

**HISTORIC LANDMARK COMMISSION
MAY 21, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0048
Old West Austin
1703 Mohle Drive**

PROPOSAL

Demolish an existing c. 1939, 1,629 sq. ft. house and construct a new approximately 2,500 sq. ft., 2½-story house.

PROJECT SPECIFICATIONS

The existing house is a c. 1939, one-story, 1,629 sq. ft. house with Minimal Traditional architectural features. The house has a pyramidal roof with a projecting cross gable, and a partial width front porch with a shed roof supported by squared columns. The windows are 6:1, double-hung, with faux shutters. There is a carport to one side, with a shallow pitched gable roof.

The applicant proposes to demolish the existing house and construct a new approximately 2,500 sq. ft., 2½ story house. The style of the new house will be a contemporary interpretation of Georgian architecture with a side gable roof, shallow eaves, and horizontal, painted, wood siding. The front door will be centered on the front façade and there will be multi-paned windows that are symmetrically aligned both horizontally and vertically.

The design will include a metal roof, casement windows, and a front door with multi-paned glazing and one side light. The west elevation will have a stucco chimney, and one large window bay. The east elevation will have two vertically oriented, narrow, multi-paned windows and door.

The existing one-car, detached garage will remain.

STANDARDS FOR REVIEW

The existing house is listed as non-contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no design guidelines for new construction. Applicable general design review guidelines state:

- 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.

Most other homes on the Mohle Drive are one-story, Minimal Tradition-style homes. The proposed design of the new house, which references a traditional architectural form and style, is compatible in terms of materials and scale with the National Register Historic District. However, the lack of window openings on the side elevations creates a monolithic appearance that is not compatible with other architecture in the district.

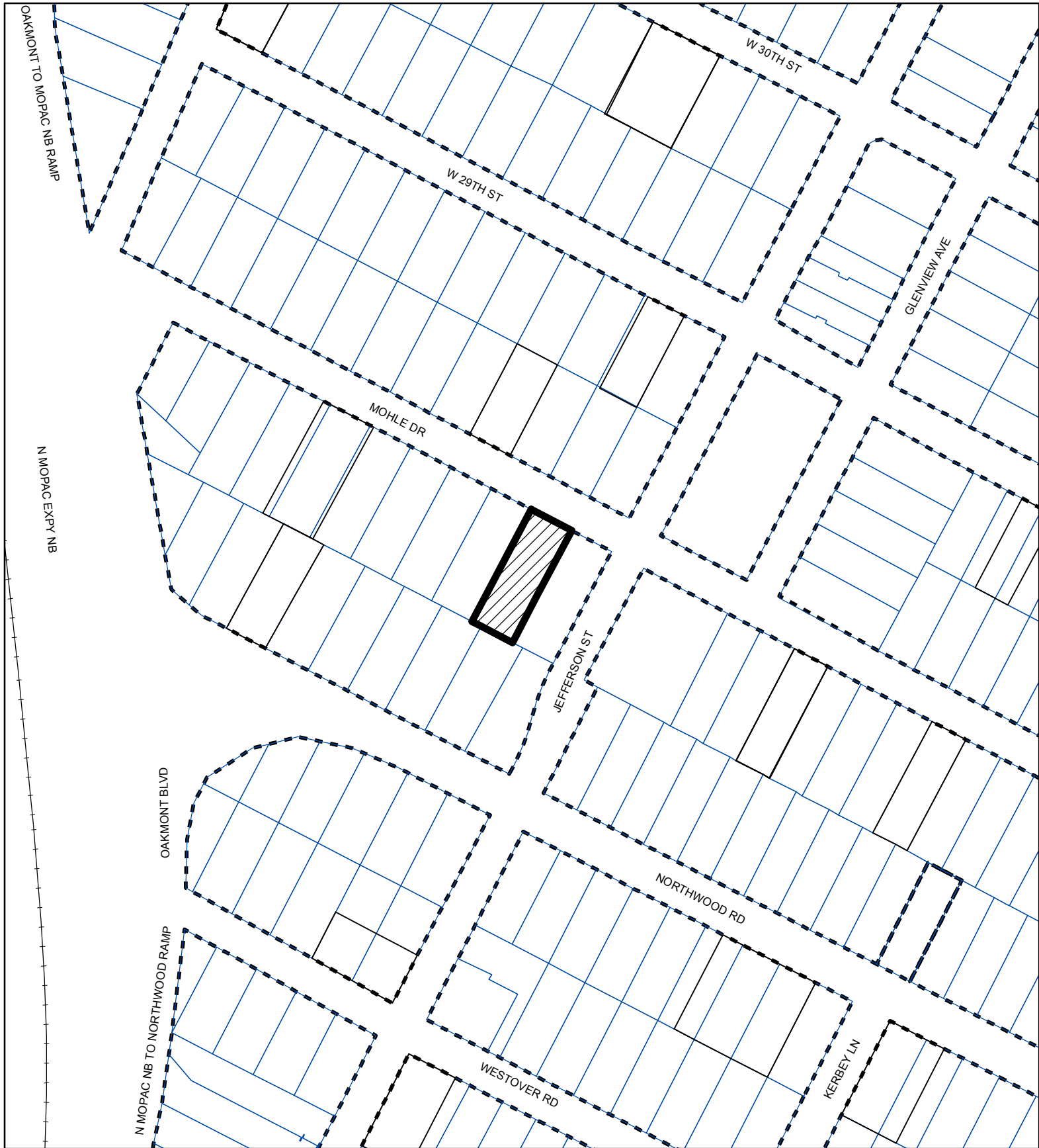
STAFF RECOMMENDATION

Release the permit with the recommendation to incorporate additional window openings on the side elevations.

PHOTOS



1703 Mohle Drive



SUBJECT TRACT



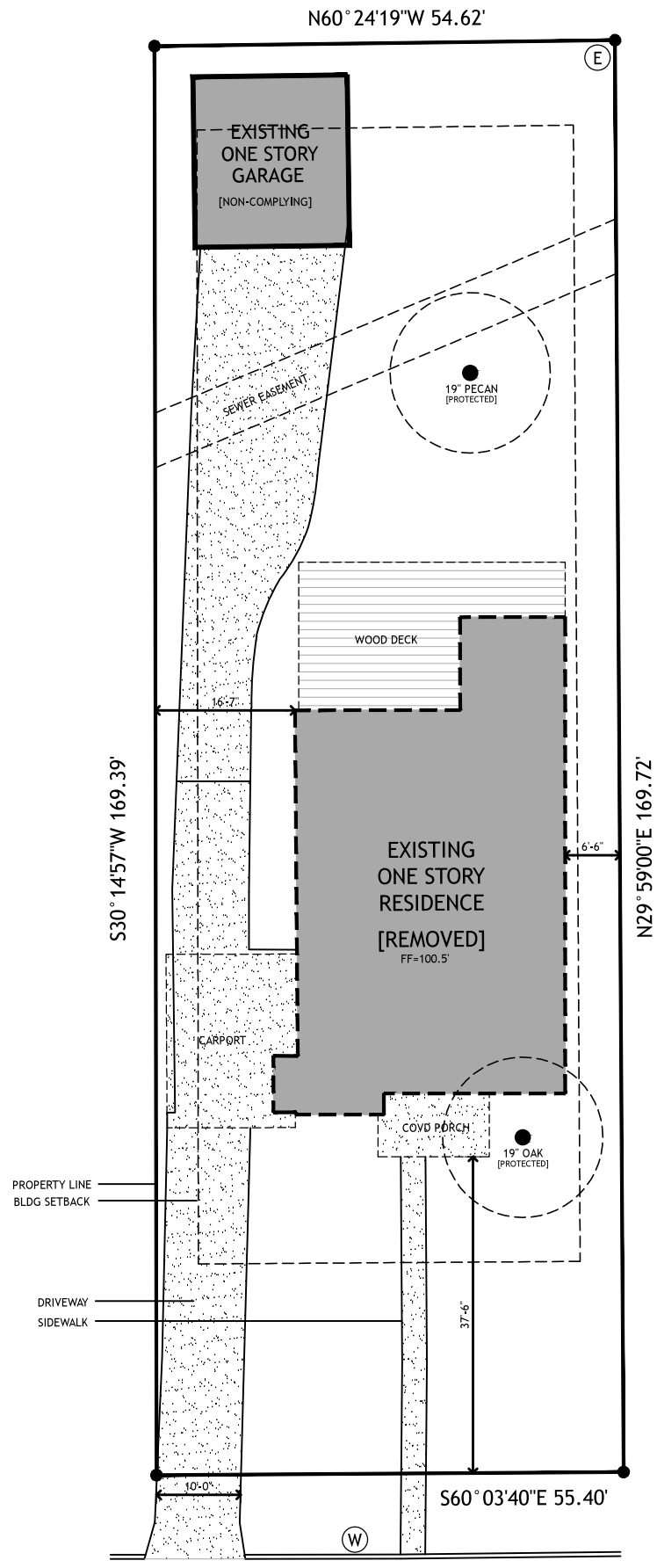
ZONING BOUNDARY

CASE#: NRD-2012-0048
LOCATION: 1703 Mohle Drive

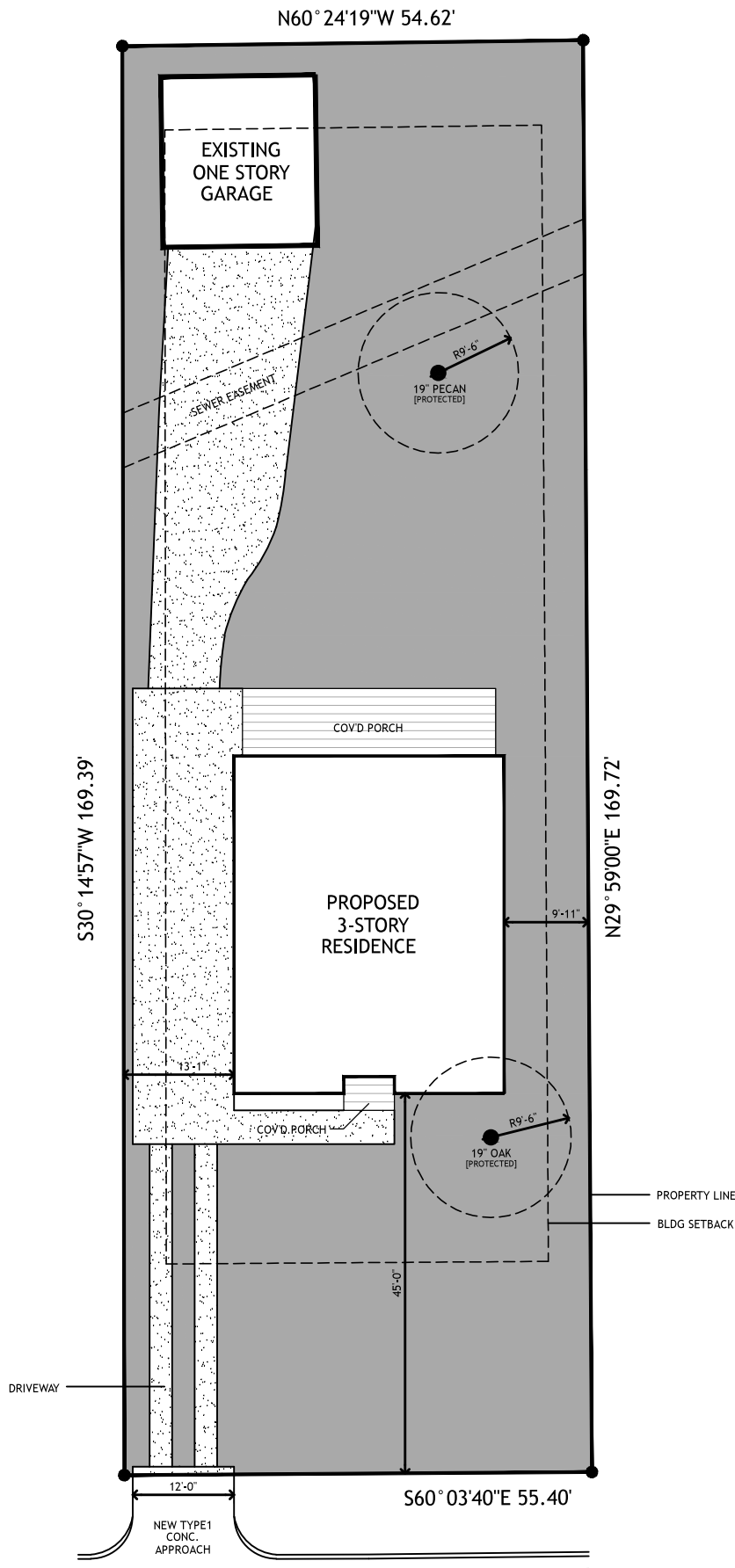


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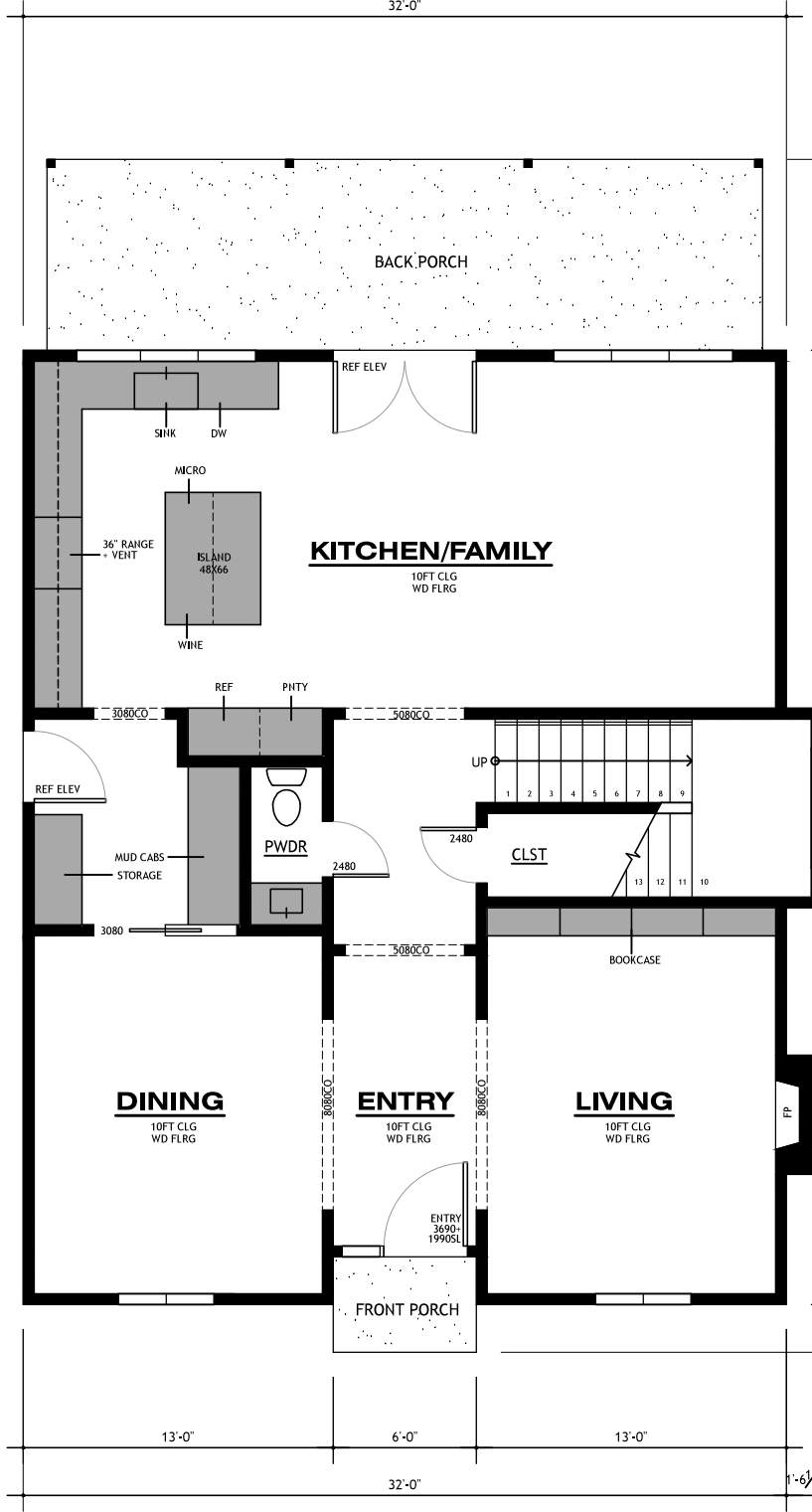
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

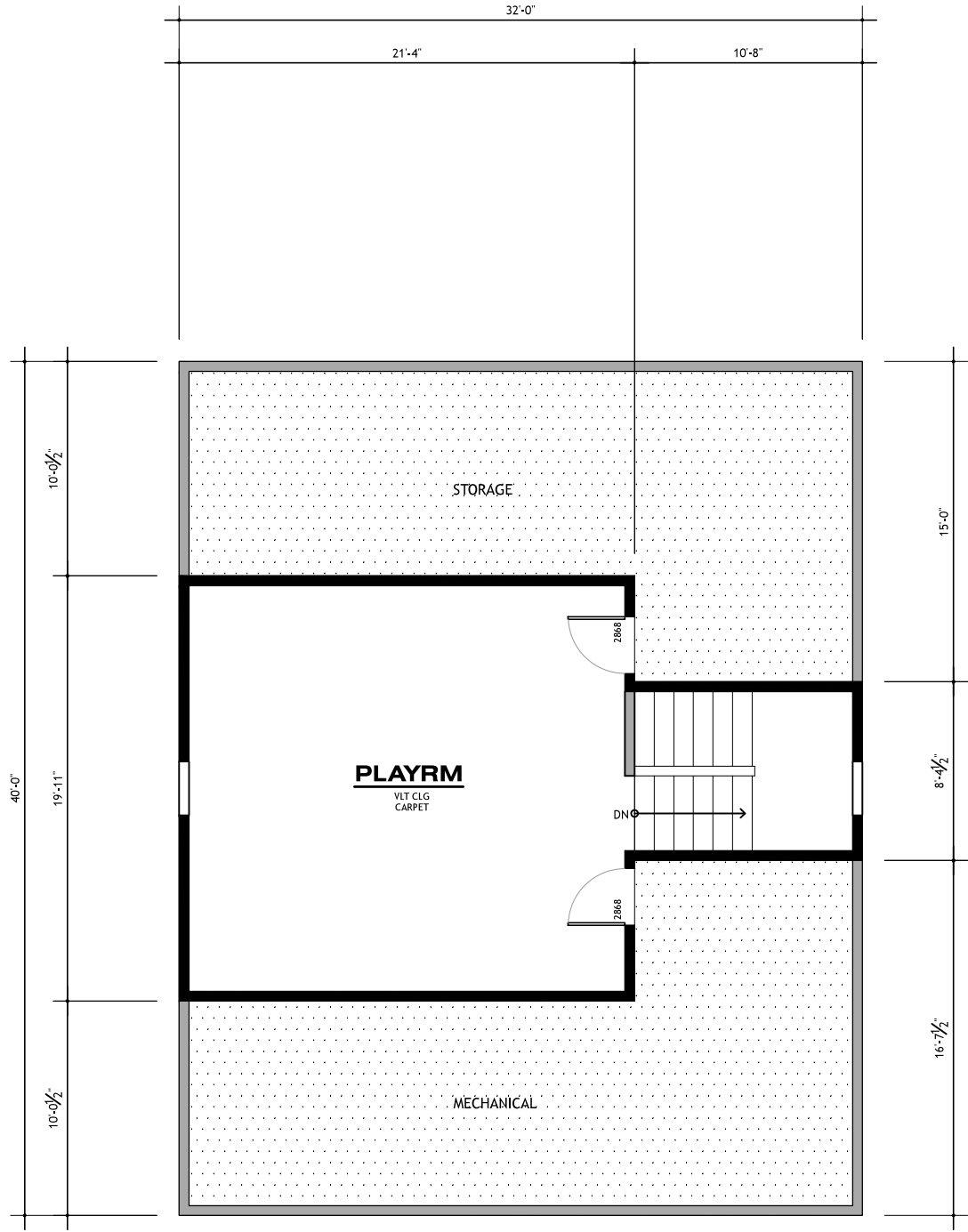


1 PLOT PLAN (EXISTING)
SCALE: 1" = 20' UNO

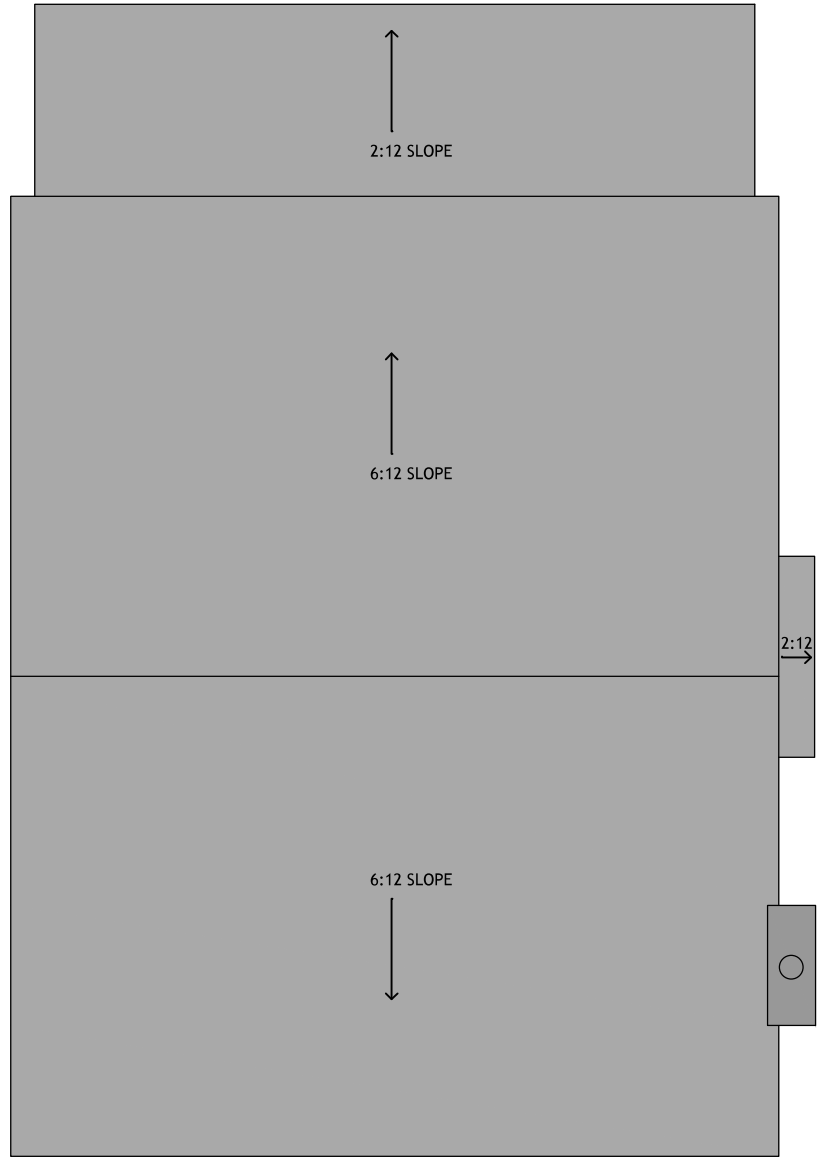


2 PLOT PLAN (PROPOSED)





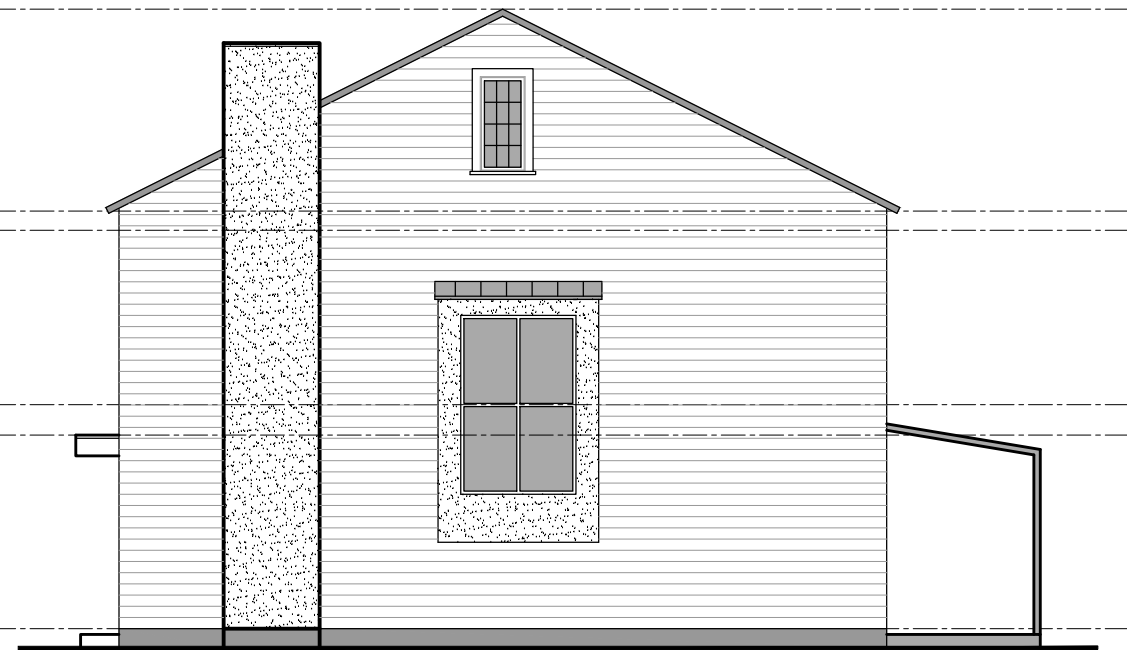
1 FLOORPLAN - ATTIC
SCALE: 1/8" = 1'-0" UNO



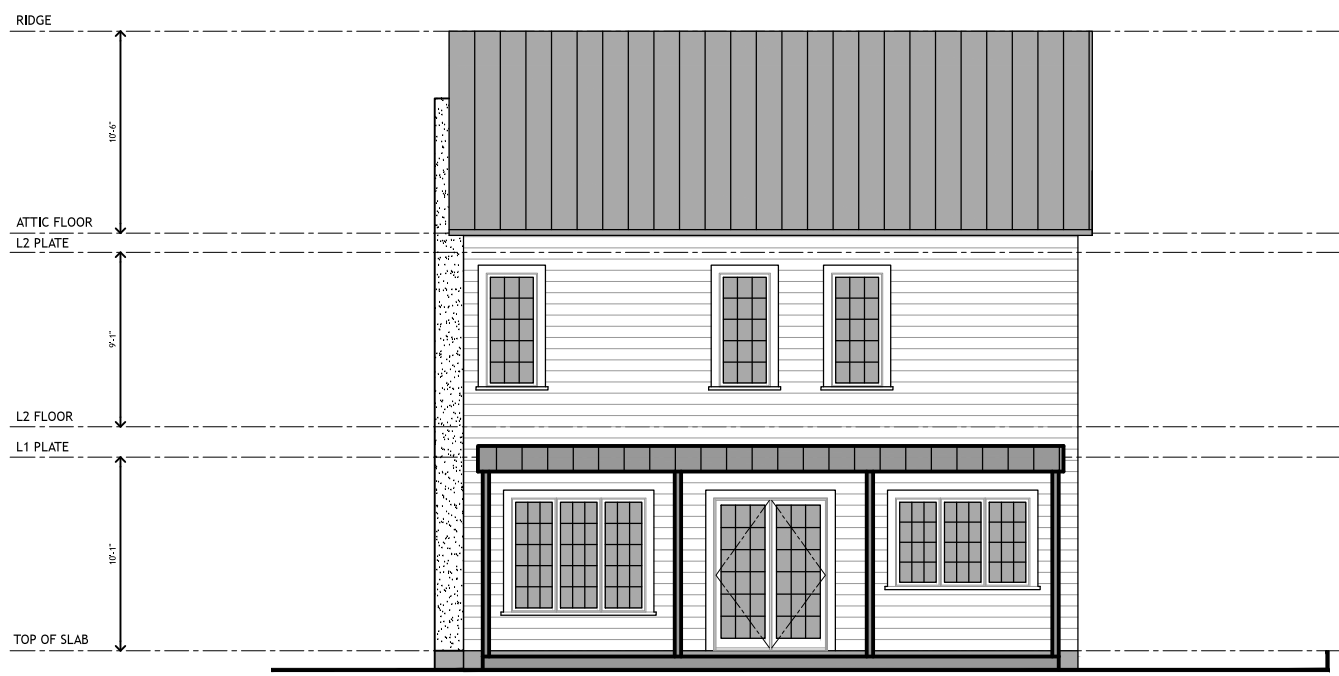
2 ROOF PLAN



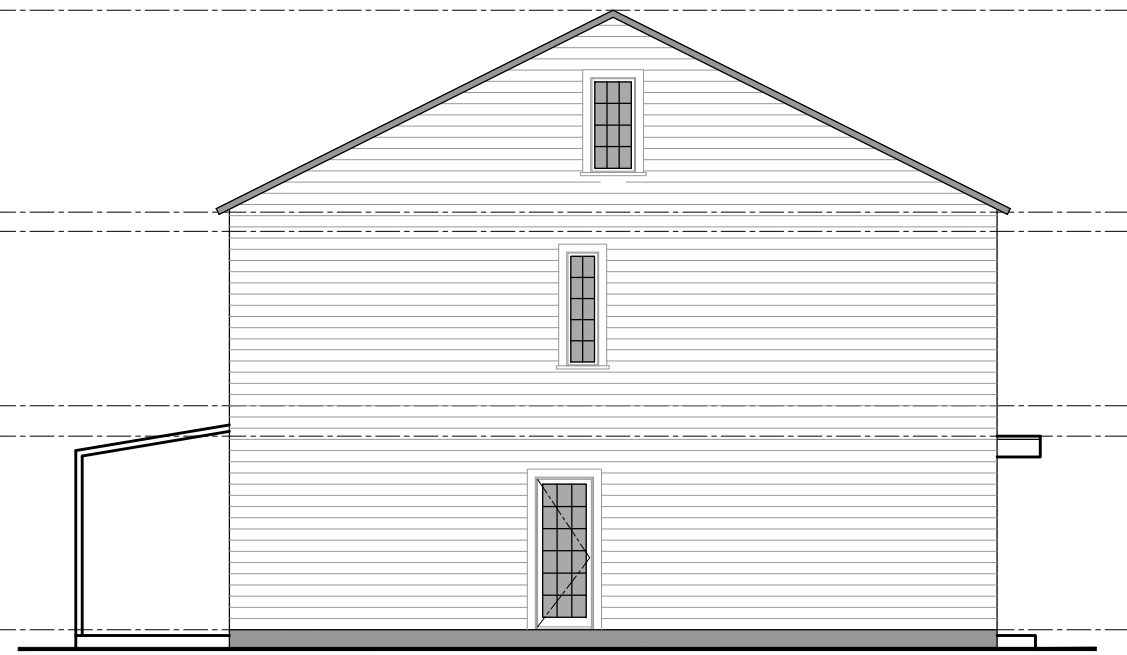
1 FRONT ELEVATION (NORTH)
SCALE: 1" = 10' UNO



2 SIDE ELEVATION (WEST)



3 REAR ELEVATION (SOUTH)



4 SIDE ELEVATION (EAST)