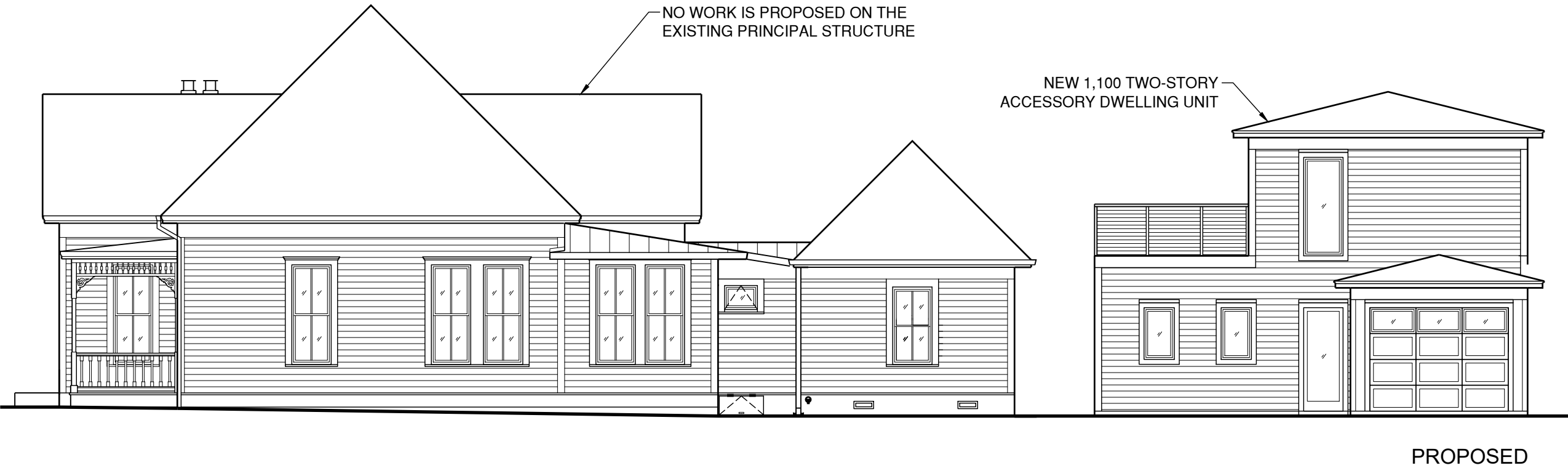
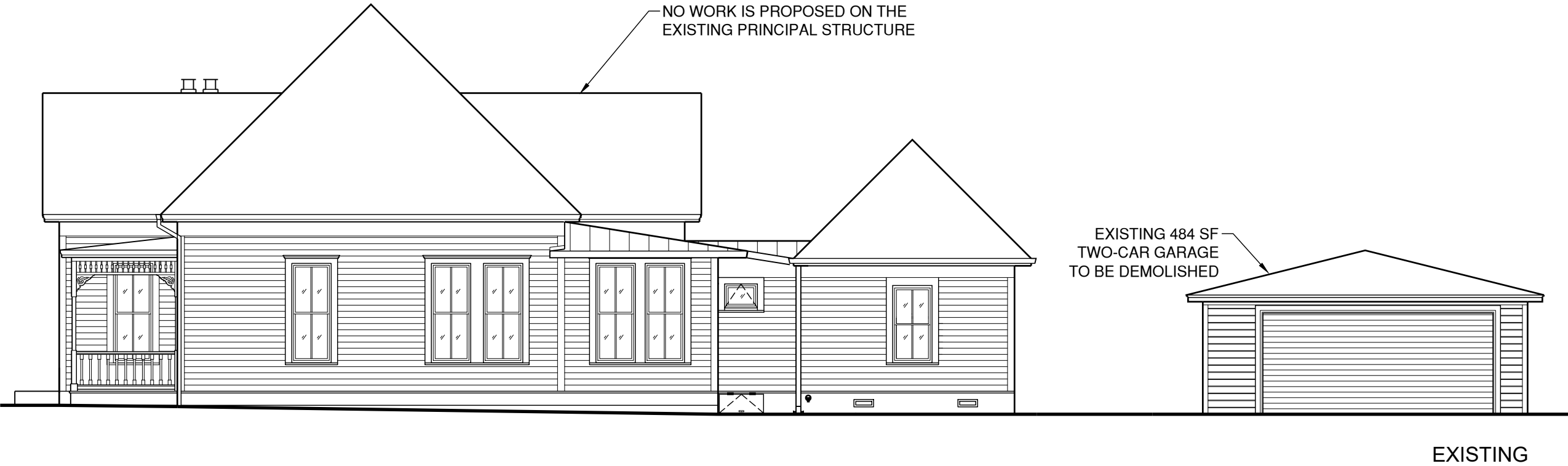
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SOUTH
ELEVATION



Scale: 1/4" = 1'-0"
Date: 08/3/22

A-11.0



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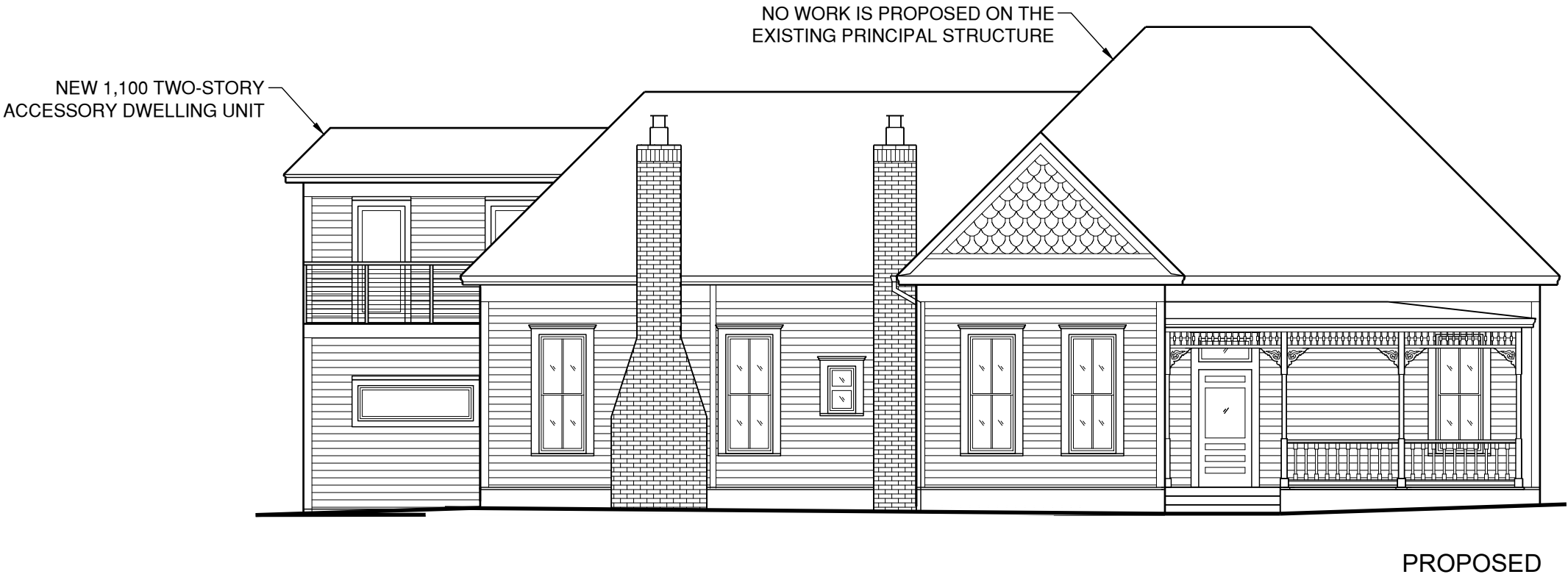
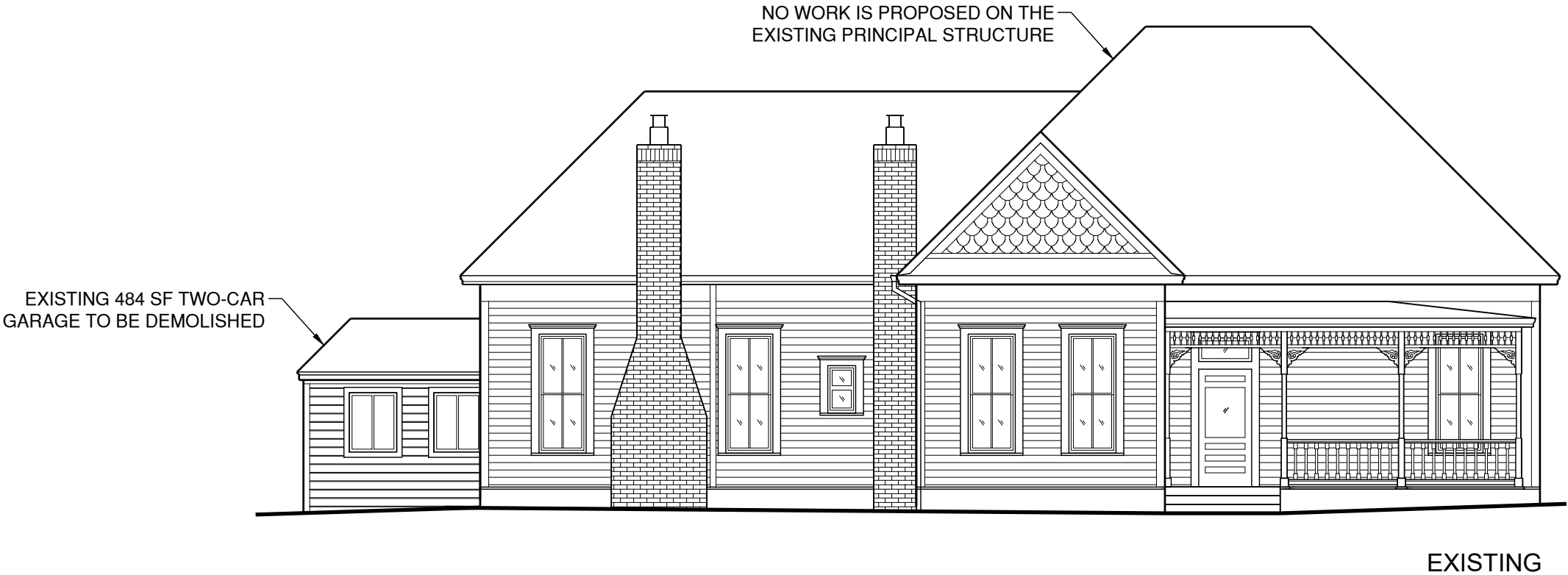
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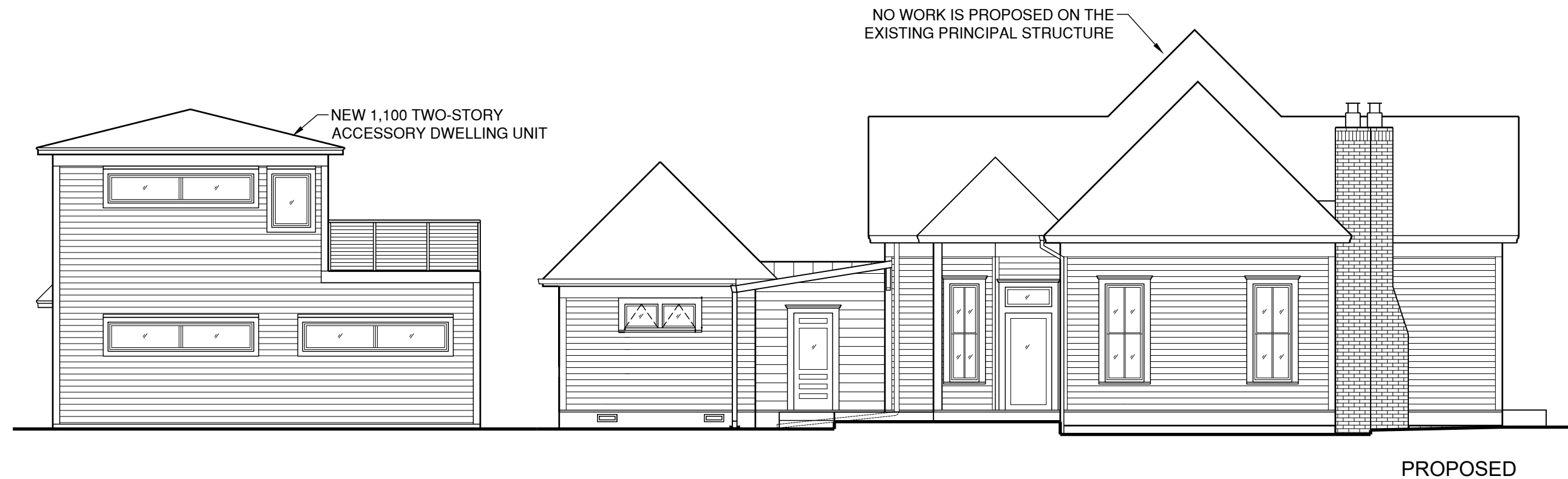
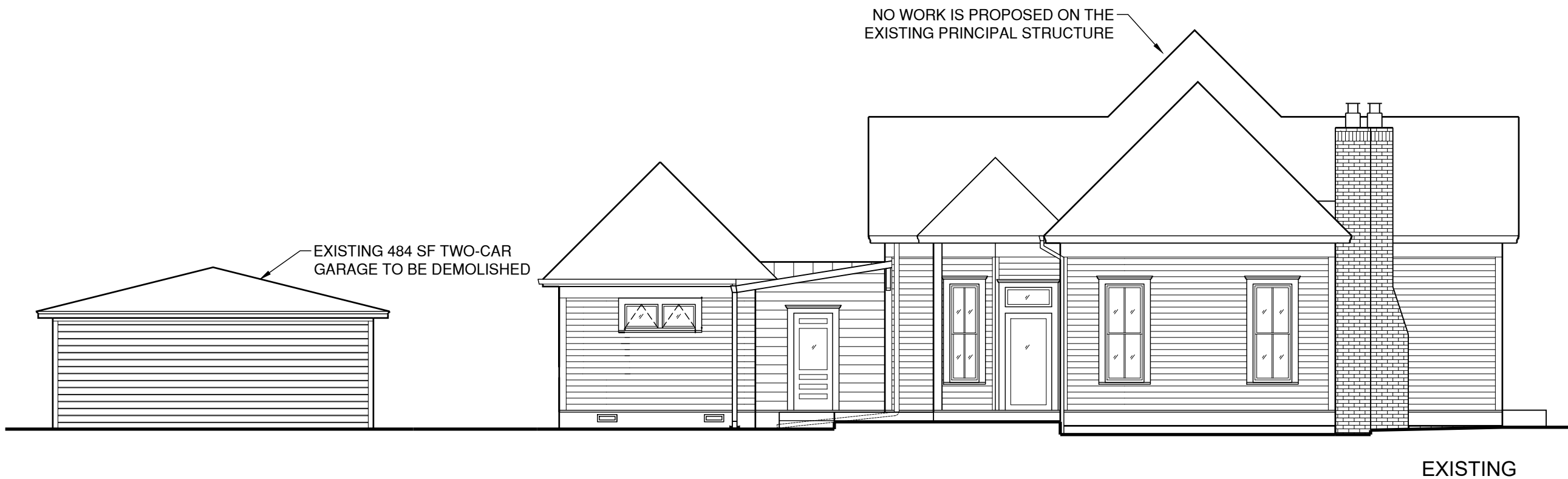
WEST
ELEVATION



Scale: 1/4" = 1'-0"
Date: 08/3/22

A-10.0





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NORTH
ELEVATION

0 2' 4' 8'

Scale: 1/4" = 1'-0"
Date: 08/3/22

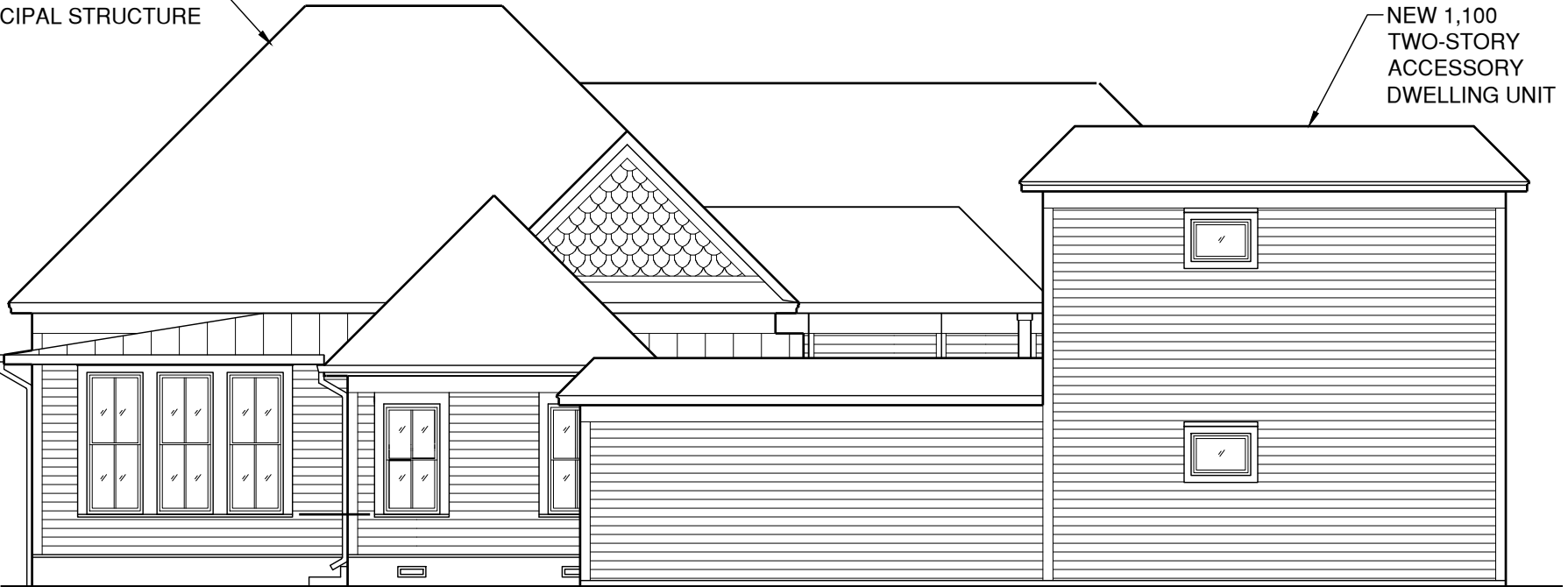
A-13.0

NO WORK IS PROPOSED ON THE
EXISTING PRINCIPAL STRUCTURE



EXISTING

NO WORK IS PROPOSED ON THE
EXISTING PRINCIPAL STRUCTURE



PROPOSED

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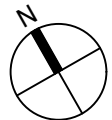
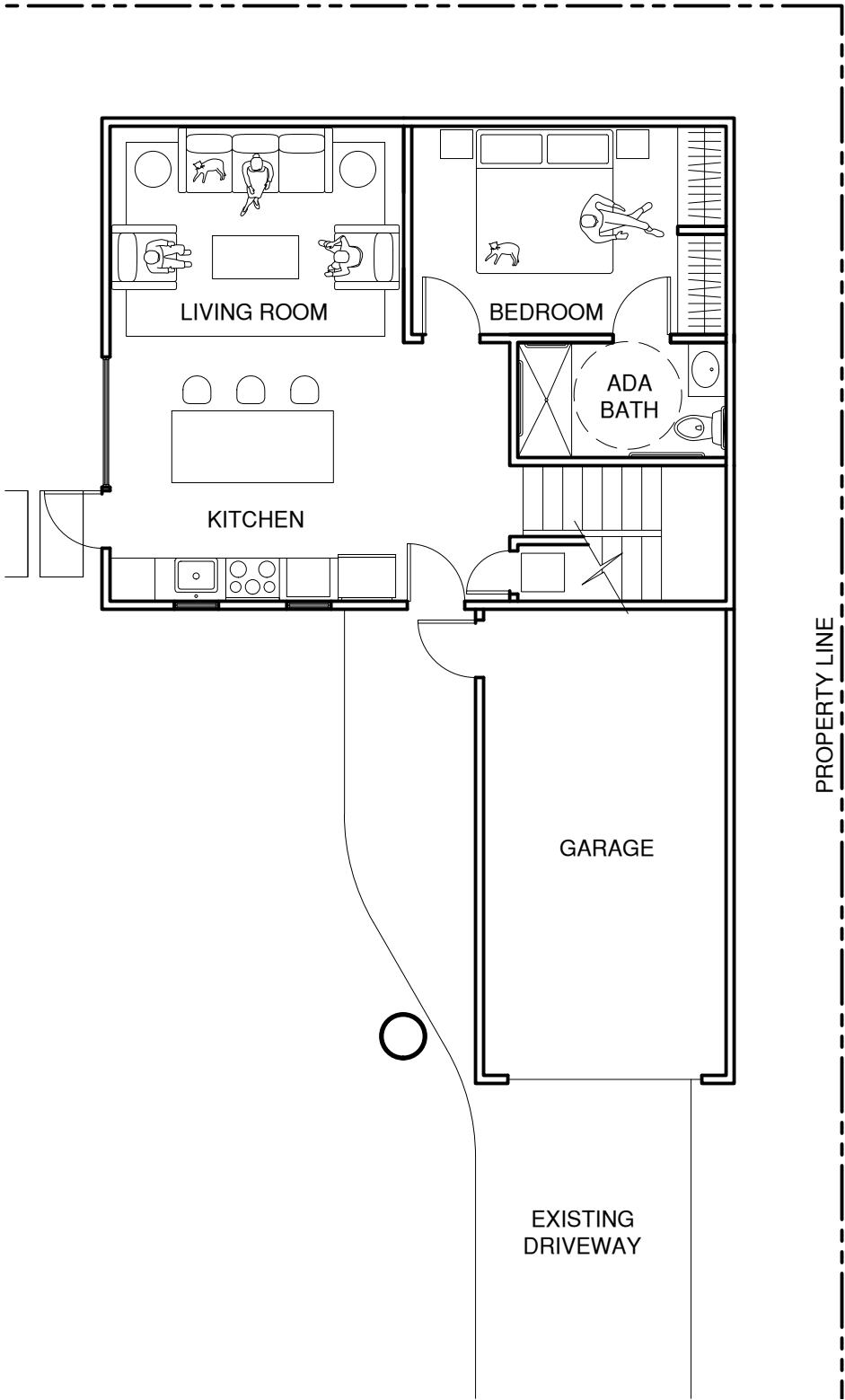
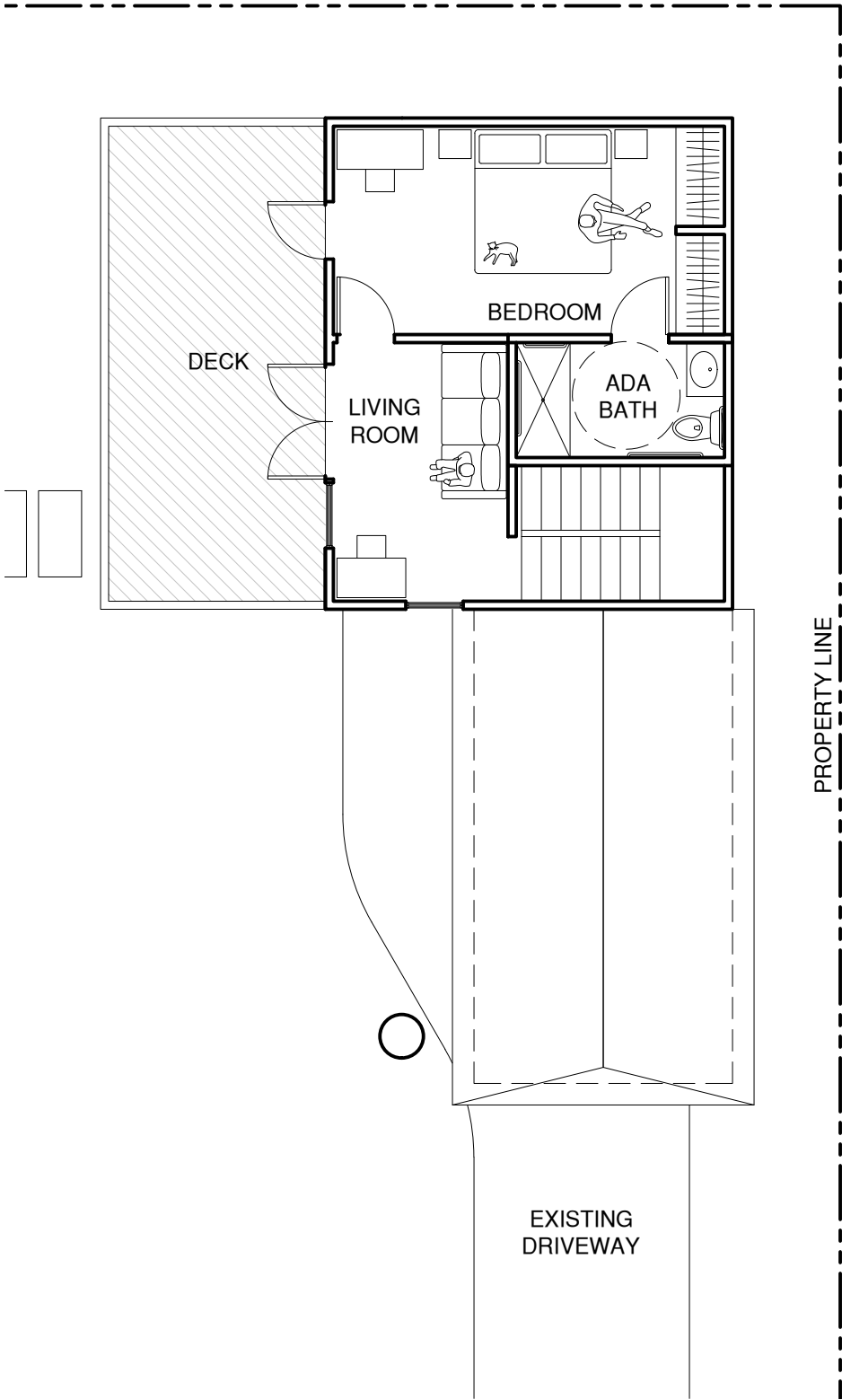
EAST
ELEVATION



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

Date: 08/3/22

A-12.0



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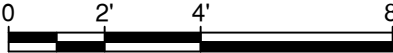
Structural Engineer
-

Mechanical Engineer
-

No	Description	Date
01	ARC	8/8/2022

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PROPOSED FLOOR PLANS



Scale: 1/4" = 1'-0"
Date: 08/3/22

A-3.0

(4623)

AUSTIN TEX.

93

ADDL SHEET
DEC. 1921

440

RAMSEY'S NURSERY

0 439

SCALE 100 FT TO AN INCH

W. 8TH ST.

51

E. 8TH ST.

W. 7TH ST.

E. 7TH ST.

W. 6TH ST.

E. 6TH ST.

W. 5TH ST.

E. 5TH ST.

W. 4TH ST.

E. 4TH ST.

W. 3RD ST. (40TH ST.)

91

E. 3RD ST.

GUADALUPE

AVENUE A

AVENUE B

AVENUE C

AVENUE D

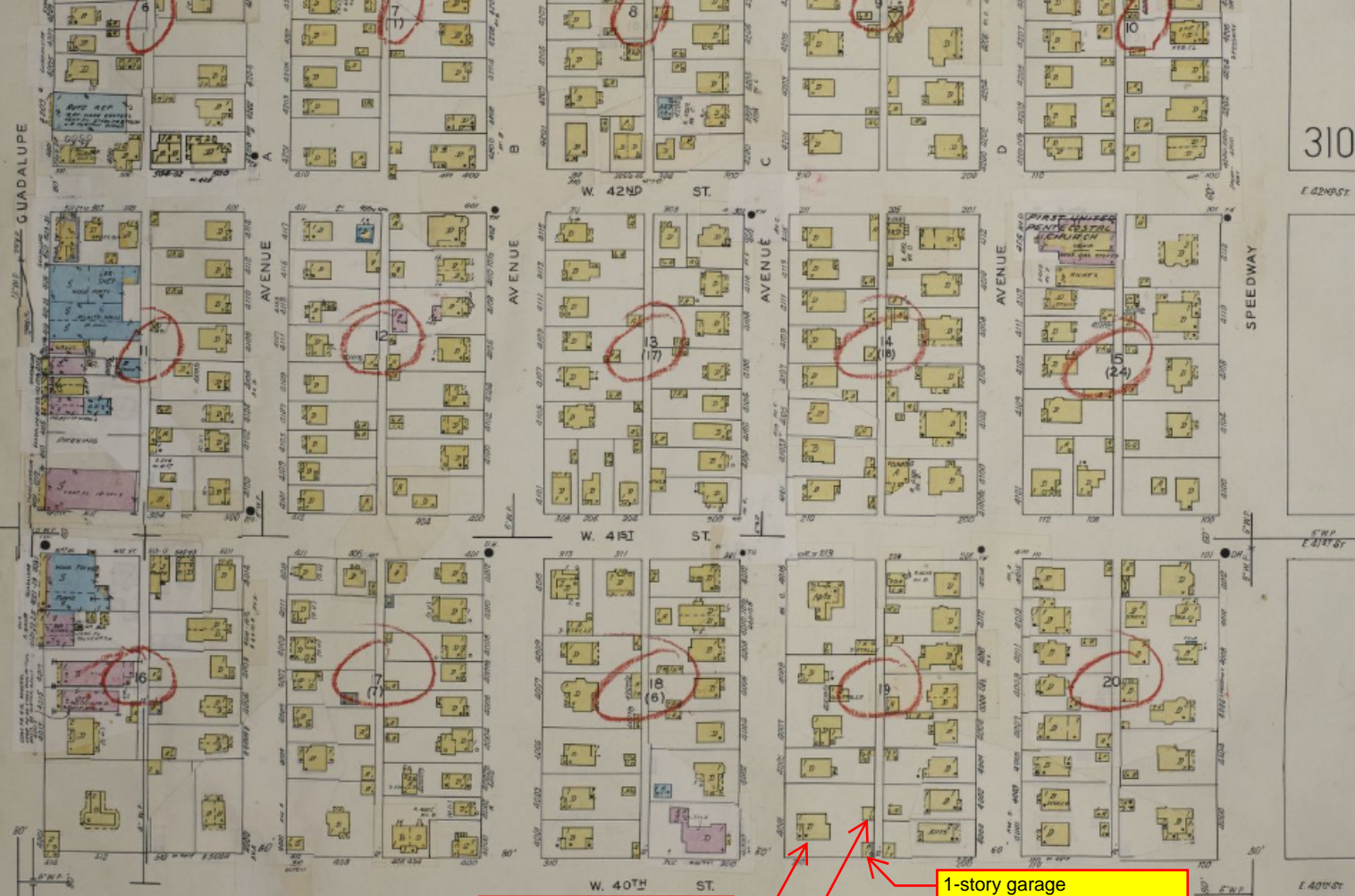
AVENUE E

94

1-story
D-single family residential
1-story garage



303



1-story
D-single family residential

1-story structure

1-story garage

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: 5/31/11

GF No. _____

Name of Affiant(s): Jerry C. Kelly, Nancy W. Kelly

Address of Affiant: 4001 Avenue C, Austin, TX 78751

Description of Property: Lot 13-16, Blk 5, Hyde Park Addn. No.2, Austin

County Travis, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. We are the owners of the Property. Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.":

2. We are familiar with the Property and with the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as the Title Company may deem appropriate. We understand that the owner of the Property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 13 October 1992 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyance, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property;

EXCEPT for the following (If None, Insert "None" Below): NONE

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Jerry C. Kelly

Nancy W. Kelly
Nancy W. Kelly



SWORN AND SUBSCRIBED this 31 day of May, 2011

Lindsay Allen
Notary Public

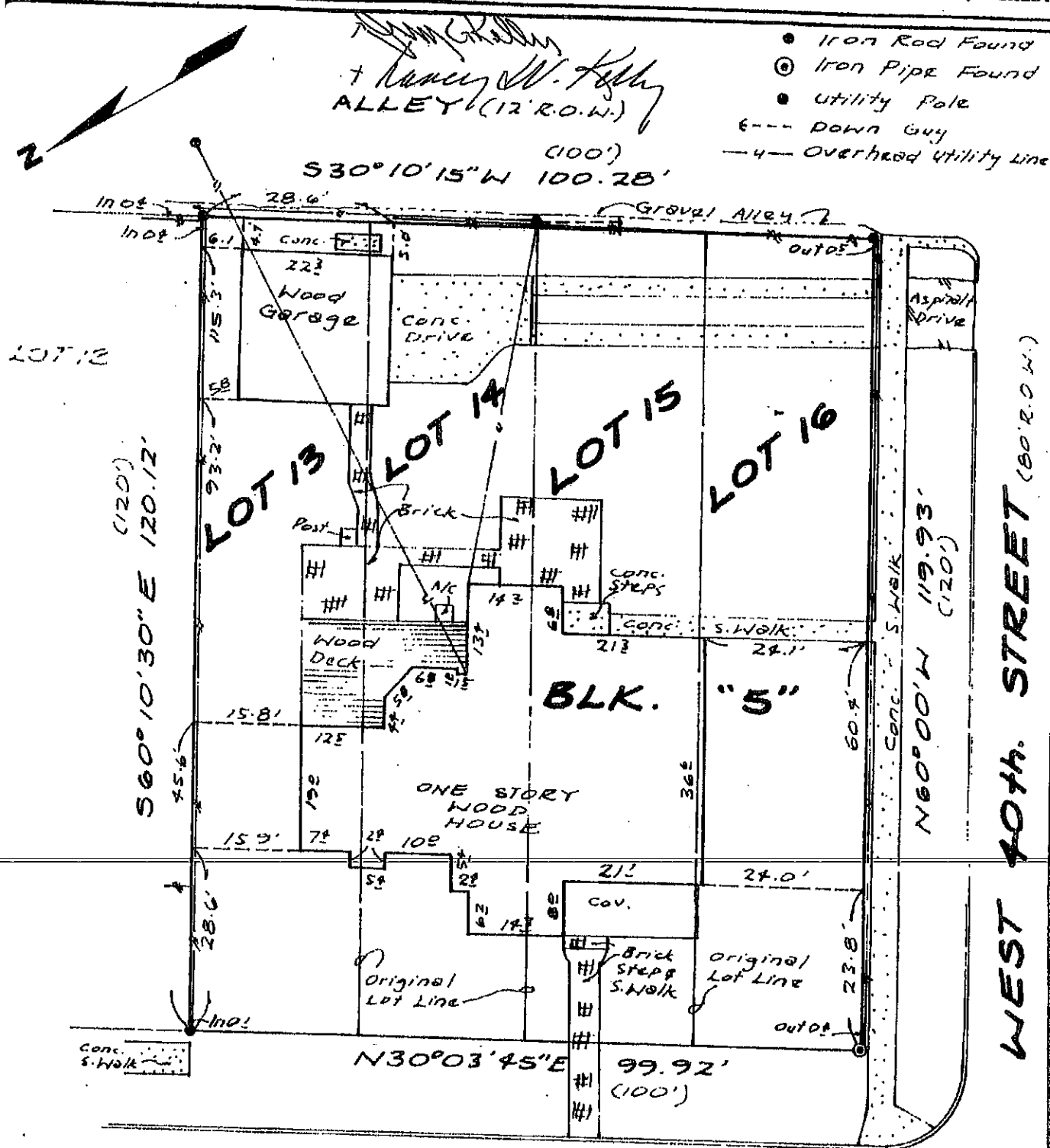
(TAR- 1907) 5-01-08

Amelia Bullock Realtors 950 Westbank Drive, Ste. 100 Austin, TX 78746
Phone: 512.217.1047 Fax: 512.628.3696 Suzanne Pringle

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

JERRY C. KELLY and NANCY W. KELLY

LEGAL DESCRIPTION: Lots 13-16, inclusive, Block 5, HYDE PARK ADDITION NO. 2, an addition in Travis County, Texas, according to the map or plat thereof recorded in Book 1, Page 75, of the Plat Records of Travis County, Texas, also locally known as 4001 Avenue C, Austin, Texas.



4001 AVENUE C (60' R.O.W.)

McMINN
LAND SURVEYING Co.

THE STATE OF TEXAS
COUNTY OF TRAVIS

**TO THE LIEN HOLDERS AND/OR OWNERS OF THE
PREMISES SURVEYED AND GRACY TITLE CO.**

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

HISTORIC
ZONING CHANGE SUMMARY SHEETPLANNING COMMISSION DATE March 11, 1986CASE C14h-86-007STRUCTURE: Mary Lowry HouseOWNER(S): Robert & Deborah Spector4001 Avenue CADDRESS: 4001 Avenue CNEIGHBORHOOD
ORGANIZATION: Hyde Park Neighborhood AssociationCHANGE
REQUESTED: FROM: SF-3, Single Family Residence/DuplexTO: SF-3-H, Single Family/Duplex, Residential-HistoricLANDMARK
COMMISSION
RECOMMENDATION: To grant SF-3-H, based on Items (a), (f), (h), (i), (k), (l) and (m)
of the criteria. Vote: 9-2.PLANNING
COMMISSION
RECOMMENDATION: To grant SF-3-H subject to items a, f, h, i, k, l & m of
criteria (consent). 5-0PLANNING
DEPARTMENT
COMMENTS: Owners agree.CITY COUNCIL
HEARING DATE: April 3, 1986ORDINANCE
READING: _____ACTION: GRANTED DENIED POSTPONED WITHDRAWNCONDITIONS: As recommended by the Planning Commission Other: _____ORDINANCE
NUMBER: _____OTHER
ACTION: _____



SURVEY FORM FOR HISTORIC LANDMARK INVENTORY
CITY OF AUSTIN, TEXAS

NAME OF SITE: Mary Lowry House
SITE ADDRESS: 4001 Avenue C
LEGAL DESCRIPTION: Lots 13, 14, 15 & 16,
Block 5, Hyde Park

DEED RECORDS: Volume 9424 Page 851
Volume _____ Page _____

TAX ABATEMENT: (Appraisals)

City School County Total

PRESENT USE: Residence

CONSTRUCTION / DESCRIPTION: Frame

CONDITION:

EXTERIOR: Good INTERIOR: Good

File No. C14h-86-007

Parcel No. 2-1905-1101

ZONING

From: SF-3, Residential

To: SF-3-H, Residential-Historic

PRESENT OWNERS

ADDRESS

TELEPHONE
NUMBER

Robert & Deborah Spector 4001 Avenue C

OTHER INTERESTED PARTIES:

NAMES

ADDRESS

TELEPHONE
NUMBER

Hyde Park Neighborhood Assn

DATE BUILT: c.1901 DATES AND EXTENT OF ALTERATIONS/ADDITIONS: None.

ARCHITECT: _____

BUILDER: William Voss, Sr.

ORIGINAL OWNER: Mary Lowry

ARCHITECTURAL STYLE OR PERIOD WITH DESCRIPTION OF ANY INNOVATIVE DESIGN, FEATURES, DETAILS, MATERIALS OR CRAFTSMANSHIP: _____

NATIONAL REGISTER? No NATIONAL LANDMARK? No RECORDED TEXAS LANDMARK? No
LOCAL SURVEYS OR RECOGNITION? City of Austin Cultural Resource Survey, 1984

Ownership Information

C14h-86-007

Joe B. Frantz to Robert B. and Deborah Spector Volume 9424, Pages 851, et seq.	October 16, 1985
Scott Matthew Hoffer to Joe B. Frantz Volume 8117, Pages 81 et seq.	August 17, 1981
Edward J. Hoffer to Scott Matthew Hoffer Volume 7122, Pages 873, et seq.	October 9, 1980
Wilbur Louis Awalt to Edward J. Hoffer Volume 6568, Pages 2142, et seq.	May 10, 1979
Bessie T. Whitley to Wilbur Louis Awalt Probate No. 39551	September 26, 1977
Estate of W. O. Whitley to Bessie T. Whitley Probate No. 23141	November 9, 1961
M. K. & T. LAND Company to W. O. Whitley Volume 395, Page 203 (Lot 13)	October 5, 1926
Rosa S. & L. O. Burch to J. L. & W. O. Whitley Volume 355, Page 634	January 21, 1924
J. W. Harmon to Rosa S. & L. O. Burch Volume 328, Page 395	May 2, 1921
N. P. Lowry, Administrator of the Estate of Mary Lowry, to J. W. Harmon Volume 328, Page 395 (Lots -- 14, 15 & 16)	May 21, 1921
* G. L. Brinkman and Alice P. Brinkman to Mary Lowry Volume 163, Page 176	January 18, 1900
* J. K. Urie to G. L. Brinkman Volume 117, Page 270	October 10, 1893
* M. K. & Texas Land and Town Company to John K. Urie Volume 105, Pages 184 & 185	June 11, 1892
Missour, Kansas and Texas Land and Town Company to Mary Lowry Volume 135, Page 290 (Lot 14)	February 7, 1901
* Lots 15 & 16 ONLY.)	

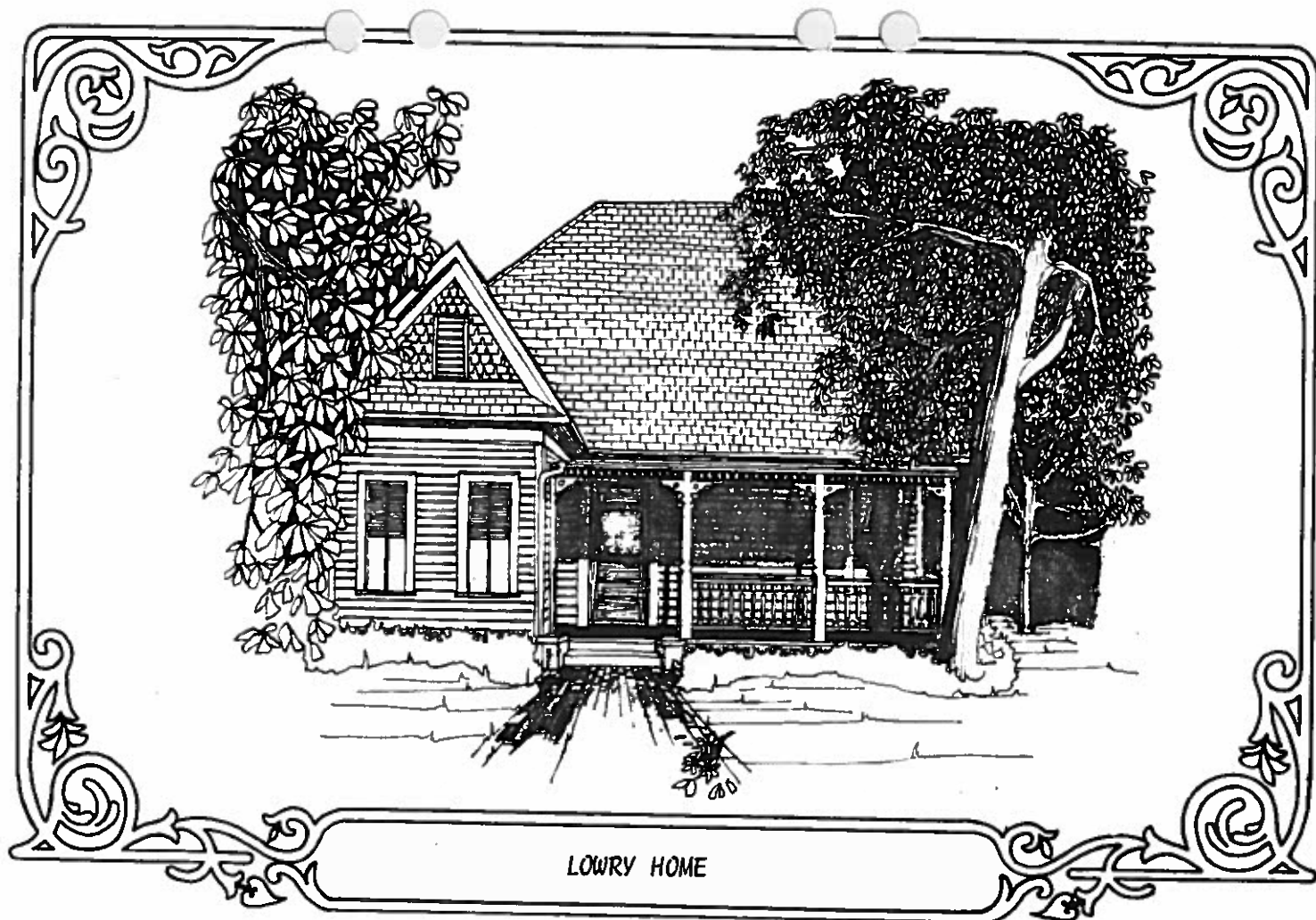
Occupancy Information:

C14h-86-007

Year(s)	City Directory
1900-01	Lowry, Mary Miss, principal Hyde Park school, r. Hyde Park. p. 144
1903-04	Lowry, Mary Miss, principal Hyde Park school, bds Mrs. Emma L. Bark p. 182
	Bark, Emma L. (wid Francis), r. ne cor ave G, 6th, Hyde Park p. 72
1906	Lowry Mary Miss, prin Hyde Park school, ne cor Avenue C and 3d. p. 198
	Lowry N. R., mgr So Art Specialty Co, over 910 Congress Ave; res Avenue C and 3d, Hyde Park. p. 198
1909	Lowry, Mary, school teacher, Baker School. 4001 Avenue C. p. 183
1910	Lowry, Mary (sister of Nelson) school teacher at Baker School & Texas School for the Deaf, 4001 Avenue C. p. 194
1913	Lowry, Mary, teacher, Baker School, r. 4001 Avenue C, Hyde Park. p. 201
1914	Lowry, Miss Mary, tchr Baker school, bds 4001 Avenue C. p. 540
	Franks, Rev. Samuel J., evangelist, res. 4001 Avenue C. p. 384
1916	Lowry, Nelson R., real estate, res 4001 Avenue C. p. 298
	Lowry, Mary, tchr, Baker School, bds 4001 Avenue C. p. 298
1918	Lowry, Nelson R. (Alwine), real estate, res 4001 Avenue C. p. 304
	Lowry, Mary, tchr, Baker School, bds 4001 Avenue C. p. 304
1920	Lowry, Miss Mary, h. 4001 Avenue C. p. 284
	Lowry, Nelson R. (Alwine M.), oil opr, res 4001 Avenue C. p. 284
1922	Burch, Lorie O. (Rosa) clk Capital Sta PO, r. 4001 Avenue C. p. 160

HYDE PARK

HISTORIC
HOMES
TOUR
1980



In 1891 the first school in the Hyde Park Area was the Oak Hill School just below the State Lunatic Asylum on Guadalupe Street. Miss Mary Lowry was the principal of this school, which was more commonly referred to as Scott's Store School because of its location in the rented store.

About that same time Col. Shipe opened his own free (he paid the teacher) elementary school. It was a two room structure located at what is now 39th and Speedway. In 1892 the Austin School System purchased Shipe's school building, added three more rooms, and named it Hyde Park School. The students from Oak Hill and the "Free School" were combined and Miss Mary Lowry taught there. In 1894 she became the second principal of this early Hyde Park School, which in 1902 was renamed DeWitt Clinton Baker School. She was principal until 1910.

Mary Lowry bought the land at 4001 Avenue C in 1894 and by 1903 she had contracted with William Voss, Sr. to construct a one story frame house which was to be built for the price of "\$1300 in gold coin of the United States of America." Nelson Lowry, her nephew, grew up in this home. He was for a time in the Real Estate business and later he was an oil operator. About 1906 he married Alvina Marcuse and by 1922 they were living in the Marcuse home at 3913 Avenue C.

The Lowry home was purchased and restored by Scott Hoffer in 1979.

Significant Persons Associated with Site/Structure:

Monroe M. Shipe
Mary Lowry
N. P. Lowry
Joe B. Frantz

Sources of Information:

Travis County Clerk's Office

☒ Deed Records
☐ Probate Records
☐ Marriage Records
☐ District Court Records

Travis County Collection, Austin History Center

☒ City Directories
☐ Newspaper Files
☒ Structure Files
☐ Biographical Files
☐ Cemetery Records
☐ Census Records

Books/Publications

History of Travis County and Austin 1839 1899 by Mary Starr Barkley
Handbook of Texas, Volumes I and II

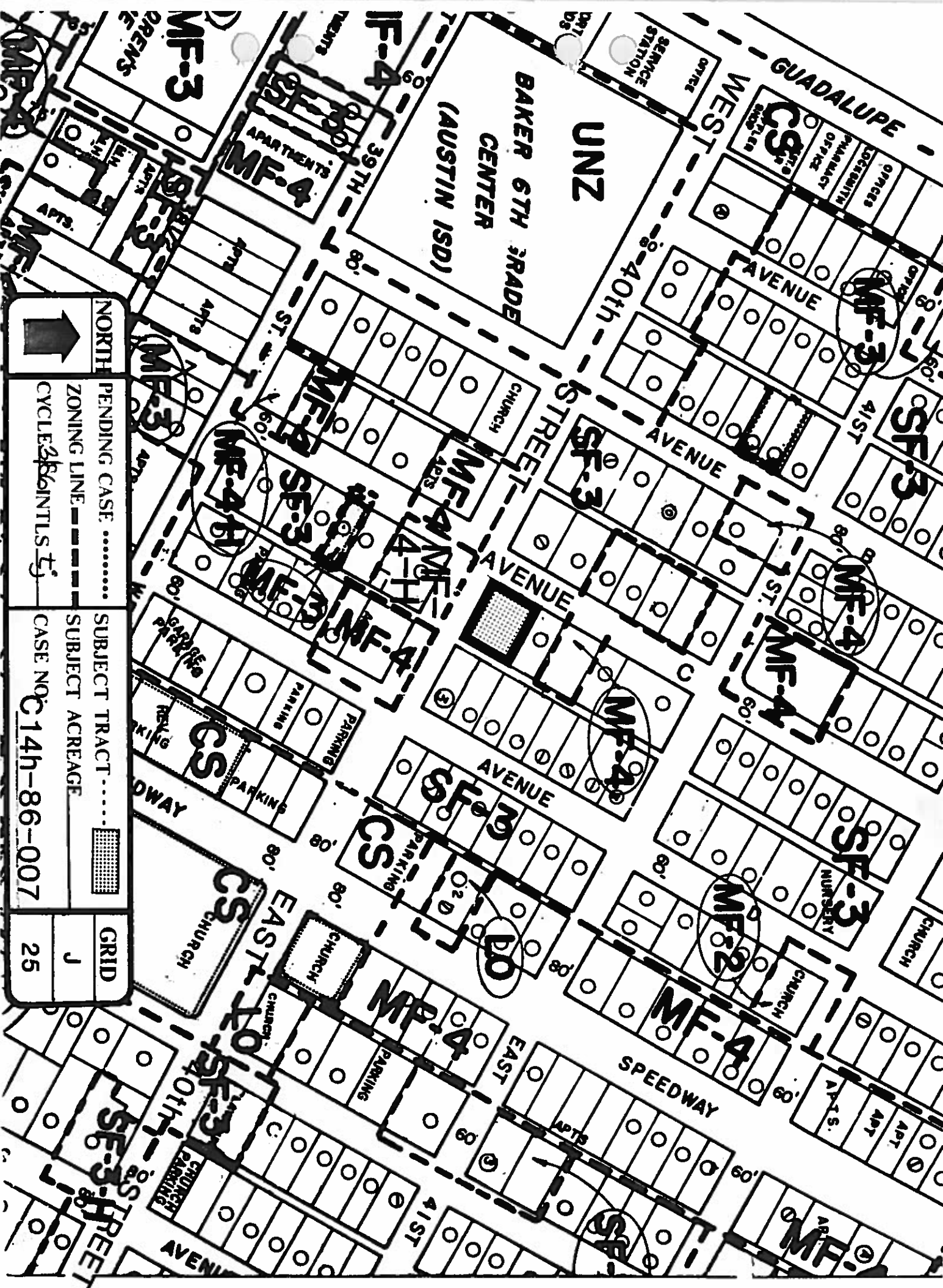
Other


x Hyde Park Historic Homes Tour, 1980, p. 24

Researched by: Barbara Stockton & B. Baker

Compiled by: B. Baker

Date: 1/86





NORTH

PENDING CASE

ZONING LINE

CYCLE 286 INTLS 5

SUBJECT TRACT

SUBJECT ACREAGE

CASE NO. C14h-86-007

GRID
J
25