



Historic Review Application

For Office Use Only

Date of Submission: _____

Plan Review #: _____

Property Address: 3212 GLENVIEW AVEHistoric 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: _____

DocuSigned by:

DD48B4A0C463459...

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

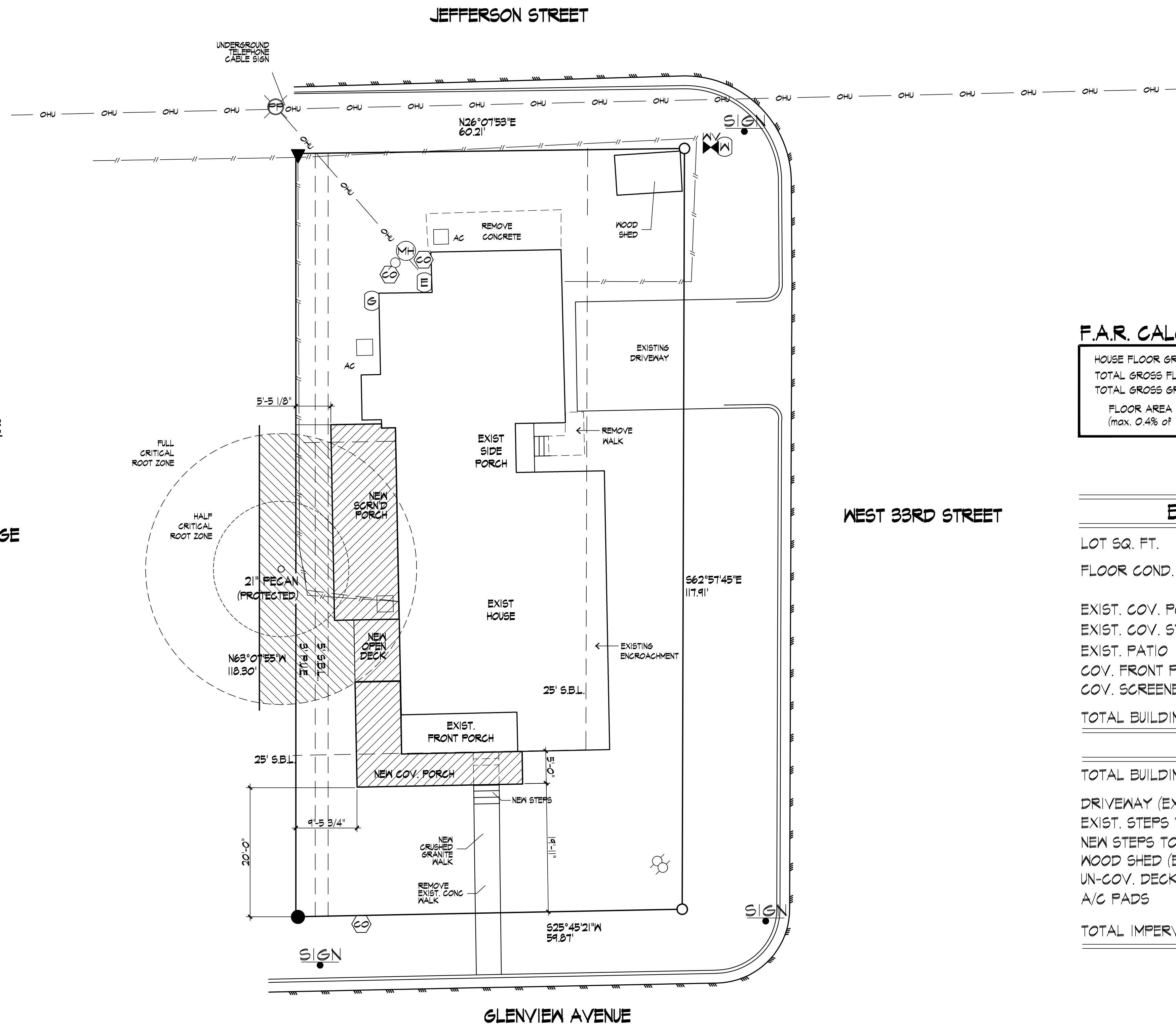
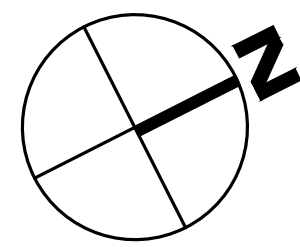
If you are making changes to a contributing property or constructing a new building in a local historic district, the project *must* comply with the design standards established for that district to receive a Certificate of Appropriateness. Visit the Historic Preservation Office website to view your 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 GROSS AREA OF LOT	7090
FLOOR AREA RATIO (max. 0.4% of lot area)	2081 or 29.35%

BUILDING COVERAGE

LOT SQ. FT.	7090 = 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	2736 = 38.5%

IMPERVIOUS COV.

TOTAL BUILDING COVERAGE	2736
DRIVENWAY (EXIST.)	283
EXIST. STEPS TO STOOP	7
NEW STEPS TO FRONT PORCH	12
WOOD SHED (EXIST.)	63
UN-COV. DECK (NEW) (x.5)	(68) 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'

ADD JOB NUMBER:
42820

PRELIMINARY REVIEW DATE:
6-8-20 6-24-20 7-8-20
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



Copyright © 2020
Designs and drawings are
the property of Austin Design
Group. Any reproduction of
these plans and specifications
without the written consent of
Austin Design Group is strictly
prohibited by law.

DIRECTORY:
GREENWALD #2
DRAWING FILE:
42820SIT.DWG

1 of 5

PORCH ADDITIONS
3212 GLENVIEW

AUSTIN DESIGN GROUP
residential designers
4020-I Capital of Texas Highway Suite 950, Austin, TX 78754 Phone No. (512) 346-4200



LEGEND

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

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



PROPOSED FLOOR PLAN

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

