

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**FEBRUARY 23, 2015**  
**NRD-2014-0075**  
**3412 Happy Hollow**  
**Old West Austin**

**PROPOSAL**

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Construct a new house on a lot cleared for demolition by the Commission last year.

**PROJECT SPECIFICATIONS**

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The proposed house will be two stories with a stone veneer and a standing seam metal roof. The house will have single and paired 4:1 windows, some with transoms above; there will be a hipped-roof front entry porch and gabled dormers. The footprint of the house will be 1,724 square feet.

**STANDARDS FOR REVIEW**

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The Old West Austin National Register Historic District has no design guidelines for new construction. General design guidelines for new construction in historic districts encourage compatibility with the contributing houses within the district in terms of scale, size, materials, fenestration patterns, and floor-to-ceiling height ratios.

**STAFF RECOMMENDATION**

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The house seems overly large for the neighborhood, which is composed principally of one- and some two-story 1940s frame houses, and the stone veneer material is not typical of the neighborhood, but it is not incompatible either. Staff recommends approval of the proposal with a recommendation that the applicant consider reducing the scale of the house, removing the transom-like windows, and to use more of a mix of materials, especially wood or cement fiber board to temper the apparent vastness of the stonework and scale of the house.

LOCATION MAP

