



Mari Russ <[REDACTED]>

3612 Govalle Ave

Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>

Mon, Aug 31, 2020 at 4:48 PM

To: Matt Satter <[REDACTED]> "Rice, Andrew" <Andrew.Rice@austintexas.gov>, Craig Hoverman

[REDACTED] Mari Russ <[REDACTED]>

Dear Mr. Hoverman:

We are happy to support your application for a variance that will preserve the existing 1930s house at [3612 Govall Avenue](#). The Govalle neighborhood is unique in Austin in that it developed out of a large agricultural tract watered by Boggy Creek and the Colorado River. Many houses dating from the 1930s, such as this one, reflect the early agricultural working class history of the neighborhood. Residents worked at area farms or at blue collar occupations in nearby Austin. While this house may not qualify as an individual historic landmark, its preservation is important to reflect the history and heritage of the neighborhood, and would be contributing to a potential Govalle historic district. Your proposal to preserve the existing house appears to meet two important goals – preserving the historic streetscape that could easily be decimated by large-scale development, and the resulting loss of the history and context of this neighborhood, while still providing an opportunity to add housing units to this vibrant neighborhood. We believe that your proposal is very sensitive to the context and character of historic Govalle, and presents a unique circumstance because of the commitment to preserve a historic house when no other protections are in place to accomplish that goal. Preservation of this house also presents a hardship to the property owner in limiting the amount of redevelopment on this site, such that the continued existence of the historic-age building on the street, while offering the benefits described above, also reduces the amount of land open for redevelopment on this site. We appreciate your diligence in presenting this very sensitive approach to preserving the history of Govalle, and with it, the heritage of Austin.

*Steve Sadowsky**Historic Preservation Officer**City of Austin, Texas**974-6454*

From: Matt Satter <[REDACTED]>**Sent:** Tuesday, August 25, 2020 11:05 AM**To:** Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Rice, Andrew <Andrew.Rice@austintexas.gov>; Bertron, Cara <Cara.Bertron@austintexas.gov>; Craig Hoverman <[REDACTED]> Mari Russ <[REDACTED]>**Subject:** Re: 3612 Govalle Ave

*** External Email - Exercise Caution ***

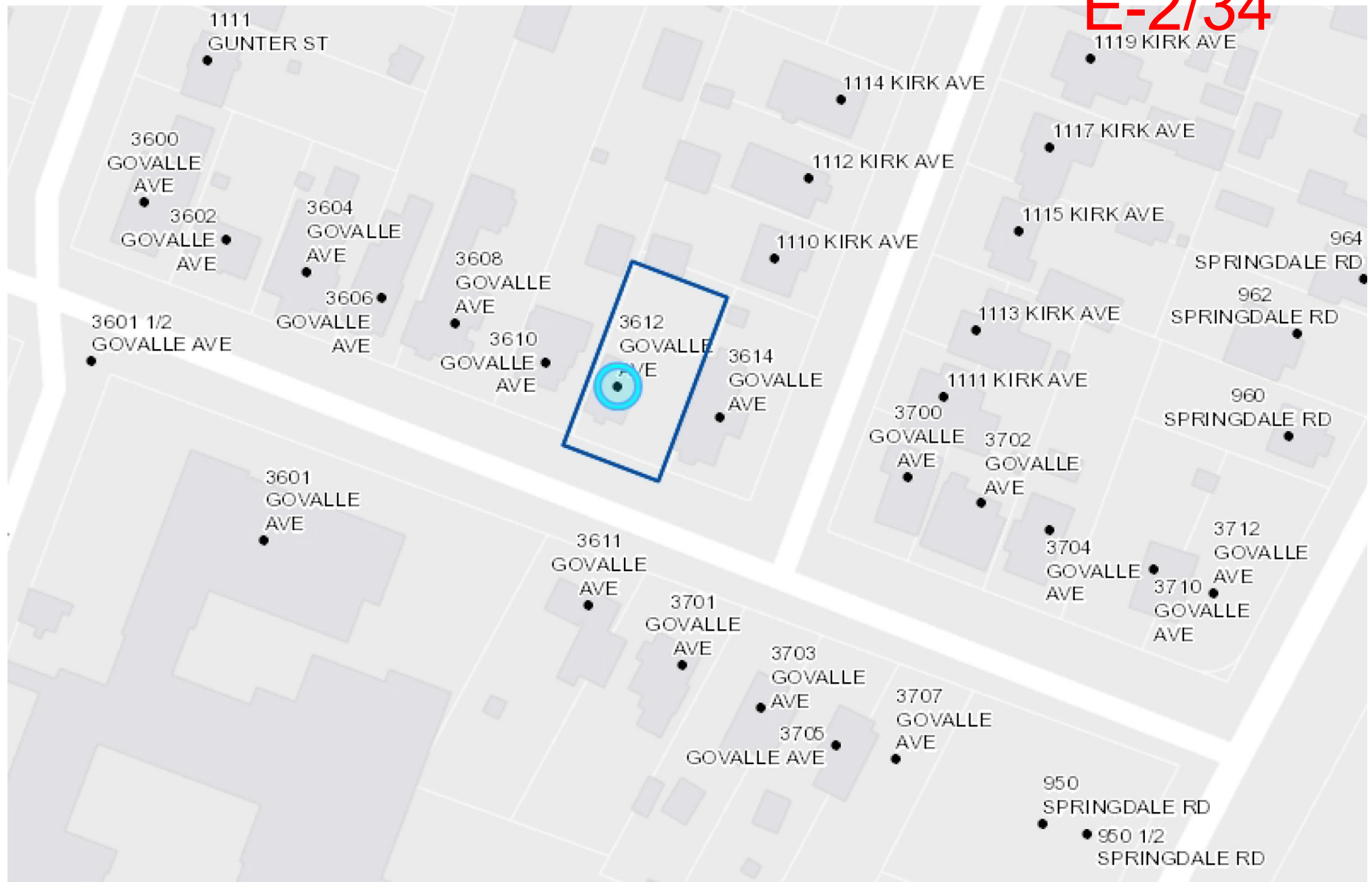
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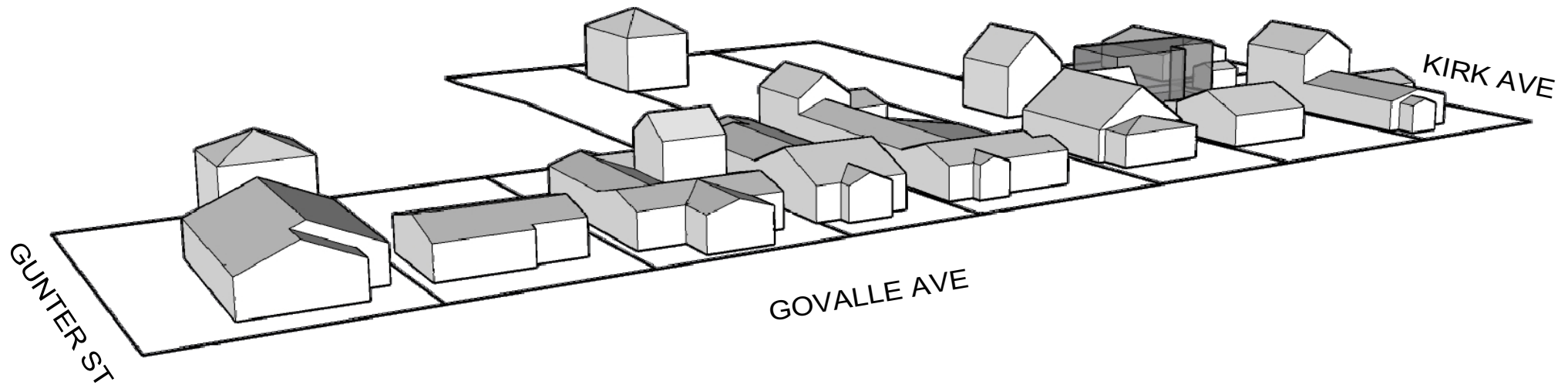
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3612 GOVALLE AVE





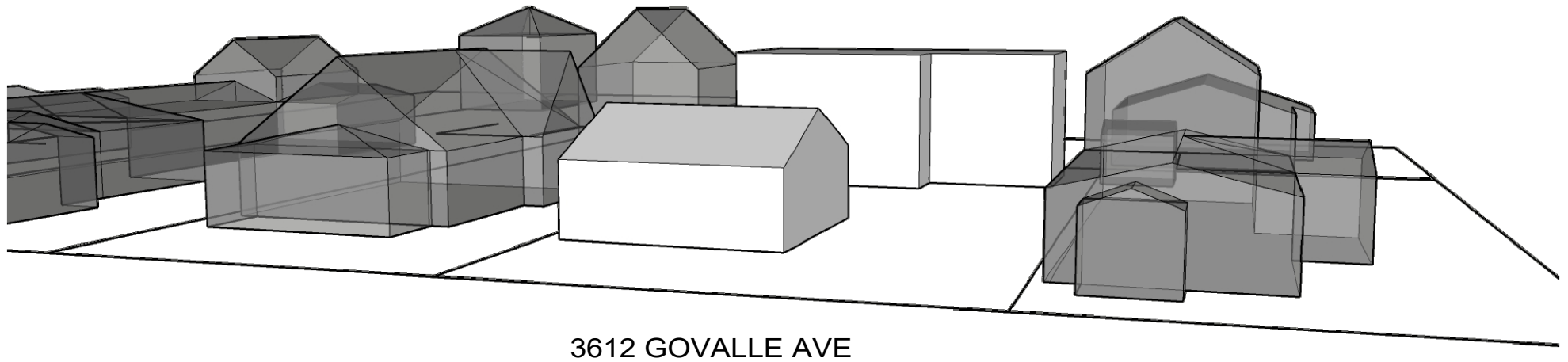


NEIGHBORHOOD CONTEXT: 3600 BLOCK OF GOVALLE AVE.

PER STEVE SADOWSKY:

"THE GOVALLE NEIGHBORHOOD IS UNIQUE IN AUSTIN IN THAT IT DEVELOPED OUT OF A LARGE AGRICULTURAL TRACT WATERED BY BOGGY CREEK AND THE COLORADO RIVER. MANY HOUSES DATING FROM THE 1930s, SUCH AS THIS ONE, REFLECT THE EARLY AGRICULTURAL WORKING CLASS HISTORY OF THE NEIGHBORHOOD. RESIDENTS WORKED AT AREA FARMS OR AT BLUE COLLAR OCCUPATIONS IN NEARBY AUSTIN. WHILE THIS HOUSE MAY NOT QUALIFY AS AN INDIVIDUAL HISTORIC LANDMARK, ITS PRESERVATION IS IMPORTANT TO REFLECT THE HISTORY AND HERITAGE OF THE NEIGHBORHOOD, AND WOULD BE CONTRIBUTING TO A POTENTIAL GOVALLE HISTORIC DISTRICT."





VARIANCE REQUEST:

IN ORDER TO PRESERVE THE EXISTING 1937 COTTAGE WHICH SITES AT THE STREETFRONT ON 3612 GOVALLE AVE, THE OWNER IS REQUESTING AN INCREASE IN ADU SQUARE FOOTAGE.

SPECIFICALLY, A VARIANCE FROM

25-2-774-C-5-a: "SECOND DWELLING UNIT MAY NOT EXCEED: 1,100 TOTAL SQFT OR A FAR OF 0.15, WHICHEVER IS SMALLER"

- MAX ALLOWED: 1,100 SQFT - THE OWNER IS REQUESTING 2,000 SQFT;

25-2-774-C-5-b: SECOND DWELLING UNIT MAY NOT EXCEED 550 SQFT ON THE SECOND STORY."

- MAX ALLOWABLE: 550 SQFT - THE OWNER IS REQUESTING 1,100 SQFT.

FIRST FLOOR: 900 SQFT

SECOND FLOOR: 1,100 SQFT





3600 GOVALLE AVE



3600 GOVALLE





3602 GOVALLE AVE





3604 GOVALLE AVE



3604 GOVALLE



3606 GOVALLE AVE





3608 GOVALLE AVE





3610 GOVALLE AVE





3612 GOVALLE AVE





3614 GOVALLE AVE





FRONT OF 3612 GOVALLE AVE.

DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

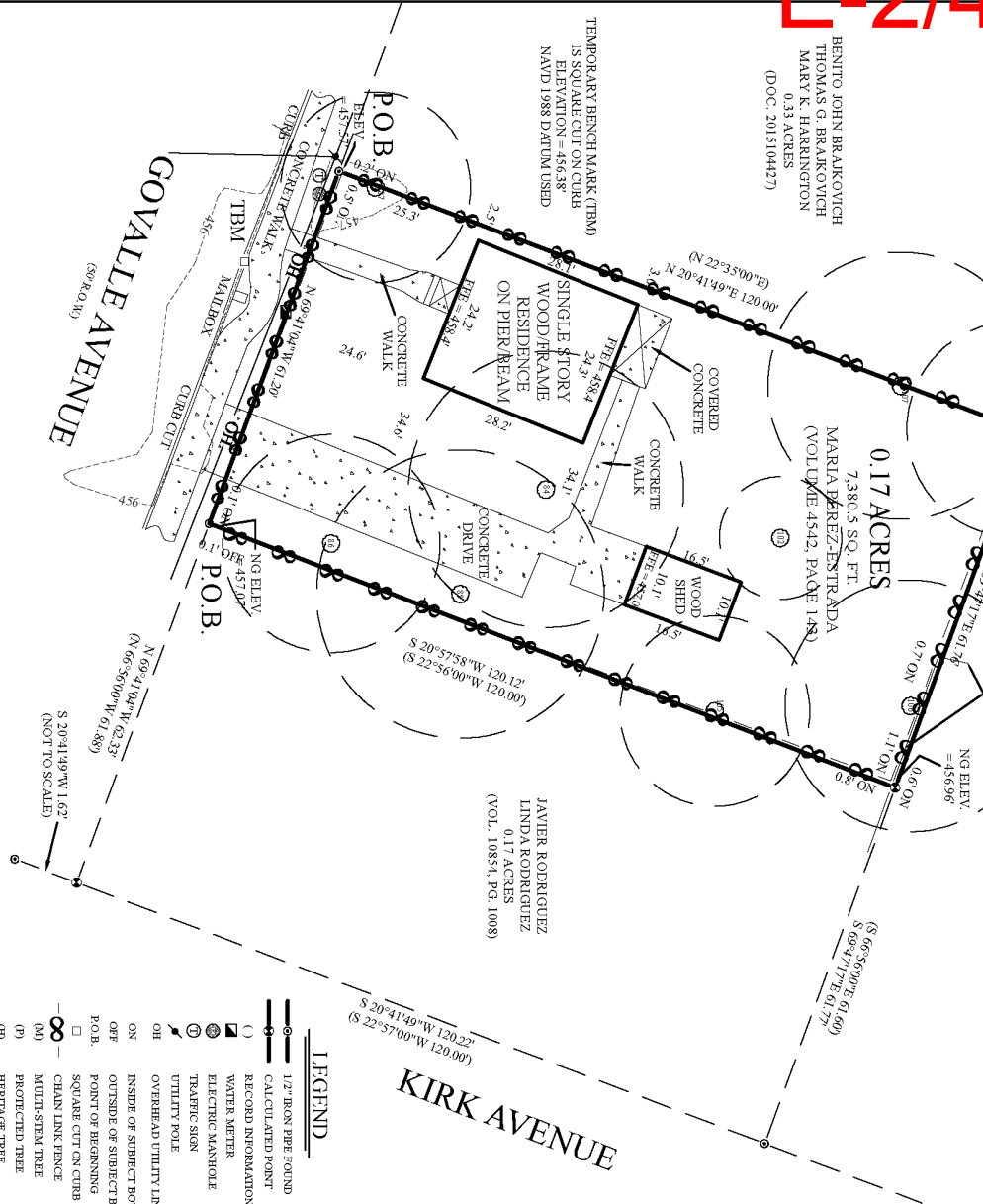
EXISTING PHOTOS
V-100
08/17/20

BENITO JOHN BRAKOVICH
THOMAS G. BRAKOVICH
MARY K. HARRINGTON
0.33 ACRES
(DOC. 2015104427)

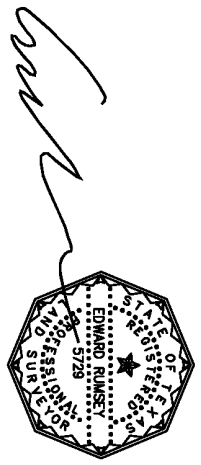
BEARINGS ARE BASED ON THE TEXAS
COORDINATE SYSTEM (NAD 83)
TEXAS ZONE 14N
HORIZONTAL CONTROL.

CATLIN MAE INTRATOR
0.15 ACRES
(DOC. 2018034876)

TREE LIST	
1	22.5" PECAN (P)
2	22.5" PECAN (P)
3	17.25" PECAN
4	15.5" CHINA BERRY
5	10" CREEP MYRTLE
6	10.5" CEDAR ELM (P)
7	20.5" CEDAR ELM (P)
8	21.75" PECAN (P)
9	17.5" LIGSTRUM (M)



- LEGEND**
- 1/2" IRON PIPE FOUND
 - CALCULATED POINT
 - RECORD INFORMATION
 - WATER METER
 - ELECTRIC MANHOLE
 - TRAFFIC SIGN
 - UTILITY POLE
 - OVERHEAD UTILITY LINE(S)
 - ON
 - INSIDE OF SUBJECT BOUNDARY
 - OFF
 - OUTSIDE OF SUBJECT BOUNDARY
 - POINT OF BEGINNING
 - P.O.B.
 - SQUARE CITT ON CURB FOR TBM
 - CHAIN LINK FENCE
 - ADJUSTED TREE
 - PROTECTED TREE
 - (M)
 - (P)
 - HERITAGE TREE
 - (H)



TO THE LBN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
DATE AND TIME STATED HEREON AND THAT I AM A LICENSED SURVEYOR
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

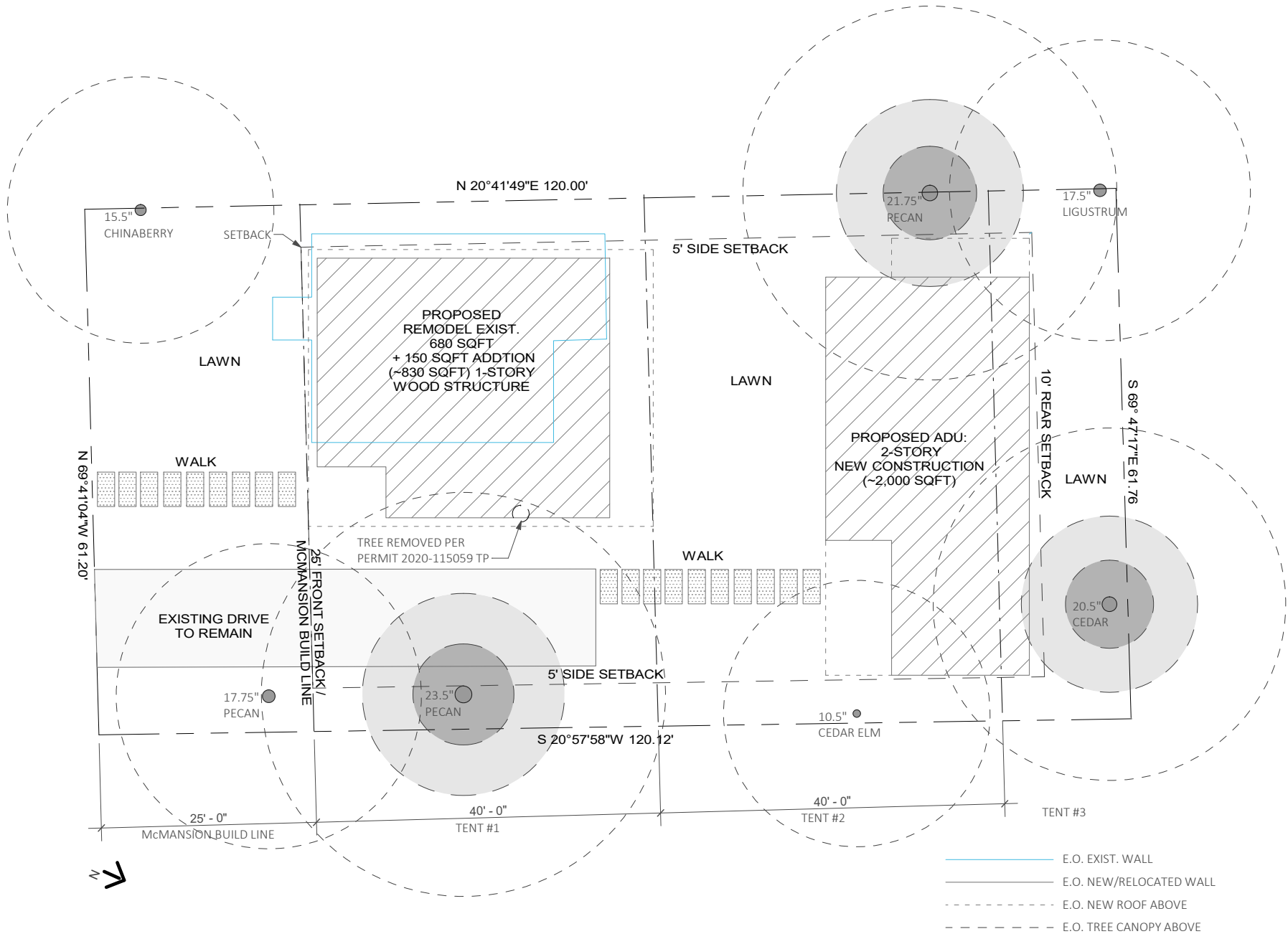
RESTRICTIONS

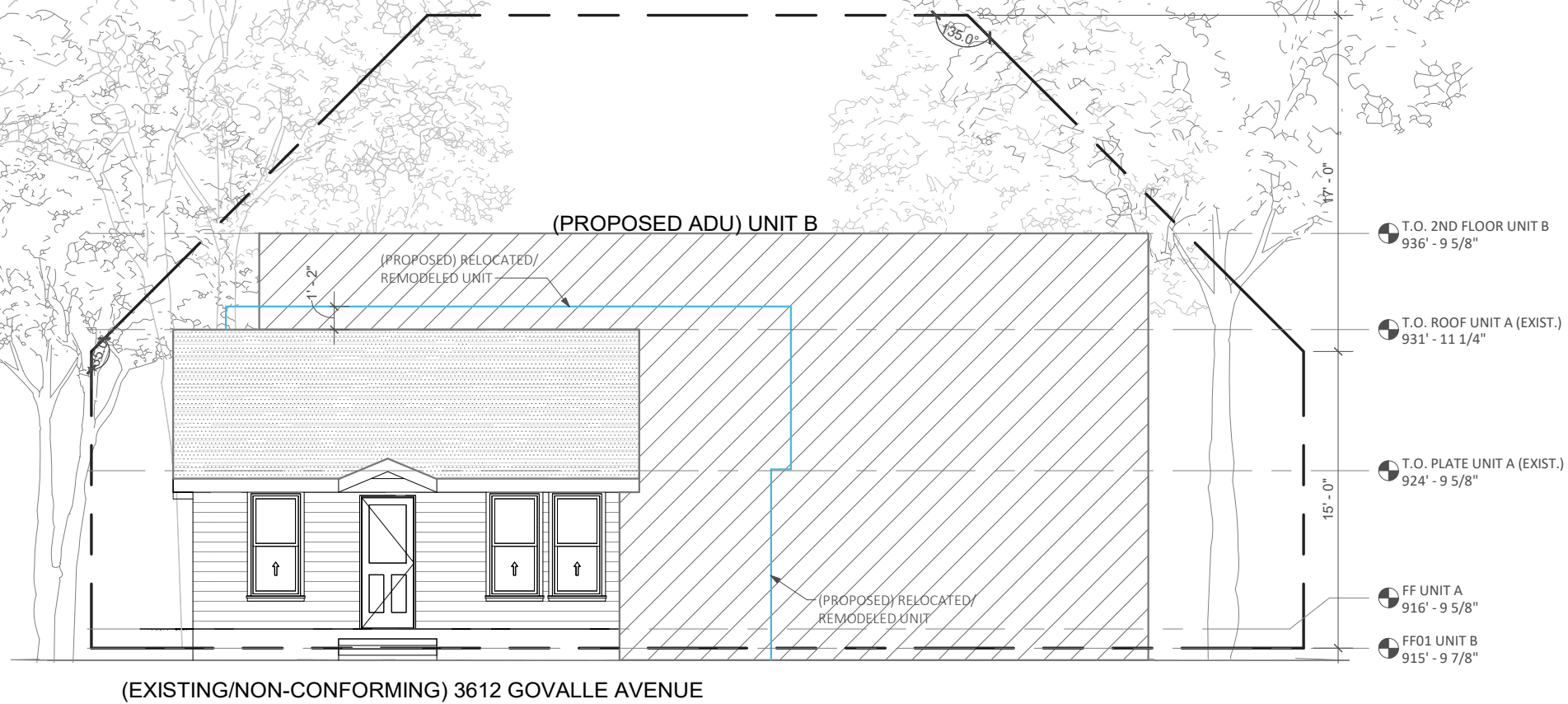
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN
TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE
SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED
ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

BEING 0.17 ACRES OF LAND OUT OF OUTLOT 48, DIVISION "A," IN THE CITY OF AUSTIN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN MARIA PEREZ-ESTRADA
TRACT, RECORDED IN VOLUME 4542, PAGE 143, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.17 ACRES OF LAND TO BE MORE PARTICULARLY
METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

FLRM. MAP INFORMATION		ADDRESS	
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FIRM. MAP NO. 483504651 PANEL: 06631		MARIA PEREZ ESTRADA 3216 GOVALL AVENUE AUSTIN, TRAVIS COUNTY, TEXAS.	
FIRM. MAP NO. 483504651 PANEL: 06631			
THE INFORMATION ON THIS INSURANCE PURCHASE ONLY AND IS NOT A GUARANTEE THAT THE FLOOD CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.			
SURVEY DATE: MAY 3, 2019		FILED BY: MARCO RODRIGUEZ	
TITLE CO.:		CALC. BY: CHRIS ZOTER	
DRAWN BY: ADRIEL LOPEZ		05/03/2019	
JOB NO.: A0017019		RRS CHECK: EDWARD RUISEY	
		05/03/2019	





DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

FRONT ELEVATION
V-202
08/17/20

GOVALLE NEIGHBORHOOD ASSOCIATION

www.govalle.org

July 18, 2020

Re: 3612 Govalle Ave

The Govalle Neighborhood Association supports the variance at 3612 Govalle Ave. Maintaining the house in the front helps maintain the character of the neighborhood which is rapidly being whipped away by developers. In fact, the Land Development Code revision that was proposed last year had a provision wherein if a developer maintained the front facade of the house then greater density could be built on the lot. Applicant is not asking for greater density or an increase in the allowable permeable cover, rather applicant is asking to maintain the house in the front and build a larger house in the back, a reverse of the typical large house in front and ADU in the back. Additionally, the surrounding lots also have similar density in the back. For these reasons the Govalle Neighborhood Association supports this variance.

Sincerely,

/Jessica L. Eley/

Jessica L. Eley

Co-Chair GNA

/Candace Fox/

Candace Fox

Co-Chair



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