



## Historic Review Application

For Office Use Only

Date of Submission: \_\_\_\_\_

Plan Review #: \_\_\_\_\_

Property Address: 1606 Niles Road

Historic Landmark ☒

Historic District (Local) ☐

National Register Historic District ☐

Historic Landmark or  
Historic District Name: Woodlawn / Pease Mansion

Applicant Name: RIOS - John Hallock Phone #: [REDACTED]

Applicant Address: 1711 E Cesar Chavez-Ste.B City: Austin State: TX Zip: 78702

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) <u>Preserve existing historic elements of the 1854 and 1903 building campaigns; includes repair &amp; restoration of exterior materials, and restoration of east+south porches per historic photos.</u>	<u>exterior facades: east and south porches</u>	<u>long leaf yellow pine; brick piers</u>
2) <u>Remove the 2003 Addition. Build new 4,330 sq.ft two story addition to west of historic house, set back 1-foot from the historic with a 5" wide x 4" deep reveal at the connection point.</u>	<u>west elevation</u>	<u>2"x20" Roman style brick in an off white color laid in a random pattern</u>
3) <u>Revise roof line to more clearly delineate roof at existing historic areas and to better differentiate between old from new. Continue historic entablature around historic areas of house.</u>	<u>roof</u>	<u>New metal roof on original &amp; revised roof framing per plan. New metal gutters and dnsp</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 ☒

Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

Applicant Signature: John Hallock

Date: 9/9/22

PROPOSED WORK – continued

- 4) Construct a new one-story addition in the northwest corner with hyphen connector.

Location of Proposed Work – set back behind west wall of historic house and to the north, subordinate to the historic house.

Proposed Materials - 2"x20" Roman style brick with a low profile and clearly differentiated from the traditional brick of the historic house. The new brick will be unpainted, and laid in a random pattern with a single soldier course at the roof lines. The color of the brick will vary with an off-white for the west addition and the northwest addition with a variegated sand color, to be used in all outbuildings. Windows to be metal framed and painted white.

- 5) Construct three new outbuildings to include Pool House, Guest House and Accessory Dwelling Unit.

Location of Proposed Work – along and near the west property line

Proposed Materials – same as item (4) above.

- 6) Sitework – Restoration of main historic gateway and gates on Niles Road vehicular entry.

Restoration of pathways and creation of new landscape per easement guidelines, not to block view of historic house. Relocation of pool and replacement of existing sport court with new tennis court in far northwest corner.