

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 5, 2022
HR-2022-132714
OLD WEST AUSTIN
1810 MOHLE DRIVE

PROPOSAL

Construct a new residence and detached garage

PROJECT SPECIFICATIONS

- 1) The proposed primary building is two stories, with a gabled roof. It is clad in horizontal and vertical siding. Fenestration includes fixed divided-light windows of varying configurations arranged in a regular pattern, as well as glazed entry and exit doors and French balcony doors. The inset porch, beneath a cantilevered second-story gable, is supported by metal posts and shaded by a flat roof, which extends toward the rear as a breezeway connecting the detached garage.
- 2) The proposed garage is a single-story gabled structure oriented toward the secondary streetscape. It is clad in horizontal and vertical siding to match the proposed main building.

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 National Register districts.

Residential new construction

1. Location

The proposed primary building is set back approximately 25', and the secondary building is located at the rear of the lot.

2. Orientation

The proposed orientations of the primary and secondary buildings appear consistent with the surrounding district.

3. Scale, massing, and height

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

4. Proportions

The proposed primary building's proportions are not consistent with surrounding buildings' proportions.

5. Design and style

The proposed design and style are somewhat compatible.

6. Roofs

The proposed gabled roofline is mostly compatible, though the wraparound flat-roofed breezeway is less compatible.

7. Exterior walls

Exterior materials are somewhat compatible, though limiting vertical siding to single-story masses may reduce the building's verticality.

8. Windows and doors

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

9. Porches

Proposed porches and balconies are mostly compatible, though a projecting porch—rather than the integral porch set beneath the cantilevered gable of the second floor—would help to step larger masses back, reducing visual weight.

Summary

The project meets some of the applicable standards.

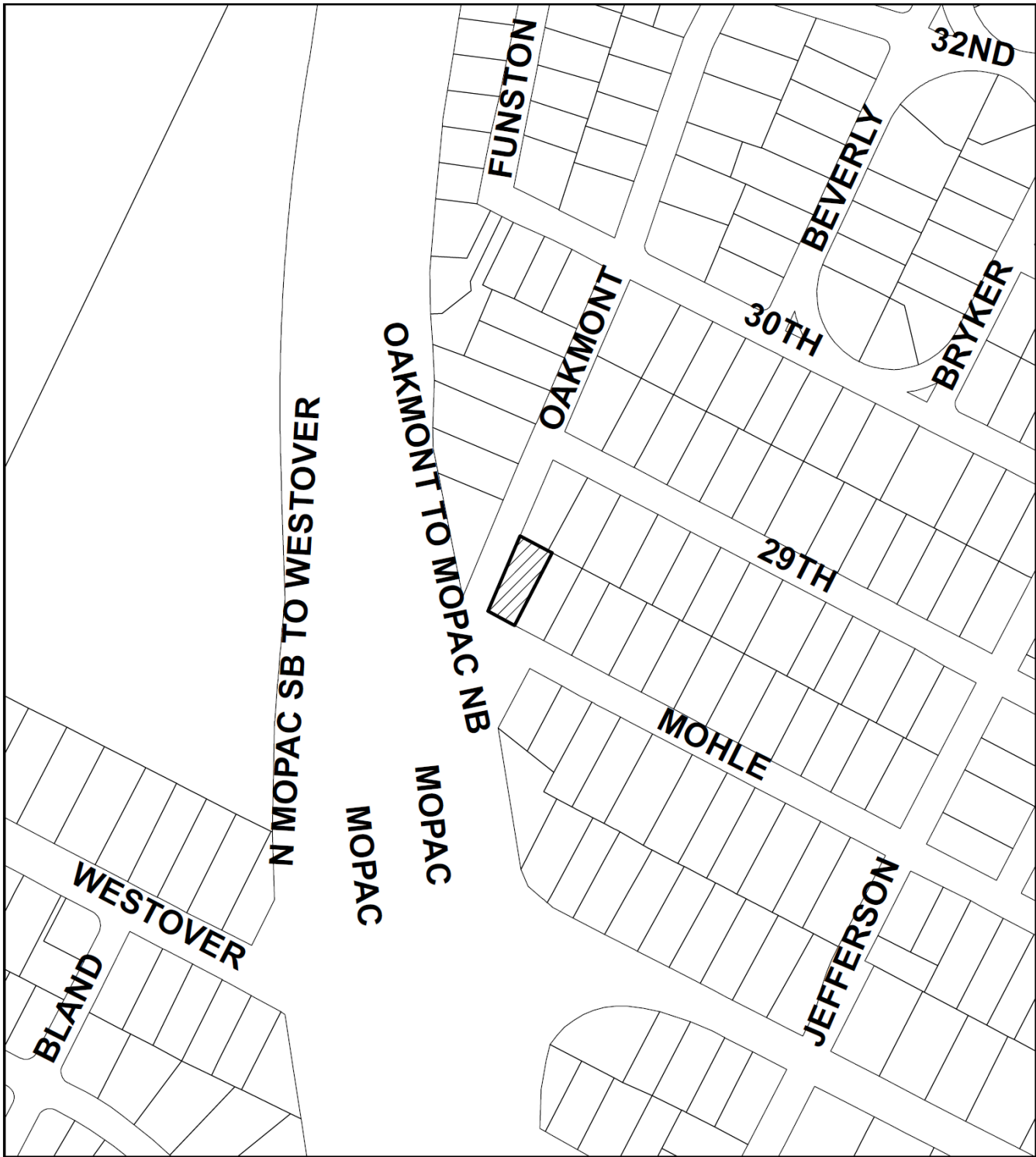
COMMITTEE FEEDBACK

The existing building was previously approved for demolition by the Historic Landmark Commission.

STAFF RECOMMENDATION

Comment on plans for new construction.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 22-132714

LOCATION: 1810 MOHLE DRIVE



1" = 208'

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