

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**SEPTEMBER 28, 2015**  
**NRD-2015-0085**  
**Old West Austin National Register District**  
**3408 Happy Hollow**

**PROPOSAL**

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Construct a new 2 story neo-traditional brick and frame single family residence.

**ARCHITECTURE**

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Currently a vacant lot

**PROJECT SPECIFICATIONS**

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Construct a new 2 story neo-tradition brick and frame single family residence with hipped and cross asphalt shingled gables. The shape of the building will be somewhat triangular due to the wedge shape of the lot. The main elevation will be brick with a partial width columned front porch and entry. The second story will have through the cornice front gabled dormers and the windows will be double hung windows. There will be a slanted portion of the house where the garage is that will be sided in wood and while the garage door will technically face the street it will be facing towards the corner angle of the lot. The right elevation will have both brick and wood siding and will have a few windows on the face. The rear and left elevation will be sided in wood lap siding. Windows on these facades will be both double hung and fixed windows. On the first floor there is a sun porch with glazing and paneling.

**STANDARDS FOR REVIEW**

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This property is within the Old West Austin National Register Historic District. The Secretary of the Interiors Guidelines does not have specific guidelines for new construction. General design guidelines in historic district stress the importance of maintaining a regular street pattern and to design additions and infill construction with a size, scale, and materials compatible with the historic character of the neighborhood and the other contributing houses within the district.




**STAFF RECOMMENDATION**

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Release the application with the recommendation that the entire building be wrapped in brick rather than a mixture of brick and siding. The architecture is neo-traditional architecture and other than the dual use of major materials, the scale and massing of the building are in keeping with the architecture of the neighborhood.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 267'

## NOTIFICATIONS

CASE#: NRD-2015-0085  
3408 HAPPY HOLLOW

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