



3612 GOVALLE AVE



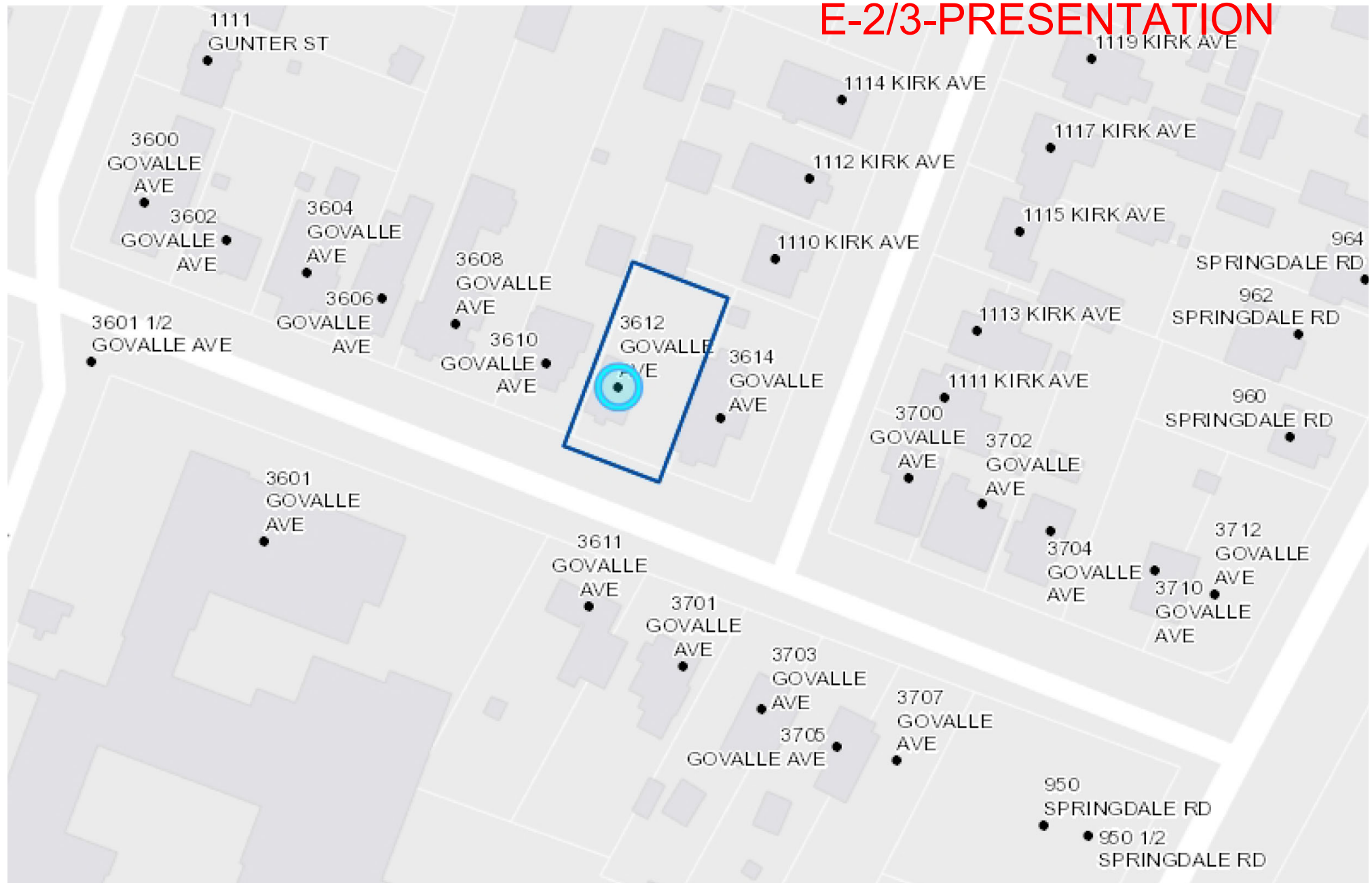


INTRODUCTION

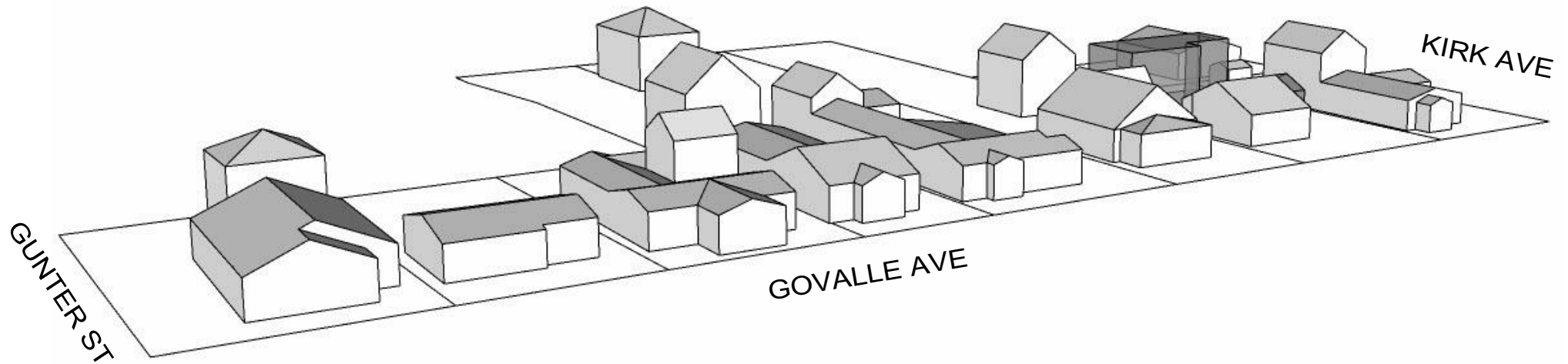
I WISH TO PROVIDE SOME CONTEXT AS TO WHY THIS DECISION IS IMPORTANT TO US AND HOW BOTH MY EDUCATIONAL AND PROFESSIONAL BACKGROUND ENABLES ME TO BE SENSITIVE TO THE SAME CONCERNS THAT HAVE BEEN NOTED PREVIOUSLY BY THIS COMMITTEE. IT IS MY HOPE THAT WITH THIS CONTEXT - ALONG WITH CONSIDERATION OF THE TIME, EFFORT, AND COSTS ASSOCIATED IN PURSUIT OF THIS GOAL - YOU ARE ABLE TO APPROVE THIS VARIANCE REQUEST.

IN 2011, I FOUNDED *SHiP: STUDENTS FOR HISTORIC PRESERVATION* AT LSU, WHICH STILL OPERATES AS A STUDENT GROUP TODAY. THE GROUP HAS BEEN INSTRUMENTAL IN BRINGING VISITING PROFESSORS TO INSTRUCT AT LSU SCHOOL OF ARCHITECTURE'S FIRST COURSE ON HISTORIC PRESERVATION. STILL UNDER MY MENTORSHIP, IN 2012, SHiP WAS AWARDED FIRST PLACE IN THE CHARLES E. PETERSON PRIZE - AN AWARD GIVEN BY THE NATIONAL PARK SERVICE OF THE US DEPARTMENT OF INTERIORS - FOR DOCUMENTATION OF HISTORIC BUILDINGS, STRUCTURES, AND CULTURAL LANDSCAPES.

MY TIME SPENT AT VIRGINIA TECH, THROUGH THE WASHINGTON ALEXANDRIA ARCHITECTURE CONSORTIUM (WAAC), PROVIDED MANY OPPORTUNITIES INCLUDING SITTING ON HEARINGS REGARDING HISTORIC PRESERVATION DESIGN GUIDELINES. I ALSO WAS HONORED TO INTERN AT THE NATIONAL BUILDING MUSEUM IN WASHINGTON DC - OUR NATION'S MUSEUM THAT IS DEDICATED TO THE HISTORY AND IMPACT OF ARCHITECTURE AND DESIGN. THE MUSEUM HAS A SPECIFIC FOCUS ON BUILDING HERITAGE, URBAN DESIGN, AND HISTORIC PRESERVATION.



E-2/4-PRESENTATION



NEIGHBORHOOD CONTEXT: 3600 BLOCK OF GOVALLE AVE.

PER STEVE SADOWSKY SUPPORT LETTER:

"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."



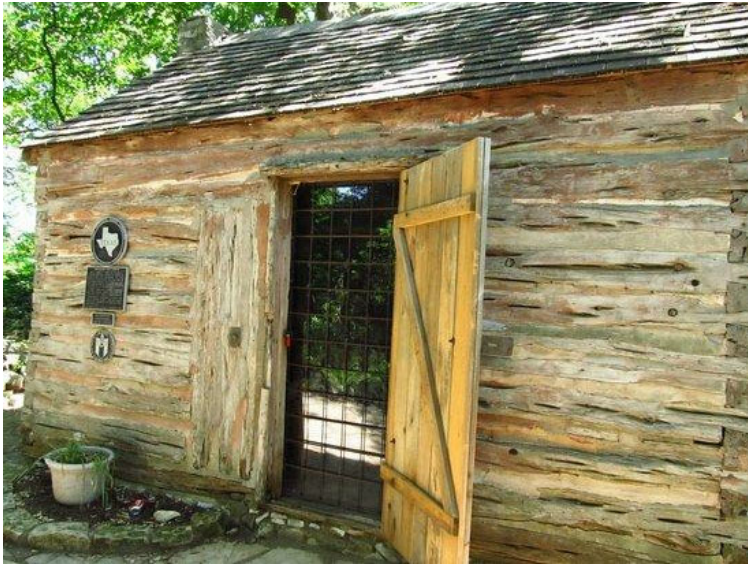
DROPHOUSE DESIGN



444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

3612 GOVALLE AVE: VARIANCE REQUEST

NEIGHBORHOOD CONTEXT
V-003
10/23/2020



SWEDISH LOG CABIN (1838)

GOVALLE AGRICULTURAL COTTAGE TYPOLOGY

FROM AUSTIN PARKS AND RECREATION DEPARTMENT, "SWEDISH LOG CABIN HISTORY":
"ZILKER GARDEN'S SWEDISH LOG CABIN AT AUSTIN, TEXAS IS AN AUTHENTIC FRONTIER HOME OF THE 1840'S, BUILT BY SWEDISH PIONEERS IN THE TRADITION OF THEIR ANCESTORS WHO HAD COME TO DELAWARE IN 1638."

...

THIS INCENTIVE BROUGHT THE FIRST SWEDISH SETTLER, S.M. SWENSON, TO TEXAS IN 1838. IN 1850, HE BOUGHT RANCHLAND EAST OF AUSTIN AND NAMED IT GOVALLE - FROM 'GO VALL,' MEANING "GOOD GRAZING GROUND" IN SWEDISH DIALECT."

THIS TYPOLOGY IS SPECIFICALLY WHAT STEVE SADOWSKY REFERS TO WHEN CONVEYING THE IMPOTANCE OF REHABILITATING THE HISTORICAL AGE STRUCTURE.

FROM ZILKER GARDEN CENTER:

"THIS PIONEER LOG CABIN IS ABOUT 167 YEARS OLD AND WAS BUILT AROUND 1838 - BEFORE AUSTIN WAS A TOWN. PREVIOUSLY OWNED BY A SCOTSMAN J.J. GRUMBLES AND LOCATED IN THE GOVALLE, EAST OF AUSTIN ON 400 ACRES OF FARM LAND WHICH WAS BOUGHT BY SVEN M. SWENSON IN THE 1850'S. SWENSON AND HIS UNCLE, SVANTE PALM WERE MAINLY RESPONSIBLE FOR PROMOTING THE IMMIGRATION OF MANY THOUSANDS OF THEIR SMALAND COUNTRYMEN TO TEXAS HELPING TO SETTLE THE FRONTIER.



E-2/6-PRESENTATION



3612 GOVALLE AVE

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



DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



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VARIANCE REQUEST
V-005
10/23/2020



3612 GOVALLE AVE

CHARACTER:

- SCALE (WIDTH, HEIGHT)
- ROOF: PITCH, MATERIAL
- SITE PLACEMENT, CONNECTION TO THE STREET
- MATERIALS: SIDING
- OPENINGS: SIMILAR SCALE AND PROPORTION ON FACADE



E-2/8-PRESENTATION



FRONT OF 3612 GOVALLE AVE.

DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



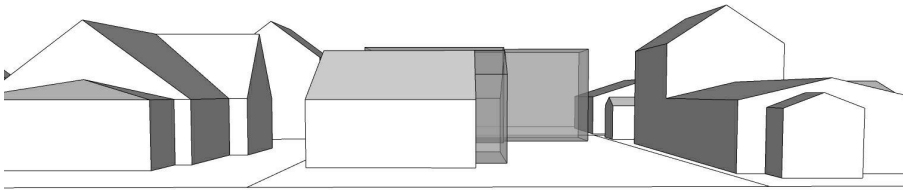
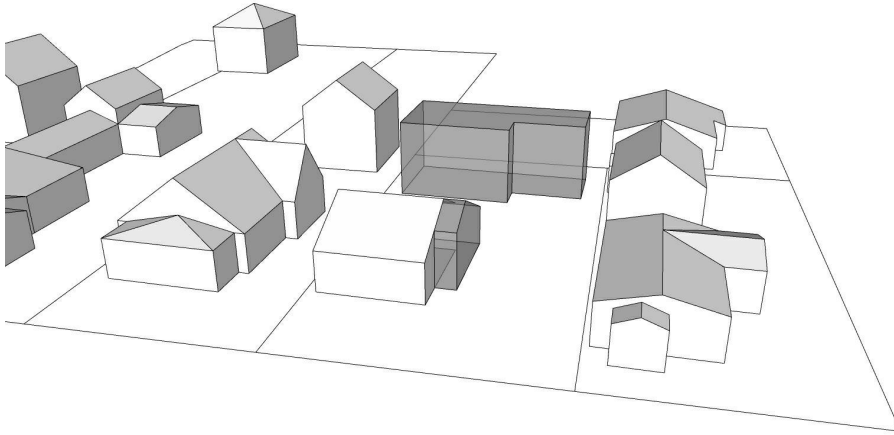
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EXISTING PHOTOS
V-100
10/23/2020

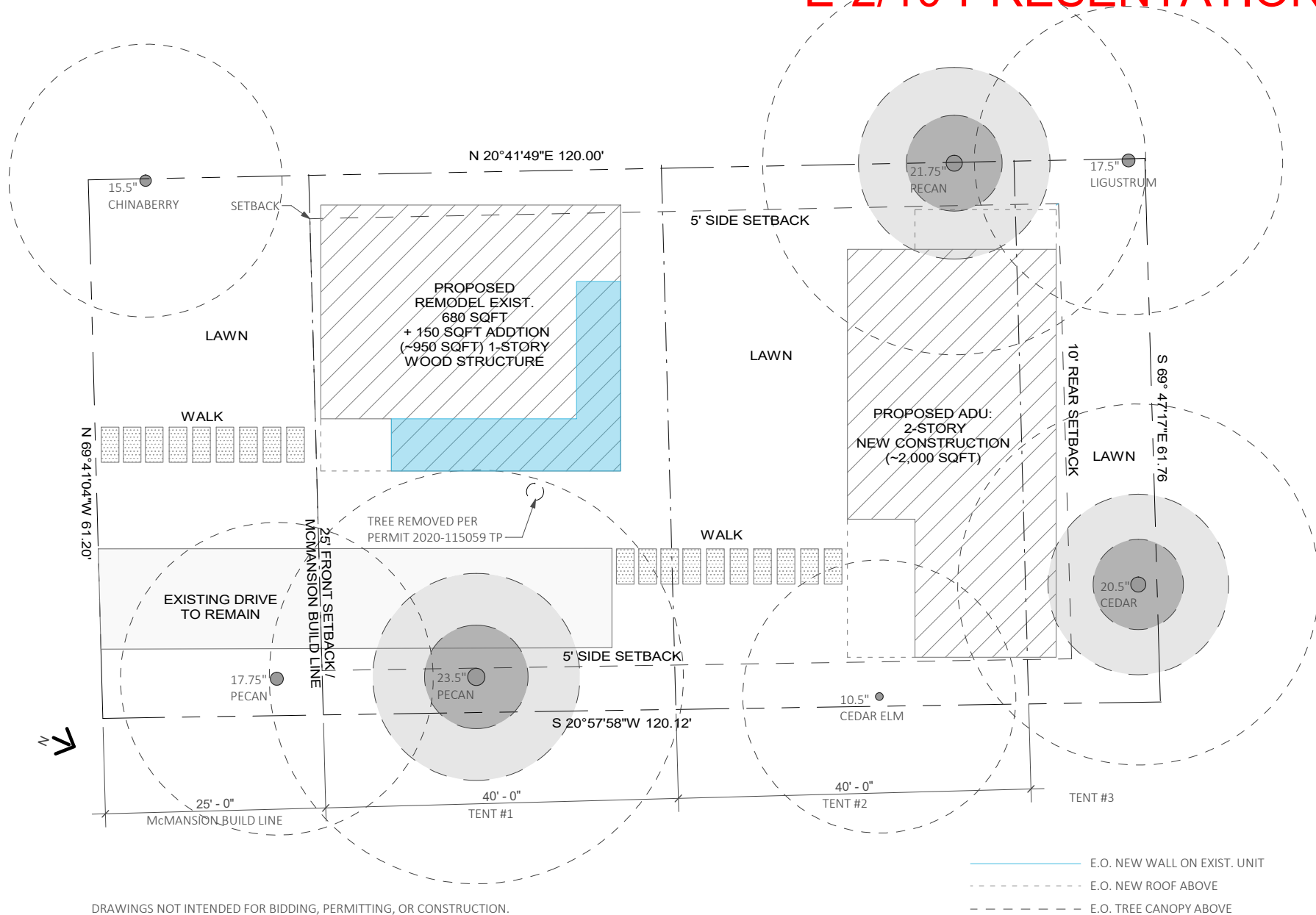
3612 GOVALLE AVE

CONTEXT:

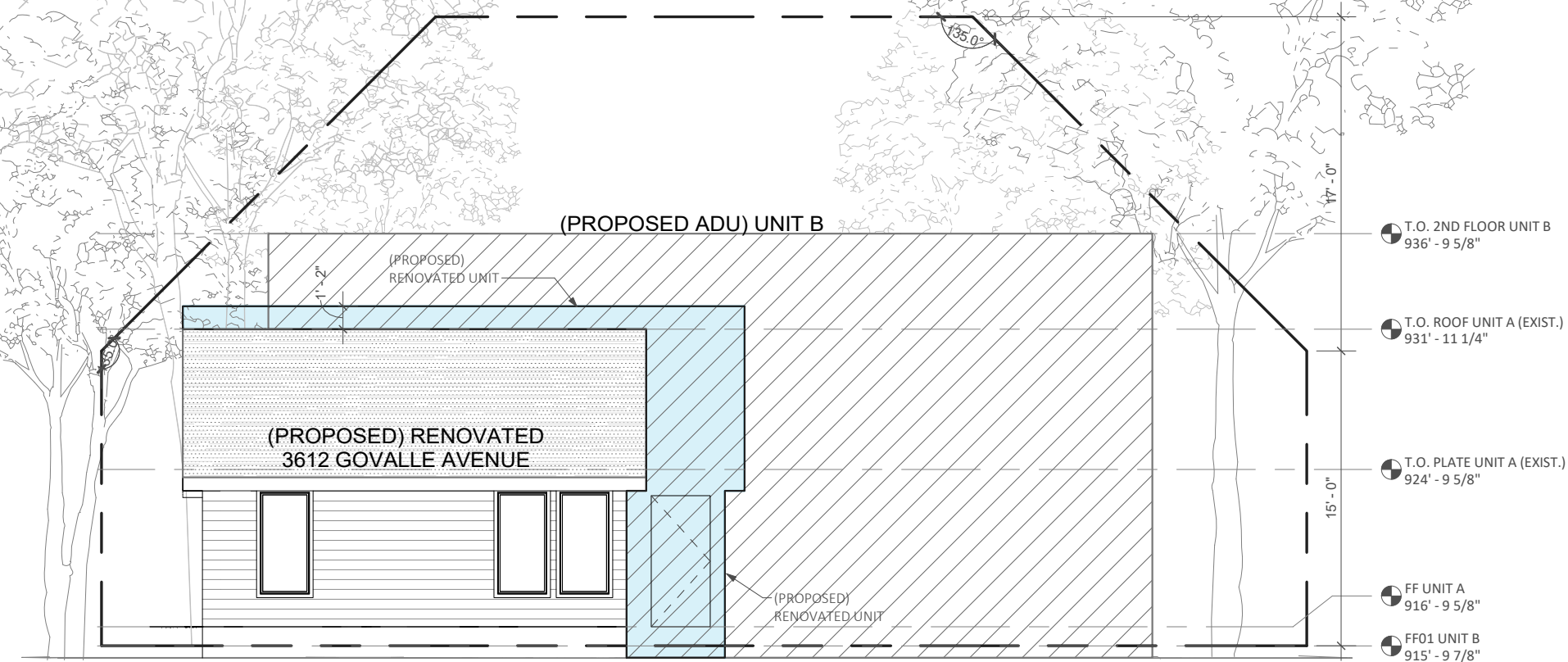
- BOTH NEIGHBORS HAVE 2-STORY UNITS IN THE REAR OF PROPERTY
- PROPERTY HAS GENEROUS MATURE TREE COVERAGE
- PROPOSED SCHEMATIC MASSING MATCHES GENERAL NEIGHBORHOOD BY KEEPING ONE-STORY UNIT AT STREETFRONT



E-2/10-PRESENTATION



E-2/11-PRESENTATION



THIS ELEVATION IS MEANT TO CONVEY THE IMPORTANT *CHARACTER* ELEMENTS TO REMAIN THROUGHOUT RENOVATION: SCALE (HEIGHT, WIDTH, ROOF SLOPE), SITE PLACEMENT, MATERIALS, ETC, ALL OF WHICH PRESERVE A SENSE OF PLACE AND BUILDING. WE HOPE YOU'LL CONSIDER THAT DOOR LOCATION DOES NOT SUPERSEDE OR RULE OUT THE ENTIRETY OF ALL OTHER CONTRIBUTING FACTORS.

DRAWINGS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



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FRONT ELEVATION
V-202
10/23/2020

E-2/12-PRESENTATION



3610 GOVALLE AVE



3614 GOVALLE AVE



DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

NEIGHBORING YARDS
V-203
10/23/2020

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



3612 Govalle Ave

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

Mon, Aug 31, 2020 at 4:48 PM

To: Matt Satter <[REDACTED]>, "Rice, Andrew" <[REDACTED]> Craig Hoverman

<[REDACTED]>

Dear Mr. Hoverman:

We are happy to support your application for a variance that will preserve the existing 1930s house at [3612 Govalle 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