

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 9, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0062
Old West Austin
3401 Happy Hollow Lane**

PROPOSAL

Construct additions and a front porch on a contributing house.

PROJECT SPECIFICATIONS

The existing c. 1950, Minimal Traditional house is approximately 2,600 sq. ft. It is one-story, with a cross gable roof, and wide, horizontal siding. There are exposed rafter ends in the eave. The wide multi-paned window on the façade, and other multi-paned, double-hung windows are flanked by shutters. The house is located on a side lot and has a number of 6:6 and one 3:3, double-hung windows on the side elevation.

The applicant proposes to add a front porch with a shed roof supported by posts set on shone clad piers. Iron railings will be placed between the piers. The wide window opening on the façade will be further enlarged to accommodate six 6:6 double-hung windows. Additions totaling 527 sq. ft. are proposed to the rear, as well as 200 sq. ft. added to the side of front facing garage to accommodate a second car. The side gabled roof of the house will be raised nearly 2'-9". The addition will have siding and roofing to match the existing materials.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

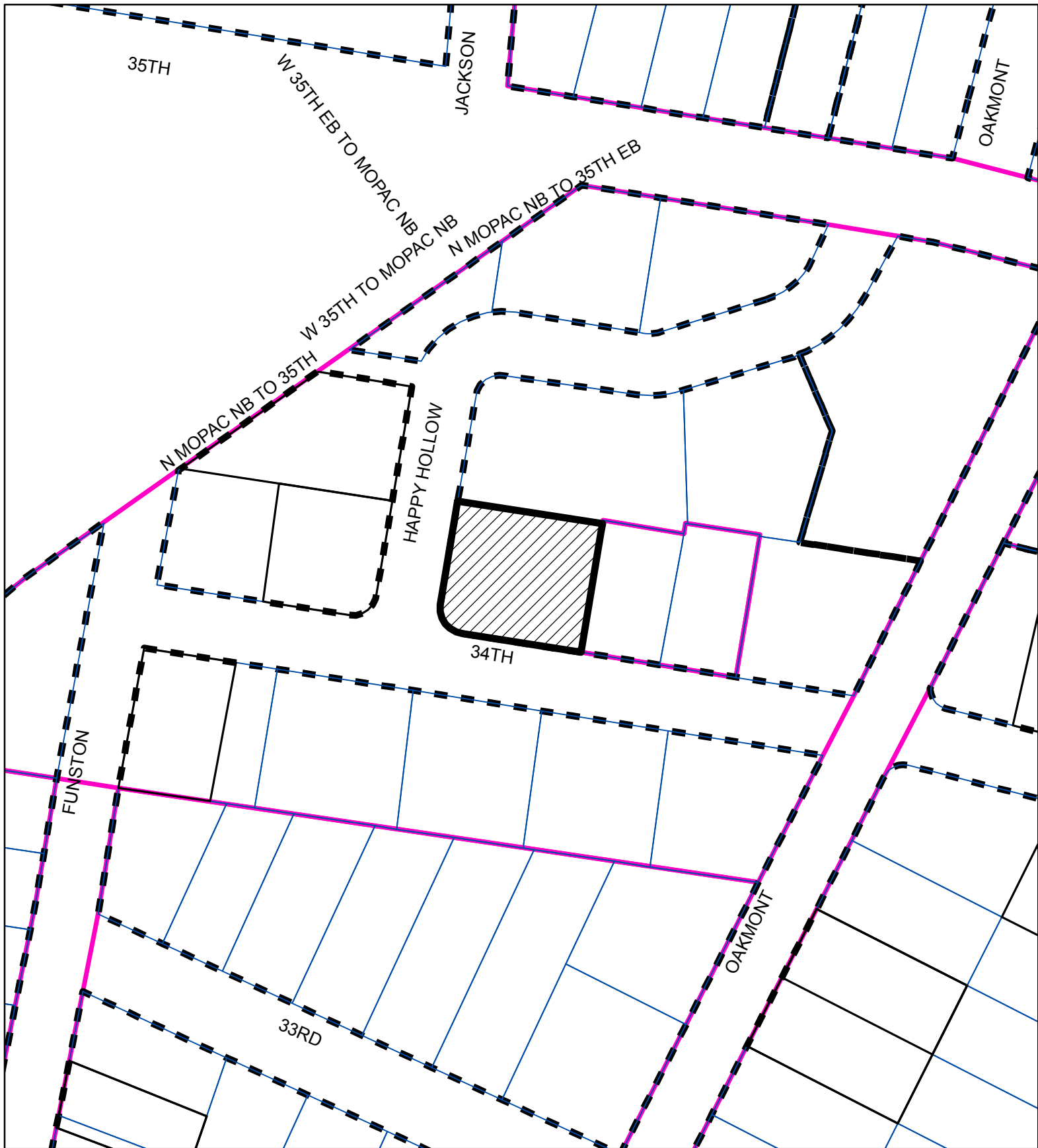
Although the scale, materials and architectural details of the new porch and additions are compatible in character and scale with the district, the combined changes represent a significant change to the appearance of the original house and will render the property no longer contributing to the Old West Austin National Register District.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a design that maintains the house's contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

PHOTOS





SUBJECT TRACT



ZONING BOUNDARY

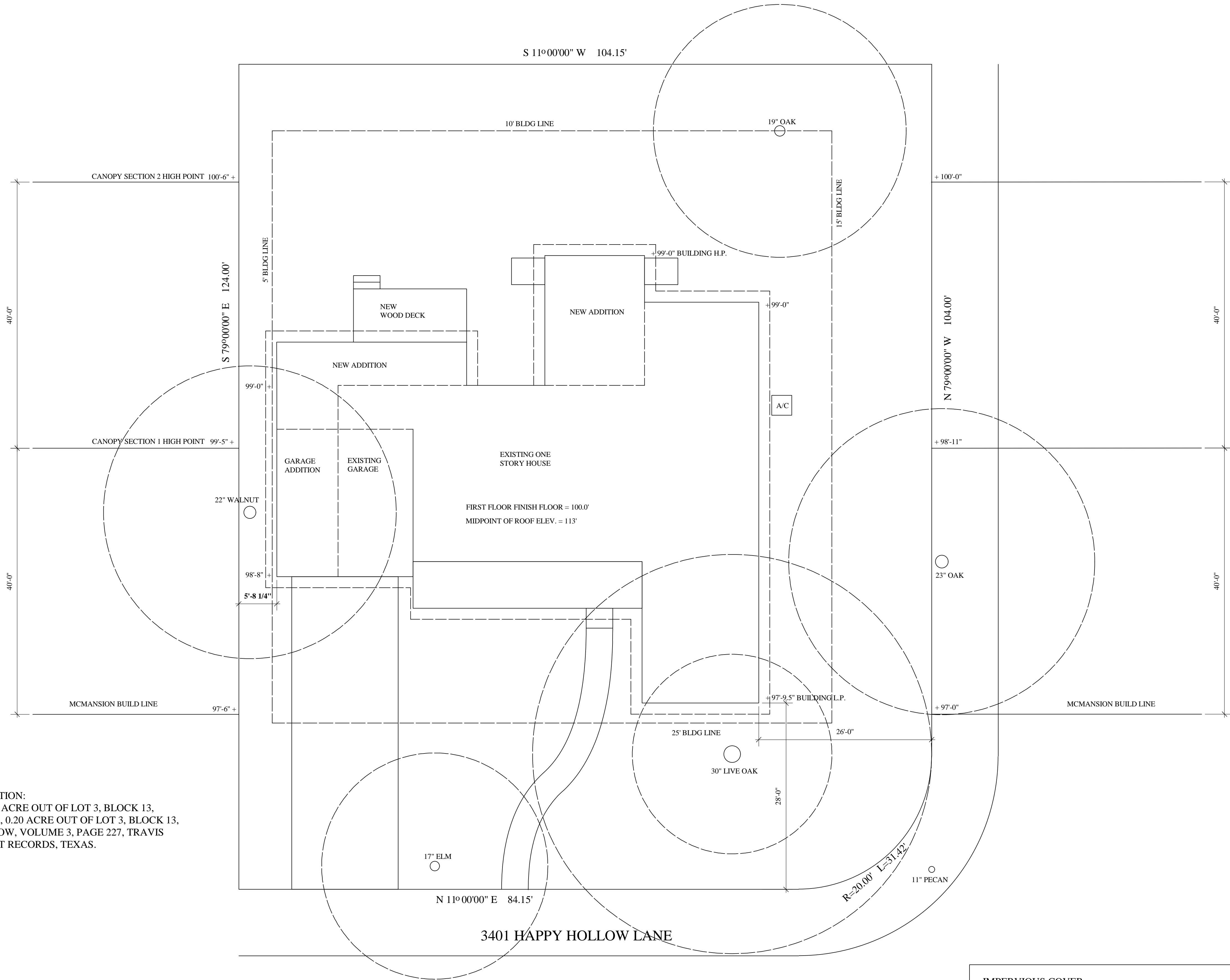
CASE#: NRD-2013-0062
LOCATION: 3401 Happy Hollow



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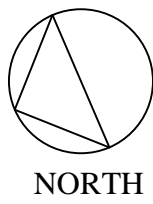
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LOT DESCRIPTION:
TRACT 1, 0.10 ACRE OUT OF LOT 3, BLOCK 13,
AND TRACT 2, 0.20 ACRE OUT OF LOT 3, BLOCK 13,
HAPPY HOLLOW, VOLUME 3, PAGE 227, TRAVIS
COUNTY PLAT RECORDS, TEXAS.



SITE PLAN

1/8" = 1'-0"



IMPERVIOUS COVER:			
	EXISTING	NEW/ADDITION	TOTAL
TOTAL BUILDING COVERAGE ON LOT:	2350	922	3272
DRIVEWAY:	470	282	752
WALKWAYS:	181	--	181
LANDINGS:	40	--	40
UNCOVERED WOOD DECKS @ 50%:	--	72	72
A/C PADS:	9	±	9
TOTAL SITE COVERAGE:	3050	1276	4326
LOT SIZE 12,816 = 33.7%			
FAR = .22			

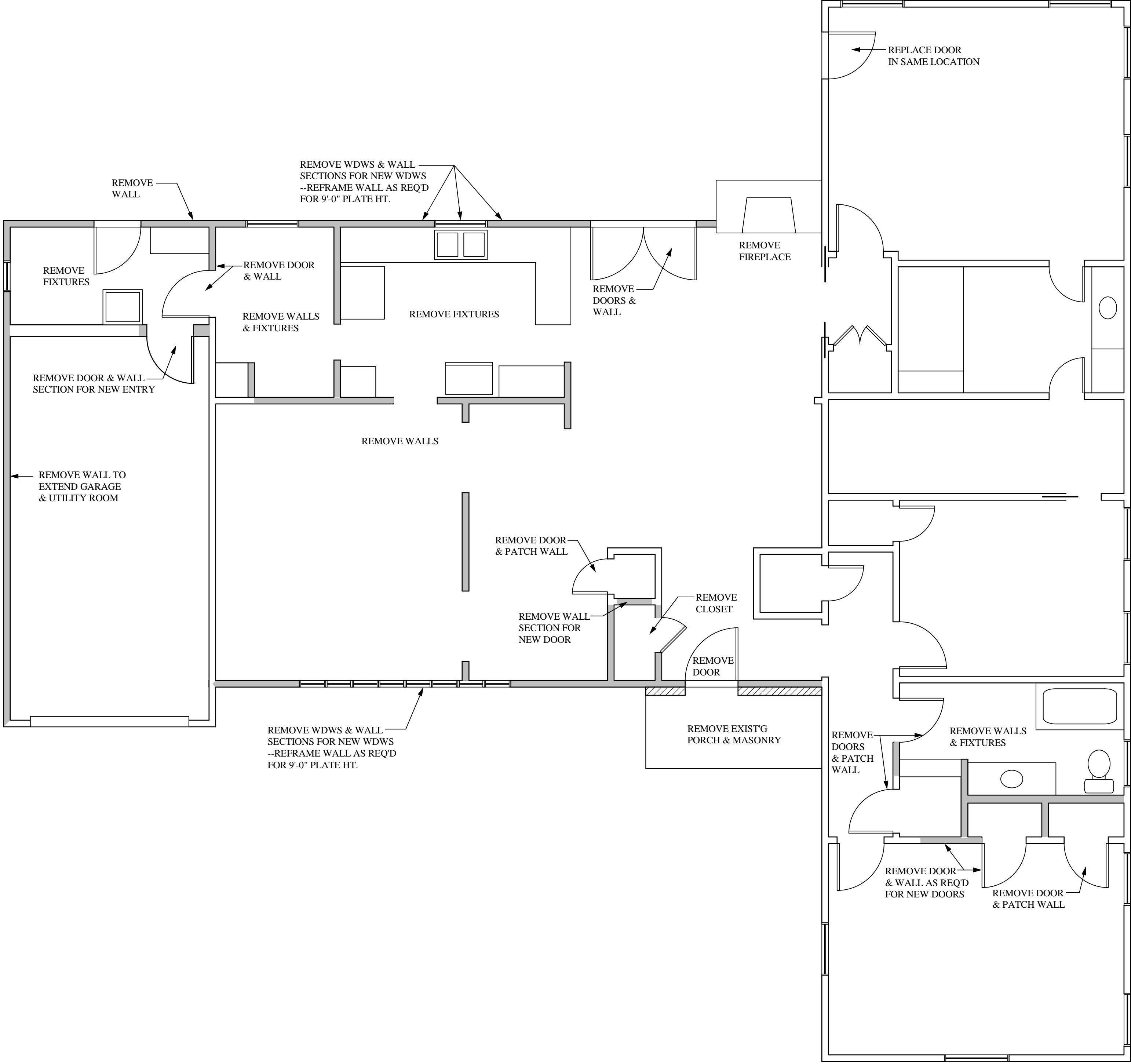


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Leland F. Decker
104 Darling Dr.
512/457-0230
Wimberley, TX
Reg. #12424
7/26/13

Renovation
Leecraft Residence
3401 Happy Hollow, Austin, TX

PERMIT 7/26/13

A.1



DEMOLITION PLAN

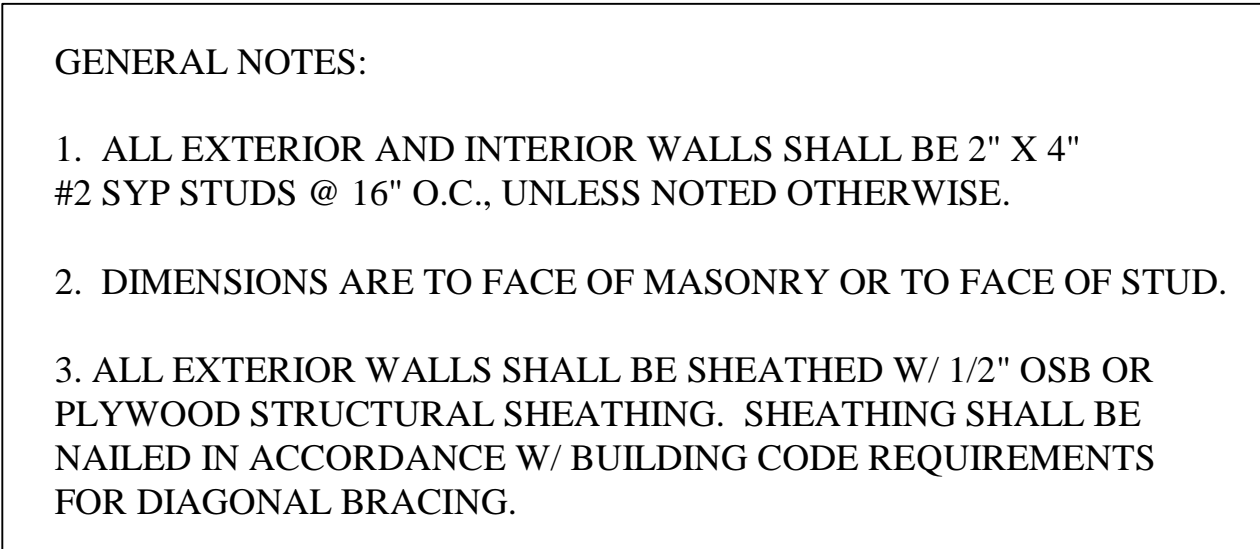
1/4" = 1'-0"



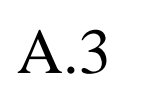
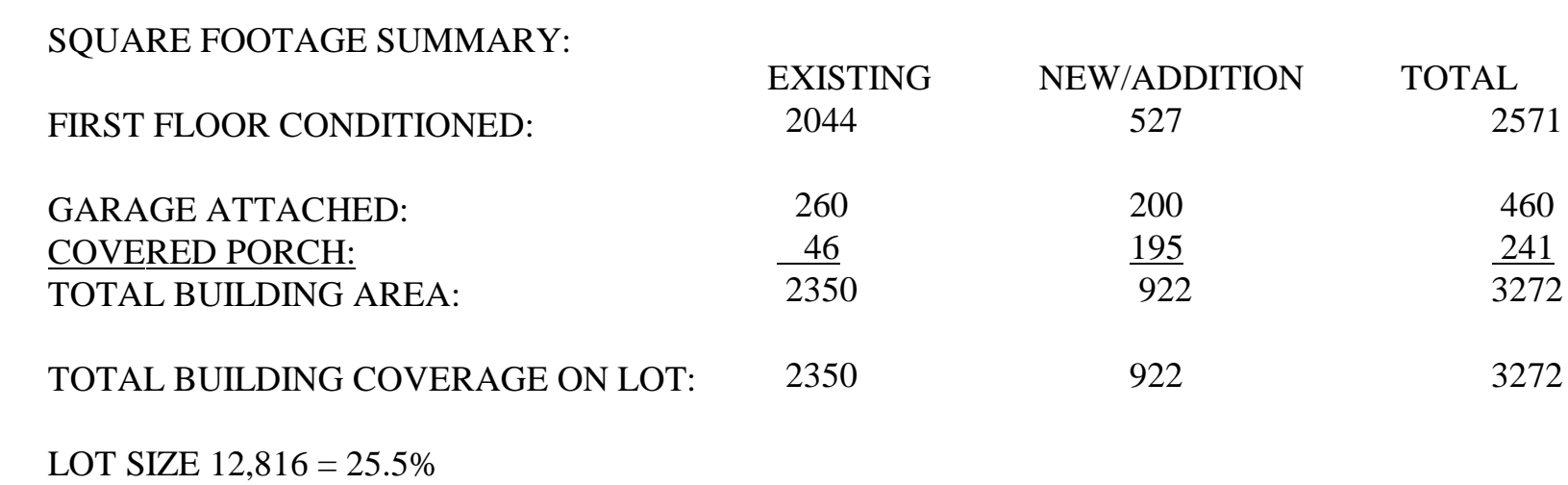
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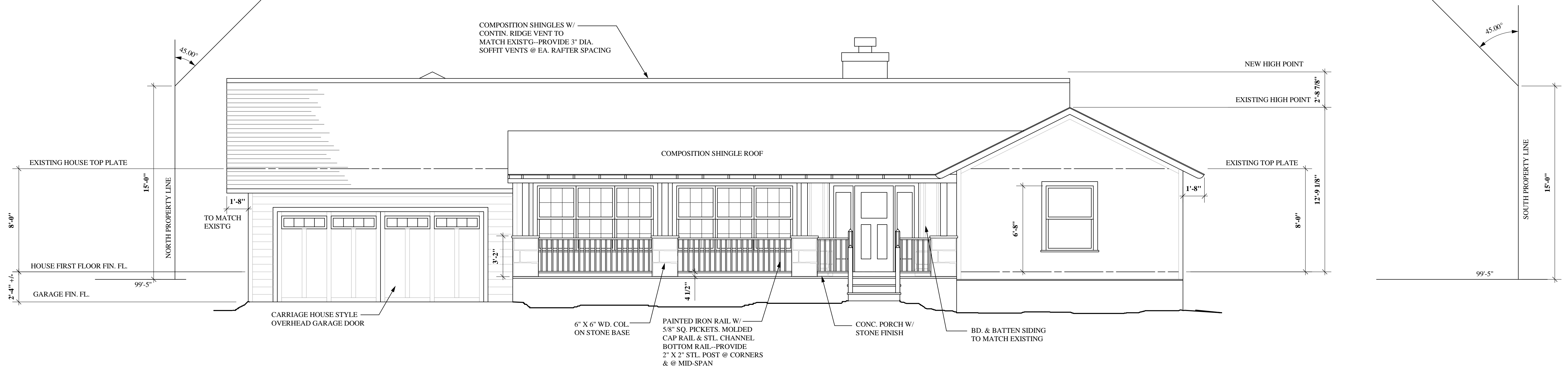
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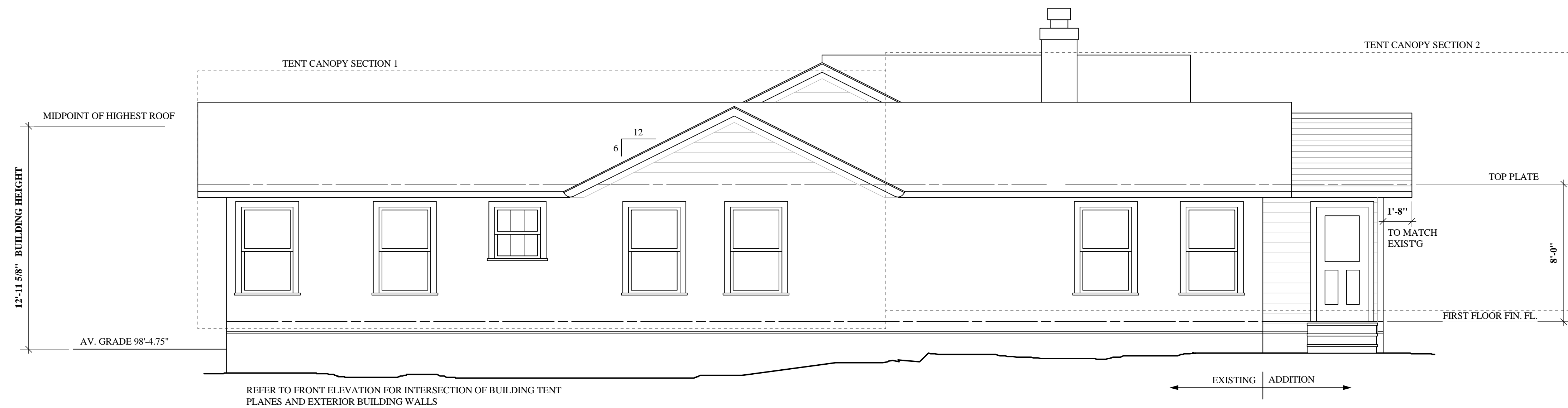
1/4" = 1'-0"





1 WEST ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"

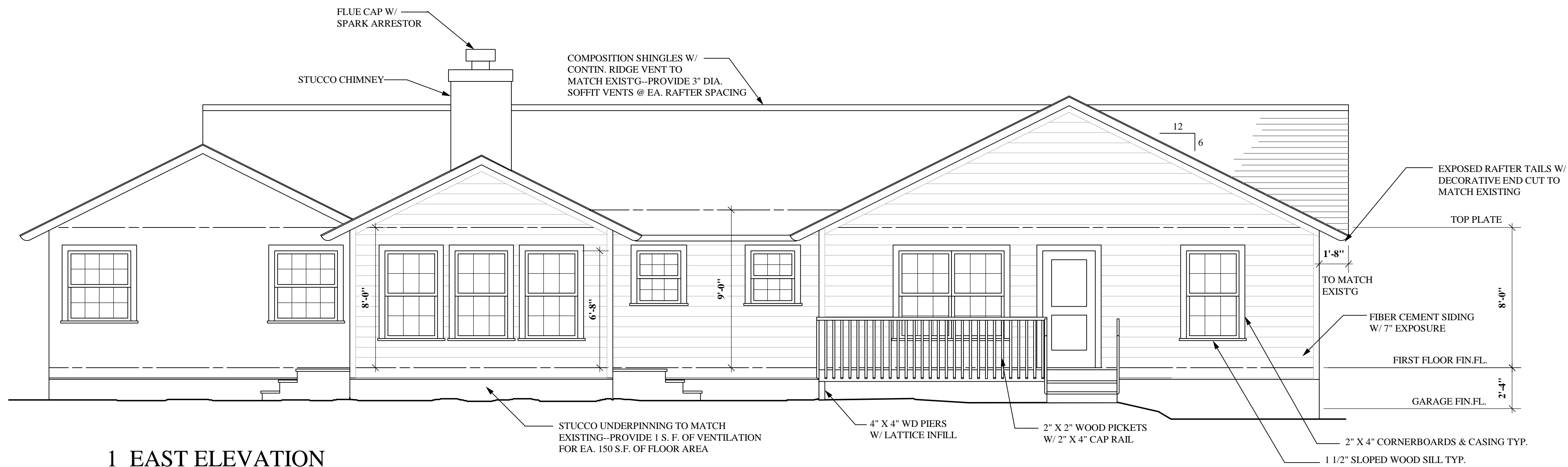


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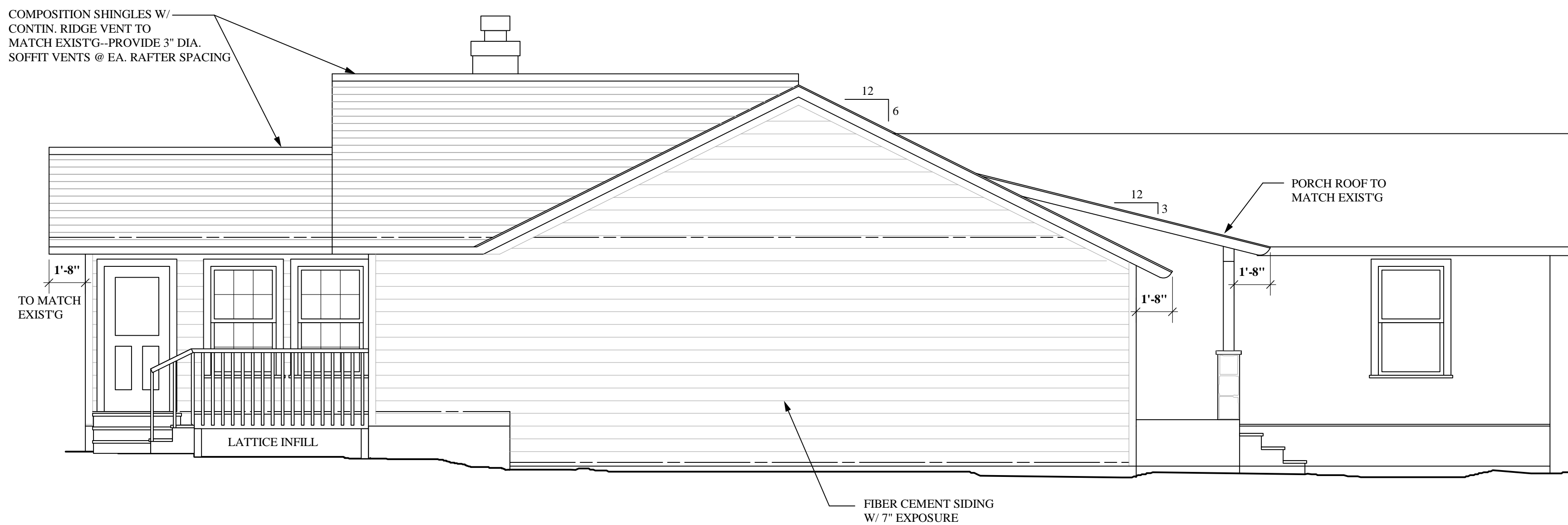
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1 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"



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