

**HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0062
Old West Austin
3401 Happy Hollow Lane**

PROPOSAL

Construct additions and a front porch on a contributing house.

PROJECT SPECIFICATIONS

The existing c. 1950, Minimal Traditional house is approximately 2,600 sq. ft. It is one-story, with a cross gable roof, and wide, horizontal siding. There are exposed rafter ends in the eaves. The wide multi-paned window on the façade, and other multi-paned, double-hung windows are flanked by shutters. The house is located on a side lot and has a number of 6:6 windows and one 3:3, double-hung window on the side elevation.

The applicant proposes to add a front porch with a shed roof supported by posts set on shone clad piers. Iron railings will be placed between the piers. The wide window opening on the façade will be further enlarged to accommodate six 6:6 double-hung windows. Additions totaling 527 sq. ft. are proposed to the rear, as well as 200 sq. ft. added to the side of the front facing garage to accommodate a second bay. The side gabled roof of the house will be raised nearly 2'-9". The additions will have siding and roofing to match the existing materials.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. 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.
- Contemporary design 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.

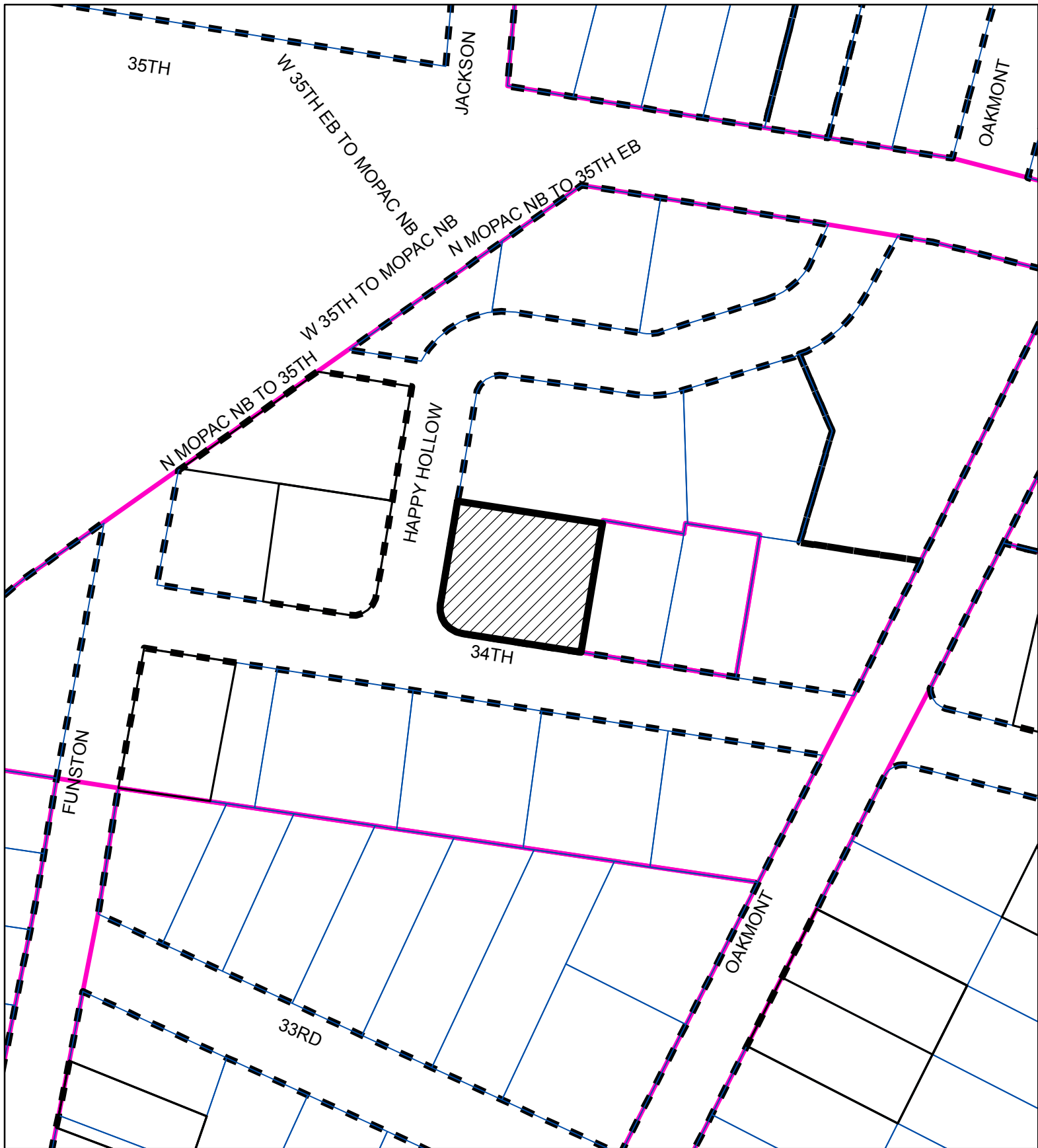
Although the scale, materials and architectural details of the new porch and additions are compatible in character and scale with the district, the combined changes represent a significant change to the appearance of the original house and will render the property no longer contributing to the Old West Austin National Register District.



STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a design that maintains the house's contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

PHOTOS





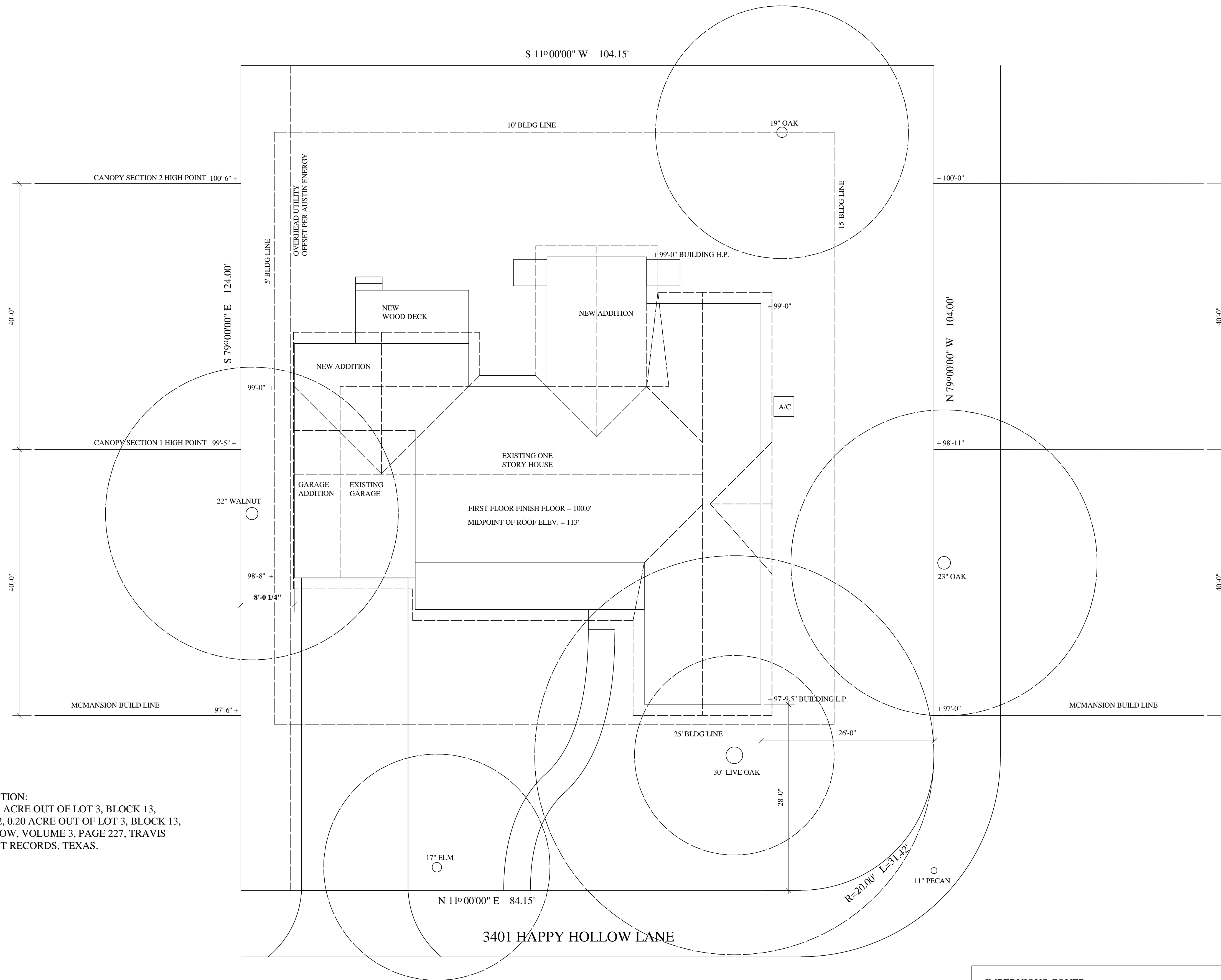
-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: NRD-2013-0062
 LOCATION: 3401 Happy Hollow



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



LOT DESCRIPTION:
 TRACT 1, 0.10 ACRE OUT OF LOT 3, BLOCK 13,
 AND TRACT 2, 0.20 ACRE OUT OF LOT 3, BLOCK 13,
 HAPPY HOLLOW, VOLUME 3, PAGE 227, TRAVIS
 COUNTY PLAT RECORDS, TEXAS.

SITE & ROOF PLAN

1/8" = 1'-0"



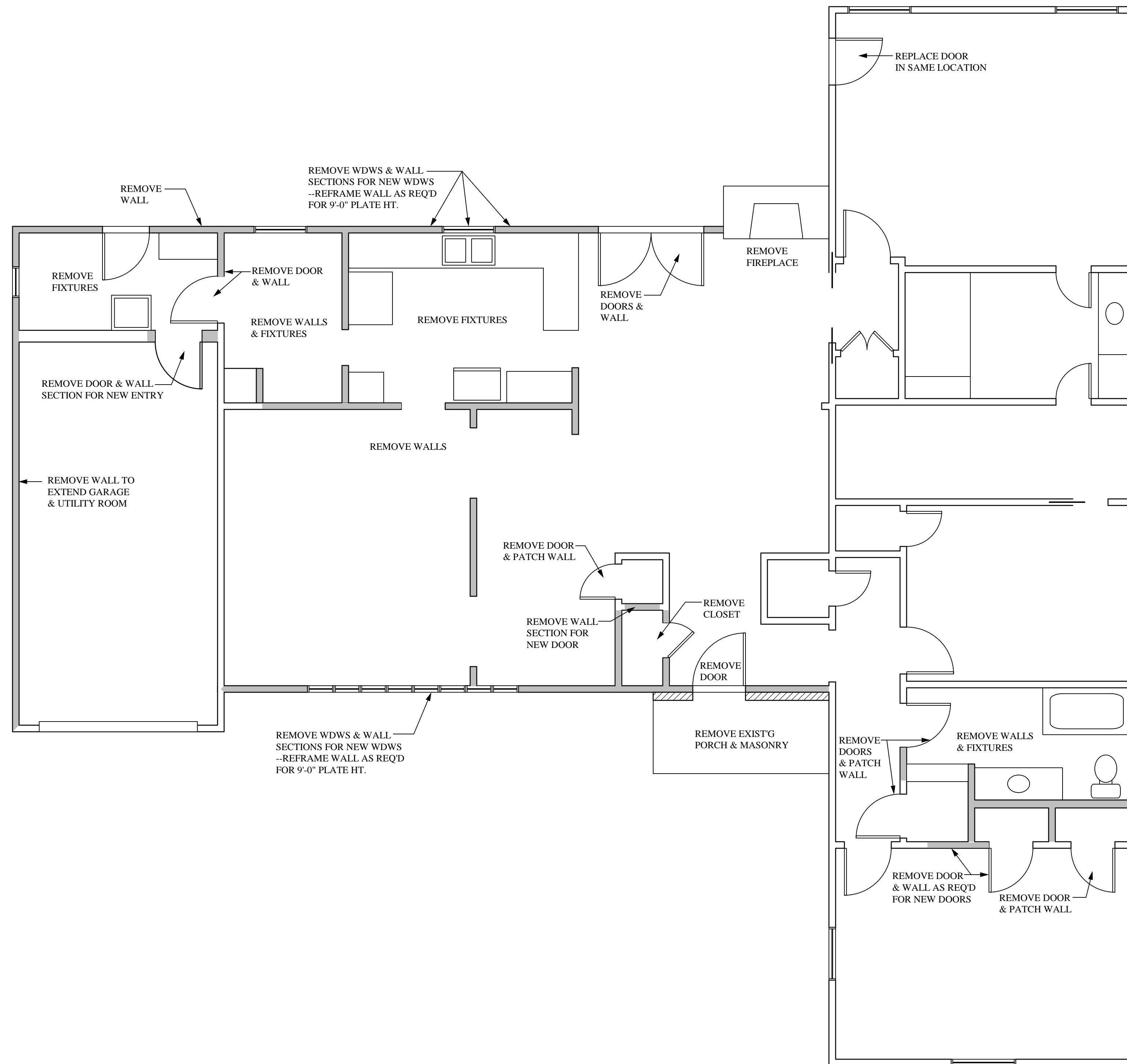
IMPERVIOUS COVER:	EXISTING	NEW/ADDITION	TOTAL
TOTAL BUILDING COVERAGE ON LOT:	2350	840	3190
DRIVEWAY:	470	282	752
WALKWAYS:	181	--	181
LANDINGS:	40	--	40
UNCOVERED WOOD DECKS @ 50%:	--	72	72
A/C PADS:	9	--	9
TOTAL SITE COVERAGE:	3050	1194	4244
LOT SIZE 12,816 = 33.1%			
FAR = .21			



Leland F. Decker Architect
 104 Darling Dr.
 512/457-0230
 Wimberley, TX
 Reg. #12424

Renovation
Leecraft Residence
 3401 Happy Hollow, Austin, TX

PERMIT 7/26/13
 9/10/13



DEMOLITION PLAN

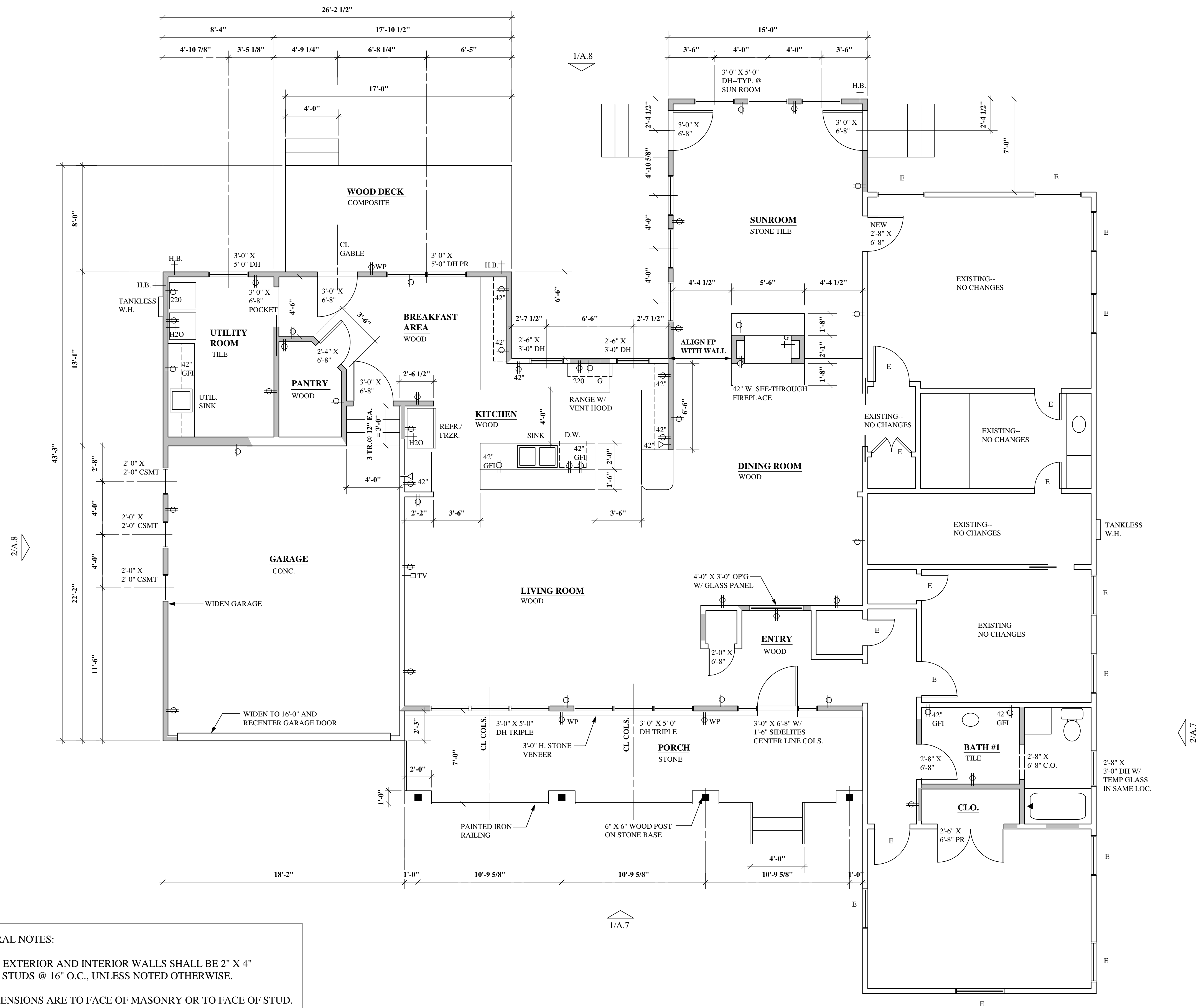
1/4" = 1'-0"



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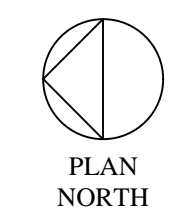


GENERAL NOTES:

1. ALL EXTERIOR AND INTERIOR WALLS SHALL BE 2" X 4" #2 SYP STUDS @ 16" O.C., UNLESS NOTED OTHERWISE.
2. DIMENSIONS ARE TO FACE OF MASONRY OR TO FACE OF STUD.
3. ALL EXTERIOR WALLS SHALL BE SHEATHED W/ 1/2" OSB OR PLYWOOD STRUCTURAL SHEATHING. SHEATHING SHALL BE NAILED IN ACCORDANCE W/ BUILDING CODE REQUIREMENTS FOR DIAGONAL BRACING.

FIRST FLOOR PLAN

1/4" = 1'-0"



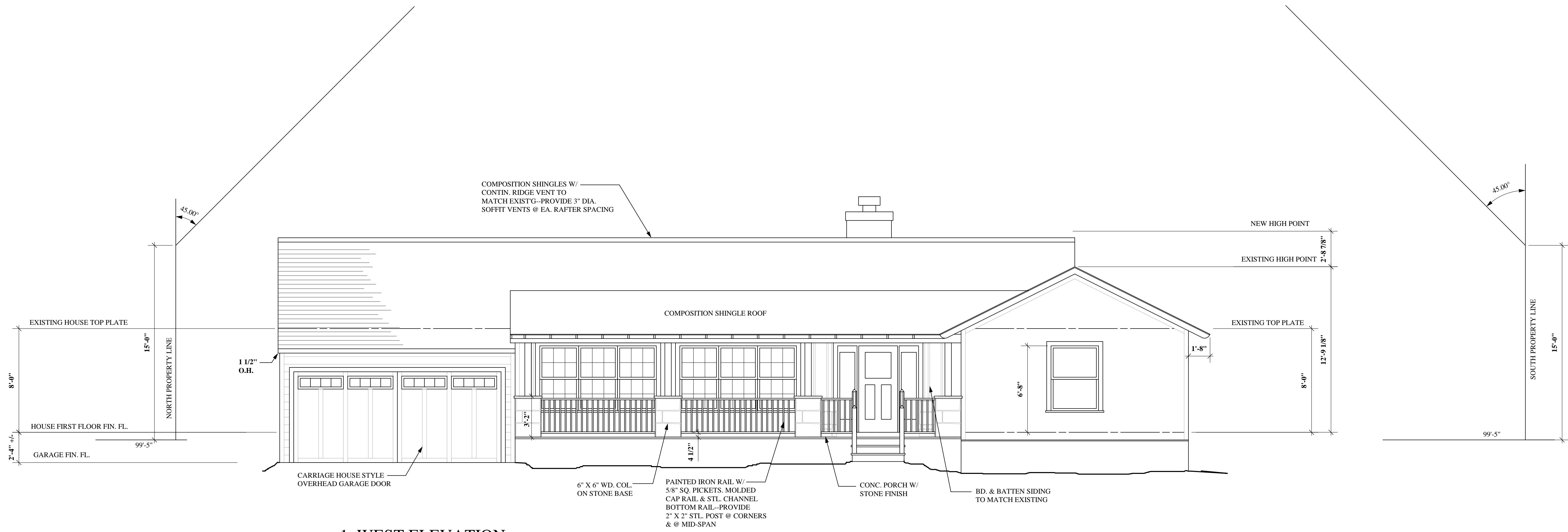
SQUARE FOOTAGE SUMMARY:	EXISTING	NEW/ADDITION	TOTAL
FIRST FLOOR CONDITIONED:	2044	497	2541
GARAGE ATTACHED:	260	148	408
COVERED PORCH:	46	195	241
TOTAL BUILDING AREA:	2350	840	3190
TOTAL BUILDING COVERAGE ON LOT:	2350	840	3190
LOT SIZE 12,816 = 24.9%			



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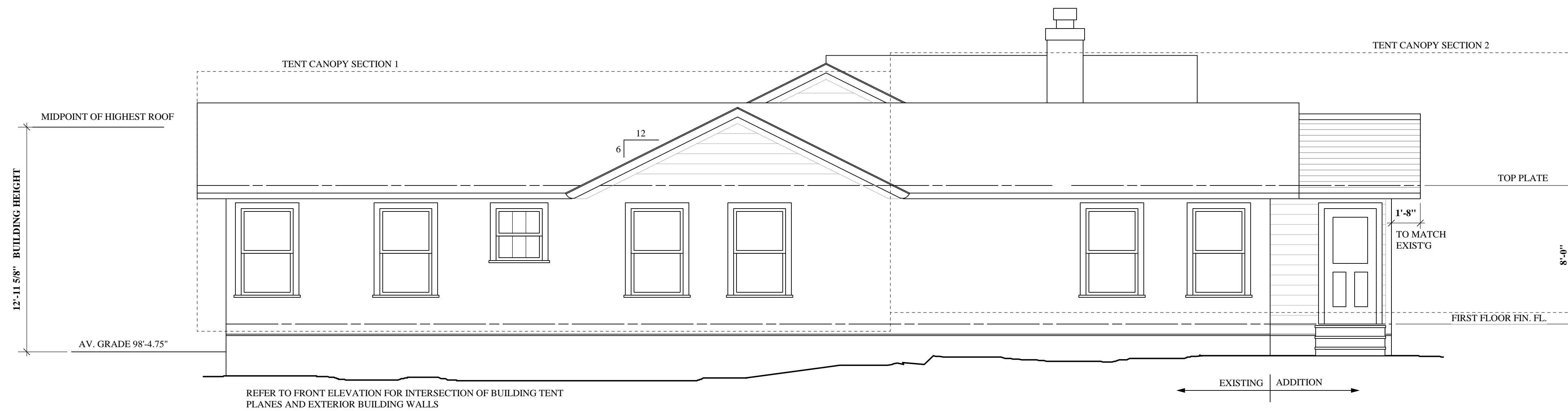
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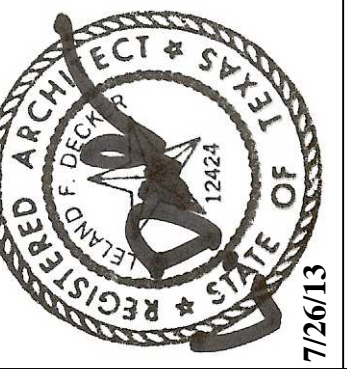
1 WEST ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

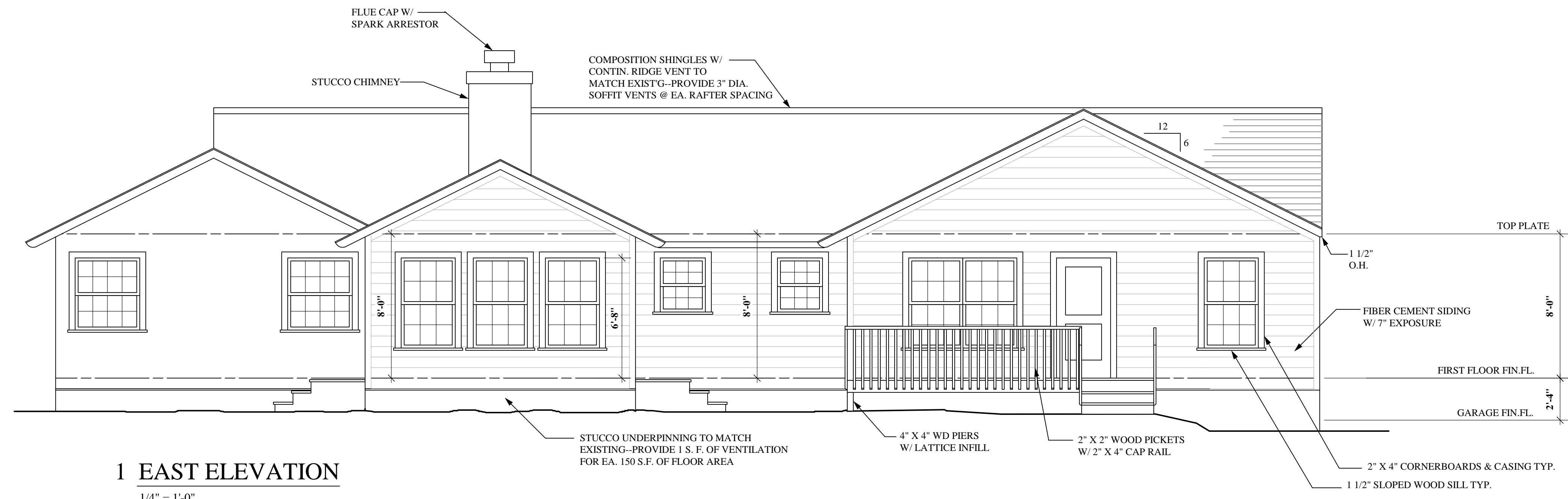
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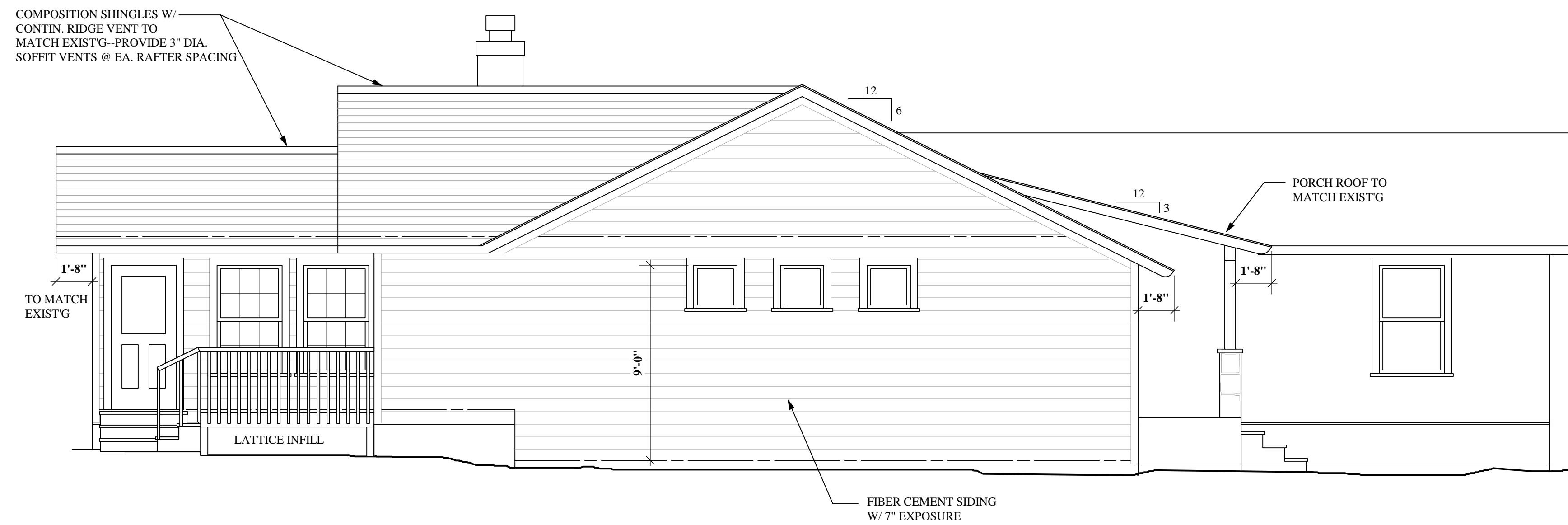
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1 EAST ELEVATION

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2 NORTH ELEVATION

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