



3612 GOVALLE AVE



REQUEST FOR RECONSIDERATION

OUR CLARIFIED RESPONSE



DEAR MEMBERS OF THE BOARD -

OUR PREVIOUS PROPOSAL AND SUBSEQUENT DENIAL WERE BASED ON THE DIFFERING VIEWPOINTS BETWEEN THE APPROPRIATE LEVEL OF REHABILITATION OR PRESERVATION FOR THE EXISTING STRUCTURE.

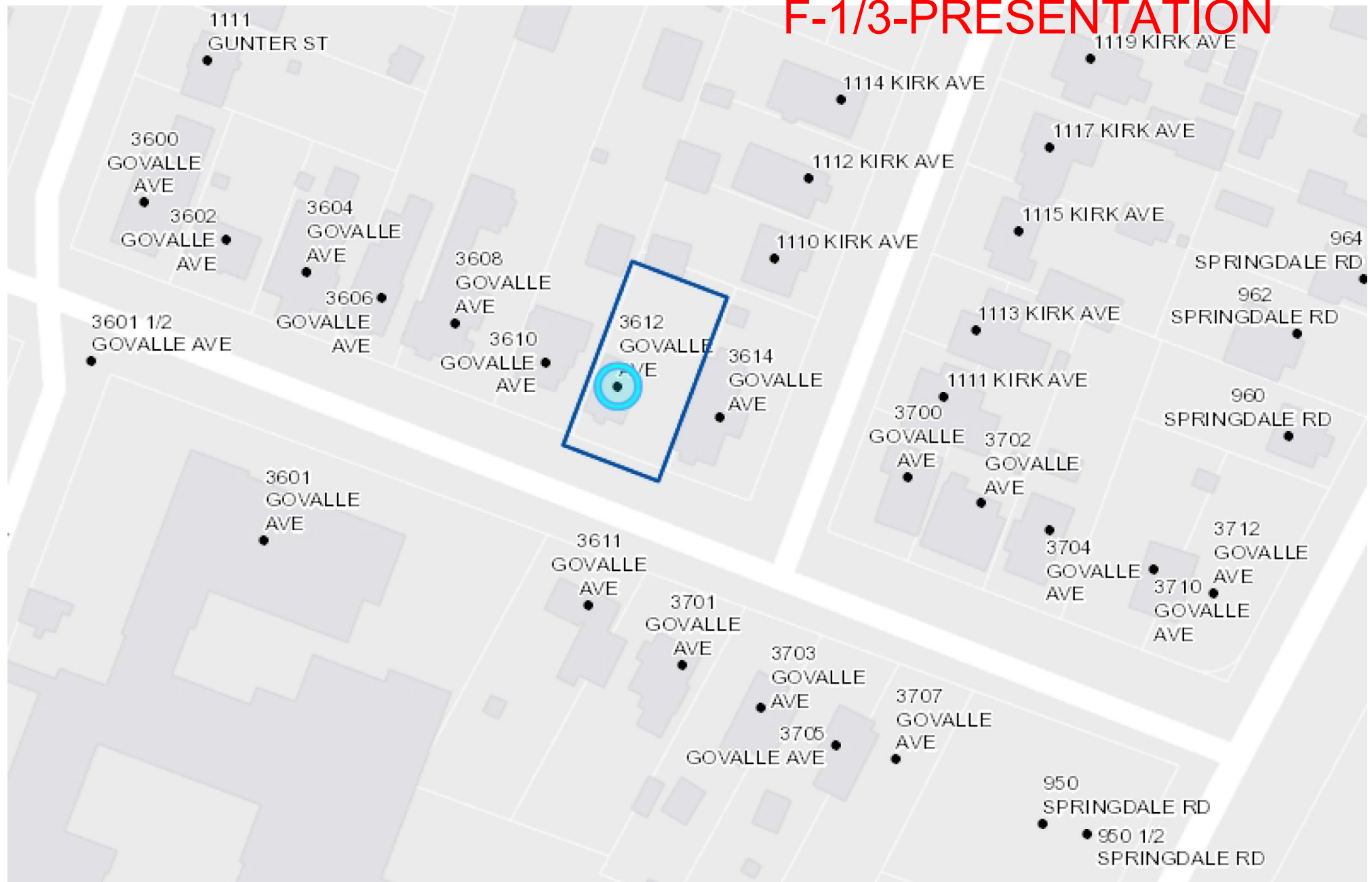
UNDERSTANDING THAT THE FIELD OF PRESERVATION CONTAINS SUBJECTIVITY, WE APPRECIATE THE STANDARD THE BOARD DECIDED TO UPHOLD. WE HAVE ADJUSTED OUR PROPOSAL BASED ON THAT STANDARD. PLEASE REVIEW OUR REVISED REQUEST THAT RETAINS THE POSITION OF THE FRONT DOOR, WINDOWS, AND A PORTICO ON THE STREET FACADE OF THE ORIGINAL STRUCTURE WHILE ALSO MAINTAINING OUR PREVIOUS PROPOSAL ELEMENTS OF MATERIALITY AND SCALE.

"REHABILITATION AS A TREATMENT IS DEFINED AS THE ACT OR PROCESS OF MAKING POSSIBLE A COMPATIBLE USE FOR A PROPERTY THROUGH REPAIR, ALTERATIONS, AND ADDITIONS WHILE PRESERVING THOSE PORTIONS OR FEATURES WHICH CONVEY IT'S HISTORICAL, CULTURAL, OR ARCHITECTURAL VALUE."

- GRIMMER, ANNE E. AND WEEKS, CAY D. "NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS: PRESERVATION CONCERNS". NATIONAL PARK SERVICE GUIDANCE ON NEW ADDITIONS. PRESERVATION BRIEFS; TECHNICAL PRESERVATION SERVICES. <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm#summary>



F-1/3-PRESENTATION



DROPHOUSE DESIGN

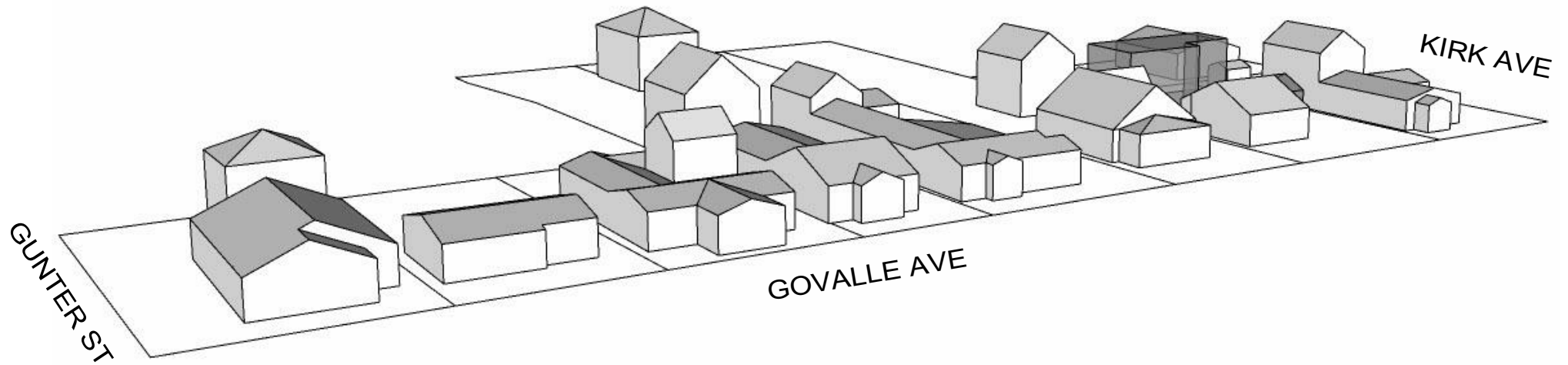


444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

3612 GOVALLE AVE: VARIANCE REQUEST

NEIGHBORHOOD PLAN
V-002
11/19/2020

F-1/4-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

3612 GOVALLE AVE: VARIANCE REQUEST



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NEIGHBORHOOD CONTEXT
V-003
11/19/2020

F-1/5-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-004

11/19/2020

F-1/6-PRESENTATION



3612 GOVALLE AVE

CHARACTER:

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



F-1/7-PRESENTATION

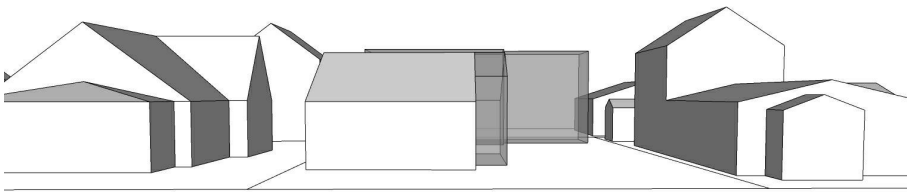
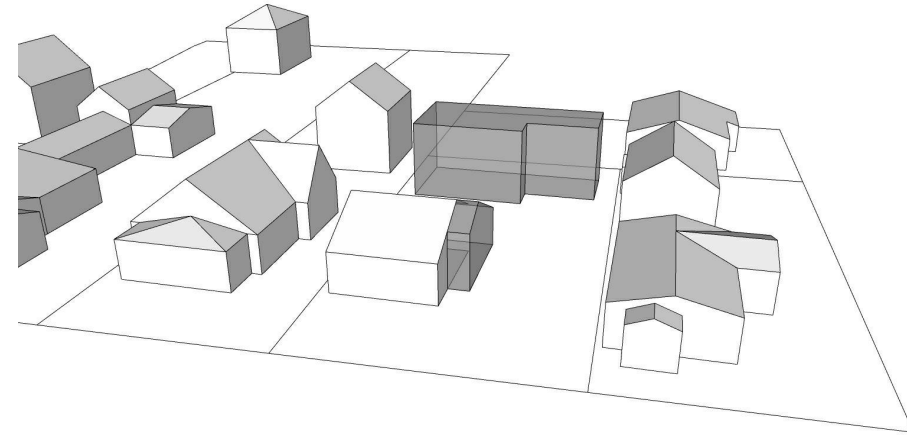
3612 GOVALLE AVE

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 STREET FRONT

"BEYOND A SINGLE BUILDING, ENTIRE BLOCKS ARE OFTEN CLOSELY RELATED ARCHITECTURALLY BY THEIR FORM AND ALIGNMENT ... THE FIRST PLACE TO CONSIDER PLACING A NEW ADDITION IS IN A LOCATION WHERE THE LEAST AMOUNT OF CHARACTER DEFINING FEATURES WILL BE LOST. IN MOST CASES, THIS WILL BE ON A SECONDARY SIDE OR REAR ELEVATION."

- GRIMMER, ET AL.



DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST

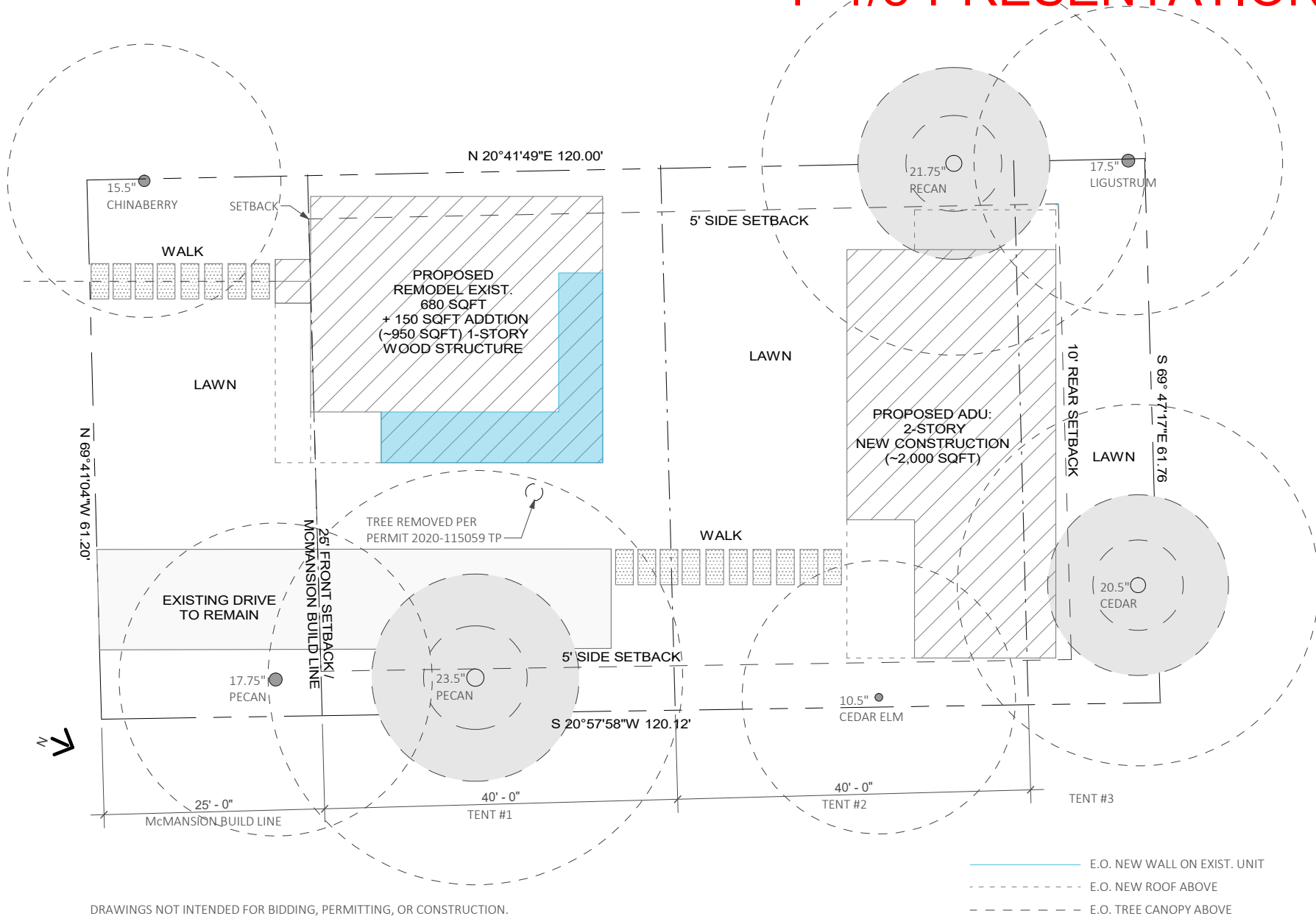


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PROPOSED CONTEXT
V-200

11/19/2020

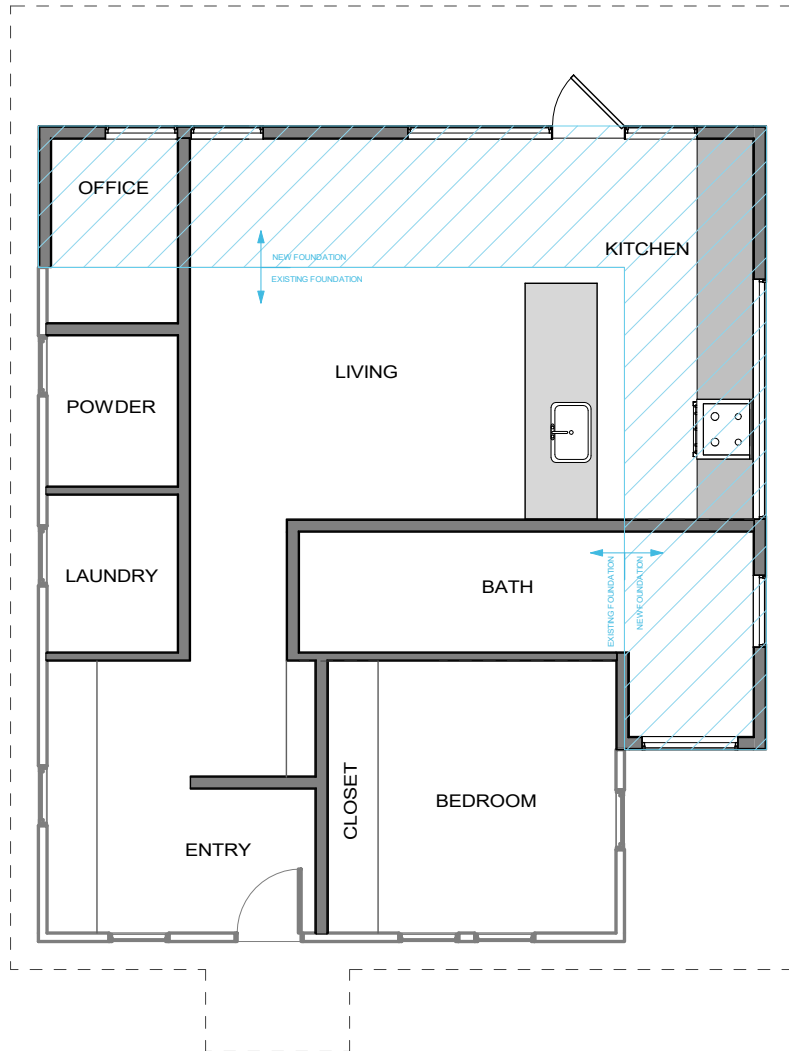
F-1/8-PRESENTATION



DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST

F-1/9-PRESENTATION



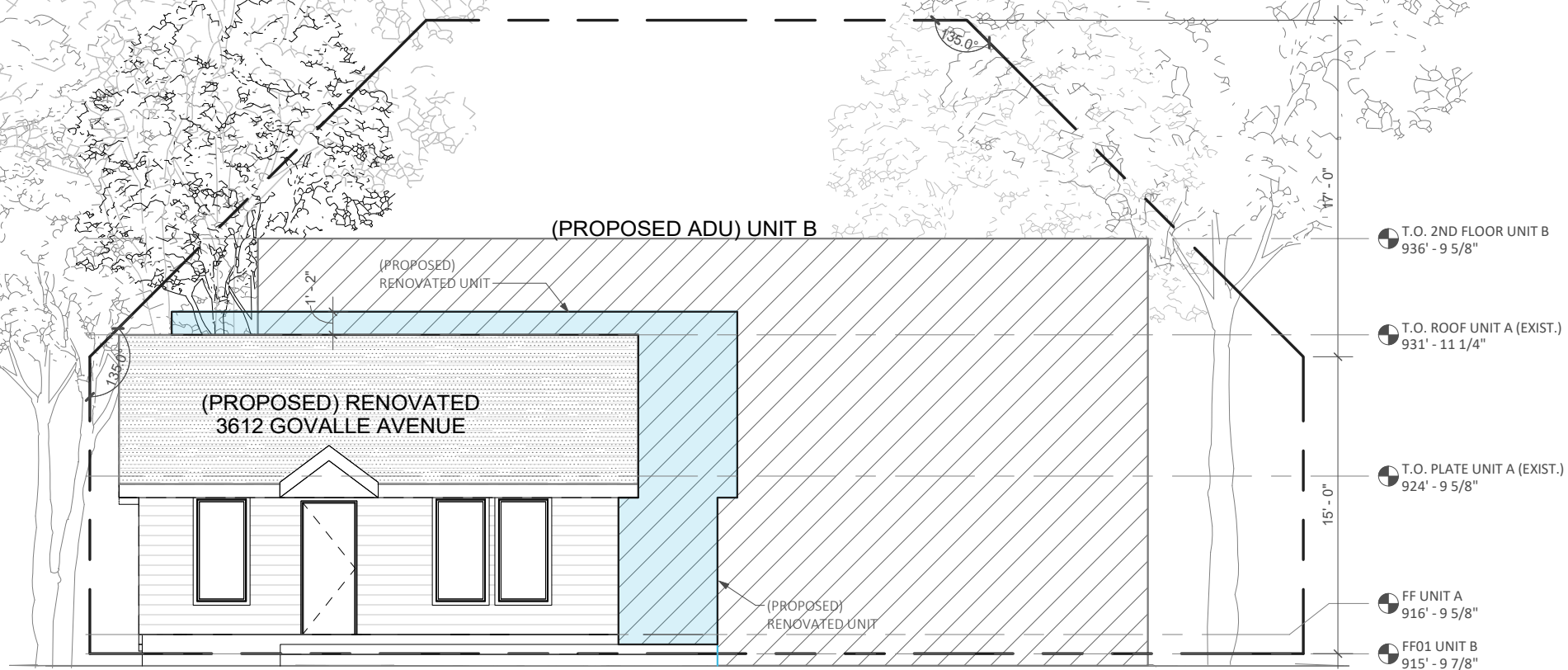
WALL SCHEDULE	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL

THE PROPOSED PLAN PRESERVES THE EXISTING LOCATION OF THE FRONT DOOR, PORTICO AND EXISTING WINDOWS AT THE STREET FACADE.

DRAWINGS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION.



F-1/10-PRESENTATION



THE PROPOSED ELEVATION PRESERVES THE EXISTING LOCATION OF THE FRONT DOOR, PORTICO, AND EXISTING WINDOWS AT THE STREET FACADE.

DRAWINGS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



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FRONT ELEVATION
V-203
11/19/2020

F-1/11-PRESENTATION



3610 GOVALLE AVE



3614 GOVALLE AVE



DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
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512.425.0024

NEIGHBORING YARDS
V-204

11/19/2020

F-1/12-PRESENTATION

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



3612 Govalle Ave

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

Mon, Aug 31, 2020 at 4:48 PM

To: Matt Satter [REDACTED]
[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

