



Historic Review Application

For Office Use Only

Date of Submission: _____

Plan Review #: _____

Property Address: 3212 GLENVIEW AVE
 Historic Landmark Local Historic District National Register Historic District

Historic Landmark Name or

Historic District Name: OLD WEST AUSTINApplicant Name: ROY JENSEN Phone #: 512-762-8995 Email: ROY@WATERLOOPERMITApplicant Address: 5701 W SLAUGHTER LN A1 City: AUSTIN State: TX Zip: 78749

Please describe all proposed exterior changes with location and materials. If you need more space, attach an additional sheet.

| PROPOSED CHANGE(S) | LOCATION OF PROPOSED CHANGE(S) | PROPOSED MATERIAL(S) |
|--|---|--|
| 1) <u>NEW SCREENED PORCH - WOOD DECK</u> _____ _____ | <u>LEFT SIDE OF RESIDENCE</u> _____ _____ | <u>WOOD. WOOD POSTS TO MATCH EXISTING. SCREEN. COMP. SHINGLES.</u> _____ _____ |
| 2) <u>NEW OPEN WOOD DECK</u> _____ _____ | <u>LEFT SIDE OF RESIDENCE</u> _____ _____ | <u>WOOD</u> _____ _____ |
| 3) <u>NEW COVERED PORCH</u> _____ _____ | <u>FRONT AND LEFT SIDE OF RESIDENCE</u> _____ _____ | <u>CONCRETE. WOOD POSTS TO MATCH EXISTING. COMP. SHINGLES</u> _____ _____ |

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

 Site Plan Elevations Floor Plan Roof Plan

2. Color photographs of building and site:

 Elevation(s) proposed to be modified Detailed view of each area proposed to be modified

 Applicant Signature: Roy Jensen
DocuSigned by:
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Date: 12/21/2020



Design Standards and Guidelines for Historic Properties

Adopted December 2012

Design Standards and Guidelines for Historic Properties

Landmarks and National Register historic district properties

If you are making changes to a historic landmark, the project *must* comply with these standards to receive a Certificate of Appropriateness. If you are making changes to a contributing property or constructing a new building within a National Register historic district, consider the standards below as advisory guidelines:

1. Use a property for its historic purpose or place it in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain and preserve the historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Recognize each property as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Local historic district properties

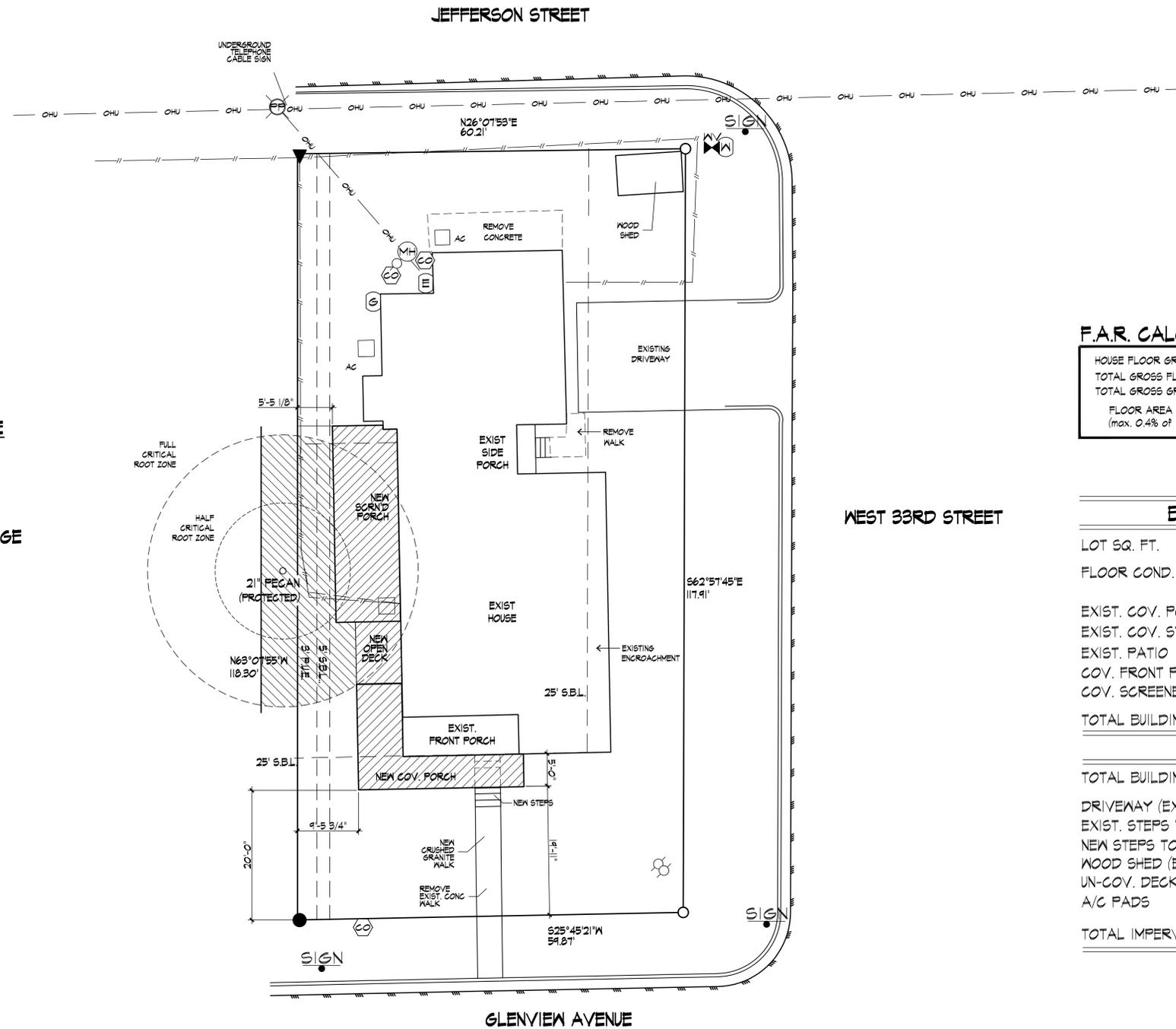
If you are making changes to a contributing property or constructing a new building in a local historic district, the project *must* comply with the design standards established for that district to receive a Certificate of Appropriateness. Visit the Historic Preservation Office website to view your district's design standards: <http://www.austintexas.gov/department/historic-preservation>.

What Type of Work Requires a Certificate of Appropriateness?

Certificates of Appropriateness (COAs) are required for exterior changes or additions to historic landmarks, any property pending designation as a landmark, and contributing buildings in local historic districts; or if you are constructing a new building in a local historic district. Work requiring a COA includes:

1. Additions
2. Construction of new buildings, including outbuildings
3. Window and door replacement
4. Exterior siding replacement
5. Replacement of roof materials with a different material
6. Site changes such as a pool, deck, fence, or back porch enclosure

Ordinary repair and maintenance projects do *not* require a Certificate of Appropriateness. For more information, see the historic review process charts on the [Historic Preservation Office website](#).



21" PECAN CRZ CURRENT COVERAGE

TOTAL CRZ. 1385 SQ. FT.
OPEN CRZ. 468 SQ. FT. OR 33.7%

21" PECAN CRZ PROPOSED COVERAGE

TOTAL CRZ. 1385 SQ. FT.
OPEN CRZ. 505 SQ. FT.
OPEN DECK CRZ. 23 SQ. FT. (41 X 5)
TOTAL CRZ. 528 SQ. FT. OR 38%

F.A.R. CALCULATIONS

| | |
|---|-------------------|
| HOUSE FLOOR GROSS AREA | 2081 |
| TOTAL GROSS FLOOR AREA | 2081 |
| TOTAL GROSS AREA OF LOT | 1090 |
| FLOOR AREA RATIO (max. 0.4% of lot area) | 2081 or 24.35% |

BUILDING COVERAGE

| | |
|--------------------------------|---------------------|
| LOT SQ. FT. | 1090 = 100.0% |
| FLOOR COND. AREA | 2081 |
| EXIST. COV. PORCH | 108 |
| EXIST. COV. STOOP | 16 |
| EXIST. PATIO | 21 |
| COV. FRONT PORCH (NEW) | 208 |
| COV. SCREENED PORCH (NEW) | 302 |
| TOTAL BUILDING COVERAGE | 2136 = 38.5% |

IMPERVIOUS COV.

| | |
|-------------------------------|---------------------|
| TOTAL BUILDING COVERAGE | 2136 |
| DRIVEWAY (EXIST.) | 283 |
| EXIST. STEPS TO STOOP | 7 |
| NEW STEPS TO FRONT PORCH | 12 |
| WOOD SHED (EXIST.) | 63 |
| UN-COV. DECK (NEW) (x.5) | (62) 34 |
| A/C PADS | 18 |
| TOTAL IMPERV. COVERAGE | 3153 = 44.4% |

NOTES:

PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE AROUND ENTIRE STRUCTURE

FINAL DRAINAGE AT HOUSE TO BE DETERMINED BY CONTRACTOR & VERIFIED BY OWNER

LEGAL DESCRIPTION

BRYKERWOODS 'D'
SECTION
BLOCK 2
LOT 7
3212 GLENVIEW AVENUE



SITE PLAN

SCALE: 1"=10'

ADG JOB NUMBER:
42820

PRELIMINARY REVIEW DATE:
6-8-20 6-24-20 1-8-20
4-28-20

RELEASE DATE:

REVISIONS:

**PORCH ADDITION
3212 GLENVIEW**

AUSTIN DESIGN GROUP
residential designers
4020-I Capital of Texas Highway Suite 850, Austin, TX 78754 Phone No. (512) 346-4200



DIRECTORY:
GREENWALD #2
DRAWING FILE:
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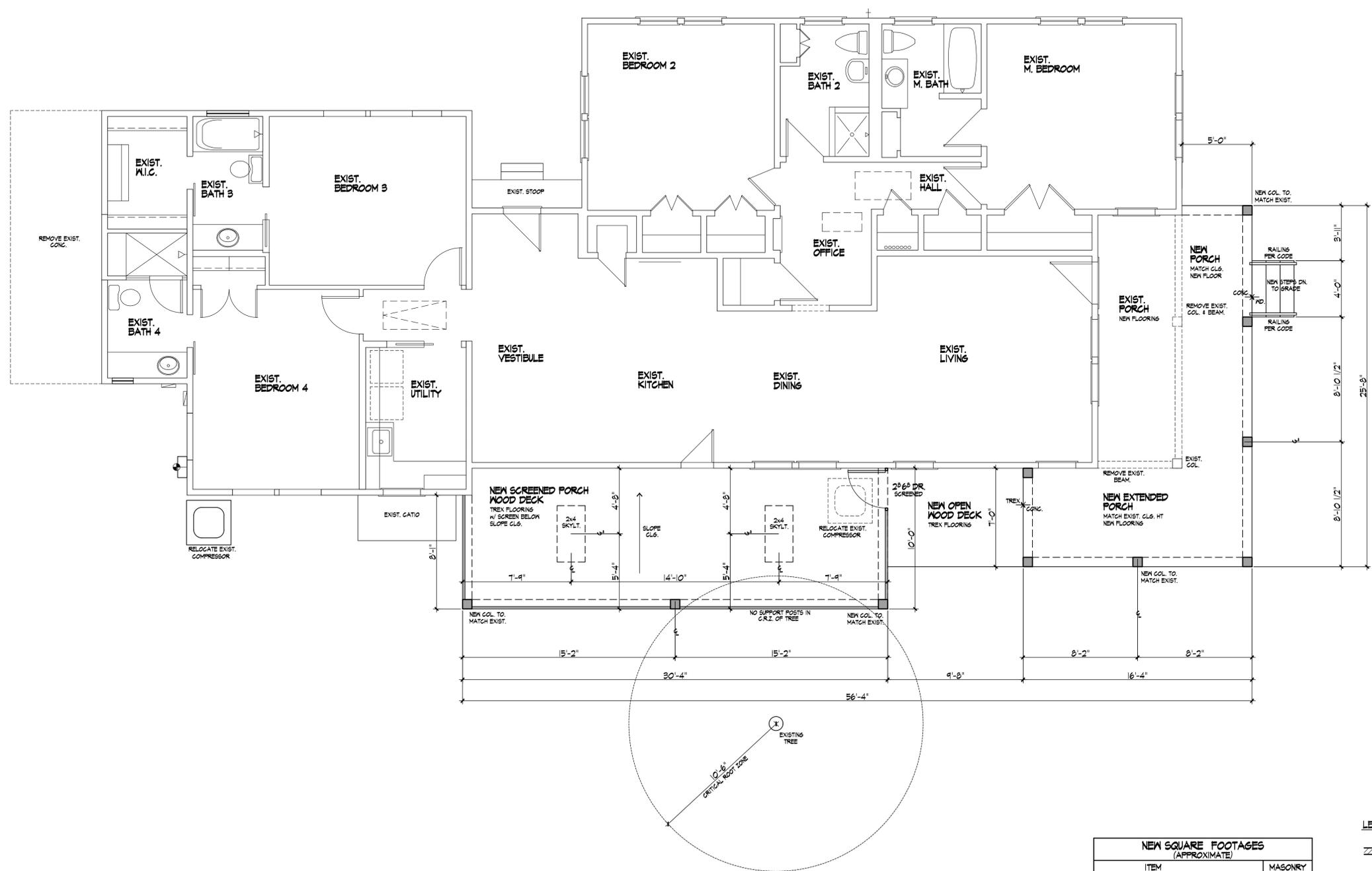
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**PORCH ADDITIONS
3212 GLENVIEW**

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PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

| NEW SQUARE FOOTAGES (APPROXIMATE) | |
|-----------------------------------|---------|
| ITEM | MASONRY |
| NEW COV. PORCH | 208 |
| NEW UNCOVERED DECK | 68 |
| NEW COV. SCREENED PORCH | 302 |
| NEW FOUNDATION | 208 |
| NEW COV. AREA | 510 |

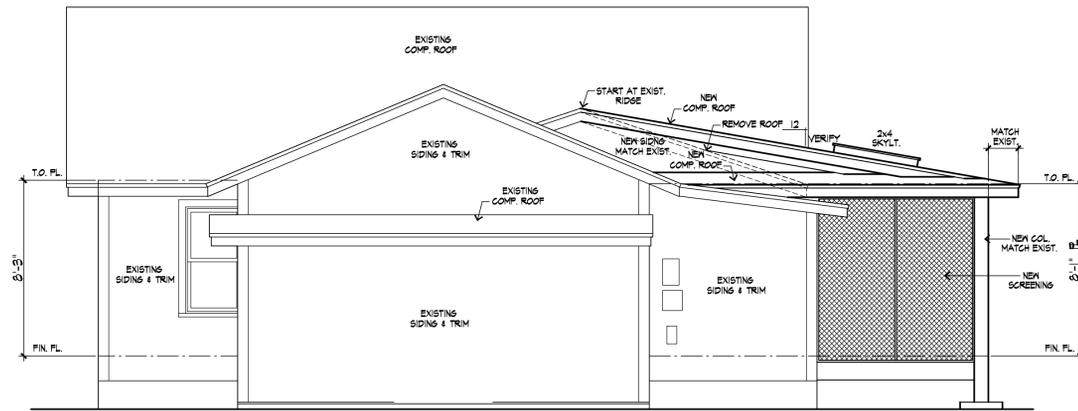
LEGEND

- NEW MASONRY VENEER
- NEW FRAME WALL
- EXISTING FRAME WALL
- EXISTING WALL, MASONRY, CAB. ETC., TO BE REMOVED



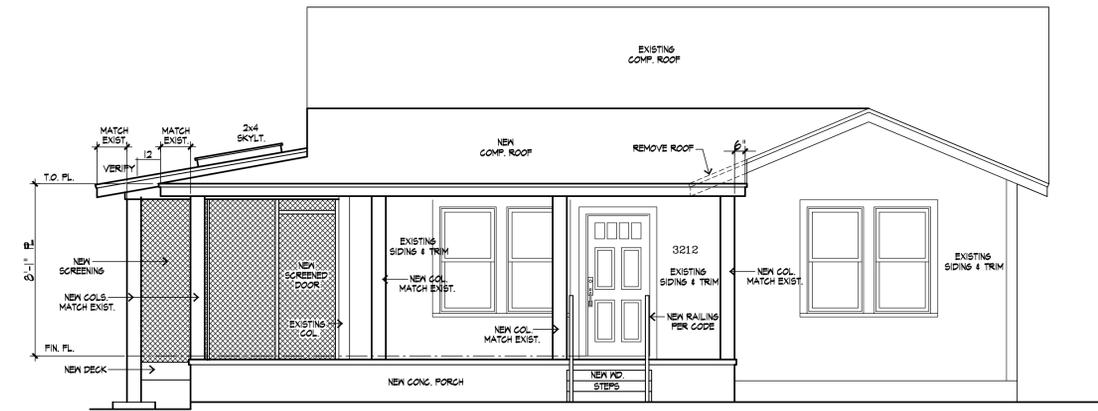
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REAR ELEVATION

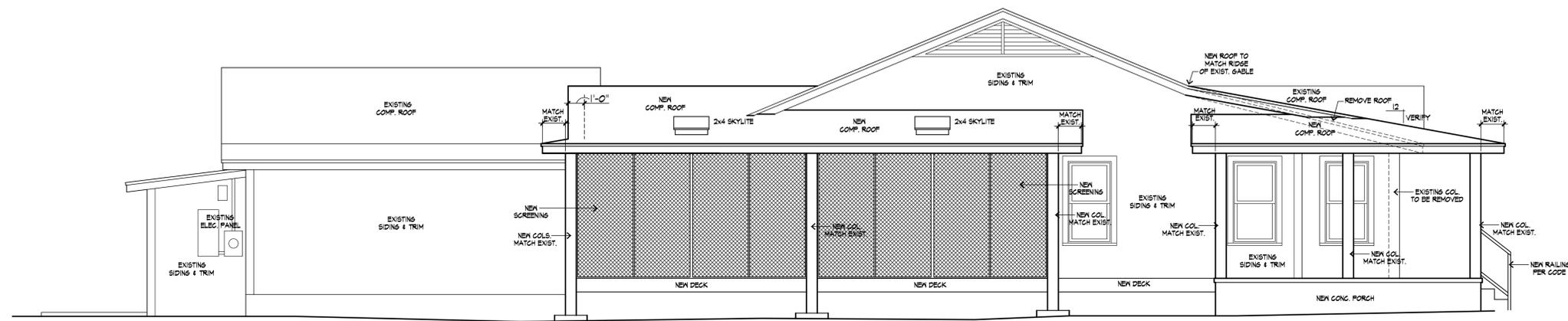
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: ATTIC VENTILATION TO COMPLY WITH I.R.C. BUILDING CODES CURRENT EDITION.
: ROOF, SIDING & TRIM MATERIALS & COLORS TO MATCH EXIST. HOUSE



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

**PORCH ADDITIONS
3212 GLENVIEW**

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