

**HISTORIC LANDMARK COMMISSION  
AUGUST 22, 2011  
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS  
NRD-2011-0065  
3400 HAPPY HOLLOW LANE  
OLD WEST AUSTIN**

**PROPOSAL**

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Demolish rear wall and increase roof height to accommodate a new rear 1-story addition, and replace existing garage doors with masonry wall and windows.

**PROJECT SPECIFICATIONS**

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This is a c. 1949 asymmetrical, Ranch-style home with low-pitched roof and limestone walls laid in a coursed ashlar pattern. The house has multi-paned windows and a front facing garage.

The applicant proposes to demolish the rear wall and construct a 1-story rear addition that will include a new garage that will open to the north side of the house. The rear addition requires an increase in the height of the roof ridge to accommodate the increased footprint of the house.

The existing garage opening will be closed-in with a masonry wall and windows to match the materials and patterning on the remainder of the house.

**STAFF COMMENTS**

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The house is contributing to the Old West Austin National Register District. The Old West Austin National Register Historic District has no design guidelines for additions. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. 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.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.

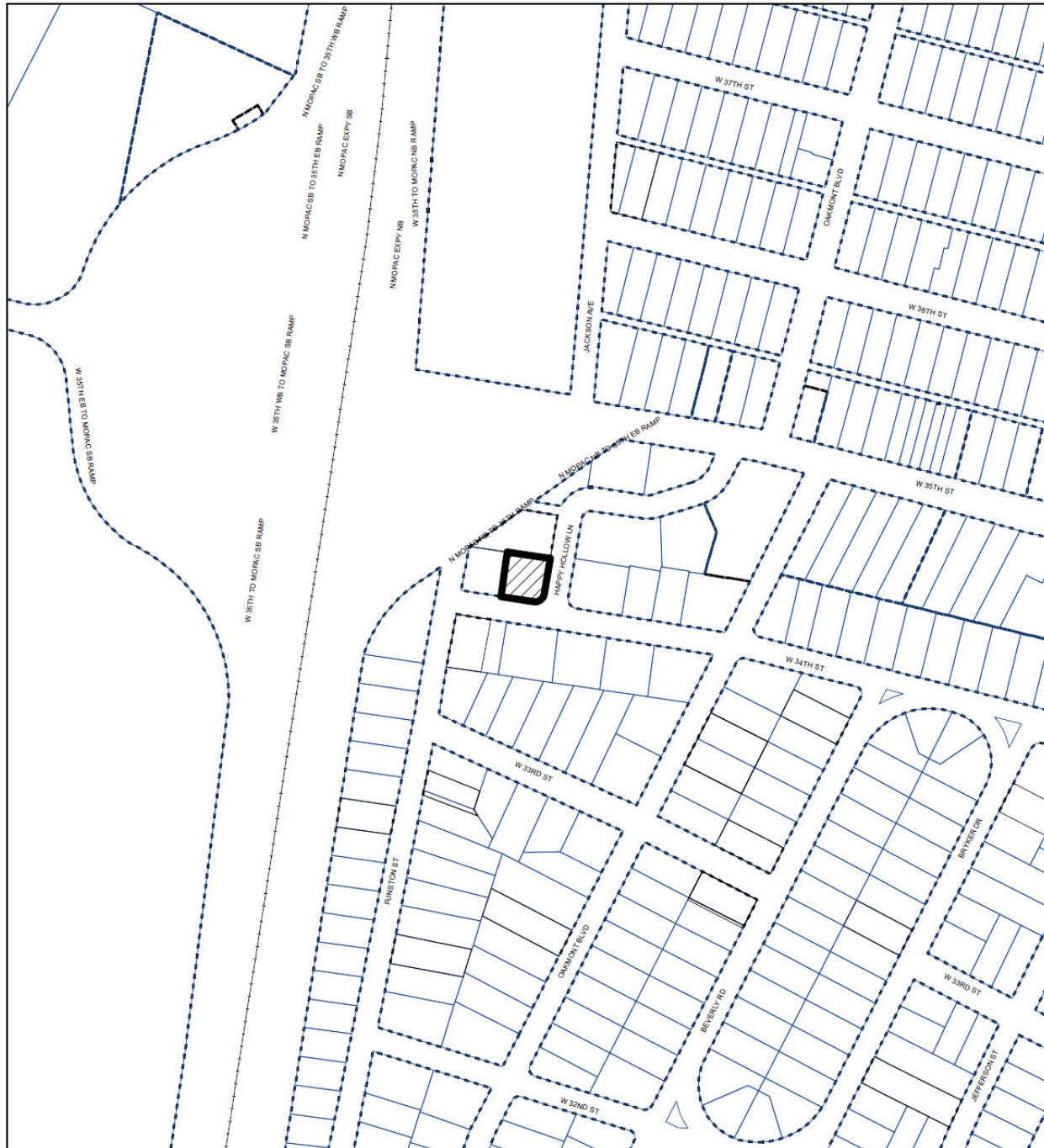
- Surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary designs for alterations and additions to existing properties are appropriate when such 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.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

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**STAFF RECOMMENDATION**

The project as proposed meets these design guidelines and maintains the property's status as contributing to the National Register District. Staff recommends that the project be approved as proposed.

## LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

## NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0065  
 LOCATION: 3400 HAPPY HOLLOW LANE  
 GRID: H25  
 MANAGER: ALYSON MCGEE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PHOTOS

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3400 Happy Hollow – Front elevation



3400 Happy Hollow – Front elevation





3400 Happy Hollow – Side elevation, facing W. 34<sup>th</sup> Street

TRACT 1

[illegible]

## 2. BUILDING COVERAGE

1975-1976		1976-1977		1977-1978		1978-1979		1979-1980		1980-1981		1981-1982		1982-1983		1983-1984		1984-1985		1985-1986		1986-1987		1987-1988		1988-1989		1989-1990		1990-1991		1991-1992		1992-1993		1993-1994		1994-1995		1995-1996		1996-1997		1997-1998		1998-1999		1999-2000		2000-2001		2001-2002		2002-2003		2003-2004		2004-2005		2005-2006		2006-2007		2007-2008		2008-2009		2009-2010		2010-2011		2011-2012		2012-2013		2013-2014		2014-2015		2015-2016		2016-2017		2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		2023-2024		2024-2025		2025-2026		2026-2027		2027-2028		2028-2029		2029-2030		2030-2031		2031-2032		2032-2033		2033-2034		2034-2035		2035-2036		2036-2037		2037-2038		2038-2039		2039-2040		2040-2041		2041-2042		2042-2043		2043-2044		2044-2045		2045-2046		2046-2047		2047-2048		2048-2049		2049-2050		2050-2051		2051-2052		2052-2053		2053-2054		2054-2055		2055-2056		2056-2057		2057-2058		2058-2059		2059-2060		2060-2061		2061-2062		2062-2063		2063-2064		2064-2065		2065-2066		2066-2067		2067-2068		2068-2069		2069-2070		2070-2071		2071-2072		2072-2073		2073-2074		2074-2075		2075-2076		2076-2077		2077-2078		2078-2079		2079-2080		2080-2081		2081-2082		2082-2083		2083-2084		2084-2085		2085-2086		2086-2087		2087-2088		2088-2089		2089-2090		2090-2091		2091-2092		2092-2093		2093-2094		2094-2095		2095-2096		2096-2097		2097-2098		2098-2099		2099-2100		2100-2101		2101-2102		2102-2103		2103-2104		2104-2105		2105-2106		2106-2107		2107-2108		2108-2109		2109-2110		2110-2111		2111-2112		2112-2113		2113-2114		2114-2115		2115-2116		2116-2117		2117-2118		2118-2119		2119-2120		2120-2121		2121-2122		2122-2123		2123-2124		2124-2125		2125-2126		2126-2127		2127-2128		2128-2129		2129-2130		2130-2131		2131-2132		2132-2133		2133-2134		2134-2135		2135-2136		2136-2137		2137-2138		2138-2139		2139-2140		2140-2141		2141-2142		2142-2143		2143-2144		2144-2145		2145-2146		2146-2147		2147-2148		2148-2149		2149-2150		2150-2151		2151-2152		2152-2153		2153-2154		2154-2155		2155-2156		2156-2157		2157-2158		2158-2159		2159-2160		2160-2161		2161-2162		2162-2163		2163-2164		2164-2165		2165-2166		2166-2167		2167-2168		2168-2169		2169-2170		2170-2171		2171-2172		2172-2173		2173-2174		2174-2175		2175-2176		2176-2177		2177-2178		2178-2179		2179-2180		2180-2181		2181-2182		2182-2183		2183-2184		2184-2185		2185-2186		2186-2187		2187-2188		2188-2189		2189-2190		2190-2191		2191-2192		2192-2193		2193-2194		2194-2195		2195-2196		2196-2197		2197-2198		2198-2199		2199-2200		2200-2201		2201-2202	
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#### 4. P.A.R. CALCULATIONS

[illegible]

**PROJECT INFO:**

[illegible]

## DRAWING INDEX

A0.1 SITE PLAN  
 A1.1 PROPOSED FLOOR PLAN  
 A2.1 FRONT & SOUTH SIDE ELEV  
 A2.2 REAR & NORTH SIDE ELEV  
 D.1 DEMO FLOOR PLAN

LEGAL DESCRIPTION:  
 TRACT 1 & TRACT 11 OUT OF LOT

**LEGAL DESCRIPTION:**

TRACT I & TRACT II OUT OF LOT 7 & 8, BLOCK 14,  
HAPPY HOLLOW ADDITION, CITY OF AUSTIN, TRAVIS  
COUNTY TEXAS RECORDED IN BOOK 3, PAGE 227.

TRACT 2

[illegible]

**WEST 34TH STREET**

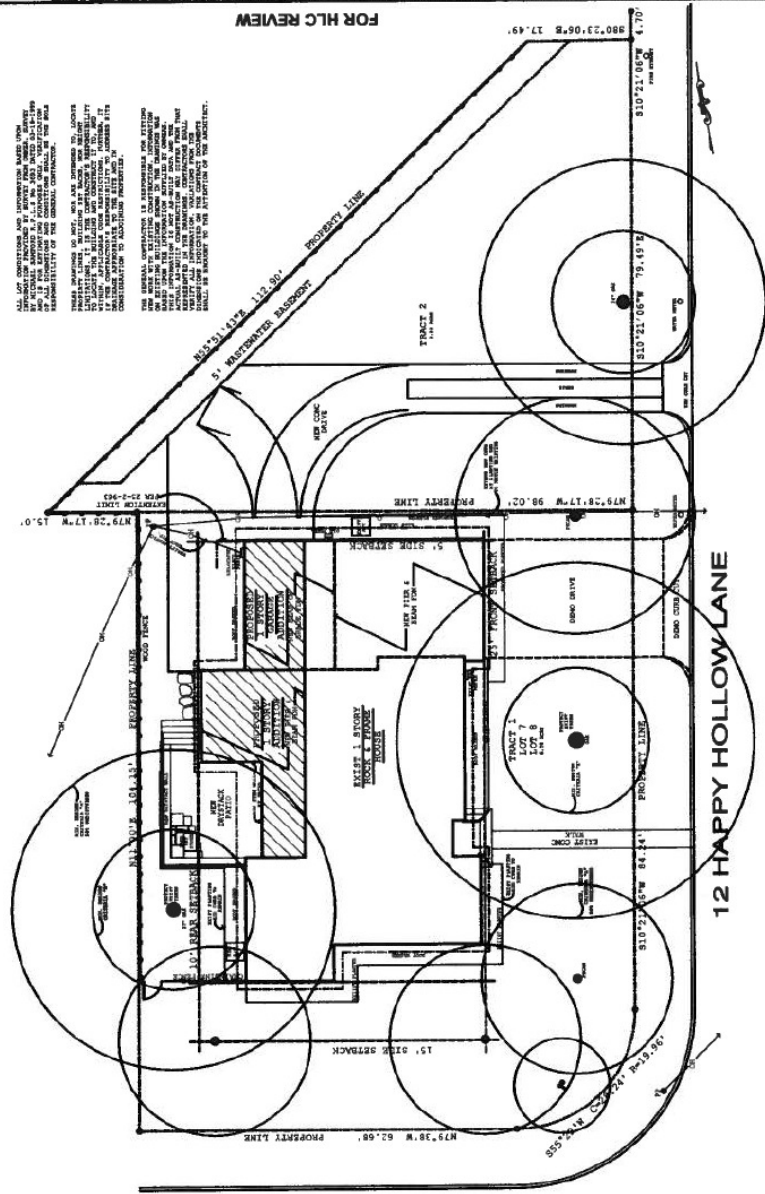
2. BUILDING COVERAGE		TOTAL
TOTAL COVERAGE ON NOT IN 1443-3-0-0-0-11		\$21
TOTAL NOT ASS.		\$22,167

### 3. IMPERVIOUS COVERAGE

3. REFERENCES CITED	№№
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#### 4. P.A.R. CALCULATIONS

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254	12:00	1	



**FOR HLC REVIEW**

**BUBBEE HOUSE**

12 HAPPY HOLLOW LANE  
AUSTIN TEXAS 78703

atlantis architects  
4117 guadalupe street - studio B  
austin texas 78751  
ph 512.452.7800 fax 452.7801  
atlantisarchitects.com

FOR MILC REVIEW  
14 JULY 11

FOR REVIEW  
08 JUNE 11

FOR IIR REVIEW

A 0.1

1 SITE PLAN  
0.1 SCALE: 1/8" = 1'-0"



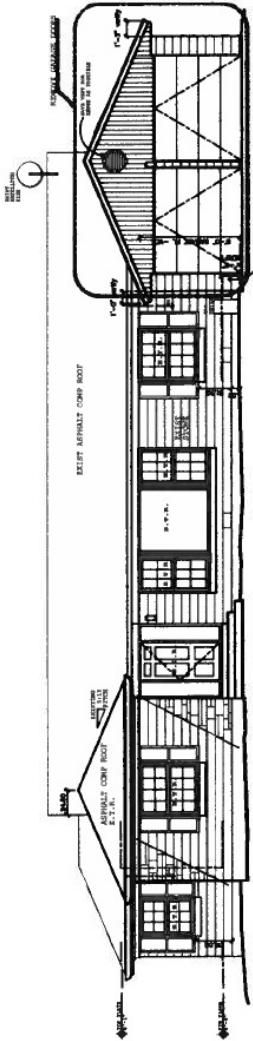
atlantis architects  
4117 guadalupe street - studio B  
austin texas 78751  
ph 512.452.7800 fax 452.7801  
atlantisarchitects.com

**BUZBEE HOUSE**  
12 HAVY HOLLOW LANE  
AUSTIN TEXAS 78703

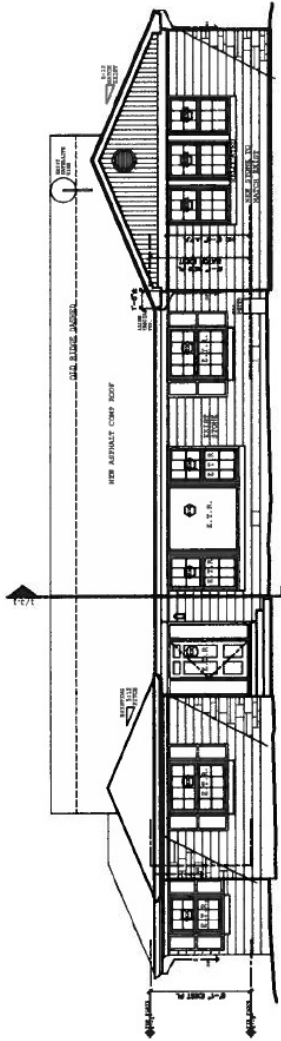
12 HAVY HOLLOW LANE  
AUSTIN TEXAS 78703  
FOR REVIEW  
DATE: 06/11/11  
BY: J. A. J. J.

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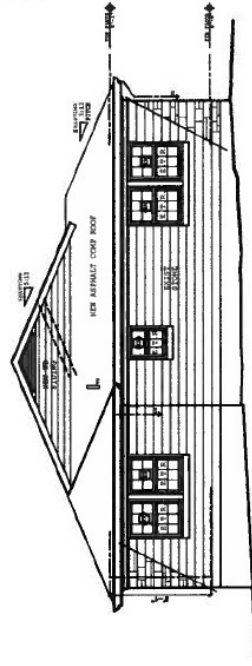
FOR HLC REVIEW



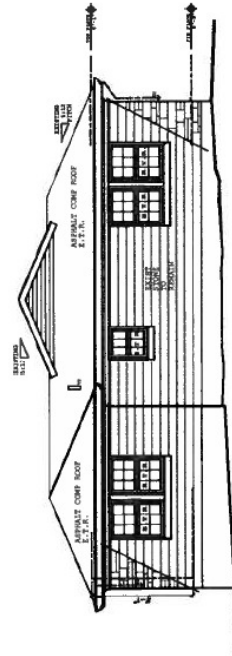
1. EXISTING EAST ELEVATION - AS SEEN FROM HAVY HOLLOW LANE  
2. SCALE: 1/4" = 1'-0"



3. PROPOSED EAST ELEVATION - AS SEEN FROM HAVY HOLLOW LANE  
4. SCALE: 1/4" = 1'-0"



5. PROPOSED SOUTH ELEVATION - AS SEEN FROM 34TH STREET  
6. SCALE: 1/4" = 1'-0"



7. EXISTING SOUTH ELEVATION - AS SEEN FROM 34TH STREET  
8. SCALE: 1/4" = 1'-0"