



## 2012 E 16th Historic Review for a Partial Demolition (removing previous additions)

Client: Sheer Nisman and Ryan O'Connor  
Date: 21-February-2022  
Applicant: Ryan Bollom, AIA, Principal, Low Design Office

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Low Design Office has worked with Ryan and Sheer since December of 2020 to design a home addition that can accommodate their growing family (increasing the size of the house from 1580sf to 2520sf). Our collective design process and approach developed with a desire to preserve and enhance the beauty and character of the original house, built in 1905. The design also must respond to a contemporary metal clad garage apartment that was built by the previous owners in 2014.

We feel the strongest and most efficient solution is to remove previous additions (which create odd interior spaces and problematic pass through rooms) and set the addition apart from the original house with a flat roof connector. This design solution clearly defines and highlights the original structure rather than blending the two together (as the previous addition does), and allows the addition to more freely respond to the needs of Ryan and Sheer while also bridging the difference between the original house and the garage apartment, which were constructed of vastly different materials, size, and scale.

We look forward to an open conversation with the hopes of doing what is best for Ryan, Sheer, their family and their home.

Sincerely,

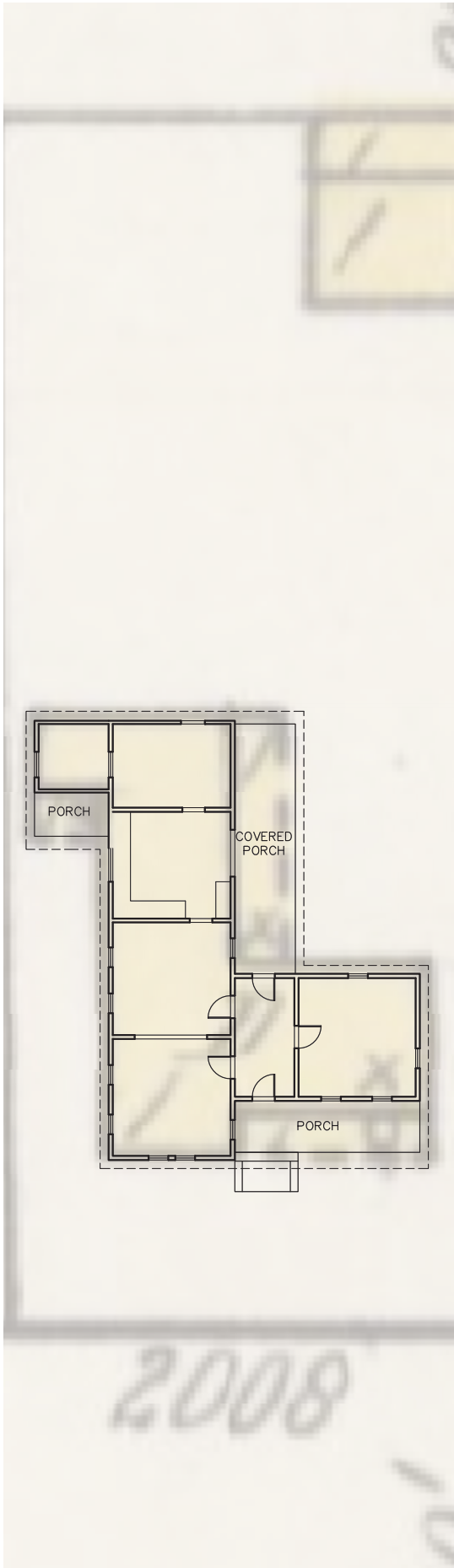
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Ryan Bollom, AIA  
Low Design Office, LLC  
2601A S 2nd St  
Austin, TX 78704

02/21/2022

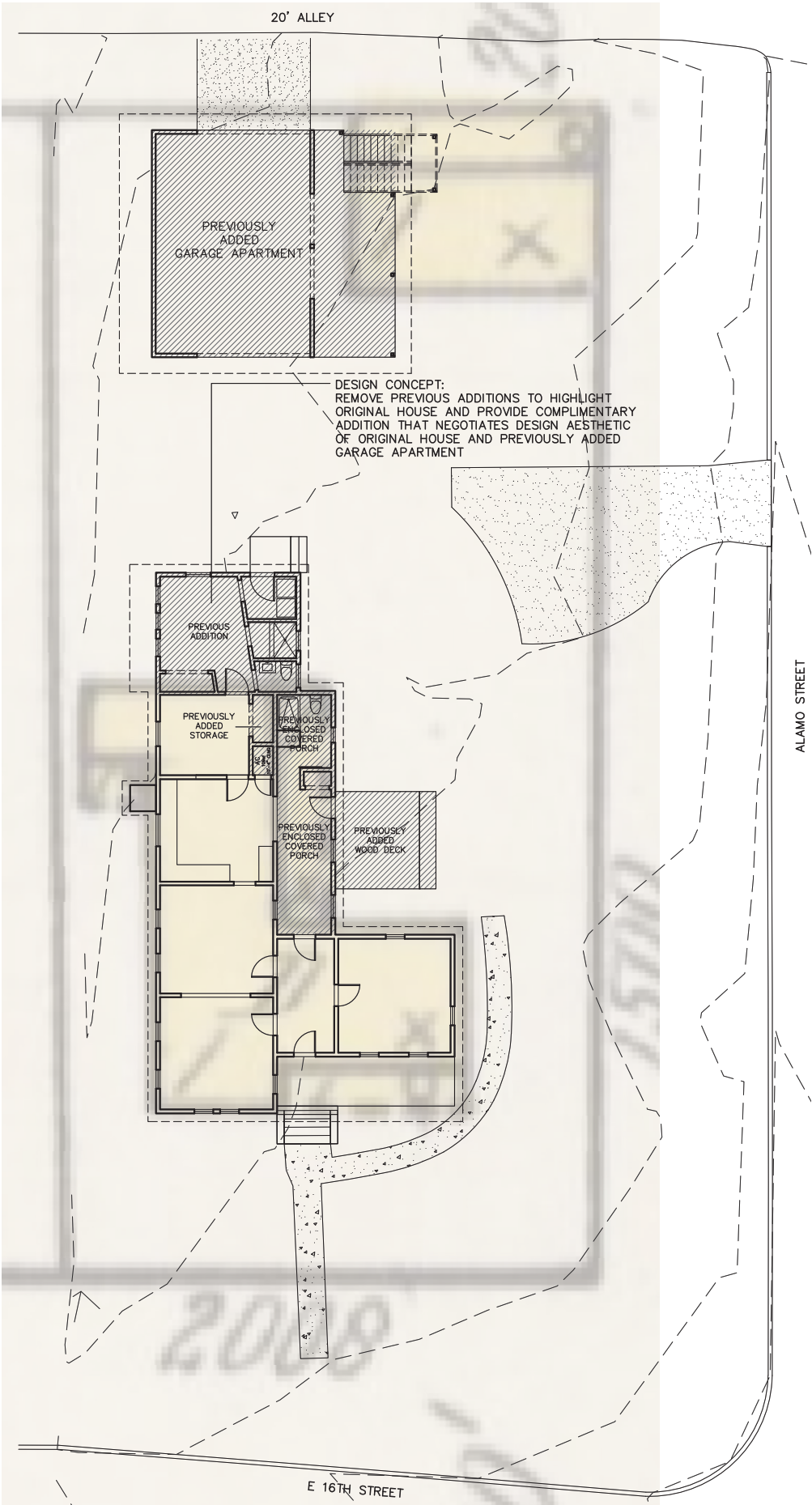
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Date



**1 Floor Plan 1921**

with 1921 Sanborn Map Overlay



**2 Floor Plan 2022**

with 1921 Sanborn Map Overlay





FRONT VIEW FROM 16TH STREET



BACK VIEW FROM ALLEY

EXISTING VIEWS

LOWDO





SIDE VIEW FROM ALAMO STREET



SIDE VIEW FROM ALAMO STREET

EXISTING VIEWS

LOWDO



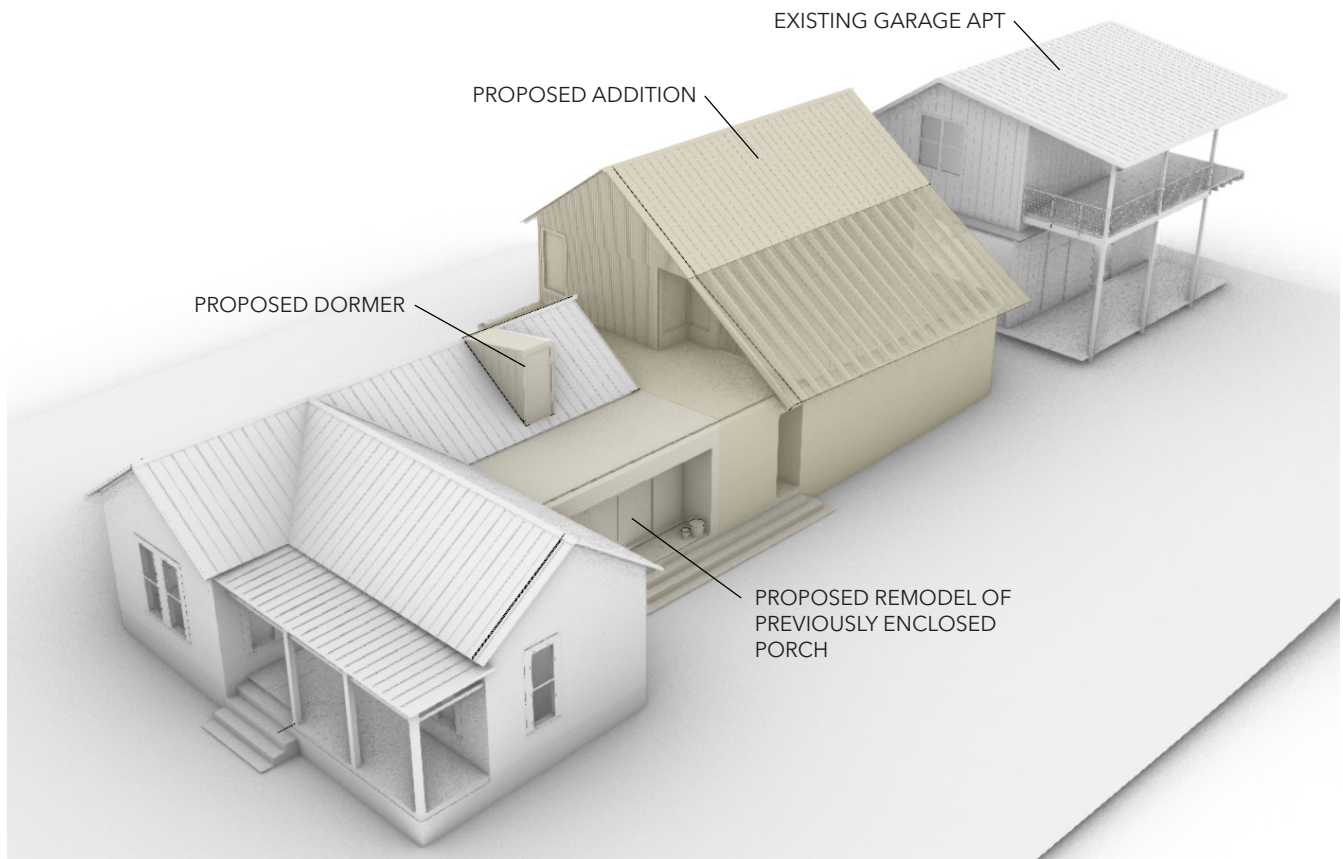


FRONT VIEW FROM 16TH STREET



VIEW FROM SIDE STREET



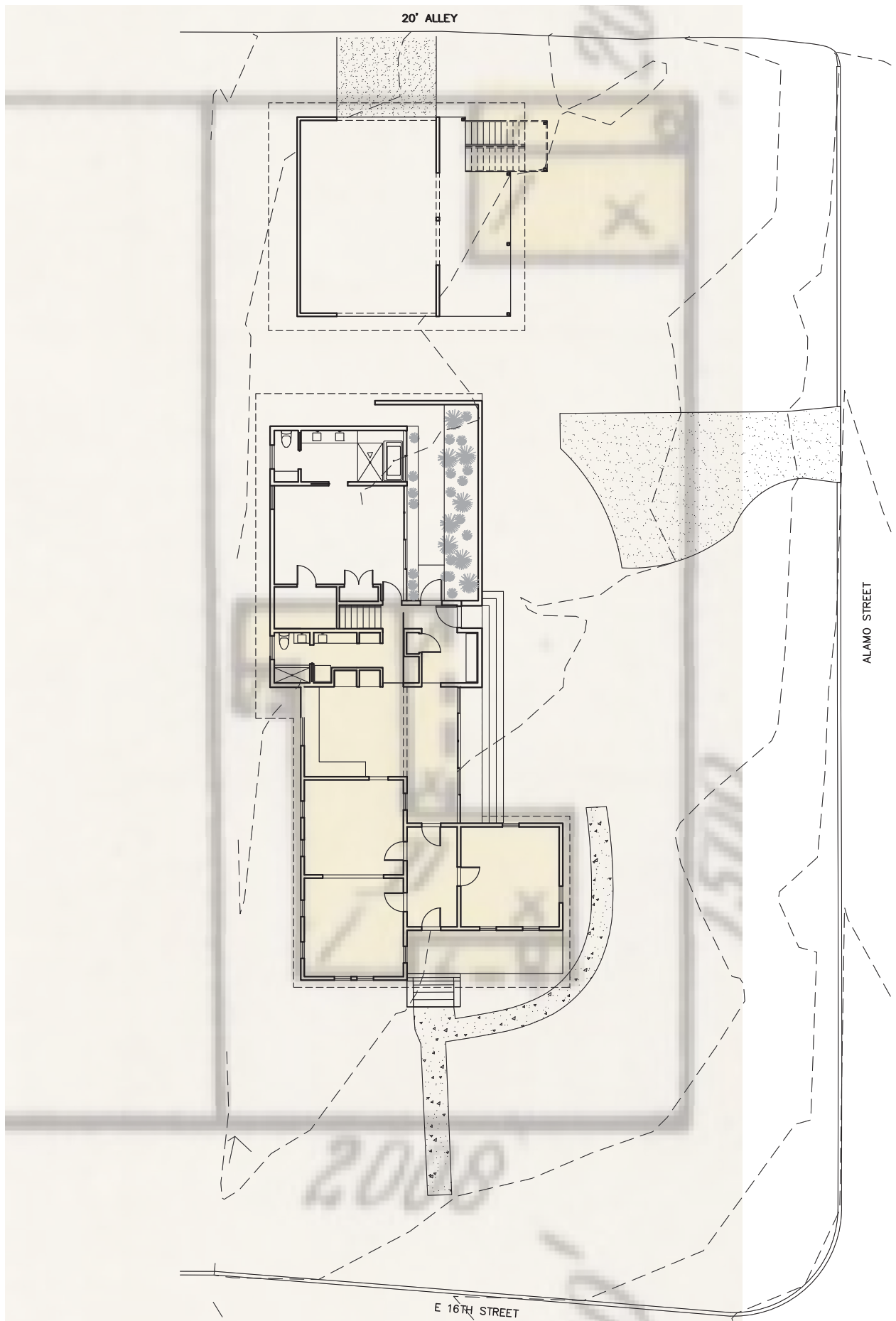


VIEW FROM SIDE STREET

PROPOSED RENDERINGS

LOWDO





**1 Proposed Addition**  
with 1921 Sanborn Map Overlay