

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

PROPOSAL

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

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

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:

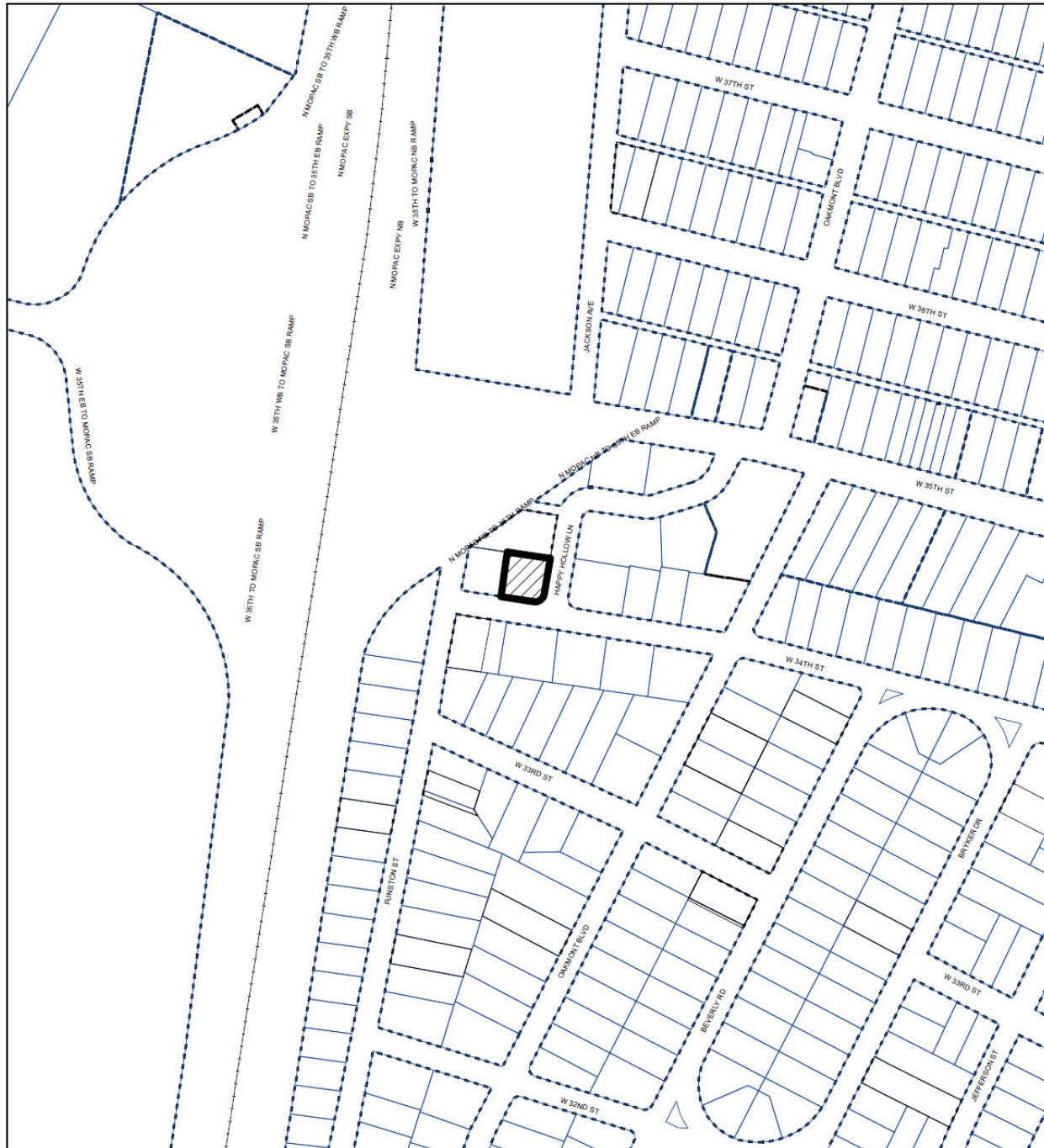
- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which 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.

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 & PLANS



3400 Happy Hollow – Front elevation



3400 Happy Hollow – Front elevation



3400 Happy Hollow – Side elevation, facing W. 34th Street

1. BUILDING AREA CALCULATIONS

2. BUILDING COVERAGE

	TOTAL	
n. TOTAL COVERAGE ON LOT (m less b,c,d,e & f)	2672.85	
z. TOTAL LOT AREA	8555.55	
% OF BLDG COVERAGE ON LOT (n / z)	31.23	

3. IMPERVIOUS COVERAGE

	TOTAL
1. TOTAL BUILDING COVERAGE ON LOT	2672 sq ft
a. DRIVEWAY AREA ON PRIVATE PROPERTY	404 sq ft
b. DRIVEWAY COVERAGE ON PRIVATE PROP	104 sq ft
c. UNCOVERED PATIO	0 sq ft
d. UNCOVERED WOOD DECK (count 50%)	0 sq ft
e. AIR CONDITIONER PADS	18 sq ft
f. CONCRETE PORCH	0 sq ft
g. OTHER (cooling, furn., etc.)	197 sq ft
2. TOTAL LOT COVERAGE	3395 sq ft
3. TOTAL LOT AREA	8555 sq ft
4. DRIVEWAY COVERAGE ON LOT	19.74 %
5. AIR-CONDITIONER COVERAGE (45% x 2)	364.5 %

4. F.A.R. CALCULATIONS

	234159	NPM
a. FIRST FLR. CONDITIONED AREA	24747	37815
a' FIRST FLR. CONDITIONED AREA > 15'	0.0	0.0
a'' SECOND FLR. CONDITIONED AREA	0.0	0.0
b. SECOND FLR. CONDITIONED AREA > 15'	0.0	0.0
b' SECOND FLR. COVERED ROOFING	0.0	0.0
c. THIRD FLR. CONDITIONED AREA	0.0	0.0
c' THIRD FLR. CONDITIONED AREA > 15'	0.0	0.0
c'' THIRD FLR. COVERED ROOFING	0.0	0.0
d. ROOFING	0.0	0.0
SUB TOTAL (e thru d)	24747	37815
TOTAL MIXED FLR AREA (e + b + c + d)		24241
TOTAL GROUND FLR AREA (e + 1-200, e+250, e+450)		24241
TOTAL MIXED FLR AREA (e + n)		24241
TOTAL LOF		45541
1. FLOOR AREA RATIO		28.56
ALLOWABLE FLOOR AREA RATIO (40% x)		24241

PROJECT INFO:

ZONING	SF3-1
IMPERVIOUS LIMIT	45
F.A.B. LIMIT	40

ALL WORK SHALL COMPLY WITH APPLICABLE
CODES EXCEPT WHERE SUPERSEDED BY CITY
OF AUSTIN AMENDMENT:

2006 INT'L RESIDENTIAL CODE W/ C.O.A. AMENDMENTS
2009 INT'L ENERGY CONSERV CODE
2009 UNIFORM PLUMBING CODE
2008 NAT'L ELECTRIC CODE - AMENDED
2009 UNIFORM MECHANICAL CODE

DRAWING INDEX

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

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.

ALL LOT CONDITIONS AND INFORMATION BASED UPON INFORMATION PROVIDED BY SURVEY FROM OWNER. SURVEY BY MICHAEL SANDFORD R.P.L.S. No. 3693 DATED 03-18-1999 AND IS FOR ESTIMATING PURPOSES ONLY. VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THESE DRAWINGS DO NOT, NOR ARE INTENDED TO, LOCATE PROPERTY LINES, BUILDING SET BACKS, NOR HEIGHT LIMITATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE BUILDING AND CONSTRUCT IT TO, AND WITHIN, APPLICABLE CODE RESTRICTIONS. FURTHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS SITE DRAINAGE APPROPRIATE TO THE SITE AND IN CONSIDERATION TO ADJOINING PROPERTIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FITTING NEW WORK WITH EXISTING CONSTRUCTION. INFORMATION ON EXISTING BUILDINGS SHOWN IN THE DRAWINGS WAS BASED UPON THE INFORMATION SUPPLIED BY OWNERS. THIS INFORMATION IS NOT AS-BUILT DATA AND THE ACTUAL AS-BUILT CONSTRUCTION MAY DIFFER FROM THAT REPRESENTED IN THE DRAWINGS. CONTRACTORS SHALL VERIFY ALL INFORMATION. VARIATIONS FROM THE DIMENSIONS INDICATED ON THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

1. BUILDING AREA CALCULATIONS

WEST 34TH STREET

2. BUILDING COVERAGE

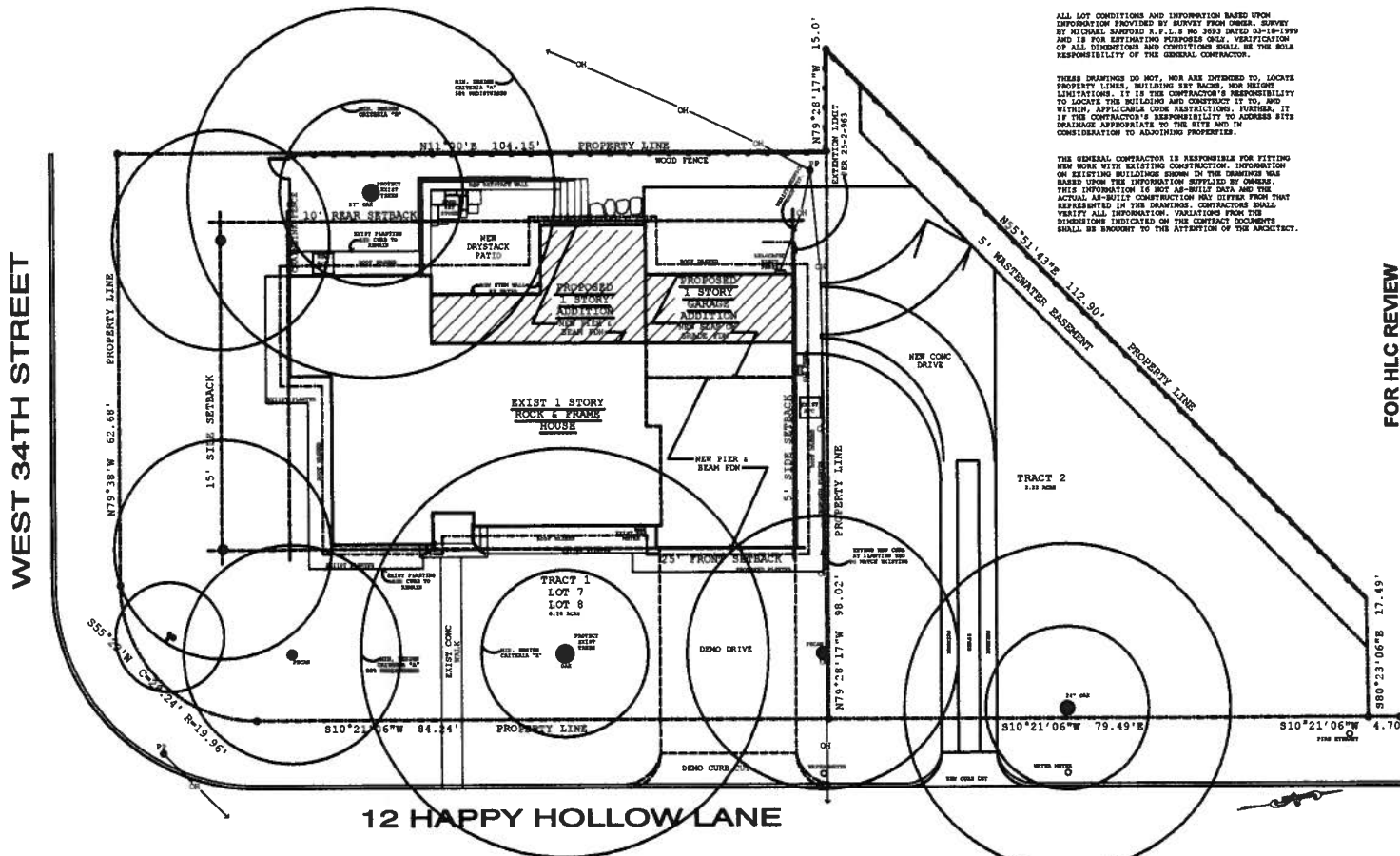
		TOTAL	
2.	TOTAL COVERAGE ON LOT (in less b.c.d.s. R)		0.01
2.	TOTAL LOT AREA		(573)67
1 OF 100 COVERAGE ON LOT (in / 10)			0.1

3. IMPERVIOUS COVERAGE

	TOTAL	CHG
3. TOTAL RELEVANT COVERAGE OF LOT		CHG
4. INTEREST AREA OF RELEVANT PROPERTY	317.56	CHG
5. ADJACENT/ADJACENT OF RELEVANT PROP.	CHG	CHG
6. UNCOVERED PATIO	CHG	CHG
7. UNCOVERED MOOD PATIO (count 50)	CHG	CHG
8. AIR CONDITIONER PATIO	CHG	CHG
9. CONCRETE DRIVE	CHG	CHG
10. OTHER (pooling, land, etc.)	CHG	CHG
TOTAL RELEVANT COVERAGE	317.56	CHG
2. TOTAL LOT AREA	4573.97	CHG
3. RELEVANT COVERAGE OF LOT	201.5	CHG
4. RELEVANT COVERAGE OF LOT	2067.67	CHG

4. F.A.R. CALCULATIONS

	INSTR	STRT
a. FIRST FLD. COMBINED AREA	0.42	0.01
b. SECOND FLD. COMBINED AREA (A * 15)	0.63	0.01
c. THIRD FLD. COMBINED AREA	0.47	0.01
d. FIRST FLD. COMBINED AREA (A * 1)	0.42	0.01
e. SECOND FLD. COMBINED SQUARES	0.41	0.01
f. THIRD FLD. COMBINED SQUARES	0.41	0.01
g. FIRST FLD. COMBINED AREA (A * 15)	0.63	0.01
h. THIRD FLD. COMBINED SQUARES	0.41	0.01
i. RATIO	0.41	0.01
j. RATIO	0.41	0.01
PUB. TOTAL (A + B + C + D)		
	0.42	0.01
TOTAL SQUARE FLD AREA (A + B + C + D)		
	0.6	
TOTAL SQUARE FLD AREA (A * 1200, D * 150, G * 150)		
	0.6	
TOTAL FLOOR AREA (A + B)		
	0.83	0.02
TOTAL FLOOR AREA		
	1.873	
FLOOR AREA RATIO		
	0.6	
ALLOWABLE FLOOR AREA RATIO (1.08 * 0.5)		
	0.54	



FOR HLC REVIEW

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BUZBEE HOUSE
12 HAPPY HOLLOW LANE
AUSTIN TEXAS 78703

FOR NLC REVIEW
14 JULY 11

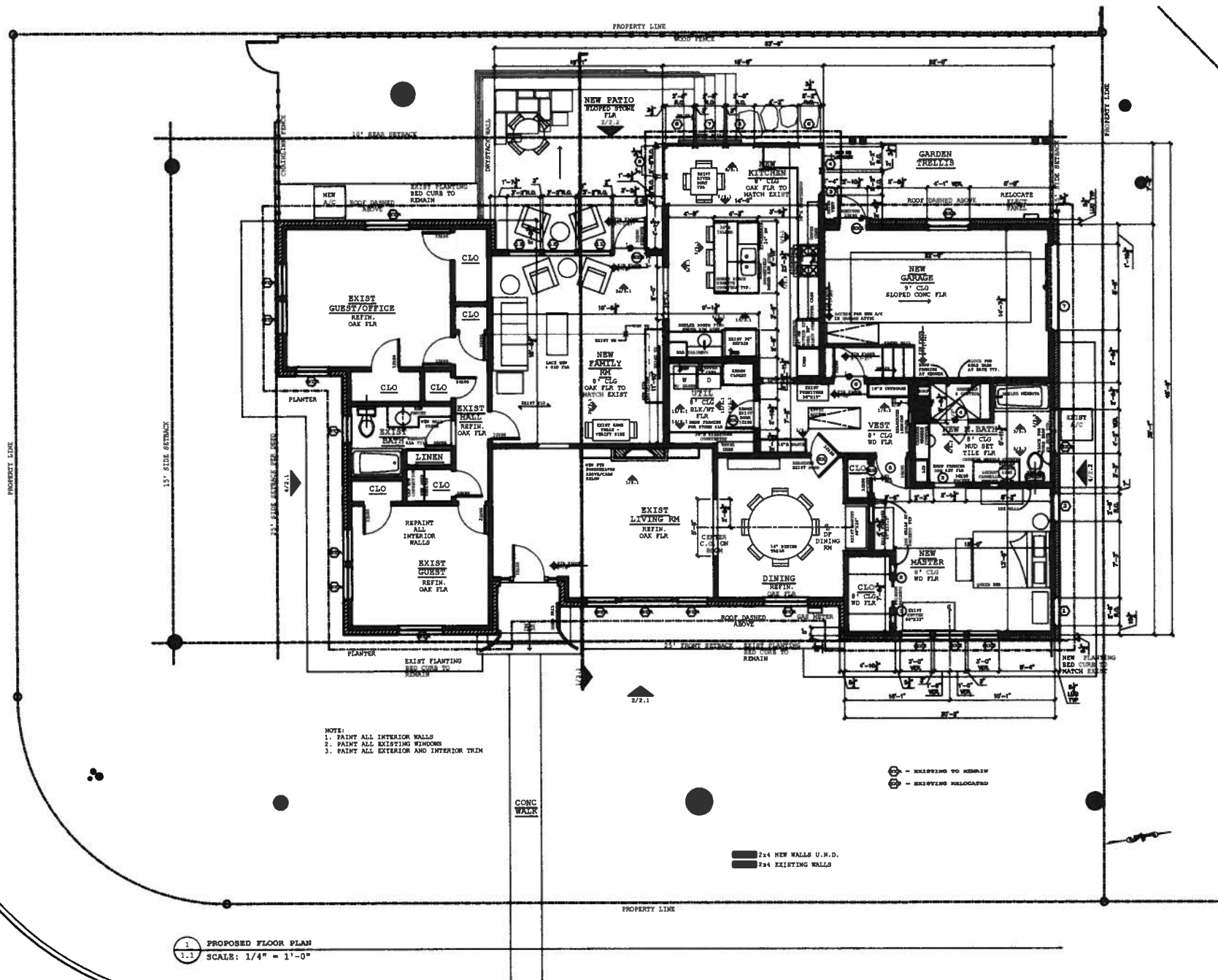
FOR REVIEW
08 JUNE 11

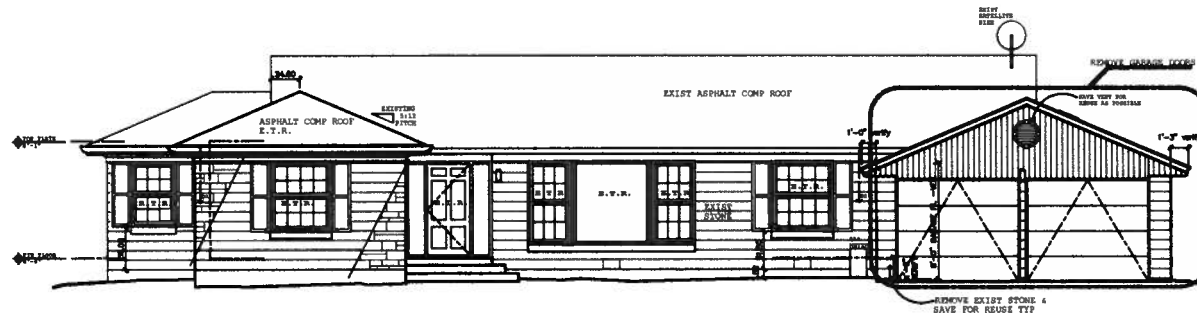
DESIGN REVIEW
01 JUNE 11

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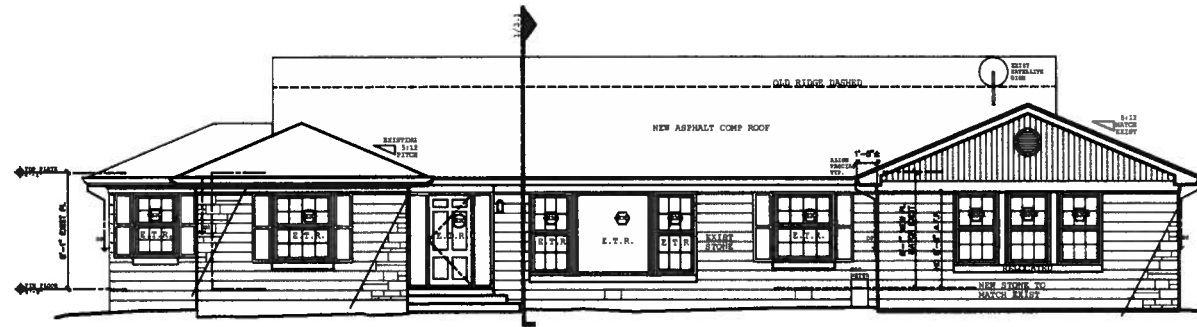
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FOR HLC REVIEW

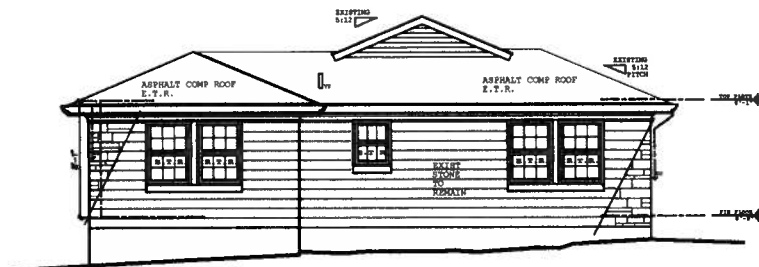




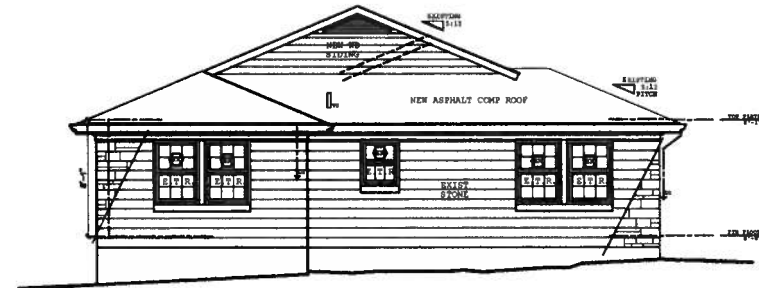
1 EXISTING EAST ELEVATION - AS SEEN FROM HAPPY HOLLOW LANE
2.1 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - AS SEEN FROM HAPPY HOLLOW LANE
2.1 SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION - AS SEEN FROM 34TH STREET
2.1 SCALE: 1/4" = 1'-0"



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

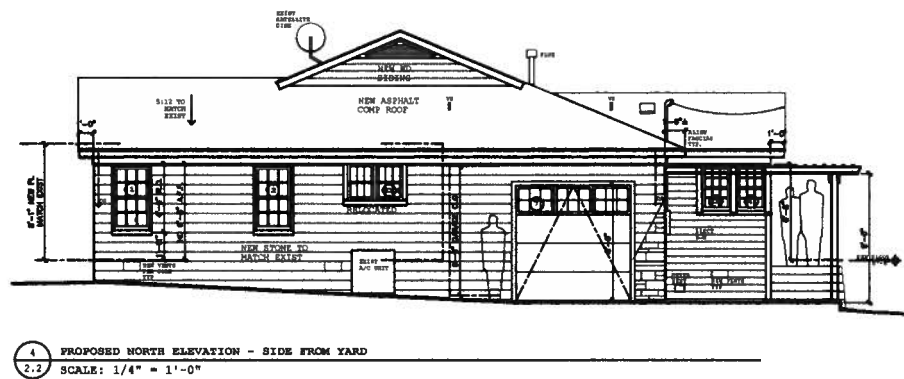
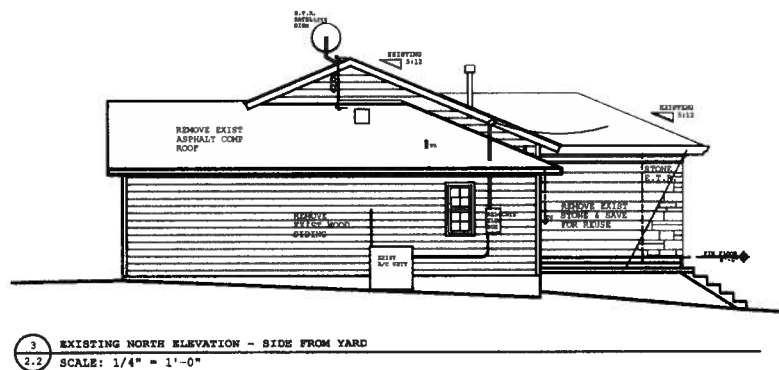
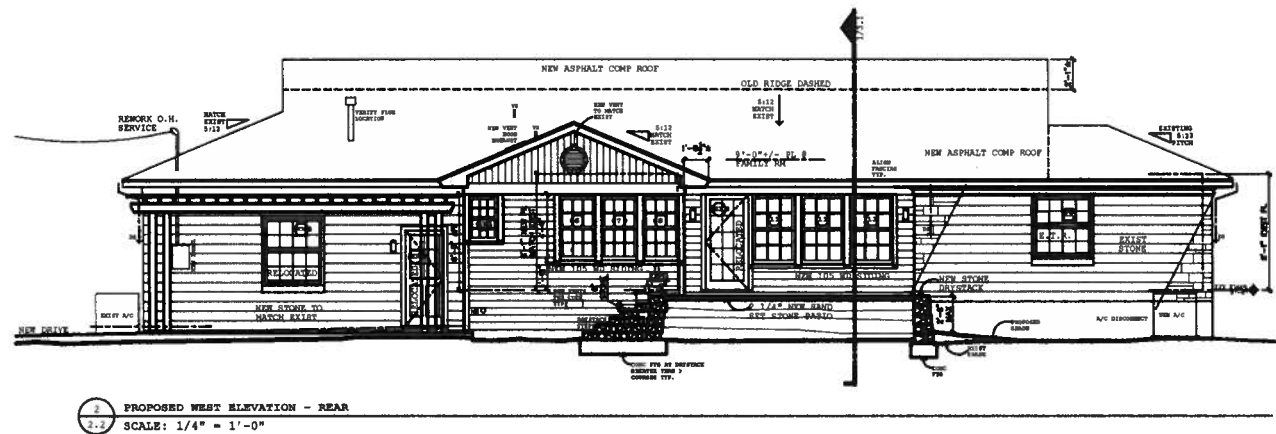
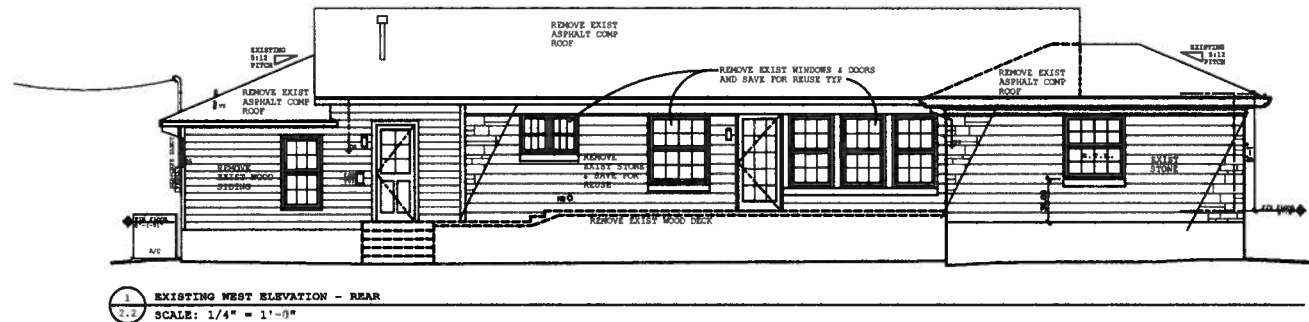
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14 JULY 11
FOR REVIEW
08 JUNE 11
DESIGN REVIEW
25 MAY 11

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2.1



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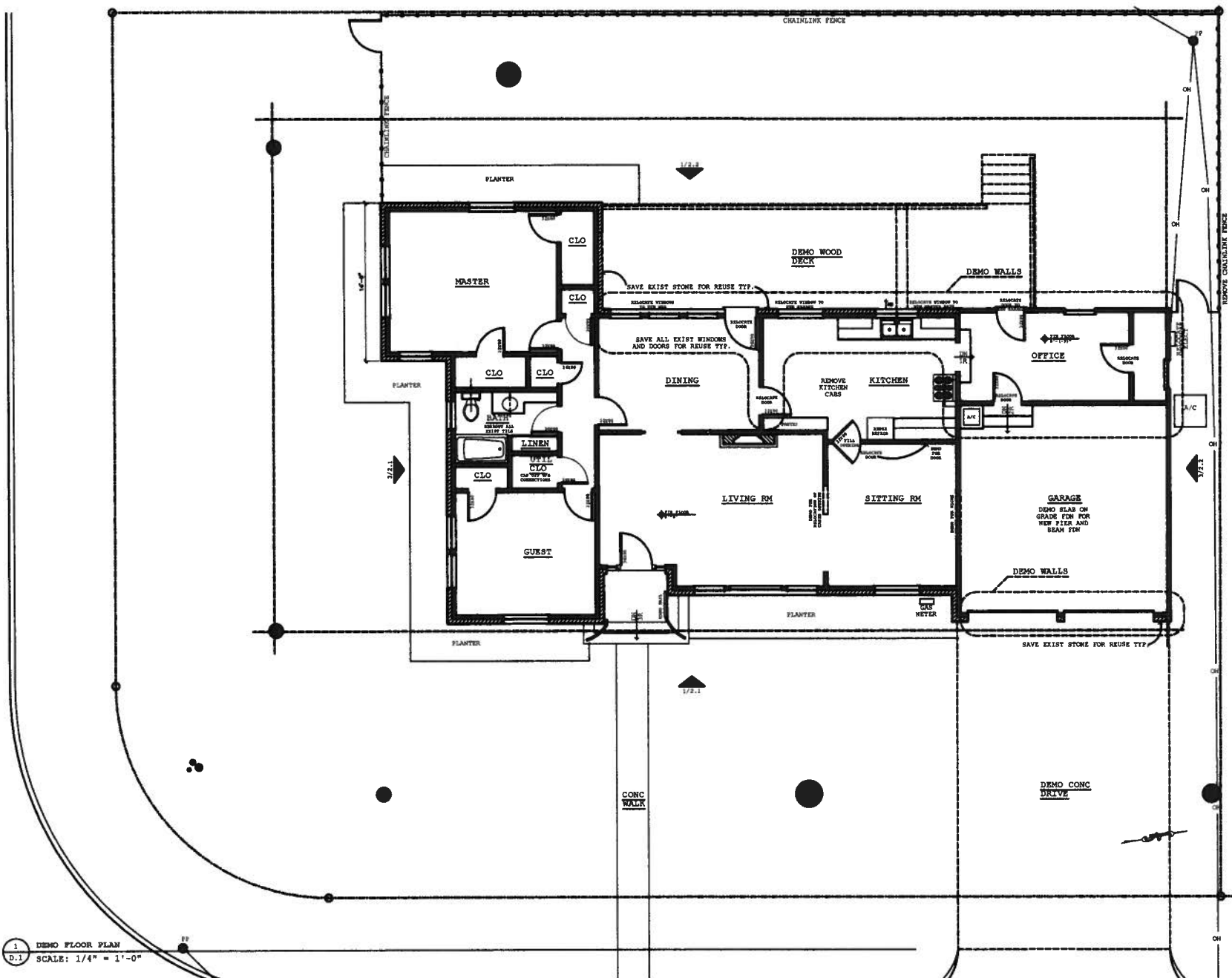
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FOR REVIEW
08 JUNE 11

DESIGN REVIEW
25 MAY 11

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2.2

1 DEMO FLOOR PLAN
D.1 SCALE: 1/4" = 1'-0"



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D.1