

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 5, 2022
HR-2022-136135
OLD WEST AUSTIN NATIONAL REGISTER DISTRICT
1515 MOHLE DR

PROPOSAL

Demolish a circa 1938 contributing structure and build new construction.

PROJECT SPECIFICATIONS

- 1) Total demolition of the contributing structure on site.
- 2) New construction of a two-story, residential dwelling with stucco exterior cladding, and a metal multi-gabled roofline.

ARCHITECTURE

The primary structure is a circa 1938 asymmetrical single-story residential dwelling with a modest Greek Revival Style façade featuring a full facade porch, emphasized with a wide band of trim, and supported by simple square wood columns. The balanced front façade has a single-entry door and a symmetrical fenestration pattern. The side-gabled roof has recently been replaced with metal.

RESEARCH

1515 Mohle was built by Charles B. Maufrais a prominent local businessman. Charles Maufrais was one of several brothers who owned and operated the Maufrais Brothers, Inc Cement Company which was established in Austin in 1893 by his father, William Maufrais. Maufrais street in Austin is named after this local family. Charles lived at 1515 Mohle with his wife, Margaret, for no more than 6 years. Local directories show Margaret Plummer listed as renting the property by 1944 and then listed as the property owner in 1947 till the end of directory research.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in the Old West Austin National Register districts. The following standards apply to the proposed project:

1. General standards

Demolition is never favored over rehabilitation. Demolition is not compatible with the Historic Design Standards.

1.1 Do not demolish or relocate a historic building

1. Location

The proposed primary building is set back at approximately 25 feet from the curb.

2. Orientation

The proposed orientation of the building appears consistent with the surrounding district.

3. Scale, massing, and height

The proposed primary building is larger in scale, and taller than the surrounding contributing buildings, though the articulated porch and stepped gables appear to somewhat mitigate its visual impact.

5. Design and style

The proposed design and style are somewhat compatible.

6. Roofs

The proposed multi-gabled roofline is not compatible with the simple roof forms of the surrounding district but may help mitigate the mass of the larger structure in comparison to its more diminutive neighbors.

7. Exterior walls

The exterior materials of stucco and metal roofing are somewhat compatible. Metal roofing may be compatible as it is the current roofing material, but stucco is not a material compatible with contributing structures within the District.

8. Windows and doors

The proposed fenestration is mostly compatible, though a front-facing front door would be more compatible than the current primary door, which faces the secondary streetscape.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The property and its accessory structure contribute to the Old West Austin National Register district.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is a moderate example of the Greek Revival architecture style and appears to convey architectural significance.
 - b. Historical association. The property does have significant historical associations.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

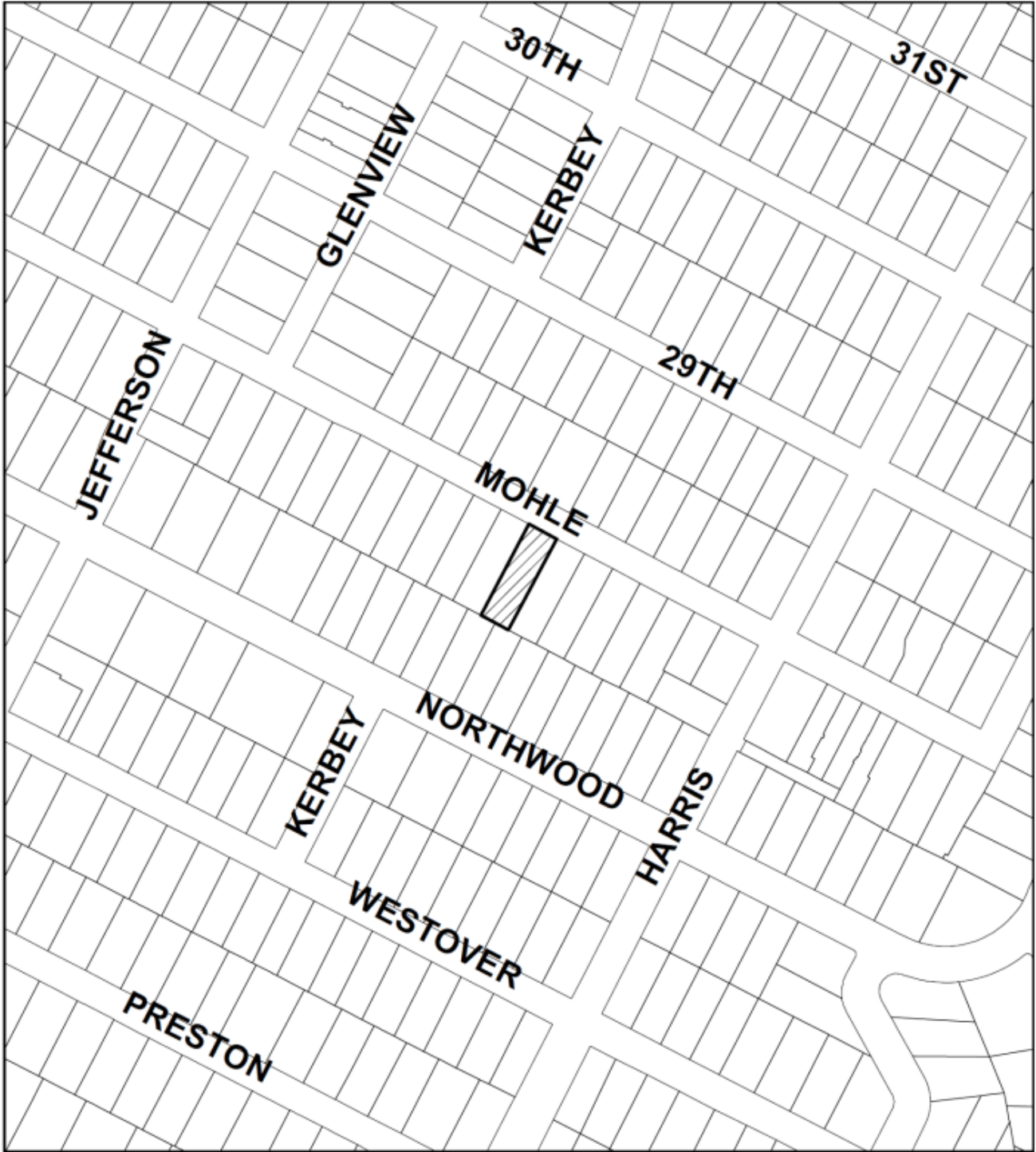
COMMITTEE FEEDBACK




The ARC encouraged the applicant to rehabilitate the property in lieu of demolition.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive reuse, then relocation over demolition, comment on the new construction plans, and release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: HR 22-136135
LOCATION: 1515 MOHLE DRIVE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



PROPERTY INFORMATION

Photos



Google Street View, 2022

Occupancy History

City Directory Research, September 2022

1959	Margaret K. Plummer, owner (widow of John M.)
1955	Margaret K. Plummer, owner (widow of John M.)
1952	Margaret K. Plummer, owner
1947	Margaret K. Plummer, owner
	Margaret A. Plummer, renter Student at the University of Texas
1944	Margaret K. Plummer, owner (widow of John M.)
1941	Charles B. and Margaret Maufrais, owners Cement contractor 108 Barton Springs Rd
1937	Address not listed

Permits

001

WATER SERVICE PERMIT
Austin, Texas

Lot 162
Block B
Plat Sec. 34

Received of WPC Date 10-23-80
Service Address 11515 Payne Drive Size of Meter 8
Amount One hundred ninety five \$ 195.00
Subdivision Qmail Hollow Sec 4 P.R.V. Yes ✓ No ✓

RECEIVED MAR 05 1981

Date of Connection 1-2-81 Serv

Water service permit, 1981

~~Connection Charge~~ \$ # 651 No. 15046A

Application for Sewer Connection.

Austin, Texas, 11/22 193 8

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions
on premises owned by C.B. Moutrais
at 1515 Mohle Dr. Street.

Sewer service permit, 1938

C. B. Maufrais

1515 Mohle Dr.

- - 37 - -

Summit Place

Frame residence & box garage

250n - 11/29/38

Building permit, 1938

C. A. Maufrais Succumbs Here
The Austin American (1914-1973): Aug 8, 1948;
 ProQuest Historical Newspapers: The Austin American Statesman
 pg. 1

C. A. Maufrais Succumbs Here

C. A. Maufrais, a lifetime resident of Austin and owner of the Maufrais Ready Mixed Concrete Company, died late Saturday afternoon in a local hospital after an illness of about two weeks.

Funeral services will be held at the Weed-Corley Funeral Home Sunday at 5 p. m. with the Rev. O. G. Barrow officiating. Burial will be in the Rogers Hill Cemetery.

Mr. Maufrais, 55, was a member of Travis Post No. 76 of the American Legion, Austin Lodge No. 12, AF & AM, Scottish Rite Bodies and the Shrine.

His father, William Maufrais, came to Austin in 1892 to establish a small concrete business. Following his death in 1919, the son became the manager.

When he took over the company its principal assets were a few gasoline concrete mixers. Now the Maufrais Ready Mixed Concrete Company at 106 Barton Springs Road has more than 70 trucks, all with the latest equipment.

Mr. Maufrais was a hunting and fishing enthusiast. He spent much time at his place on Lake Travis and seldom missed local baseball games.

Survivors include the widow, one son, Jack Winters of Tulsa, Okla.; three brothers, C. B. Maufrais, Henry L. Maufrais and Lee Maufrais; one sister, Mrs. W. T. Butler, and his mother, Mrs. William Maufrais, all of Austin.