

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
AUGUST 7, 2024
PR-2024-081374; GF-2024-086399
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
3411 HAPPY HOLLOW LANE

PROPOSAL

Demolish a contributing garage in a historic district.

ARCHITECTURE

Main house is a single-story, symmetrical house with Colonial Revival influences. The front gabled entry is bracketed by two narrow columns on each side, with four shuttered windows filling out the front of the house. The contributing garage is located to the right and behind the house where the driveway terminates. It is a wood-frame, single-bay structure with an attached storage space. Whereas the main house is clad in stucco, the garage is covered in wood siding painted to match.

RESEARCH

Originally occupied by the Smith family, the property at 2411 Happy Hollow Lane has limited listings in local news sources, as well as in fire insurance maps and other historical documents. According to the National Register nomination, the house was built in 1938 and has had minimal alteration over time. The garage appears to have been slightly altered with the attached storage space, but apart from that only minor repairs or upkeep has been done.

PROPERTY EVALUATION

The property contributes to the Old West Austin National Register district.

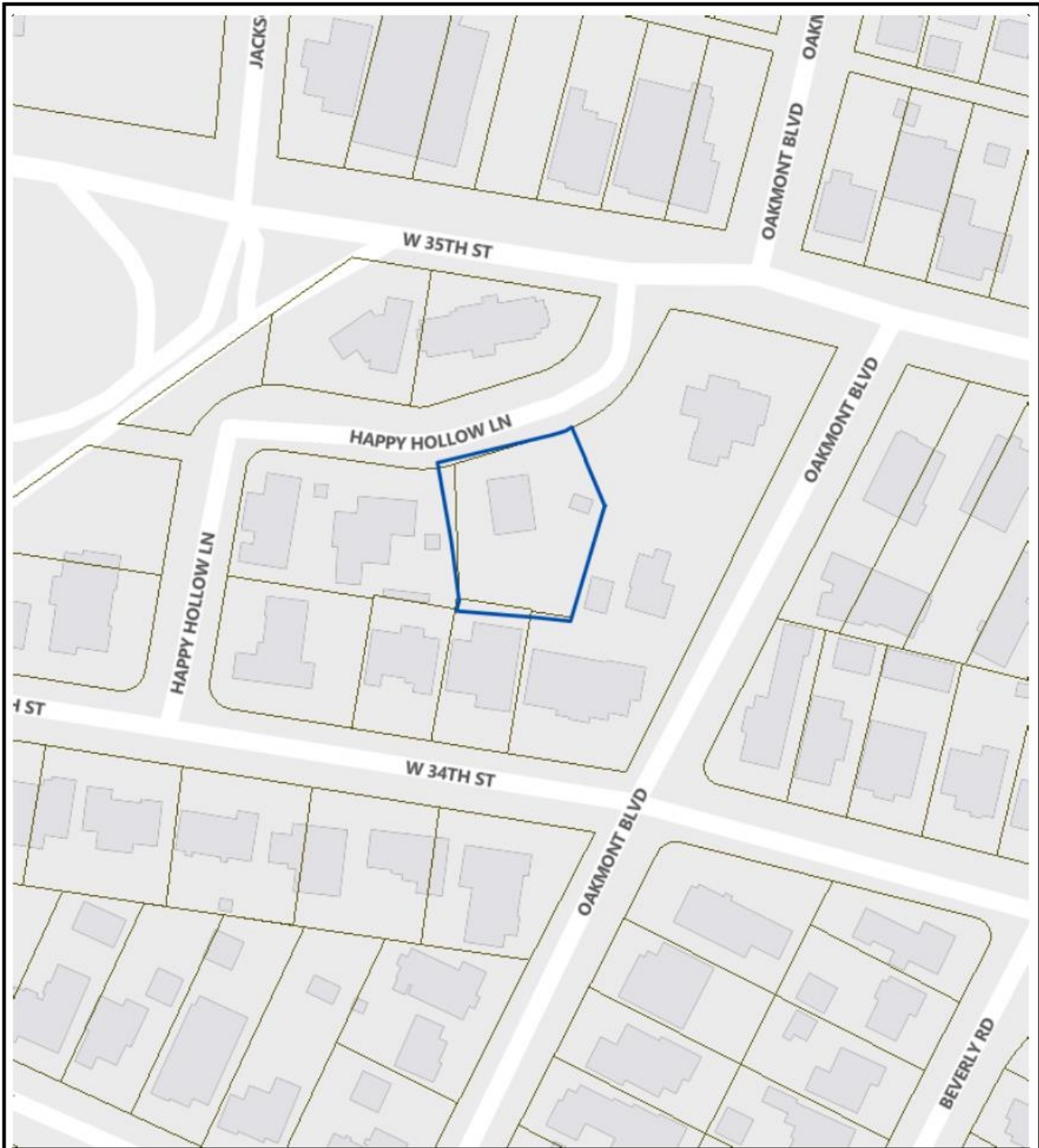
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria for landmark designation:
 - a. Architecture. The building is a good example of Colonial Revival architecture in the district and in Austin.
 - b. Historical association. The property does not appear to have significant historical associations.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Approve the demolition.

LOCATION MAP



Lot Lines
Lot Line

1: 1200

GF 24-086399
3411 HAPPY HOLLOW LANE

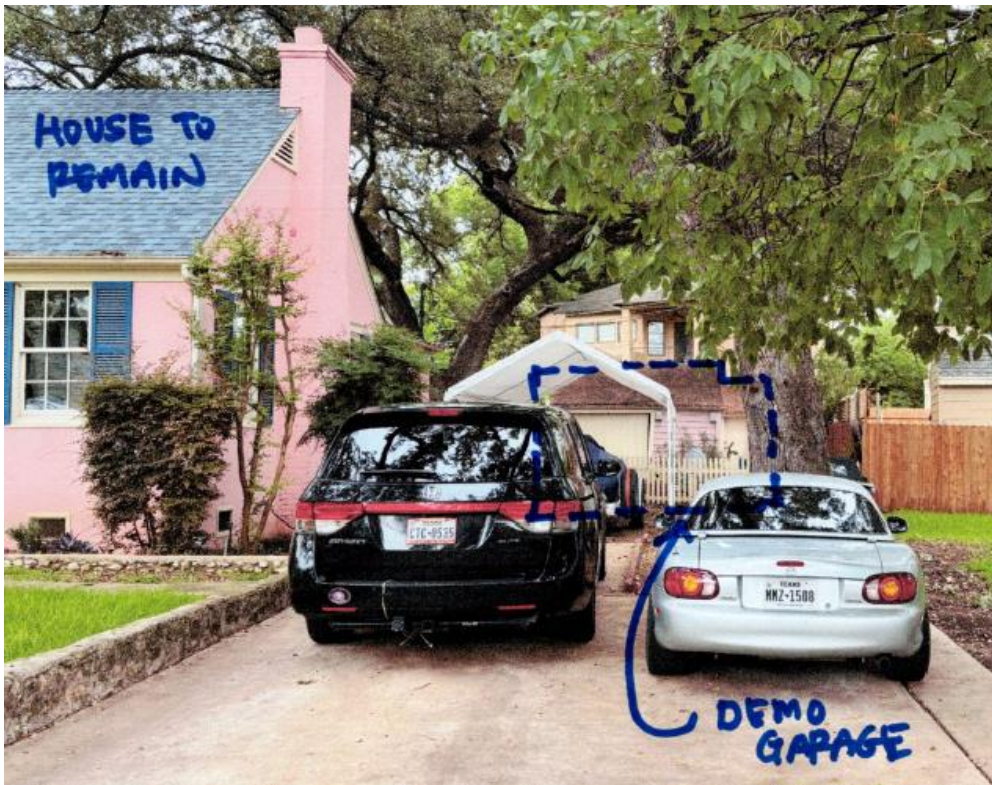


7/24/2024

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PROPERTY INFORMATION

Photos



Demolition application, 2024