

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

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

CASE # C15-2011-0134
ROW # 10682654
TP-01100 50924

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: 708 Patterson Av., Austin Tx. 78703

LEGAL DESCRIPTION: Subdivision – Lot 14 and south 45 ft of lot 15, West End Heights, a subdivision recorded in volume 3, page 20, plat records of Travis County, Texas

Lot(s) — Block Outlot Division

I/We Stacy Pearson on behalf of myself/ourselves as
authorized agent for
myself

affirm that on 10-17-11

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

(check appropriate items below)

 x ERECT ATTACH COMPLETE REMODEL MAINTAIN

Request a variance to erect a new addition to the existing single family structure which currently has a non-conforming use, including a C.O. for up to 5 units, within 5ft of a single family lot, posing a compatibility issue. I am proposing to reduce the use density by declaring the structure for strictly a single family use henceforth, while preserving the two family garage efficiency apartments which predate this change, which is my hardship. This change enjoys the support of the neighbors, the neighborhood association, and the historical commission. Alternately if not I would like you to consider a variance to exceed the 850 sq. ft limitation on the two family residence/garage apartment as

it exists and predates the requested additions and changes to the main house structure.

The main structure on this lot was built in 1872 and predates all other structures on the street, and as such predates the restrictions as they exist today, creating a unique hardship to me going forward.

in a S F-3 district.
(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 compatibility setbacks exceed the boundaries of the existing building already, before any changes are even made. This building (1872) predates these boundaries and as such the boundaries imposed create the impossibility of nearly any and all changes conceivable.

HARDSHIP:

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

I am proposing to reduce the density of the current use of the property, which has posed a nuisance to the neighborhood, by changing the use of the main structure, a historic 1872 landmark, from 3 units to one, single family unit in keeping with the neighborhood. Due to the historic nature of the existing structure and the bastardization of it with unsightly additions through the years, a design has been created which highlights the original structure while complimenting it with an addition that is both beautiful and asks not to exceed any of the codes which all the other homes in the neighborhood enjoy.

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

This home predates all the other structures on this street, and was built before any of these regulations were even conceived of.

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:

it will in fact bring it into a closer compliance with neighboring structures than ever before.

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

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 [Signature] Mail Address 780 Starwood
Dr. _____

City, State & Zip Cedar Park Texas.
78613

Printed Stacy Pearson Phone 512-917-5777
Date 10-17-11

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 [Signature] Mail Address Same

City, State & Zip Same

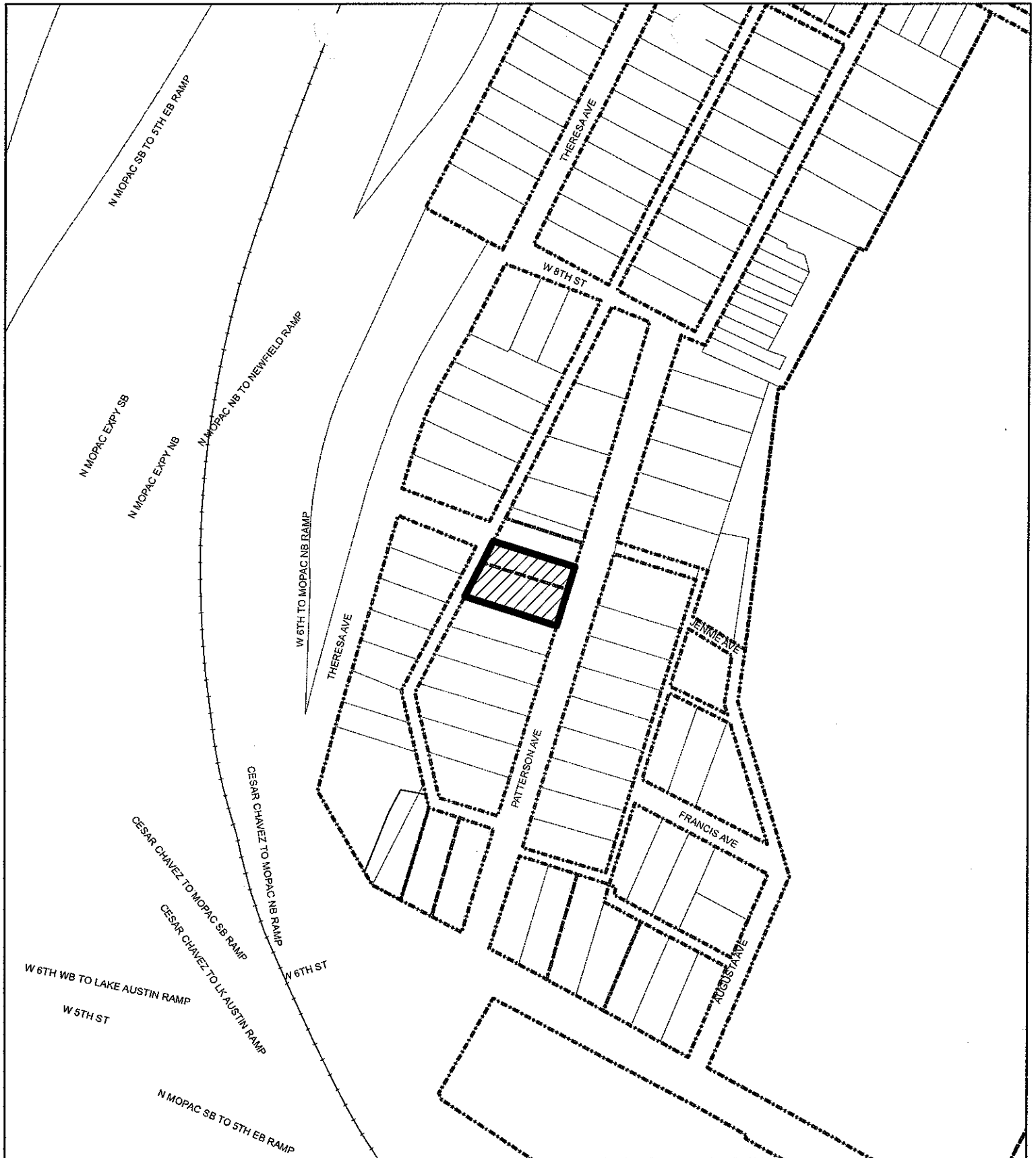
Printed Stacy pearson Phone 512-917-5777
Date 10-17-11

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:



SUBJECT TRACT

ZONING BOUNDARY

CASE#: C15-2011-0134
LOCATION: 708 PATTERSON AVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

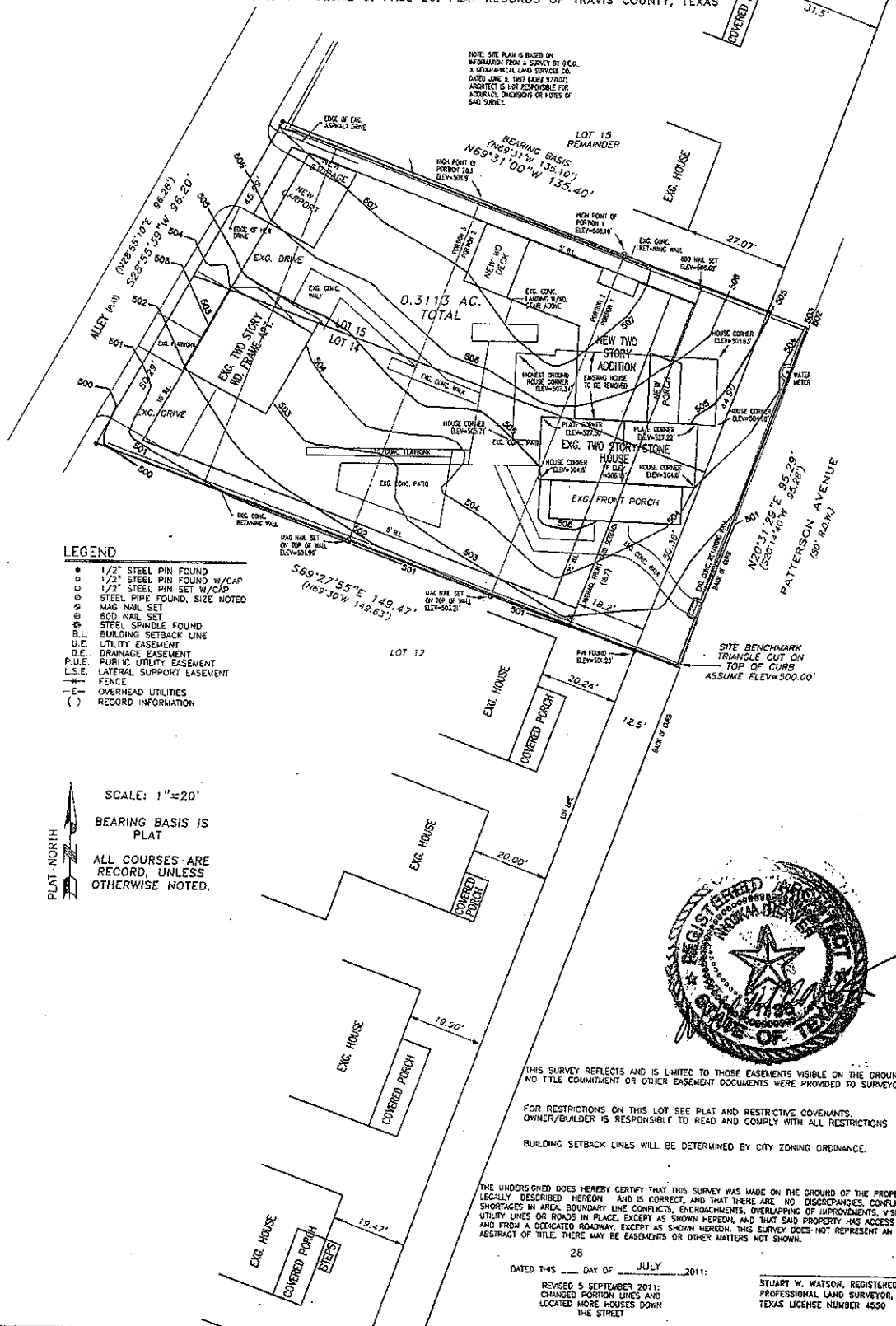
TOPOGRAPHIC MAP OF

REFERENCE: L14WEH2

LOCAL ADDRESS: 708 PATTERSON AVE., AUSTIN, TX 78703

LEGAL DESCRIPTION: LOT 14 AND SOUTH 45 FEET OF LOT 15, WEST END HEIGHTS,
A SUBDIVISION RECORDED IN VOLUME 3, PAGE 20, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

NOTE: SITE PLAN IS BASED ON
INFORMATION FROM A SURVEY BY G.C.O.
A GEOGRAPHICAL LAND SERVICES CO.
DATED JUNE 9, 1967 (JOB #77107).
ARCHITECT IS NOT RESPONSIBLE FOR
ACCURACY, DIMENSIONS OR NOTES OF
SAID SURVEY.



THIS SURVEY REFLECTS AND IS LIMITED TO THOSE EASEMENTS VISIBLE ON THE GROUND.
NO TITLE COMMITMENT OR OTHER EASEMENT DOCUMENTS WERE PROVIDED TO SURVEYOR.

FOR RESTRICTIONS ON THIS LOT SEE PLAT AND RESTRICTIVE COVENANTS.
OWNER/BUILDER IS RESPONSIBLE TO READ AND COMPLY WITH ALL RESTRICTIONS.

BUILDING SETBACK LINES WILL BE DETERMINED BY CITY ZONING ORDINANCE.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO 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. THIS SURVEY DOES NOT REPRESENT AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.

28
DATED THIS ____ DAY OF JULY 2011:

REVISED 5 SEPTEMBER 2011:
CHANGED PORTION LINES AND
LOCATED MORE HOUSES DOWN
THE STREET

STUART W. WATSON, REGISTERED
PROFESSIONAL LAND SURVEYOR,
TEXAS LICENSE NUMBER 4550

NICK DEAVER
A R C H I T E C T

606 highland ave
austin, texas 78703
Telephone 512.494.9808
Facsimile 512.494.9808

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SITE SURVEY

PEARSON/BUAAS

DWG REF:
235 MASTER CAD DWGS.

PROJECT REF. #
235

DATE:
09.27.11

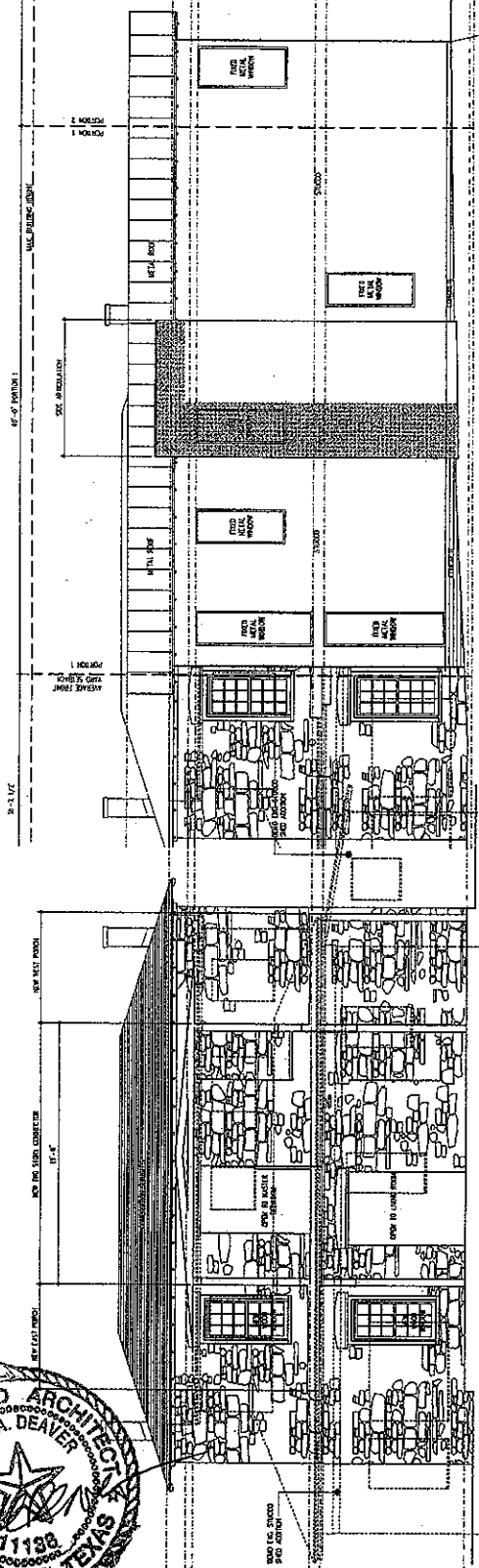
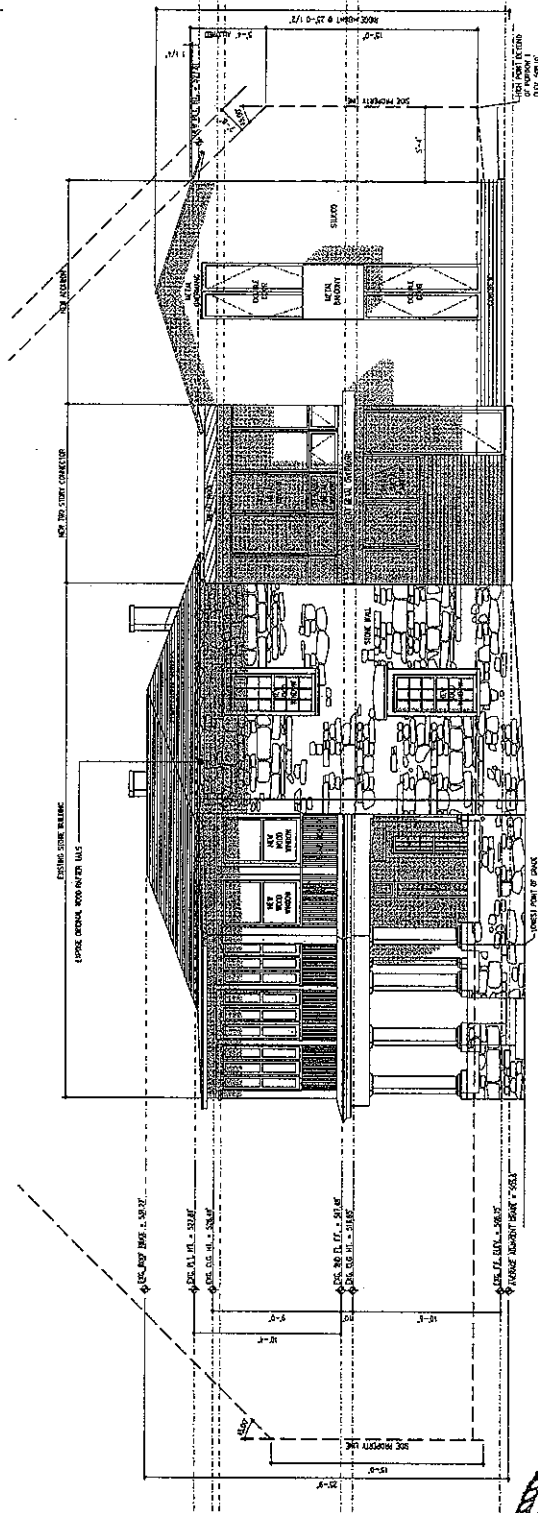
SCALE:

DWG:	SHEET:
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DWG:

EP&AM

ND



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EAST & NORTH
EXTERIOR ELEVATIONS/BLDG. SECT.

PEARSON/BUAAS

DWG REF:
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PROJECT REF. #
235

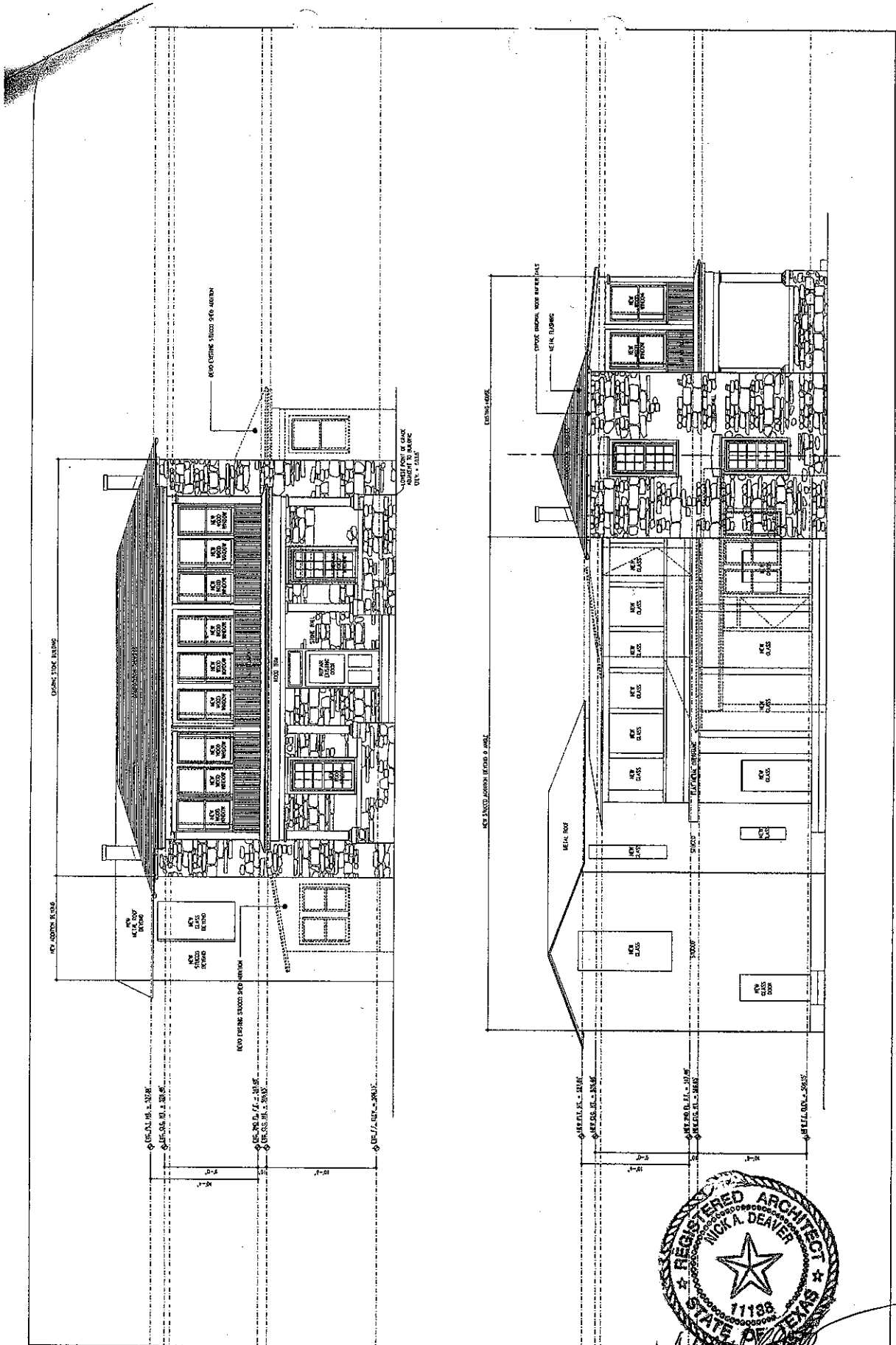
DATE:
09.27.11

SCALE:
3/32"=1'-0"

DWG:
EP&AM

CHK:
ND

SHEET:
A2.1a



NICK DEAVER
ARCHITECT

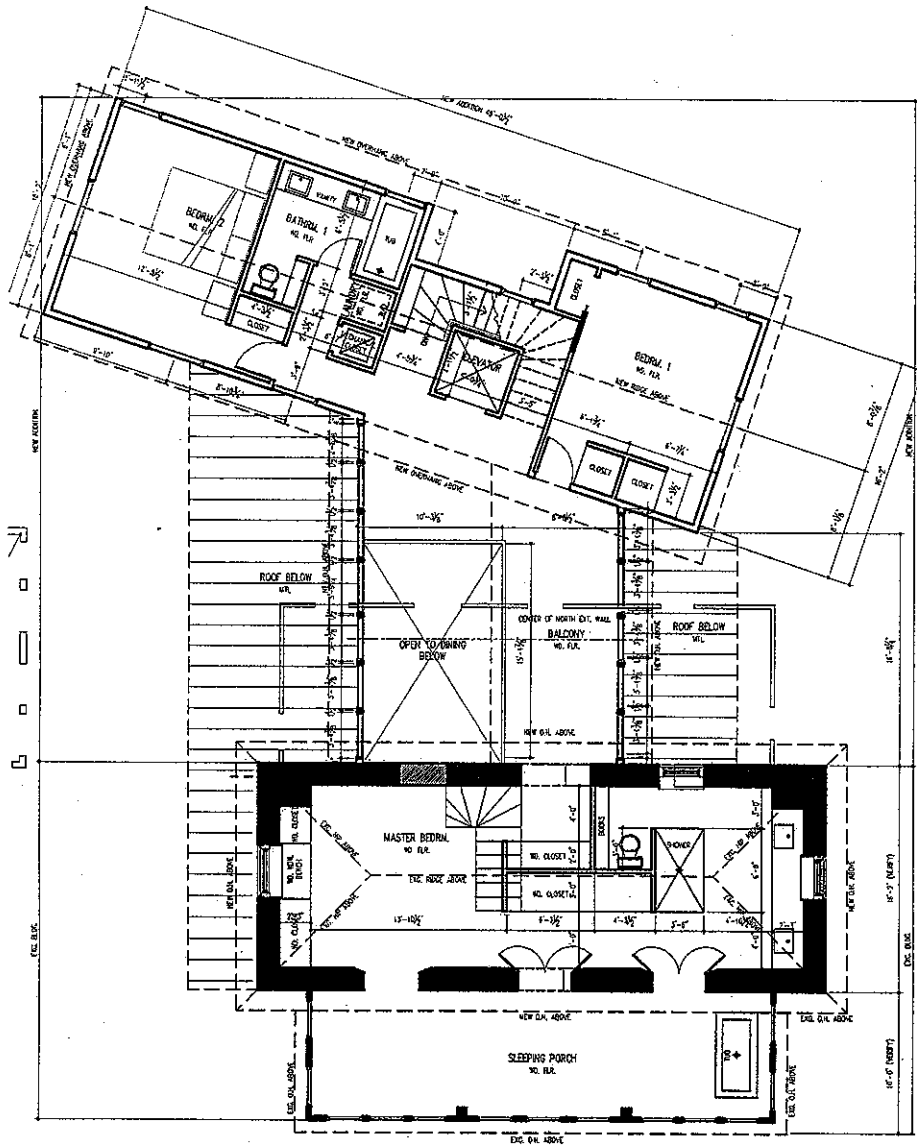
806 highland ave
austin, texas 78703
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Facsimile 512.494.9808
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SOUTH & WEST
EXTERIOR ELEVATIONS
PEARSON/BUAAS

DWG REF:
235 MASTER CAD DWGS.

PROJECT REF. #
235

DATE: 09.27.11	
SCALE: 3/32"=1'-0"	
DWG: EP&AM	SHEET: A2.0a
CHK: ND	



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SECOND FLOOR PLAN (OPTION 1)

PEARSON/BUAAS

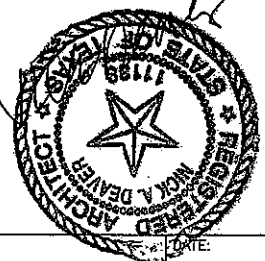
DWG REF:
235 MASTER CAD DWGS.

PROJECT REF. #
235

DATE:
07.29.11

SCALE:
3/32"=1'-0"

DWG:	SHEET:
EP&AM	A1.0a
CHK:	
ND	



DWG:	SHEET:
EP&AM	
CHK:	A1.0a
DATE:	

KEY

NEW INTERIOR SPACE ADDITION ON SITE



DEMO EXIST. ITEM ON SITE

EXIST. TREE TO REMAIN



EXIST. TREE TO BE REMOVED



NEW TREE TO BE PLANTED



TABLE OF CONTENTS

SPI: SITE PLAN
A1.0: FLOOR PLAN (NEW)
A2.0: SOUTH & WEST EXTERIOR ELEVATIONS
A2.1: NORTH & EAST EXTERIOR ELEVATIONS
A3.0: INTERIOR ELEVATIONS & BUILDING SECTION
A3.1: INTERIOR ELEVATIONS
A5.0: TYPICAL WALL SECTION (NOT INCLUDED)
A6.0-A6.1: SECTION & PLAN DETAILS (NOT INCLUDED)

FLOOR AREA RATIO CALCS.

(FAR) 1ST FLOOR GROSS AREA (EXCLUDING PORCHES)	1,817 G.F.A.
(FAR) 2ND FLOOR GROSS AREA (INCLUDING COVERED PORCHES)	2,125 G.F.A.
(FAR) BASEMENT GROSS AREA	0 G.F.A.
(FAR) DETACHED GARAGE/APT. GROSS AREA (MINUS 450 EXEMP. G.F.A.) =	730 G.F.A.
(FAR) COVERED CARPORT (471 MINUS 450 EXEMP. G.F.A.) =	21 G.F.A.
FLOOR AREA RATIO (FAR) TOTAL (ALLOWED) @ 0.4% OF 13,562 S.F. =	5,425 G.F.A.
FLOOR AREA RATIO (FAR) TOTAL (NEW) @ 0.35% =	4,693 G.F.A.

SQUARE FOOTAGE CALCS.

ZONING	SF-3
TOTAL LOT SIZE	13,562 S.F.

BUILDING COVERAGE

(EXISTING) 1ST FLOOR CONDITIONED AREA (MINUS 924 S.F. DEMO)	555 S.F.
(EXISTING) COVERED PORCH (MINUS 0 S.F. DEMO)	361 S.F.
(EXISTING) TWO STORY APARTMENT (MINUS 0 S.F. DEMO)	580 S.F.
BUILDING COVERAGE TOTAL (EXISTING) @ 23% OF 13,562 S.F. =	1,606 S.F.
(NEW) 1ST FLOOR CONDITIONED AREA	1,162 S.F.
(NEW) COVERED PORCH	536 S.F.
(NEW) DETACHED CARPORT	471 S.F.
BUILDING COVERAGE TOTAL (NEW) @ 28% OF 13,562 S.F. =	3,775 S.F.
BUILDING COVERAGE TOTAL (ALLOWED) @ 40% OF 13,562 S.F. =	5,425 S.F.

IMPERVIOUS COVERAGE

BUILDING COVERAGE TOTAL (NEW) @ 28% OF 13,562 S.F. =	3,775 S.F.
(EXISTING) DRIVEWAY AREA ON PRIVATE PROPERTY	848 S.F.
(EXISTING) SIDEWALK/WALKWAYS ON PRIVATE AREA	242 S.F.
(EXISTING) UNCOVERED PATIOS	0 S.F.
(EXISTING) UNCOVERED WOOD DECKS (@ 50%)	17.5 S.F.
(EXISTING) STONE PLANTER	0 S.F.
(EXISTING) A/C PADS	18 S.F.
(NEW) DRIVEWAY AREA ON PRIVATE PROPERTY	90 S.F.
(NEW) CONC. WALK/STEPS/RAMP ON PRIVATE AREA	235 S.F.
(NEW) UNCOVERED PATIOS	0 S.F.
(NEW) UNCOVERED WOOD DECKS (@ 50%)	0 S.F.
(NEW) A/C PADS	18 S.F.
IMPERVIOUS COVERAGE TOTAL (NEW) @ 39% OF 13,562	5,244 S.F.
IMPERVIOUS COVERAGE TOTAL (ALLOWED) @ 45% OF 13,562 S.F. =	6,103 S.F.



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SQ. FT. CALCS.

PEARSON/BUAAS

DWG REF:
235 MASTER CAD DWGS.

PROJECT REF. #
235

DATE:
09.27.11
SCALE:
NONE

DWG: EP&AM
CHK: NO
SHEET:
SP1a
Calcs.

LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- 1/2" STEEL PIN SET W/CAP
- STEEL PIPE FOUND, SIZE NOTED
- 600 NAIL FOUND
- 600 NAIL SET
- STEEL SPINDLE FOUND
- S.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- O.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LATERAL SUPPORT EASEMENT
- F— FENCE
- E— OVERHEAD UTILITIES
- () RECORD INFORMATION

LOCAL ADDRESS: 708 PATTERSON AVE., AUSTIN, TX 78703

LEGAL DESCRIPTION: LOT 14 AND SOUTH 45 FEET OF LOT 15, WEST END HEIGHTS,
A SUBDIVISION RECORDED IN VOLUME 3, PAGE 20, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

CT

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SITE PLAN

PEARSON/BUAAS

DWG REF:
235 MASTER CAD DWGS.

PROJECT REF. #
235

DATE:
09.27.11

SCALE:
1/32"=1'-0"

DWG: SHEET:
EP&AM
CHK: SP1a
ND





Watershed Protection and Development Review Department
P.O. Box 1088, Austin, Texas 78767
One Texas Center, 505 Barton Springs Road
Telephone: (512) 974-6370 Fax: (512) 974-2423

Site Development Exemption Request

DA-2010-0157

Site Address: 708 Patterson Ave

Project Name:

Legal Description: Lot 15 & 14 West end heights

Zoning: SF-3

Watershed:

Flood Plain? ☐ Yes ☒ No

Existing Land Use(s): multifamily

Proposed Land Use(s): ~~Single family w/ secondary apartment~~ Multifamily

Brief/General Description of the Development being sought:

~~change of use + facade work to apartment~~
facade work to one of the units

Attach a detailed description of the proposed development in a memorandum or letter and a site plat or survey plan that graphically indicates, but is not limited to,:

- existing trees
- buildings
- parking areas
- roadways/streets
- all areas of impervious cover levels (existing & proposed)
- erosion controls (i.e.: silt fencing, tree protection)
- limits of construction
- type of construction
- location of construction
- accessible parking
- access route

I, Beau Hale, do hereby certify that I am the
(PRINT NAME)

☒ Owner ☐ owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan submittal requirements pursuant to Chapter 25-5-2 of the Austin City Code.

Furthermore, I certify and acknowledge that:

1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, remodel, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
4. The approval notice with paid receipt shall be clearly posted on-site and protected from the elements at all times.

Beau Hale

Signature of Requester

Date: 2/23/10

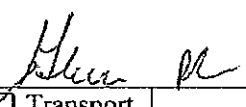
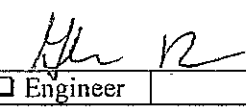


Address: 13276 Research Blvd. Ste 108 Austin, TX 78750

Telephone:

Please indicate how you wish to receive a copy of the results of the review:

☐ Mail ☐ FAX: ☒ E-mail: Beau @ Stone Haven Realty . Com

Departmental Use Only

Project Name:		Case Number: DA-2010-0157	Applicant Name: Beau Hite
<input checked="" type="checkbox"/> If Required	Reviewer	Date	Comments
<input checked="" type="checkbox"/> Site Plan		3-1-10	<input type="checkbox"/> SPOC*
			
<input checked="" type="checkbox"/> Transport		3-1-10	<input type="checkbox"/> SPOC*
			
<input type="checkbox"/> Engineer		3-1-10	<input type="checkbox"/> SPOC*
			
<input type="checkbox"/> Environ		03-1-10	<input type="checkbox"/> SPOC*
			
<input checked="" type="checkbox"/> AFD			
N/A JHE			
<input checked="" type="checkbox"/> AWU	MDL	3-1-2010	
<input checked="" type="checkbox"/> Plumbing	MDL	3-1-2010	
<input checked="" type="checkbox"/> AUSTIN ENERGY		3-1-10	- N/A

* SPOC - Single Point of Contact

Smart Housing Project? ☐ Yes ☐ No

Building permit required? ☐ Yes ☐ No ☐ N/A

Existing Certificate of Occupancy? ☐ Yes ☐ No ☐ N/A

Proposed Land Uses? ☐ Yes ☐ No ☐ N/A

Exhibit attached? ☐ Yes ☐ No ☐ N/A

Qualifies for exemption per Section 25-5-2() () () & () () () & () () ()

☐ Approved

☐ Denied

☐ Determined to be a ☐ Revision ☐ New Project

Check all that apply:

☐ Review Fee(s) Not Required

☐ Landscape Inspection: _____ acres

☐ Site Plan Correction/ Exemption Review Fee

☐ Shared Parking Review

☐ Change of Use Review

☐ Phasing Review: _____ phases

Certificate Of Occupancy

No. 88182

Permit # 173454

Zoning A & 1st.

Plat 97

DEPARTMENT OF BUILDING INSPECTION

City of Austin, Texas

Lot 14 and South 45'

of Lot 15

Block

Subdv. West End Hgts.

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED BELOW HAS BEEN INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED.

Address 708 Patterson Ln.

Use Repair existing 2 story mas & awd apt unit (4 units)

Owner of Land Eden & Harold Box

Address 308 Steveson

78703

Owner of Improvements

Address

Contractor

Address

Plumber

Larry's

No. of Gas Meters

5

Remarks

Date 2-28-79

By JJ

BUILDING OFFICIAL

BID #2008

OFFICE COPY

Lot 14 & So. 45' of Lot 15 **Certificate of Occupancy**

Permit # 179338

No. 88151

Zoning A & 1st.

Block _____

DEPARTMENT OF BUILDING INSPECTION

Subdiv West End Height

City of Austin, Texas

Plat 97

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED BELOW HAS BEEN
INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED.

Address 708 Patterson Ave. (Half Way House)

Use Remodel interior of exist Apt to create Half Way House

Owner of Land Eden Vanzandt Box

Address _____

Owner of Improvements _____

Address _____

Contractor Theta Builders

Address 1430 Collier

Plumber _____

No. of Gas Meters _____

Remarks _____

Date 3-5-79

By JJ

BUILDING OFFICIAL

BID #2008

OFFICE COPY

SEE REVERS

PLANNING COMMISSION APPROVAL
 SITE PLAN APPROVED BY CITY PLANNING COMMISSION
 1-26-79 UNDER THE 1976 ZONING ORDINANCE
 OF THE CITY OF AUSTIN, TEXAS
 PROJECT RESOLUTION NO. 79-008
 [Signature]
 EXECUTIVE SECRETARY

NOTES:
 1. This Special Permit does not constitute Building Code Approval.
 2. Separate request and approval of driveway and street-cut permits to be obtained from the Department of Public Works/City of Austin prior to beginning construction.

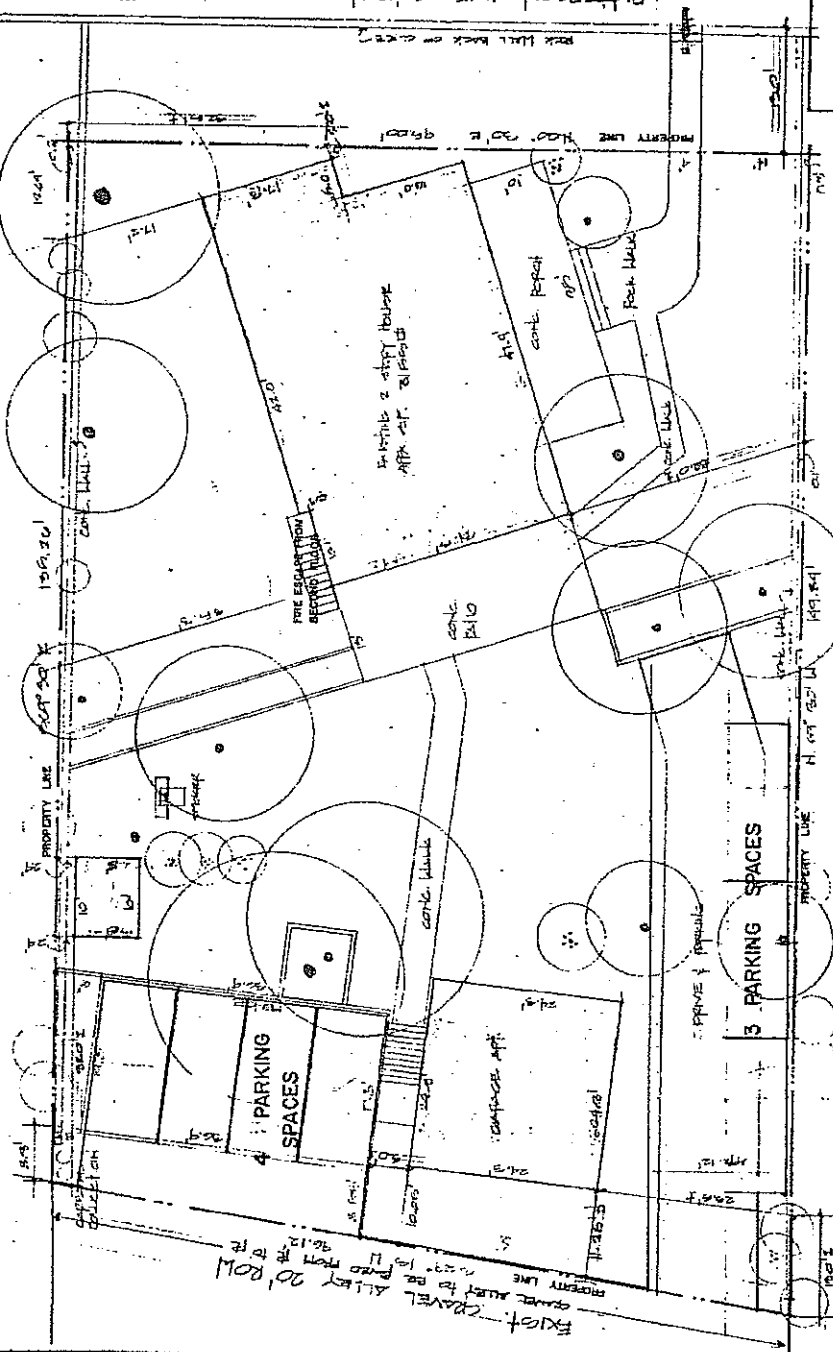
GENERAL NOTES
 1. The existing structure is a nonconforming "80" use (4 unit apartment house) in "A" Residential zoning.
 2. The facility must comply with existing house license requirements.
 3. Electrical examinations are required as of a later date.
 4. Install fire extinguisher on each floor of the building and smoke detectors as required by City code.
 5. Connection to City of Austin water and wastewater systems.
 6. One dedicated off-street parking space is to be provided for each employee.
 7. Site plan is to comply with ordinances and policies regarding parking and paving of parking areas and access to those areas.
 8. 20 foot alley is to be paved.

Released 1-26-79

SITE DOCUMENTATION
 SCALE 1"=10'
 TOTAL AREA: 12,412 sq. ft.
 191 ACRES:
 BEAN & HAROLD BOX
 SHINER:
 LOT 17 (PLOT 1) OF 19, WEST END BLOCK,
 TARRANT CO., AUSTIN, TEXAS

C140-78-053

Notes: All DM, located in the
 paved front driveway
 - Part dated 6-29-78



PATTERSON HOUSE

2-BEDROOM HOUSE, FOR AUSTIN, TEXAS CO., MILNER
 705 PATTERSON AVE., AUSTIN, TEXAS
 DATE PREPARED: AUG 1, 1978

SIGNIFICANT PERSONS AND EVENTS ASSOCIATED WITH SITE:

John Lawrence Buaas - Born in Norway in 1817, was a sea captain until he came to Corpus Christi and sold his boat. He operated a mercantile store in New Braunfels until moving to Austin. In Austin operated a store with staple and fancy groceries, wines, liquors, etc., combined with a hall for balls, parties, etc., and saloon and restaurant. In 1879 the family moved to a sheep ranch at Hamilton Pool.

John A. Greathouse - Carpenter, contractor, builder; treasurer, Austin Builders' Exchange Co.

Charles P. Ledbetter - Ledbetter & Mundt, general contractors, builders.

Sam Sparks - President, Texas Trust Co. of Austin; President, Chamber of Commerce; Vice President, Business Men's Accident Assn. of Texas.

Albert L. DeViney - Osteopath

Eugene T. Deats - Architect, Nalle & Co.

Ralph Elkins - Engineer, City Water, Light and Power Dept.

OWNERSHIP INFORMATION:

Grantor	Grantee	Date	Volume/Page
J. McFarland, et al	J. L. Buaas	6-13-1870	T/366
J. L. Buaas (Mechanics Lien)	C. F. Millett	10-10-1872	X/193
Jno. L. & Helene Buaas	Thos. Goggan & Bro.	12-27-1875	31/191
Thos. Goggan & Bro.	C. P. Ledbetter & J. A. Greathouse	9-16-1910	242/170-171
C. P. Ledbetter & J. A. Greathouse	E. T. & Cecilia Deats	6-18-1912	253/4-5
E. T. & Cecilia Deats	Sam Sparks	10-2-1915	277/130-131
Sam & Bertha May Sparks	Mrs. Annie H. Mallett	6-30-1916	293/7-9
S. B. & Annie H. Mallett	Albert L. Deveny	1-2-1926	379/479
Albert & Nettie Deveny	Ralph & Ida Elkins	11-26-1929	445/231
Ida Elkins	Ralph Elkins	Date of Death: 9-25-1971	Probate 33,713
Ralph Elkins	J. L. Bomas & R. L. Vidor	2-14-1972	425/1536
John L. Bomas & Robert L. Vidor	Rod Hines & Haskell Griffin	2-27-1973	4581/2315-2316
Rod Hines & Haskell Griffin	Harold & Eden Box	5-30-1978	6183/813 et seq

SOURCES OF INFORMATION:

Travis County Deed Records
 Travis County Probate Records
 Austin-Travis County Collection
 City Directories
 Biography Files
 Newspaper Files

Prepared by: Betty Baker Date: November 16, 1978

B. RECOMMENDATIONS TO PLANNING COMMISSION RE HISTORIC ZONING

1. C14h-78-047 - Buaas House
708 Patterson Avenue

Betty Baker showed slides of a location map and the structure. She advised it had been built in 1872 and had numerous owners, in particular John L. Buaas, a Norwegian sea captain, and Thomas Goggan. Thomas Goggan had been known statewide for his music/piano stores but had never lived in Austin. She stated she had been unable to determine who had resided in the house during the 35 years it was owned by Thomas Goggan.

Betty Baker then advised that the owner, Eden Box, was present, if the Commission wished to ask any questions. Mrs. Box advised the Commission of her restoration efforts in connection with the house--the removal of the stucco, etc. She advised that when the stucco was removed from over one of the front windows they found "J. L. Buaas - 1872" cut into the stone.

The Commission discussed the structure further with Mrs. Box and then determined it met Items (a), (d), (g), (h), (i), (k), (l) and (m) of the criteria for historic zoning.

COMMISSION ACTION

Eugenia Schoch made a motion to recommend the Buaas House for historic zoning. Eva Marie Mosby seconded the motion and the Commission approved the motion by a show of hands as follows:

AYE: Creer, Alexander, Clinton, Harrison, Laws,
Mosby, Phillips, Schoch

NAY: Smith

ABSTAIN: Saulniers

ABSENT: Christianson

THE MOTION PASSED ON A VOTE OF 8 - 0 - 1.

C14h-78-047 BUAAS HOUSE
 (by Mrs. Harold Box)
 708 Patterson Avenue

"A" Residence, 1st H&A, to
"A-H" Residence-Historic,
1st H&A

STAFF REPORT

This structure was built in 1872 for John L. Buaas. The builder was C. F. Millett. The original structure was a typical rural dwelling of that era. When the present owners removed the stucco facade they found "J. L. Buaas - 1872" cut into the stone above one of the front windows.

J. L. Buaas was born in Norway and was a sea captain until he came to Corpus Christi and sold his boat. Before coming to Austin, he operated a mercantile store in New Braunfels. In Austin, he operated a store that carried both staple and fancy groceries combined with a saloon and restaurant and a popular hall, Buaas Hall, used for balls, parties, etc.

Thomas Goggan, a well-known music/piano store operator with stores throughout the State, owned the house for 35 years but never resided in Austin.

The request for historic zoning was initiated by the owner. The Landmark Commission determined that it met 8 of the 13 criteria for historic zoning and recommended it be zoned historic.



ORDINANCE NO. 79 0118-G

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

LOT 14 AND THE SOUTH 45 FEET OF LOT 15, WEST END HEIGHTS, LOCALLY KNOWN AS 708 PATTERSON AVENUE (BUAAS HOUSE); FROM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "A-H" RESIDENCE-HISTORIC, FIRST HEIGHT AND AREA DISTRICT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from "A" Residence, First Height and Area District to "A-H" Residence-Historic, First Height and Area District on the property described in File CL4h-78-047, to-wit:

Lot 14, and the south 45 feet of Lot 15,
West End Heights, a subdivision in the
City of Austin, Travis County, Texas,
according to a map or deed of record in
Volume 6183, at Page 813, of the Deed
Records of Travis County, Texas,

locally known as 708 Patterson Avenue (Buaas House), in the City of Austin,
Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

January 18, 1979

APPROVED: [Signature]
City Attorney

Y
Y
Y
Y
Y

[Signature]
Mayor

ATTEST: [Signature]
City Clerk

17JAN79

SF:dc

RESOLUTION

Buaas House

WHEREAS the Planning Commission of the City of Austin, Travis County, Texas did conduct a public hearing on December 4, 1978 to consider the advisability of recommending to the City Council that the property described in zoning case C14h-78-047 be zoned "H" Historic, in addition to its use zoning; and

WHEREAS the Planning Commission heard the evidence in support of such zoning as considered by the Historic Landmark Commission in their hearing of Nov. 20, 1978; and

WHEREAS the testimony of those in favor and in opposition has been duly considered;

NOW THEREFORE BE IT RESOLVED, THAT:

We the members of the Planning Commission of the City of Austin, Travis County, Texas do hereby render the following Findings of Fact in support of our recommendation that the aforesaid property be zoned "H" Historic

FINDING OF FACT

We, the Planning Commission of the City of Austin, Travis County, Texas do hereby find that the property which is described in the case number C14h-78-047 meets the criteria required for "H" Historic Zoning in the following manner:

- (a) CHARACTER, INTEREST OR VALUE AS PART OF THE DEVELOPMENT HERITAGE OR CULTURAL CHARACTERISTICS OF THE CITY OF AUSTIN, STATE OF TEXAS, OR THE UNITED STATES.
John L. Buaas operated general provisions store and Buaas Hall.
Thomas Goggan operated music stores throughout the State.
- (b) RECOGNITION AS A RECORDED TEXAS HISTORIC LANDMARK, A NATIONAL HISTORIC LANDMARK, OR ENTERED INTO THE NATIONAL REGISTER OF HISTORIC PLACES.
Does not apply.
- (c) EMBODIMENT OF DISTINGUISHING CHARACTERISTICS OF AN ARCHITECTURAL TYPE OR SPECIMEN.
Does not apply.
- (d) IDENTIFICATION AS THE WORK OF AN ARCHITECT OR MASTER BUILDER WHOSE INDIVIDUAL WORK HAS INFLUENCED THE DEVELOPMENT OF THE CITY.
C. F. Millett provided carpentry work and materials.
- (e) EMBODIMENT OF ELEMENTS OF ARCHITECTURAL DESIGN, DETAIL, MATERIALS OR CRAFTSMANSHIP WHICH REPRESENT A SIGNIFICANT ARCHITECTURAL INNOVATION.
Does not apply.
- (f) RELATIONSHIP TO OTHER DISTINCTIVE BUILDINGS, SITES OR AREAS WHICH ARE ELIGIBLE FOR PRESERVATION ACCORDING TO A PLAN BASED ON ARCHITECTURAL, HISTORIC OR CULTURAL MOTIF.
Does not apply.

- (g) FORMER PART OF THE ENVIRONMENT OF A GROUP OF PEOPLE IN AN AREA OF HISTORY CHARACTERIZED BY A DISTINCTIVE ARCHITECTURAL STYLE.

This structure reflects influence of Norwegian immigrants as well as a rural style typical of the era.

- (h) ARCHAEOLOGICAL VALUE IN THAT IT HAS PRODUCED OR CAN BE EXPECTED TO PRODUCE DATA AFFECTING THEORIES OF HISTORIC OR PREHISTORIC INTEREST.

Since this structure has been at this location for over 100 years, it can be expected to produce artifacts of historic significance.

- (i) EXEMPLIFICATION OF THE CULTURAL, ECONOMIC, SOCIAL, ETHNIC OR HISTORICAL HERITAGE OF THE CITY, STATE OR THE UNITED STATES.

Association of this structure, specifically to the ethnic heritage of the original owner would qualify this criterion.

- (j) LOCATION AS THE SITE OF A SIGNIFICANT HISTORIC EVENT.

Does not apply.

- (k) IDENTIFICATION WITH A PERSON OR PERSONS WHO SIGNIFICANTLY CONTRIBUTED TO THE CULTURE AND DEVELOPMENT OF THE CITY, STATE OR THE UNITED STATES.

John L. Buaas, Thomas and John Goggan, John A. Greathouse and Eugene T. Deats are persons who significantly contributed to the culture and development of the City and State.

- (l) A BUILDING OR STRUCTURE THAT BECAUSE OF ITS LOCATION HAS BECOME OF VALUE TO A NEIGHBORHOOD, COMMUNITY AREA, OR THE CITY.

Because of its location, this structure has become of value to the West Austin neighborhood, the community surrounding it and the City.

- (m) VALUE AS AN ASPECT OF COMMUNITY SENTIMENT OR PUBLIC PRIDE.

The survival of this structure for more than 100 years reflects community sentiment.

Recommended for "H" Historic Zoning this 4th day of December
19 78 on a motion by Jim Vier seconded by Mary Ethel Schechter and
passed by a vote of 5 (five) ayes and no (0) nays.

Miguel A. Guerrero
Chairman
Planning Commission

attest

Richard R. Ralte
Executive Secretary



PATTERSON AVE

THERESA AVE

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