



City of Austin

Solid Waste Services Department
1520 Rutherford Lane
P.O. Box 1088, Austin, Texas 78767 - 1088
Telephone: (512)494-9400 Fax: (512) 974-9049

October 15, 2009

NOTICE OF VIOLATION

via Certified Mail # 7005 3110 0002 4207 4587

LANGSELG LLC
C/O Robert W and Barbara M Seligman
7800 Cava Pl
Austin, Texas 78735-1551

RE: 1608 TRAVIS HEIGHTS BLVD 78741

Legally described as N35FT LOT 2 * & S25FT LOT 3 BLK 23 TRAVIS HEIGHTS
Zoned as SF-3-NP
Parcel Number 0302031005

Dear LANGSELG LLC
C/O Robert W and Barbara M Seligman:

An investigation by the City of Austin's Code Enforcement Division was conducted relating to the property indicated above and violations of Austin City Code were found that require your immediate attention. An investigation report is enclosed which defines the Code violation(s) found with required remedies for attaining compliance with the City Code.

After receipt of this notice, you may not sell, lease, or give away this property unless you have provided the buyer, lessee, or other transferee a copy of this notice, and provided the name and address of the buyer to the Building Official. Also, it is a misdemeanor to rent this property if the Code violation(s) on this property pose a danger to the health, safety and welfare of the tenants.

If you have any questions, please contact me by telephone at (512) 974-2356 between 7:30AM - 4:00PM. You may leave a voicemail message at any time.

Si usted tiene alguna pregunta, contácteme por favor por teléfono en (512) 974-2356 de lunes a viernes o puede dejar un mensaje de correo vocal en cualquier momento.

Ownership Information

According to the real property records of Travis County, you own the real property described in this notice. If you no longer own this property, you must execute an affidavit stating that you no longer own the property and stating the name with the last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to our office not later than the 20th day after the date you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice, even if you do not.

An affidavit form is available at our office, located at 1520 Rutherford Lane. An affidavit may be mailed to:

**Solid Waste Services Department
Code Enforcement Division
P.O. Box 1088
Austin, Texas 78767**

Additionally, if this property has other owner(s), please provide me with this information.

Failure to Correct

If a violation is not corrected, any existing site plan, permit, or certificate of occupancy may be suspended or revoked by the City. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.

If the violation continues, the City may take further legal action to prevent the unlawful action as authorized by State law and may seek civil injunctions or penalties in State court.

For dangerous or substandard buildings, the City may also take further action to require the vacation, relocation of occupants, securing, repair, removal or demolition of a building.

If the violations are not brought into compliance within the timeframes listed in the investigation report, criminal charges may be filed against you in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.

Complaints

To register a complaint concerning a Code Enforcement investigator, you may submit your complaint in writing no later than 3 days after receipt of this letter to:

**Solid Waste Services Department
Code Enforcement Division Manager
P.O. Box 1088
Austin, Texas 78767**

Sincerely,



Christopher Maldonado, Code Enforcement Inspector
Code Enforcement Division
Solid Waste Services Department
Case CV-2009-115417

INVESTIGATION REPORT

Investigator: Christopher Maldonado
 Case: CV-2009-115417
 Address: 1608 TRAVIS HEIGHTS BLVD 78741
 Zoned as SF-3-NP

The item(s) listed below are in violation of the Austin City Code. A required remedy may be specified after a violation and may include a time period for compliance. If no required remedy is specified for a violation, the **Required Remedy Summary** will be in effect. For questions concerning residential property, please contact the Zoning Review Division at (512) 974-2380. For questions concerning commercial property, please contact the Development Assistance Center (DAC) at (512) 974-6370.

STRUCTURE MAINTENANCE

Code Section: Dangerous Abandoned (§302.18)

Description of Violation: The Single Family structure has been abandoned for a period in excess of 6 months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public. Permits have expired last inspection was conducted on March 13, 2009

Date Observed: October 14, 2009

Code Section: Dangerous Abandoned (§302.18)

Description of Violation: Single family structure portions of the roof and walls remain on the property after the partial demolishing is open and accessible constitute an attractive nuisance and hazard to the public.

Date Observed: October 14, 2009

Code Section: Dangerous Attractive Nuisance (§302.12)

Description of Violation: The detached garage is open and accessible to the public as to become an attractive nuisance to children; a harbor for vagrants, criminals or other persons; or as to enable persons to resort thereto for the purpose of committing unlawful acts.

Date Observed: October 14, 2009

Code Section: Dangerous Code Violation (§302.13)

Description of Violation: The single family structure exists in violation of the Uniform Code for the Abatement of Dangerous Buildings and the Uniform Housing Code

Date Observed: October 14, 2009

Required Remedy Summary

Repair Primary Structure in 90 days

Secure in 3 days

Board and Secure in 3 days

NOTE: The time period(s) indicated in this summary reflect the total time allowed for compliance. A time period indicated in an individual violation's required remedy is the actual time allowed for compliance of that individual violation. If no time period is indicated in an individual violation's required remedy, the summary time period associated with the required remedy will be the time allowed for compliance.

Appeal

Any structure maintenance issue indicated in this report may be appealed to the Building and Standards Commission. A lodging establishment licensee may also appeal the denial of an application for an operating

license, the suspension of an operating license, and the issuance of this notice to the Building and Standards Commission.

The appeal must be filed not later than 20 days after the date of this notice and contain the following information:

- a brief statement as to why the violation is being appealed;
- any facts that support the appeal;
- a description of the relief sought; and
- the reasons why the appealed notice or action should be reversed, changed, or set aside.

An appeal may be delivered in person to the Code Enforcement office located at 1520 Rutherford Lane or mailed to:

Building and Standards Commission
c/o Solid Waste Services Department
Code Enforcement Division
P.O. Box 1088
Austin, Texas 78767

LAND USE

Code Section: Building Permit Requirement (§25-12-241 [2000 IRC R105.1])

Description of Violation: Residential construction performed without required permits.

Date Observed: October 14, 2009

Required Remedy: Total of Five expired permits for the single family structure must be re-activated or apply for new permits.

Code Section: Building Permit Requirement (§25-12-241 [2000 IRC R105.1])

Description of Violation: Residential construction performed without required permits.

Date Observed: October 14, 2009

Required Remedy: There are two expired permits for the detached garage must be re-activated or apply for new permits.

Required Remedy Summary

Electrical Permit Required
 Plumbing Permit Required
 Mechanical Permit Required
 Building Permit Required

Obtain a Permit in 7 days

Obtain a Permit in 7 days

NOTE: The time period(s) indicated in this summary reflect the total time allowed for compliance. A time period indicated in an individual violation's required remedy is the actual time allowed for compliance of that individual violation. If no time period is indicated in an individual violation's required remedy, the summary time period associated with the required remedy will be the time allowed for compliance.

Appeal

No appeal is available for land use issues. However, a person may appeal a Stop Work Order to the City of Austin's Building Official. A written appeal must be filed no later than 3 days after the posting of the Order and contain:

- the name and address of the appellant;
- a statement of facts;










- the decision being appealed; and
- the reasons the decision should be set aside.

An appeal may be delivered in person to the Building Inspection Division office located at 505 Barton Springs Road or mailed to:

**Building Official
Watershed Protection and Development Review Department
P.O. Box 1088
Austin, Texas 78767**

LEGEND

LEGEND

-  1/2" Iron Rod Found
 Iron Pipe Found
 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
 Wood Fence
 Overhead Utility Line (Record Distance)
 Spot Elevation
 L.A.G. Low Adjacent Grade
 H.A.G. High Adjacent Grade
 A.A.G. Average Adjacent Grade



LOT 16

LOT 15

LOT 14

BLOCK 23
TRAVIS HEIGHTS
VOLUME 3 PAGE 15

Volume Law

155.50°	N60°00'00" W	(140°)
	Bearing Basis	140.00

(140')
140.00'

1916

ALL DIMENSIONS AND CONDITIONS TO BE
 LISTED ON JOB SHEET

PG. 1 of 1

SNE PLAN

1

4-6-10

A PROJECT FOR:
Hallberg Custom Homes, Inc.
1608 Travis Heights Blvd. Austin, TX

Proposed Site Plan

$$1'' = 10'-0''$$

RECEK ARCHITECTS, AIA

JAMES A. RECEK, AIA

512-452-0229

331.3 HANCOCK DR.

AUSTIN, TEXAS 78731

City of Austin

Historic Landmark Commission

P.O. Box 1088

Austin, TX 78767

Re: 1608 Travis Heights Blvd (HDP-2010-0170)

Dear Commissioners:

I am writing to express my concern over the Historic Landmark Commission's pending case for 1608 Travis Heights Blvd. I oppose historic zoning for this property.

Tom Hallberg with Hallberg Custom Homes has high integrity for preserving the essence of the neighborhoods he builds in. Former neighborhoods include Clarksville, South 1st Street and Highland Park. He has built his business and reputation upon this principal. He is detail and quality oriented. I believe he will prove himself an asset to the Travis Heights community once allowed to rebuild the property at 1608 Travis Height Blvd.

I would like the Historic Landmark Commission to view this case with the same scrutiny it applies to other homes requesting historic designation. In my review of your designation criteria, this property does not meet the definition of a historic landmark. Only a very small portion of the original 1930's structure remains. The original windows and roofing materials are missing from what little does remain. According to research by the City's Historic Preservation Officer, the original structure and its previous inhabitants do not warrant historic designation. Future plans for the remaining structure and property have no bearing on its' historic significance and should not be a factor in your determination. Please release the permit.

Sincerely,

Neilynn Hebert

Historic Landmark Commission
P.O. Box 1088
Austin, TX 78767

Re: 1608 Travis Heights Blvd (HDP-2010-0170)

Dear Commissioners:

I am writing to express my concern over the Historic Landmark Commission's pending case for 1608 Travis Heights Blvd. I oppose historic zoning for this property.

Tom Hallberg with Hallberg Custom Homes has high integrity for preserving the essence of the neighborhoods he builds in. Former neighborhoods include Clarksville, South 1st Street and Highland Park. He has built his business and reputation upon this principal. He is detail and quality oriented. I believe he will prove himself an asset to the Travis Heights community once allowed to rebuild the property at 1608 Travis Height Blvd.

I would like the Historic Landmark Commission to view this case with the same scrutiny it applies to other homes requesting historic designation. In my review of your designation criteria, this property does not meet the definition of a historic landmark. Only a very small portion of the original 1930's structure remains. The original windows and roofing materials are missing from what little does remain. According to research by the City's Historic Preservation Officer, the original structure and its previous inhabitants do not warrant historic designation. Future plans for the remaining structure and property have no bearing on its' historic significance and should not be a factor in your determination. Please release the permit.

Sincerely,
Lara and Carson Vaughn
7617 Espina Drive
Austin, Texas 78739

Robbie J. Ausley

3707 Laureledge Lane

Austin, Texas 78731

Phone: (512) 453-6336 email: Robausley@austin.rr.com

July 17, 2010

City of Austin
Historic Landmark Commission
P.O. Box 1088
Austin, TX 78767

Re: 1608 Travis Heights Blvd (HDP-2010-0170)

Dear Commissioners:

I am writing to express my concern over the Historic Landmark Commission's pending case for the above-referenced property.

I know Tom Hallberg with Hallberg Custom Homes and know that he has high integrity for preserving the essence of the neighborhoods in which he builds. He has built his business and reputation in neighborhoods such as Clarksville, South First Street, and Highland Park upon this principal with an orientation toward detail and quality. I, therefore, believe he will be an asset to the Travis Heights community once allowed to rebuild the property at 1608 Travis Height Blvd.

Please review this case with the same scrutiny applied to other homes requesting historic designation as I feel this property does not meet the definition of a historic landmark. For example, only a very small portion of the original 1930's structure remains; in addition, the original windows and roofing materials are missing from what little does remain.

According to research by the City's Historic Preservation Officer, the original structure and its previous inhabitants do not warrant historic designation. Because future plans for the remaining structure and property have no bearing on its historic significance and should not be a factor in your determination, I would appreciate your releasing the permit.

Sincerely yours,

Robbie Ausley

City of Austin

Historic Landmark Commission

P.O. Box 1088

Austin, TX 78767

Re: 1608 Travis Heights Blvd (HDP-2010-0170)

Dear Commissioners:

I am writing to express my concern over the Historic Landmark Commission's pending case for 1608 Travis Heights Blvd. I oppose historic zoning for this property.

Tom Hallberg with Hallberg Custom Homes has high integrity for preserving the essence of the neighborhoods he builds in. Former neighborhoods include Clarksville, South 1st Street and Highland Park. He has built his business and reputation upon this principal. He is detail and quality oriented. I believe he will prove himself an asset to the Travis Heights community once allowed to rebuild the property at 1608 Travis Height Blvd.

I would like the Historic Landmark Commission to view this case with the same scrutiny it applies to other homes requesting historic designation. In my review of your designation criteria, this property does not meet the definition of a historic landmark. Only a very small portion of the original 1930's structure remains. The original windows and roofing materials are missing from what little does remain. According to research by the City's Historic Preservation Officer, the original structure and its previous inhabitants do not warrant historic designation. Future plans for the remaining structure and property have no bearing on its' historic significance and should not be a factor in your determination. Please release the permit.

Sincerely,

Barbie Burgett

10005 Dianella Lane

Austin, TX 78759

Dear Commissioners:

I am writing to express my concern over the Historic Landmark Commission's pending case for 1608 Travis Heights Blvd. I oppose historic zoning for this property.

Tom Hallberg with Hallberg Custom Homes has high integrity for preserving the essence of the neighborhoods he builds in. Former neighborhoods include Clarksville, South 1st Street and Highland Park. He has built his business and reputation upon this principal. He is detail and quality oriented. I believe he will prove himself an asset to the Travis Heights community once allowed to rebuild the property at 1608 Travis Height Blvd.

I would like the Historic Landmark Commission to view this case with the same scrutiny it applies to other homes requesting historic designation. In my review of your designation criteria, this property does not meet the definition of a historic landmark. Only a very small portion of the original 1930's structure remains. The original windows and roofing materials are missing from what little does remain.

According to research by the City's Historic Preservation Officer, the original structure and its previous inhabitants do not warrant historic designation. Future plans for the remaining structure and property have no bearing on its' historic significance and should not be a factor in your determination. Please release the permit.

Sincerely,

cynthia reed

REALTOR | operating & financial director

joe williams | co-founder of keller williams realty

team joe williams & companies | keller williams realty

main 512/901.9800 | 9430 research blvd 4-390 austin tx 78759

Historic Landmark Commission
P.O. Box 1088
Austin, TX 78767

Re: 1608 Travis Heights Blvd (HDP-2010-0170)

Dear Commissioners:

I am writing to express my concern over the Historic Landmark Commission's pending case for 1608 Travis Heights Blvd. I oppose historic zoning for this property.

Tom Hallberg with Hallberg Custom Homes has high integrity for preserving the essence of the neighborhoods he builds in. Former neighborhoods include Clarksville, South 1st Street and Highland Park. He has built his business and reputation upon this principal. He is detail and quality oriented. I believe he will prove himself an asset to the Travis Heights community once allowed to rebuild the property at 1608 Travis Height Blvd.

I would like the Historic Landmark Commission to view this case with the same scrutiny it applies to other homes requesting historic designation. In my review of your designation criteria, this property does not meet the definition of a historic landmark. Only a very small portion of the original 1930's structure remains. The original windows and roofing materials are missing from what little does remain. 3 walls and a slab do not warrant the historical classification if in fact, no one historical designation has resided there. According to research by the City's Historic Preservation Officer, I believe that to be the case. Future plans for the remaining structure and property have no bearing on its' historic significance and should not be a factor in your determination. Please release the permit.

Sincerely,

Alice Wiley
6012 Morning Dew Dr.
Austin, TX 78749

City of Austin

Historic Landmark Commission

P.O. Box 1088

Austin, TX 78767

Re: 1608 Travis Heights Blvd (HDP-2010-0170)

Dear Commissioners:

I am writing to express my concern over the Historic Landmark Commission's pending case for 1608 Travis Heights Blvd. I oppose historic zoning for this property.

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According to research by the City's Historic Preservation Officer, the original structure and its previous inhabitants do not warrant historic designation. Future plans for the remaining structure and property have no bearing on its' historic significance and should not be a factor in your determination. Please release the permit.

Sincerely,

Margaret C. Mignery

6315 Tasajillo Trail

Austin, TX 78739

City of Austin

Historic Landmark Commission

P.O. Box 1088

Austin, TX 78767

Re: 1608 Travis Heights Blvd (HDP-2010-0170)

Dear Commissioners:

I am writing to express my concern over the Historic Landmark Commission's pending case for 1608 Travis Heights Blvd. I oppose historic zoning for this property. I would like the Historic Landmark Commission to view this case with the same scrutiny it applies to other homes requesting historic designation. In my review of your designation criteria, this property does not meet the definition of a historic landmark. Only a very small portion of the original 1930's structure remains. The original windows and roofing materials are missing from what little does remain. According to research by the City's Historic Preservation Officer, the original structure and its previous inhabitants do not warrant historic designation. Future plans for the remaining structure and property have no bearing on its' historic significance and should not be a factor in your determination. Please release the permit.

Thank you,

Deborah B. Copas

Austin, Texas

dscottbean@gmail.com

Hi, I'm opposed to keeping or designating this address as historic. Given the current condition of the structure it just doesn't make sense.

In addition, the hallbergs are great builders and will put a home on the site that will keep with the character of the area and will be a quality home that will improve the neighborhood.

Patricia Murphy

709 jewell st

Austin 78704

512 695 7684

Re: 1608 Travis Heights Blvd (HDP-2010-0170)

Dear Commissioners:

I am writing to express my concern over the Historic Landmark Commission's pending case for 1608 Travis Heights Blvd. I oppose historic zoning for this property. I would like the Historic Landmark Commission to view this case with the same scrutiny it applies to other homes requesting historic designation. In my review of your designation criteria, this property does not meet the definition of a historic landmark. Only a very small portion of the original 1930's structure remains. The original windows and roofing materials are missing from what little does remain. According to research by the City's Historic Preservation Officer, the original structure and its previous inhabitants do not warrant historic designation. Future plans for the remaining structure and property have no bearing on its' historic significance and should not be a factor in your determination. Please release the permit.

Thank you,

Ron & Suz Cox

Allergy, Asthma & Cough Centers of Texas

City of Austin
Historic Landmark Commission
P.O. Box 1088
Austin, TX 78767

Dear Commissioners:

I am concerned over the Historic Landmark Commission's pending case for 1608 Travis Heights Blvd. I would like the Historic Landmark Commission to view this case with the same scrutiny it applies to other homes requesting historic designation. In my review of your designation criteria, this property does not meet the definition of a historic landmark.

- Only a very small portion of the original 1930's structure remains.
- The original windows and roofing materials are missing from what little does remain. According to research by the City's Historic Preservation Officer, the original structure and its previous inhabitants do not warrant historic designation. Future plans for the remaining structure and property have no bearing on its' historic significance and should not be a factor in your determination.

I appreciate your diligence in this matter and I sincerely hope you release the permit. I oppose historic zoning for this property.

-Dag Nybo