

HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0071
1508 Mohle Drive
Old West Austin

PROPOSAL

Replace existing roof structure of 1-story single family home, construct new roof to accommodate additional ½-story, replace exterior siding and front window, reconstruct porch, and construct new rear detached garage.

PROJECT SPECIFICATIONS

The applicant proposes to demolish the existing roof structure and construct a new roof structure with a higher ridge line and steeper pitch to accommodate a second story with front facing, gabled dormer with three windows. The roof of the front facing ell will also be demolished and replaced with a front gable roof structure with a higher ridge and steeper pitch. The roof will have composition shingles.

The existing house will be resided with 6" Hardiplank and have stone applied to the foundation walls. The front 6:2, double-hung window will be replaced with three 3:2 double-hung windows. The front porch will be reconstructed with wood columns and steps, and a metal, shed roof.

The applicant also proposes to construct a new rear, single-story, 229 sf detached garage, in at the rear of the property that will be accessed from the existing side yard driveway. The garage will have a gabled roof facing the street with a small, vented cupola. Siding will be 6" exposure Hardiplank to match the main house.

STAFF COMMENTS

The house is located in the Old West Austin National Register District, but is not a contributing structure to the district.

The Old West Austin National Register Historic District has no design guidelines for additions to non-contributing structures. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

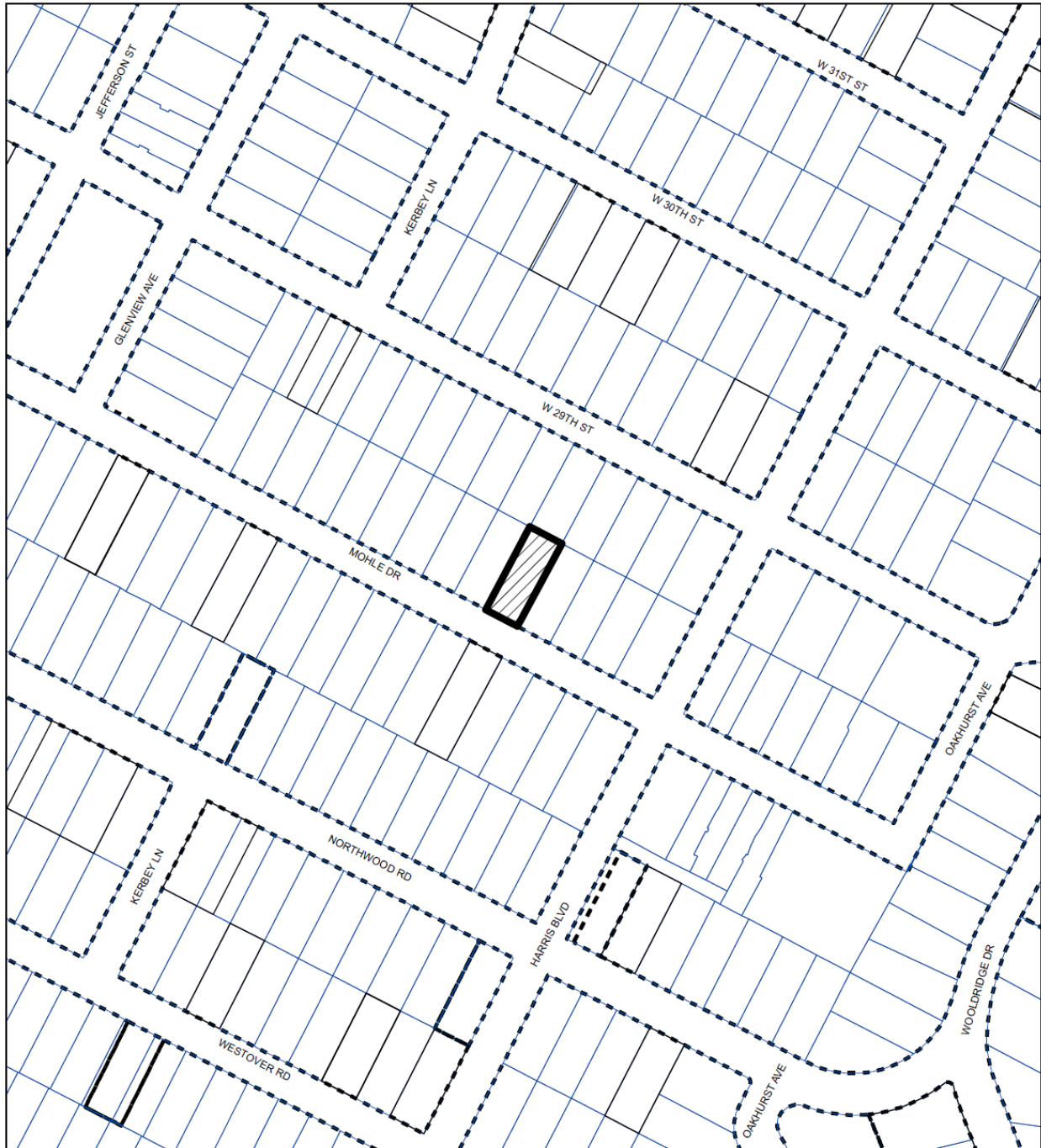
- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which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

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0071
 LOCATION: 1508 MOHLE DRIVE
 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

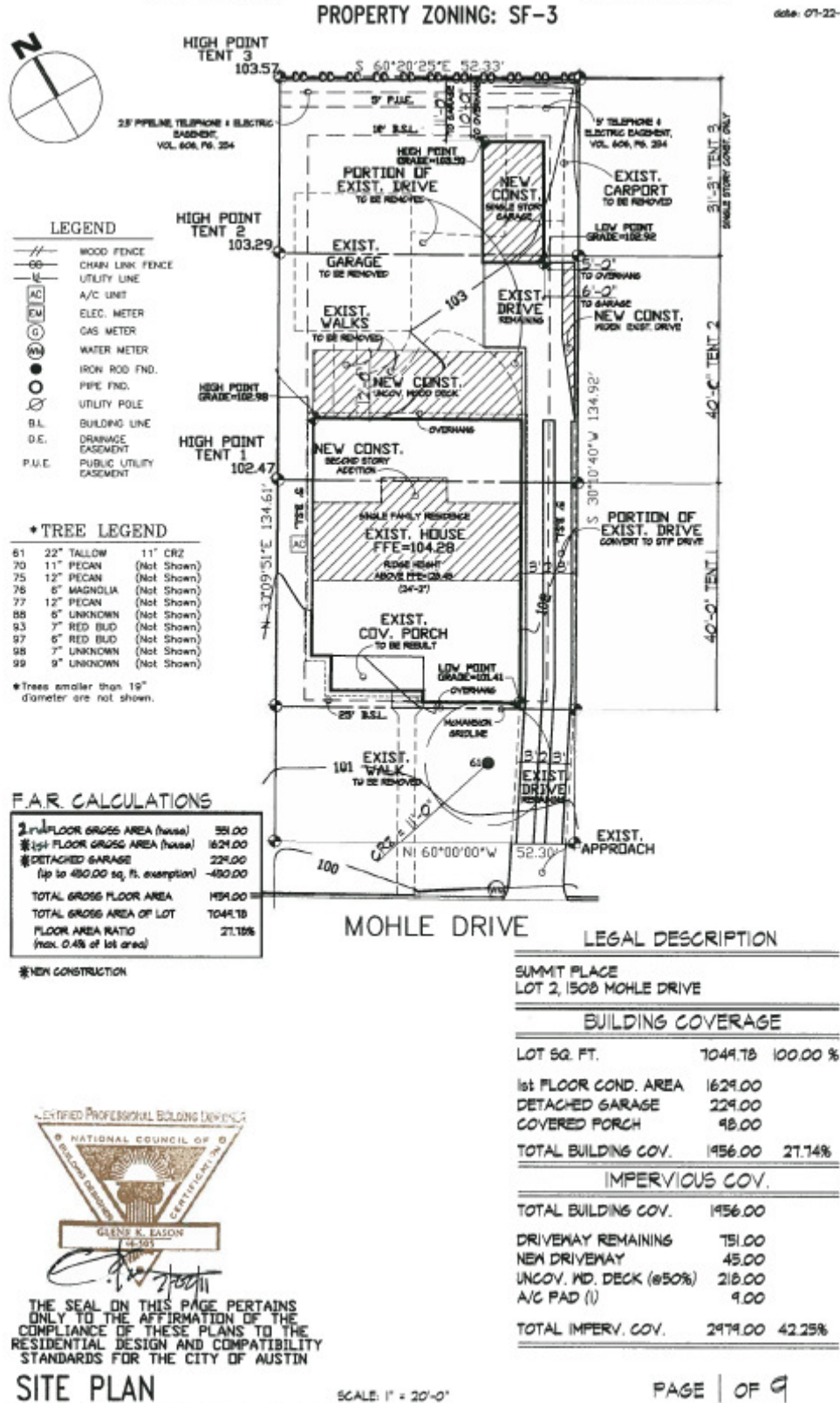


1508 Mohle – Front elevation



1508 Mohle – Front elevation

PLANS



APPENDIX 50. FLOOR AREA

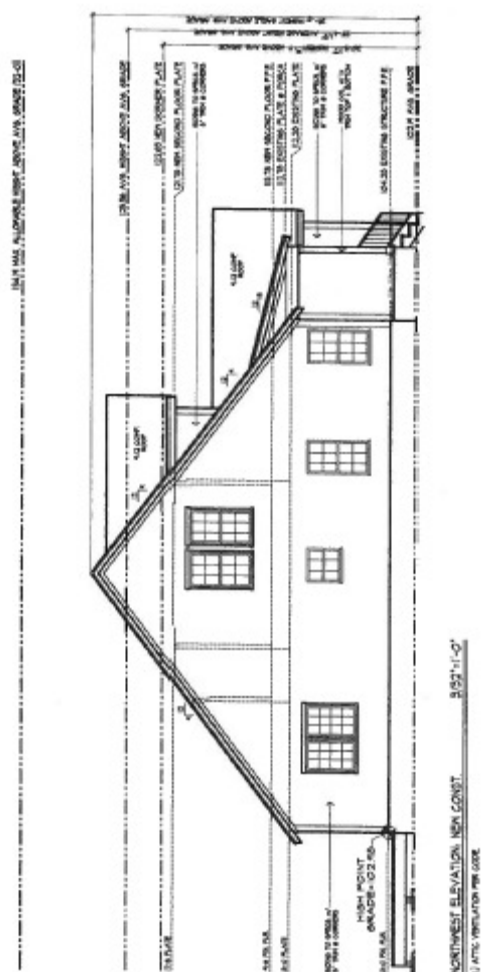
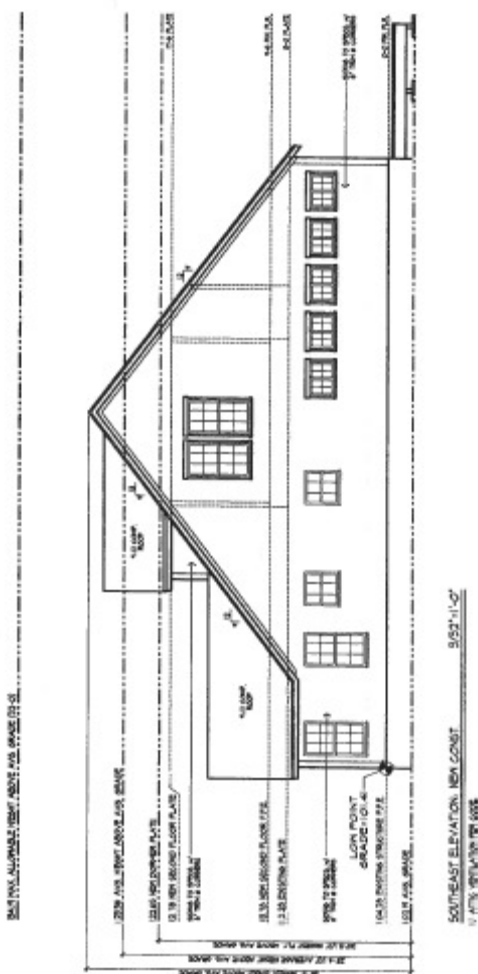
UPPER LIVING	124.00
UPPER LIVING	58.00
TOTAL LIVING	182.00
DETACHED GARAGE	224.00
UPPER FLOOR DETACH. PORCH	408.00
UPPER FLOOR DETACH. PORCH	48.00
UPPER FLOOR TOTAL	862.00
LOWER FLOOR TOTAL	862.00
TOTAL FLOOR AREA	1724.00

FLOOR CALCULATIONS

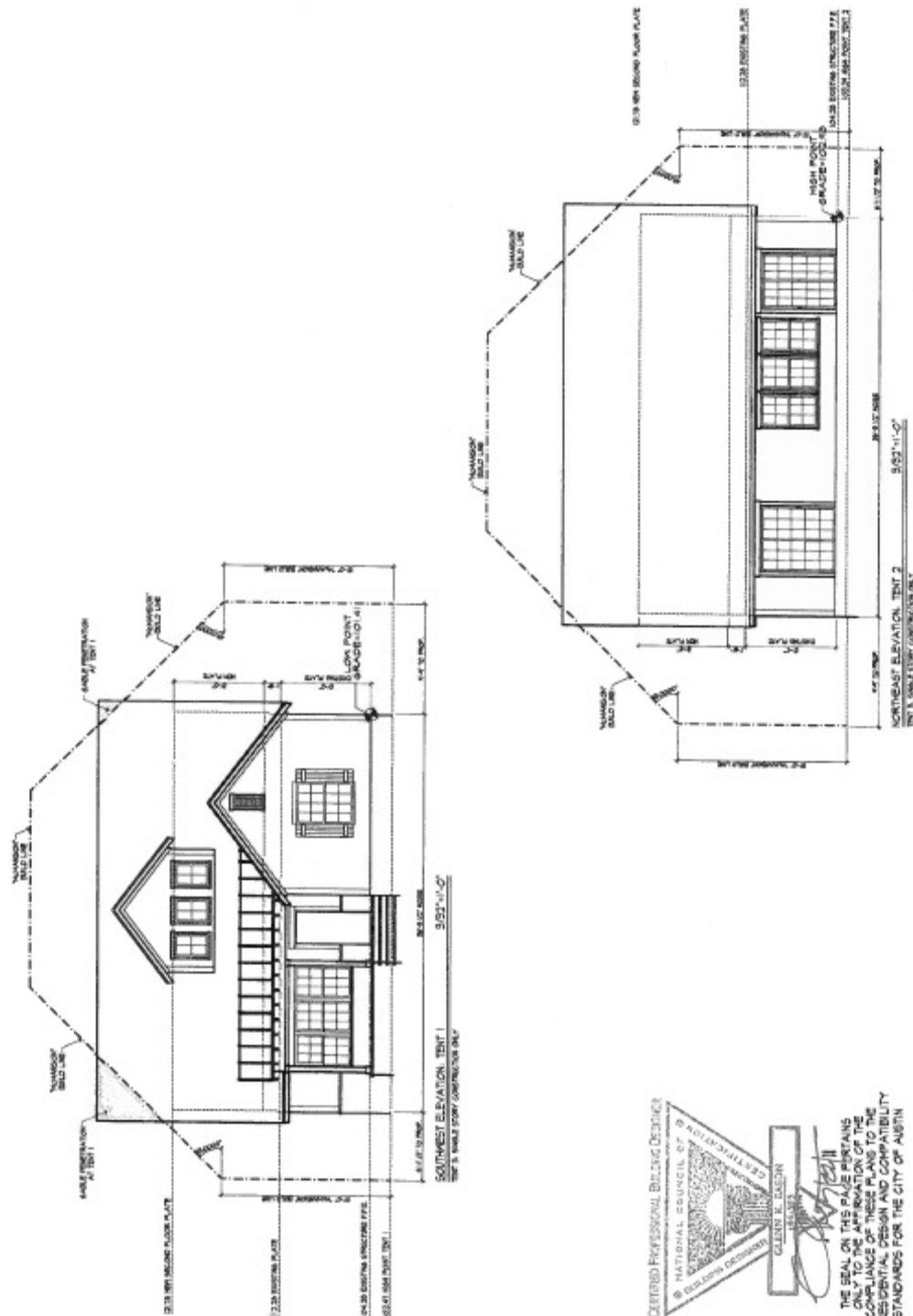
1st FLOOR GROSS AREA	124.00
2nd FLOOR GROSS AREA	58.00
DETACHED GARAGE	224.00
UPPER FLOOR DETACH. PORCH	408.00
UPPER FLOOR DETACH. PORCH	48.00
TOTAL GROSS AREA OF LOT	1048.00
TOTAL GROSS AREA OF LOT	1048.00
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NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS FOR THE CITY OF AUSTIN.
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AUSTIN • DESIGN • GROUP PROFESSIONAL ARCHITECTS 10001 Capital of Texas Highway, Suite 200, Austin, TX 78758-3900 TEL: 512.336.4000 FAX: 512.336.4001		PROJECT NO. 11-0001 SHEET NO. 11-0001
CHILDREN • FOSTER RESIDENCE A REBUILD & ADDITION FOR 808 MOORE DRIVE BRIGHT PLACE, LOT 35 AUSTIN, TEXAS		DATE: 11/22/11 DRAWN BY: J. H. H.

