

**HISTORIC LANDMARK COMMISSION**  
**AUGUST 22, 2011**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**NRD-2011-0071**  
**1508 Mohle Drive**  
**Old West Austin**

**PROPOSAL**

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Replace existing roof structure of 1-story single family home, construct new roof to accommodate additional ½-story, replace exterior siding and front window, reconstruct porch, and construct new rear detached garage.

**PROJECT SPECIFICATIONS**

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The applicant proposes to demolish the existing roof structure and construct a new roof structure with a higher ridge line and steeper pitch to accommodate a second story with front facing, gabled dormer with three windows. The roof of the front facing ell will also be demolished and replaced with a front gable roof structure with a higher ridge and steeper pitch. The roof will have composition shingles.

The existing house will be resided with 6" Hardiplank and have stone applied to the foundation walls. The front 6:2, double-hung window will be replaced with three 3:2 double-hung windows. The front porch will be reconstructed with wood columns and steps, and a metal, shed roof.

The applicant also proposes to construct a new rear, single-story, 229 sf detached garage, in at the rear of the property that will be accessed from the existing side yard driveway. The garage will have a gabled roof facing the street with a small, vented cupola. Siding will be 6" exposure Hardiplank to match the main house.

**STAFF COMMENTS**

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The house is located in the Old West Austin National Register District, but is not a contributing structure to the district.

The Old West Austin National Register Historic District has no design guidelines for additions to non-contributing structures. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.

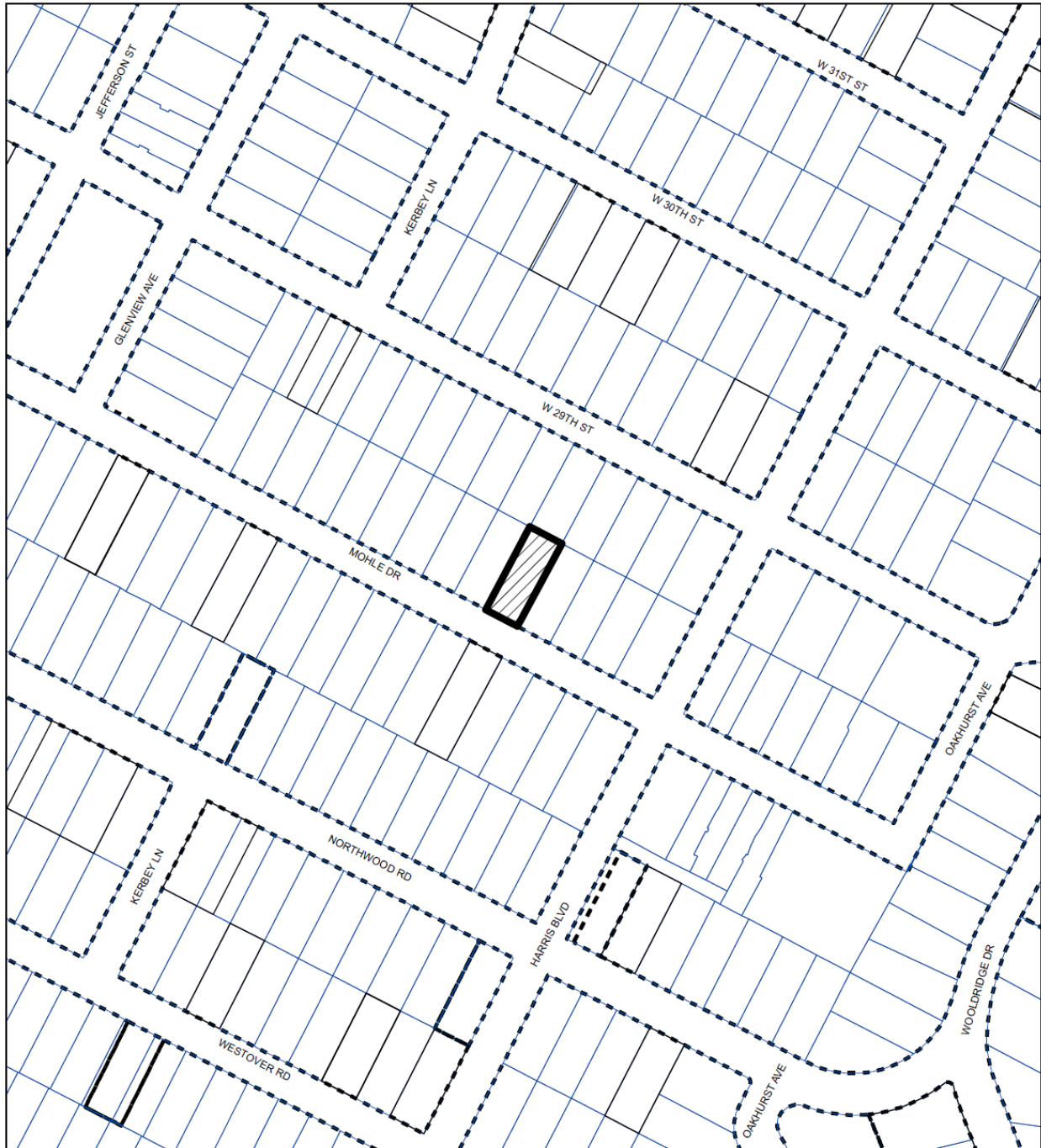
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

**STAFF RECOMMENDATION**

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The project as proposed meets these design guidelines. Staff recommends approving the project as proposed.

## LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

## NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0071  
 LOCATION: 1508 MOHLE DRIVE  
 GRID: H25  
 MANAGER: ALYSON MCGEE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PHOTOS & PLANS

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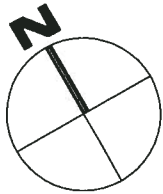


1508 Mohle – Front elevation



1508 Mohle – Front elevation





LEGEND

—	WOOD FENCE
—	CHAIN LINK FENCE
—	UTILITY LINE
AC	A/C UNIT
EM	ELEC. METER
G	GAS METER
WM	WATER METER
●	IRON ROD FND.
○	PIPE FND.
—	UTILITY POLE
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

\* TREE LEGEND

61	22" TALLOW	11' CRZ
70	11" PECAN	(Not Shown)
75	12" PECAN	(Not Shown)
76	6" MAGNOLIA	(Not Shown)
77	12" PECAN	(Not Shown)
88	6" UNKNOWN	(Not Shown)
93	7" RED BUD	(Not Shown)
97	6" RED BUD	(Not Shown)
98	7" UNKNOWN	(Not Shown)
99	9" UNKNOWN	(Not Shown)

\*Trees smaller than 19" diameter are not shown.

F.A.R. CALCULATIONS

2nd FLOOR GROSS AREA (house)	531.00
*1st FLOOR GROSS AREA (house)	1629.00
*DETACHED GARAGE (up to 450.00 sq. ft. exemption)	229.00
TOTAL GROSS FLOOR AREA	1956.00
TOTAL GROSS AREA OF LOT	7049.78
FLOOR AREA RATIO (max. 0.4% of lot area)	27.74%

\*NEW CONSTRUCTION

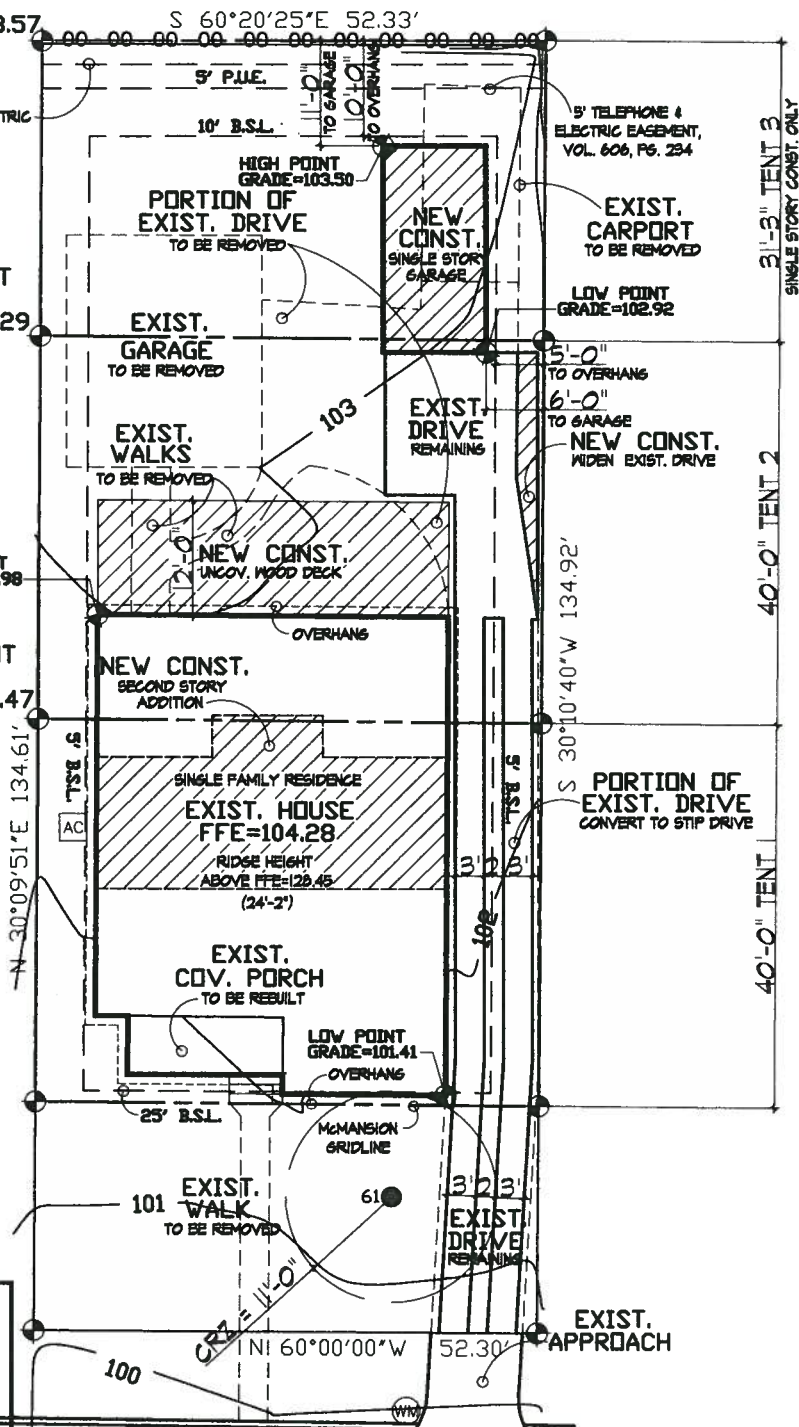
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SITE PLAN

SCALE: 1" = 20'-0"



MOHLE DRIVE

LEGAL DESCRIPTION

SUMMIT PLACE  
LOT 2, 1508 MOHLE DRIVE

BUILDING COVERAGE

LOT SQ. FT.	7049.78	100.00 %
1st FLOOR COND. AREA	1629.00	
DETACHED GARAGE	229.00	
COVERED PORCH	98.00	
TOTAL BUILDING COV.	1956.00	27.74%

IMPERVIOUS COV.

TOTAL BUILDING COV.	1956.00	
DRIVEWAY REMAINING	751.00	
NEW DRIVEWAY	45.00	
UNCOV. WD. DECK (@50%)	218.00	
A/C PAD (1)	9.00	
TOTAL IMPERV. COV.	2979.00	42.25%

# APPROX. SQ. FOOTAGE

LOWER LIVING	1629.00
*UPPER LIVING	516.00
TOTAL LIVING	2145.00
*DETACHED GARAGE	229.00
*UNCOV. WD. DECK	436.00
COV. PORCH	98.00
*NEW CONSTRUCTION	

# F.A.R. CALCULATIONS

1st FLOOR GROSS AREA	1629.00
*2nd FLOOR GROSS AREA	551.00
*DETACHED GARAGE	229.00
Subtract up to 450.00 for detached garage	-450.00
TOTAL GROSS FLOOR AREA	1959.00
TOTAL GROSS AREA OF LOT	7049.78
FLOOR AREA RATIO (max. 0.4% of lot area)	27.78%

\*NEW CONSTRUCTION

# BUILDING COVERAGE

LOT SQ. FT.	7049.78	100.00 %
1st FLOOR COND. AREA	1629.00	
DETACHED GARAGE	229.00	
COV. PORCH	98.00	
TOTAL BLDG. COVERAGE	1956.00	27.74%

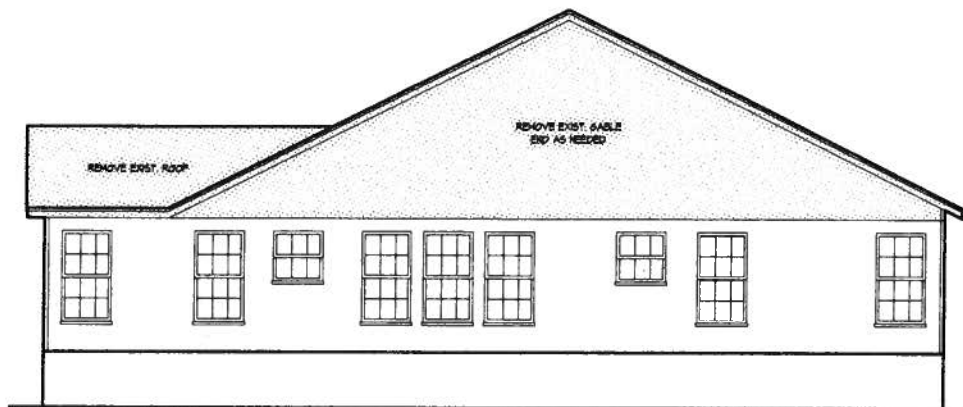
# IMPERVIOUS COV.

TOTAL BUILDING COV.	1956.00
REMAINING DRIVE	751.00
NEW DRIVE	45.00
UNCOV. WD. DECK (@50%)	218.00
A/C PAD (I)	9.00

TOTAL IMPERV. COV. 2979.00 42.25%  
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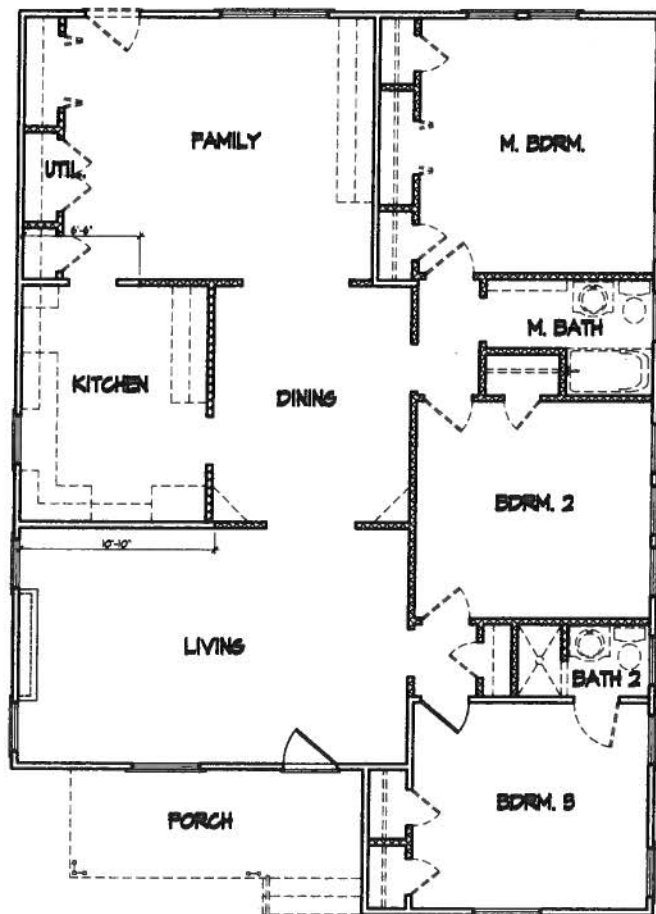
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SOUTHEAST ELEVATION: DEMO PLAN 3/32"=1'-0"

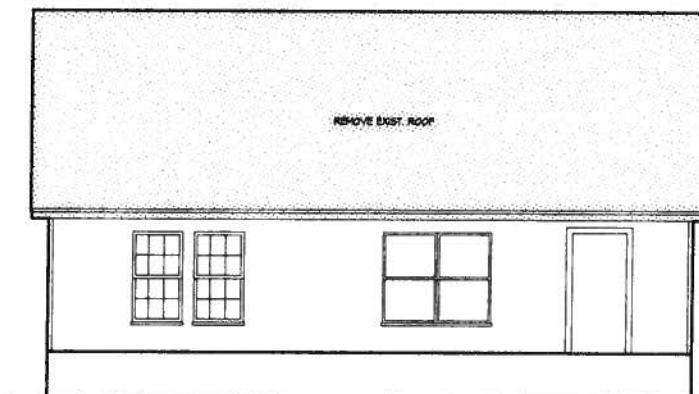


SOUTHWEST ELEVATION: DEMO PLAN 3/32"=1'-0"  
(view from mahle drive)

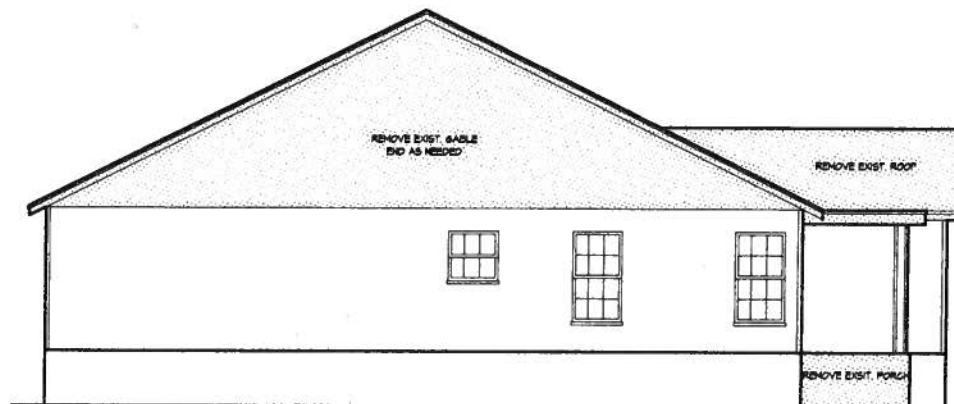


FIRST FLOOR: DEMO PLAN 3/32"=1'-0"

NOTES:  
1) ALL DIMENSIONS ARE TO BE VERIFIED AT JOB SITE.  
EXISTING WALL TO BE REMOVED  
FIXTURES & ITEMS TO BE REMOVED



NORTHEAST ELEVATION: DEMO PLAN 3/32"=1'-0"



NORTHWEST ELEVATION: DEMO PLAN 3/32"=1'-0"

REV. NO.	43511
REVISION	
DATE	7-22-11
BY	P6
REVISION	
DATE	7-22-11
BY	

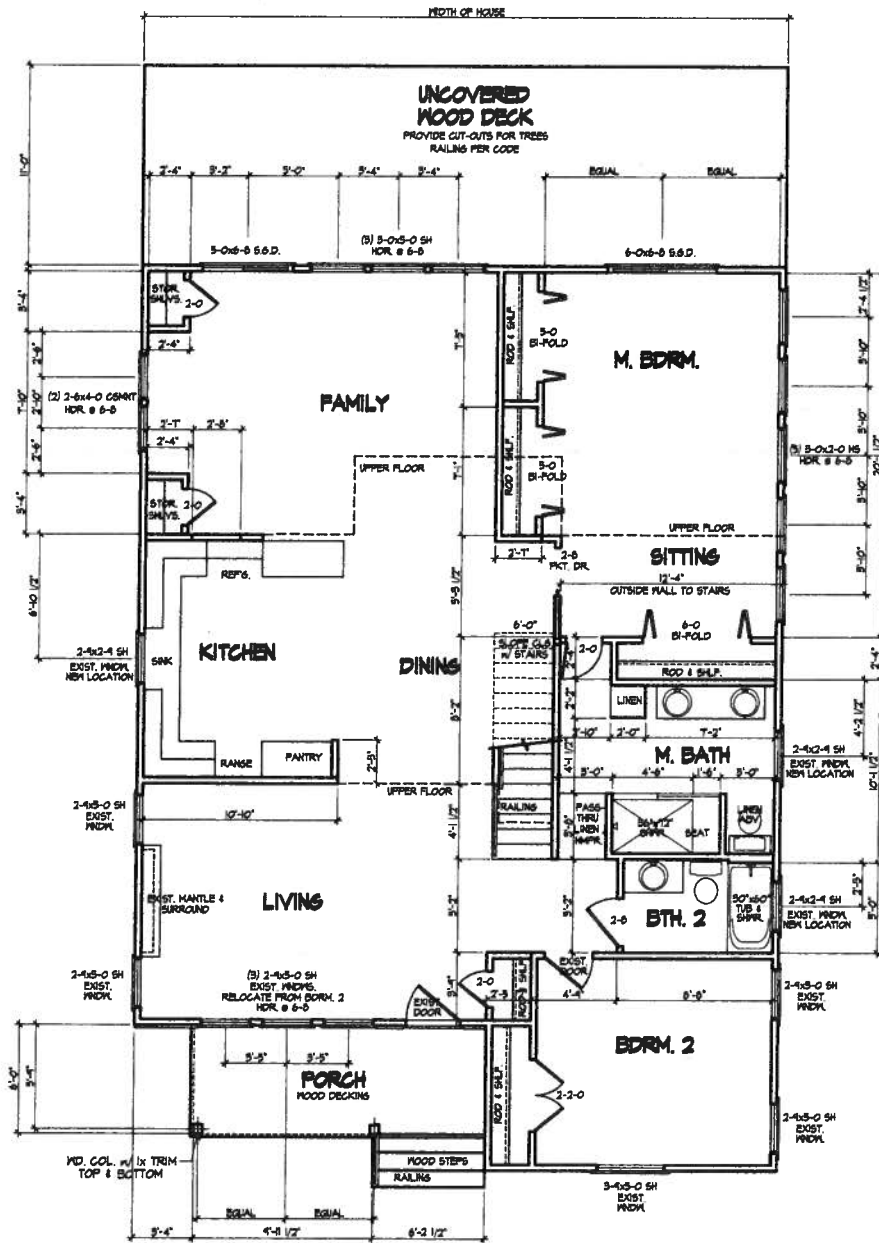
A REMODEL & ADDITION FOR  
**CHILEMI-FOSTER RESIDENCE**  
1508 MOHLE DRIVE SUITE 102 AUSTIN, TEXAS

**AUSTIN DESIGN GROUP**  
residential designers  
4020-H Capital of Texas Highway Suite 200 Austin, TX 78704 Phone No. (512) 346-4500

REVISIONS  
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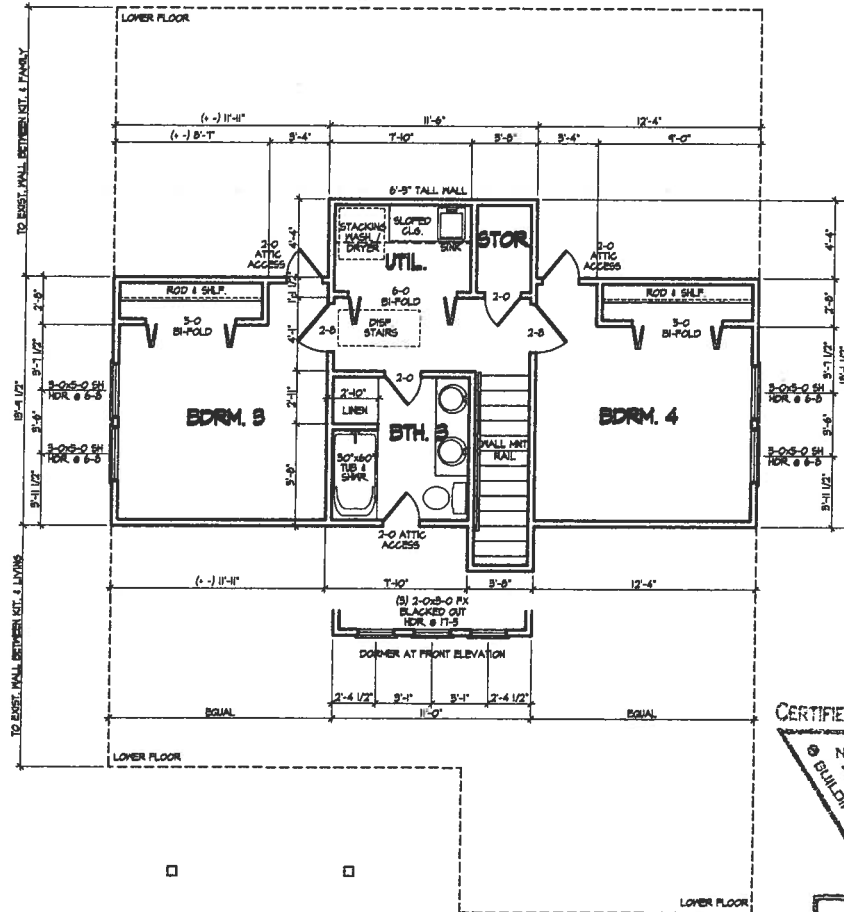
CLIENT: JIM EASON

2 of 9



NOTES:

- 1) ALL DIMENSIONS ARE TO BE VERIFIED AT JOB SITE.
- 2) ALL NEW PLUMBING FIXTURES.
- 3) RE-USE EXISTING DOORS AND WINDOWS, IF POSSIBLE.
- 4) ALL DOORS TO BE 6'-0" TALL.
- 5) ALL NEW WINDOWS, TO MATCH EXIST. HGR. HEIGHTS.



NOTES:

- 1) ALL DIMENSIONS ARE TO BE VERIFIED AT JOB SITE.
- 2) ALL NEW CONSTRUCTION AT UPPER FLOOR.



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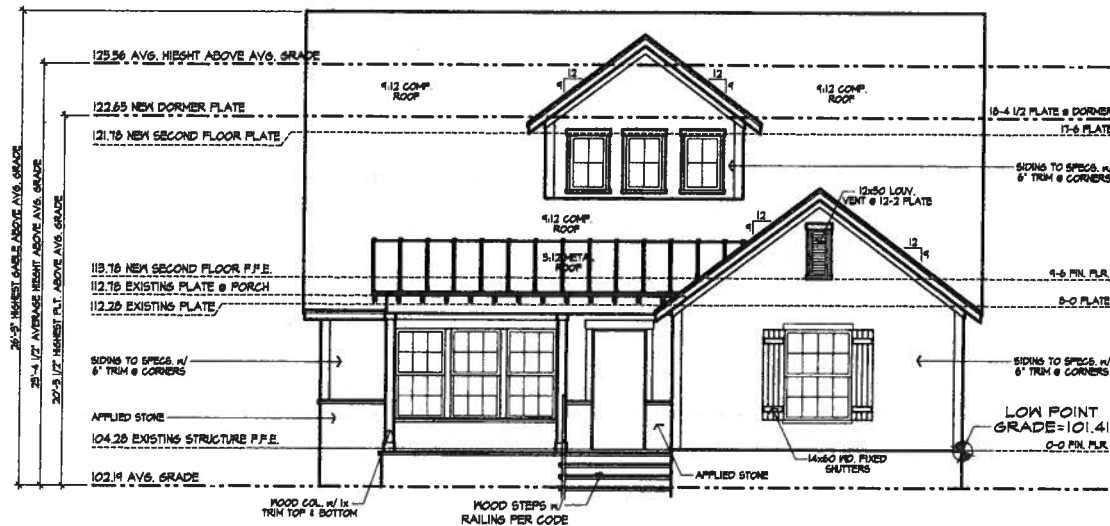
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43511
REVISIONS:
1-22-11 FS
5-03-11

A REMODEL & ADDITION FOR  
**CHILLEMI-FOSTER RESIDENCE**  
1808 MOBLE DRIVE  
AUSTIN, TEXAS  
SUNNY PLACE, LOT 25

**AUSTIN DESIGN GROUP**  
residential designers  
10200-1 Capital of Texas Highway, Suite 350, Austin, TX 78754 Phone No. (512) 344-5200

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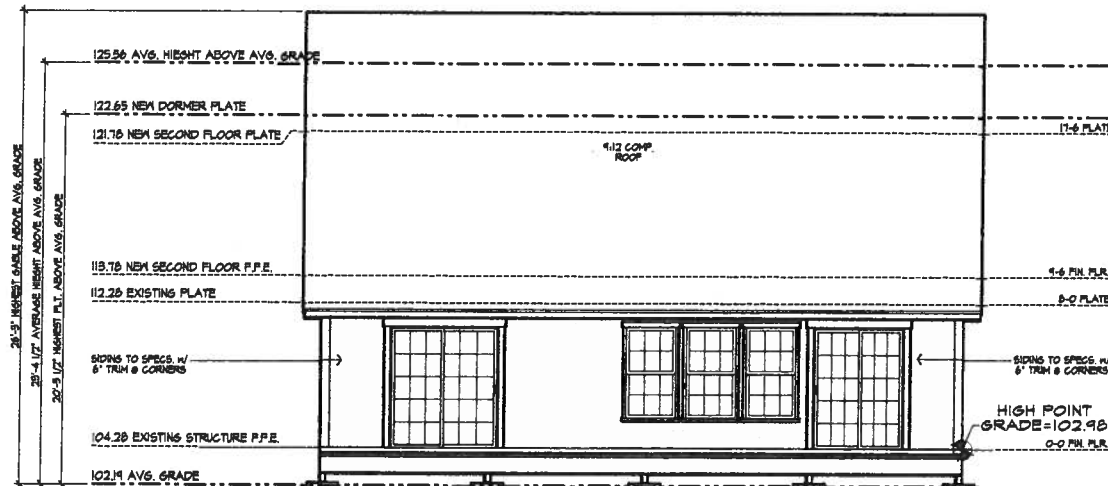
134.14 MAX. ALLOWABLE HEIGHT ABOVE AVG. GRADE (B3-0)



SOUTHWEST ELEVATION: NEW CONST. 3/32"=1'-0"

1) ATTIC VENTILATION PER CODE.

134.14 MAX. ALLOWABLE HEIGHT ABOVE AVG. GRADE (B3-0)



NORTHEAST ELEVATION: NEW CONST. 3/32"=1'-0"

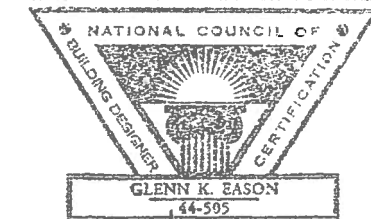
1) ATTIC VENTILATION PER CODE.

AVERAGE GRADE CALCS.  
FOR HOUSE

* HIGH POINT GRADE	102.98
* LOW POINT GRADE	101.41
TOTAL	204.39
AVERAGE GRADE	102.19

\* SEE SITE PLAN FOR GRADE INFO.

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PROJECT NO.	43511
PROJECT NAME	CHILLEM-FOSTER RESIDENCE
DATE	7-22-11 PS
REVISIONS	

A RE-MODEL & ADDITION FOR  
**CHILLEM-FOSTER RESIDENCE**  
808 MOLE DRIVE SAINT PLAG LOT 25 AUSTIN, TEXAS

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residential designers  
4020-L Capital of Texas Highway Suite 280 Austin, TX 78754 Phone No. (512) 346-0300

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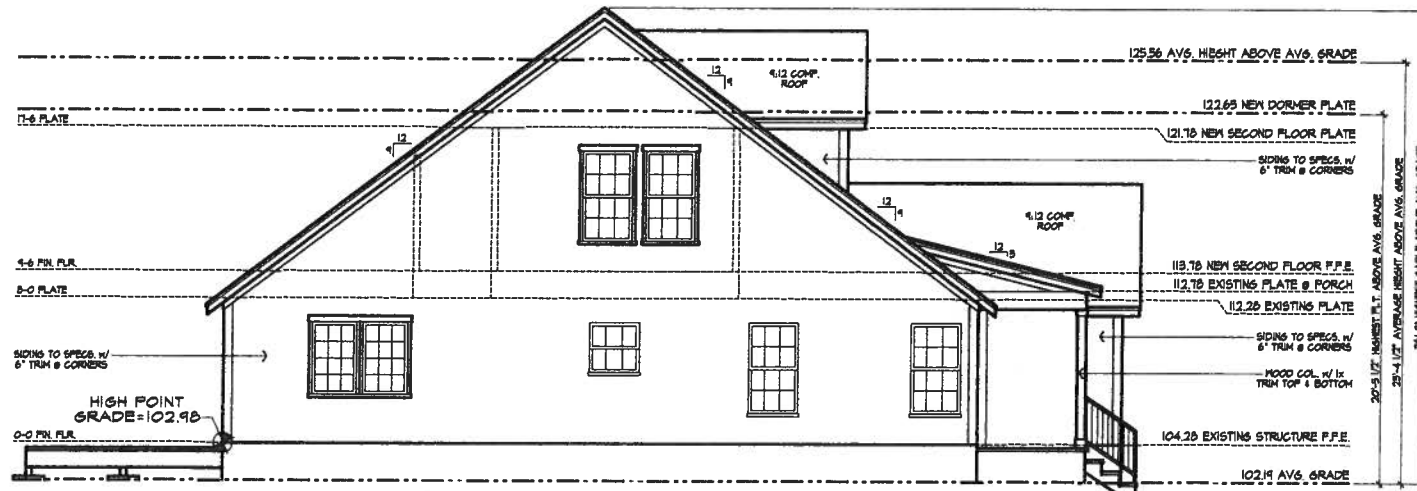


Architectural elevation drawing of a building facade. The drawing shows a main structure with a lower section on the left and a taller section on the right. The roof is gabled with a ridge line. There are several windows: a large double window in the upper right, and a row of smaller windows along the main level. A porch or lower level is indicated on the left. Annotations include height measurements above average grade, roof pitch (12/12), and material specifications for siding and trim. A low point grade is marked at 101.41.

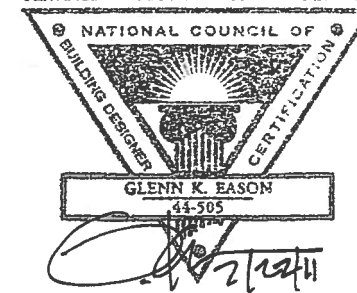
Annotations and dimensions:

- 123.56 AVG. HEIGHT ABOVE AVG. GRADE
- 122.65 NEW DORMER PLATE
- 121.75 NEW SECOND FLOOR PLATE
- 115.75 NEW SECOND FLOOR F.F.E.
- 112.25 EXISTING PLATE
- 104.75 EXISTING STRUCTURE F.F.E.
- 102.14 AVG. GRADE
- LOW POINT GRADE = 101.41
- 20'-3" MAINST. GABLE ABOVE AVG. GRADE
- 28'-4" UT. AVERAGE HEIGHT ABOVE AVG. GRADE
- 20'-3" UT. MAINST. PL. ABOVE AVG. GRADE
- 9'-12" COMP. ROOF
- 12/12
- 12/12
- 12/12
- 12/12
- SIDING TO SPECS. w/ 6" TRIM & CORNERS
- SIDING TO SPECS. w/ 6" TRIM & CORNERS
- SIDING TO SPECS. w/ 6" TRIM & CORNERS
- 17'-6" PLATE
- 9'-6" FIN. FLOOR
- 8'-0" PLATE
- 8'-0" FIN. FLOOR

134.19 MAX. ALLOWABLE HIEGHT ABOVE AVG. GRADE (32-0)



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ADD. JOB NUMBER <b>43511</b>	
EMPLOYMENT FULL-TIME PERMANENT POSITION	
EMPLOYMENT DATES <b>7-22-11</b> <b>PS</b>	
REVISIONS: 5-13-11	
A NEW MODEL & ADDITION FOR <b>CHILLEM-FOSTER RESIDENCE</b> 1508 MOYLE DRIVE SUMMIT PLACE, LOT 25 AUSTIN, TEXAS	

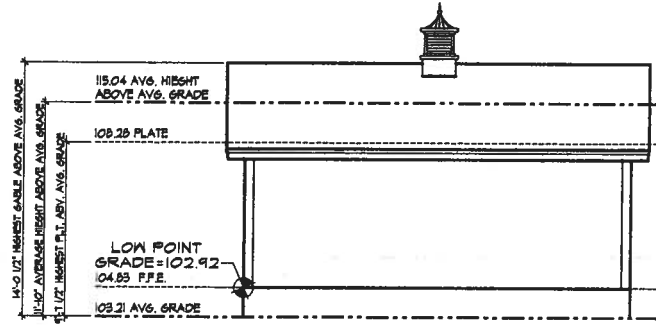
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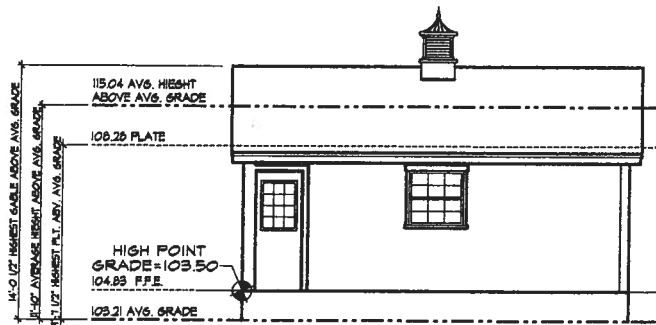
5 of 9

134.14 MAX. ALLOWABLE HEIGHT ABOVE AVG. GRADE (32-0)



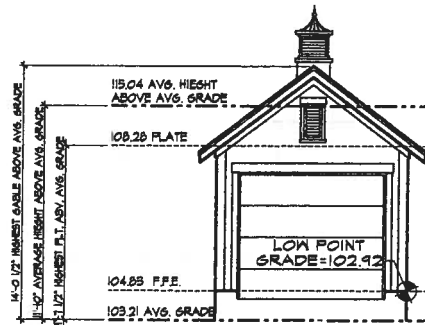
SOUTHEAST ELEVATION: NEW CONST. 3/32"=1'-0"  
1) ATTIC VENTILATION PER CODE.

134.14 MAX. ALLOWABLE HEIGHT ABOVE AVG. GRADE (32-0)



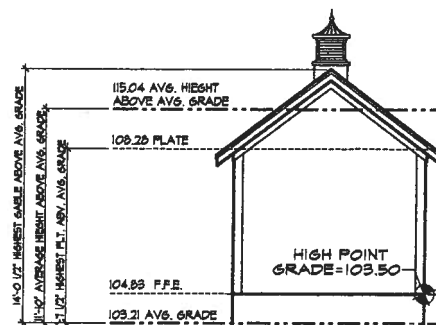
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1) ATTIC VENTILATION PER CODE.

134.14 MAX. ALLOWABLE HEIGHT ABOVE AVG. GRADE (32-0)



SOUTHWEST ELEVATION: NEW CONST. 3/32"=1'-0"  
1) ATTIC VENTILATION PER CODE.

134.14 MAX. ALLOWABLE HEIGHT ABOVE AVG. GRADE (32-0)

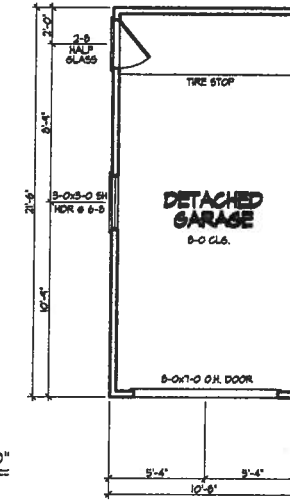


NORTHEAST ELEVATION: NEW CONST. 3/32"=1'-0"  
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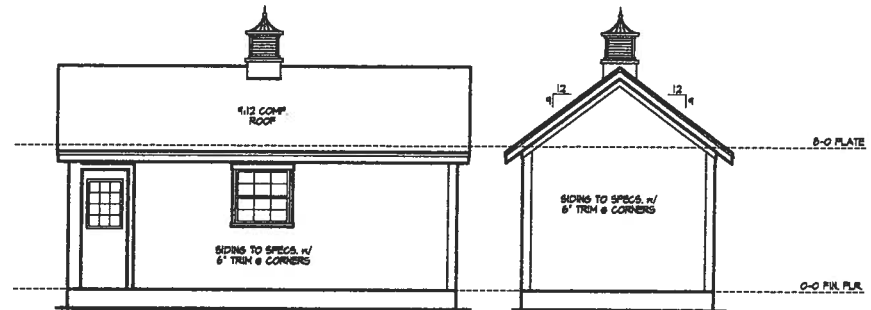
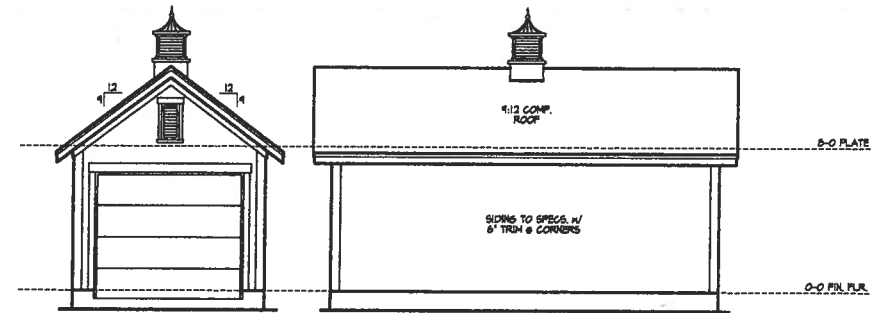
# AVERAGE GRADE CALCS. FOR GARAGE

*HIGH POINT GRADE	103.50
*LOW POINT GRADE	102.92
TOTAL	206.42
AVERAGE GRADE	103.21

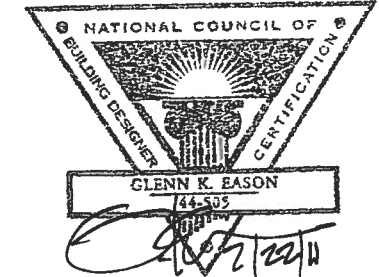
\*SEE SITE PLAN FOR GRADE INFO.



DETACHED GARAGE:  
NEW CONSTRUCTION 3/32"=1'-0"  
F.F.E. @ DETACHED GARAGE=104.89



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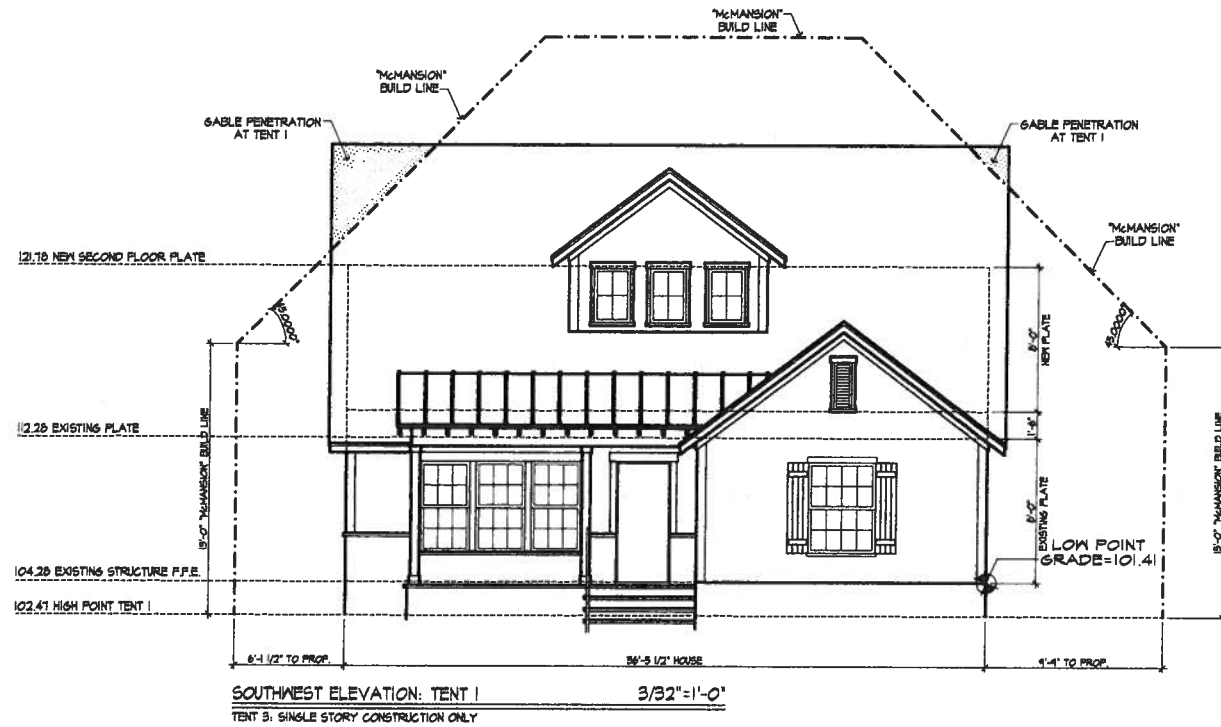
APR 20 2004
43511
REVISION
7-22-11 FS
KEYNOTES
0-00-11

A REMODEL & ADDITION FOR:  
**CHILlemi-FOSTER RESIDENCE**  
1508 MOLE DRIVE SUIT FLICE, LOT 25 AUSTIN, TEXAS

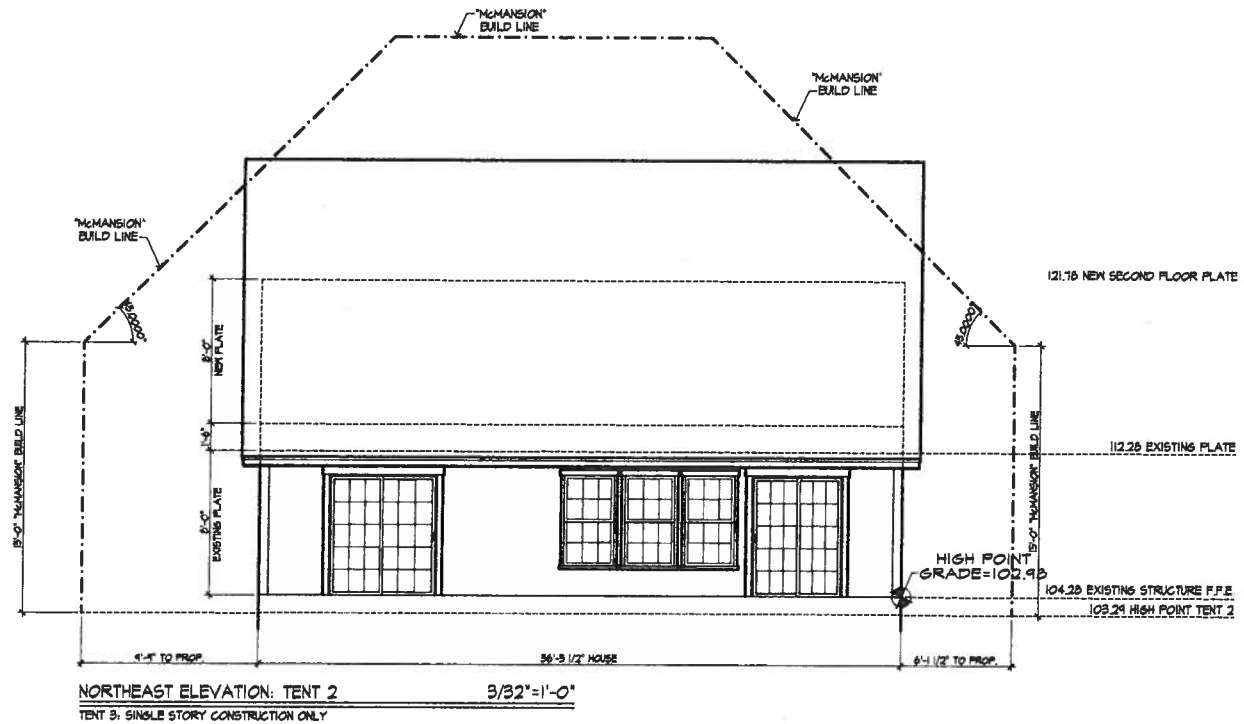
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DATE	7-22-11
REVISION	PG 5
KEYWORDS	
4-11	

A REMODEL & ADDITION FOR  
**CHILLEM-FOSTER RESIDENCE**  
 1208 MCLE DRIVE SUITE PLACE LOT 25 AUSTIN, TEXAS

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 6020-1 Capital of Texas Highway Suite 550 Austin, TX 78754 Phone No. 512 546-5200

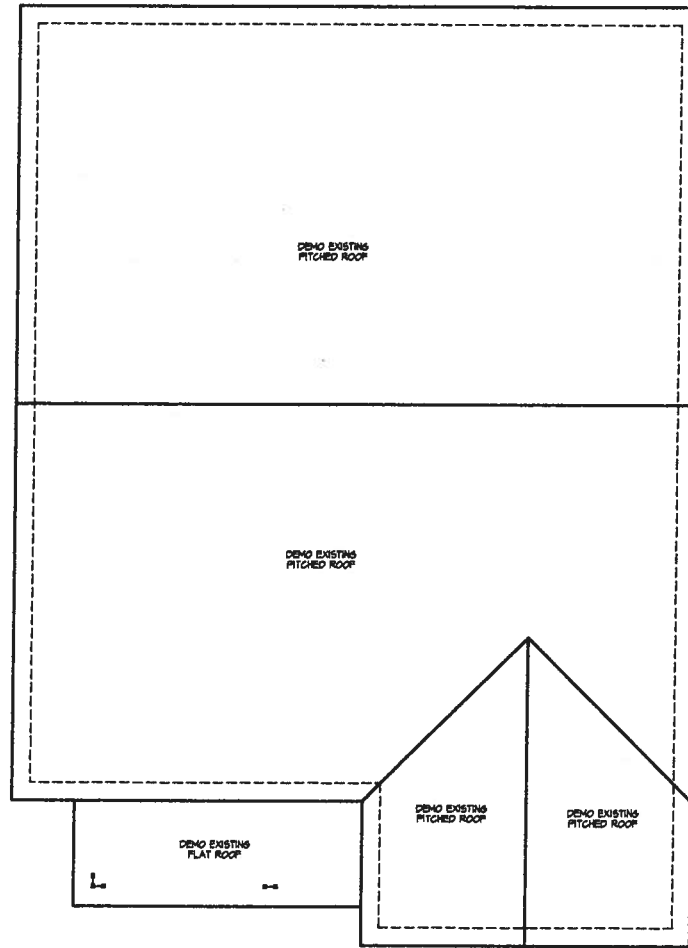
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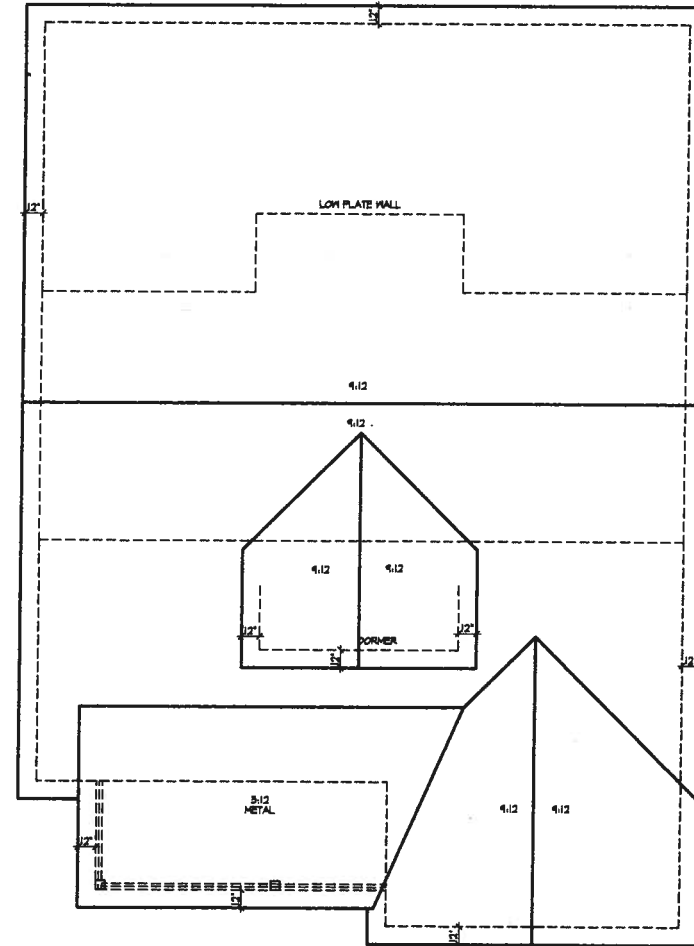




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ROOF: DEMO PLAN 3/32"=1'-0"



ROOF: NEW CONST. 3/32"=1'-0"

ADD. SHEET NO.	43511
REVISION	
DATE	7-22-11 PS
REVISION	
DATE	8-09-11

A REMODEL & ADDITION FOR  
**CHILEMI-FOSTER RESIDENCE**  
1808 MOBLE DRIVE SUMMIT PLACE LOT 25 AUSTIN, TEXAS

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