

SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0055
LOCATION: 1504 Mohle Drive



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**HISTORIC LANDMARK COMMISSION
MAY 21, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0055
Old West Austin
1504 Mohle Drive**

PROPOSAL

Construct a second-story addition to a c. 1940, 1,360 sq. ft. house, demolish an existing detached garage and construct a new 320 sq. ft. detached garage.

PROJECT SPECIFICATIONS

The existing house is a c. 1940, one-story, 1,360 sq. ft. house with Minimal Traditional architectural features. The house has a wing and gable plan, with a rear wing addition, with horizontal siding. There is a pair of 6:6, double-hung windows in the gable end, and a 8:8, double-hung window front façade, both with faux shutters. The front stoop has a low-slope roof supported by a turned post. The existing garage is a one-story detached, wood sided structure with a pyramidal roof.

The applicant proposes to demolish the existing detached garage and construct a new 320 sq. ft., one-car garage with a front facing gable roof and wood horizontal siding. The garage will be access from the existing side driveway.

The applicant further proposes demolish rear sections of the house and add a second-story addition, as well as a wider front porch with a low-slope roof supported by 8x8 columns. The windows and siding of the original house will remain. The addition will have multiple front and side facing gables with cornice returns, multi-paned windows, and 8" wide horizontal siding to match the original house. Existing wood windows will be replaced with new wood windows to match existing and brackets will be installed at the peak of both the new and original gables.

STANDARDS FOR REVIEW

The existing house is listed as non-contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no design guidelines for additions. Applicable general design review guidelines state:

- 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.

Although the house is listed as non-contributing to the National Register Historic District, it appears to retain integrity and its architectural style and scale are very similar to other houses on the block. The second-story addition is stylistically compatible with the architecture of the original house, as well as other architecture in the neighborhood, however represents a significant change to the appearance of the house.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a one-story rear addition and repair the original windows, and require a City of Austin documentation package prior to release of permit.

PHOTOS



Façade



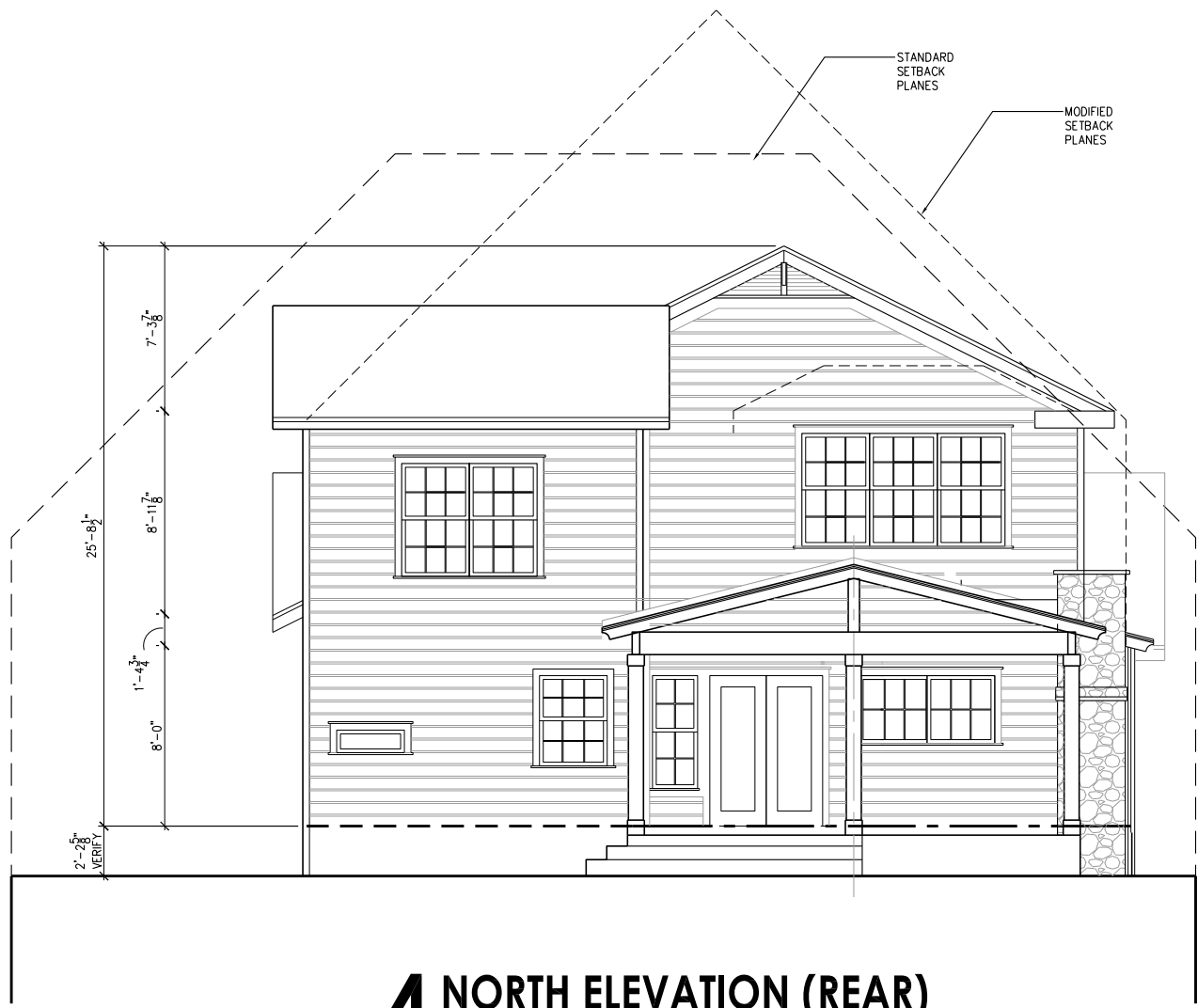
Side elevation



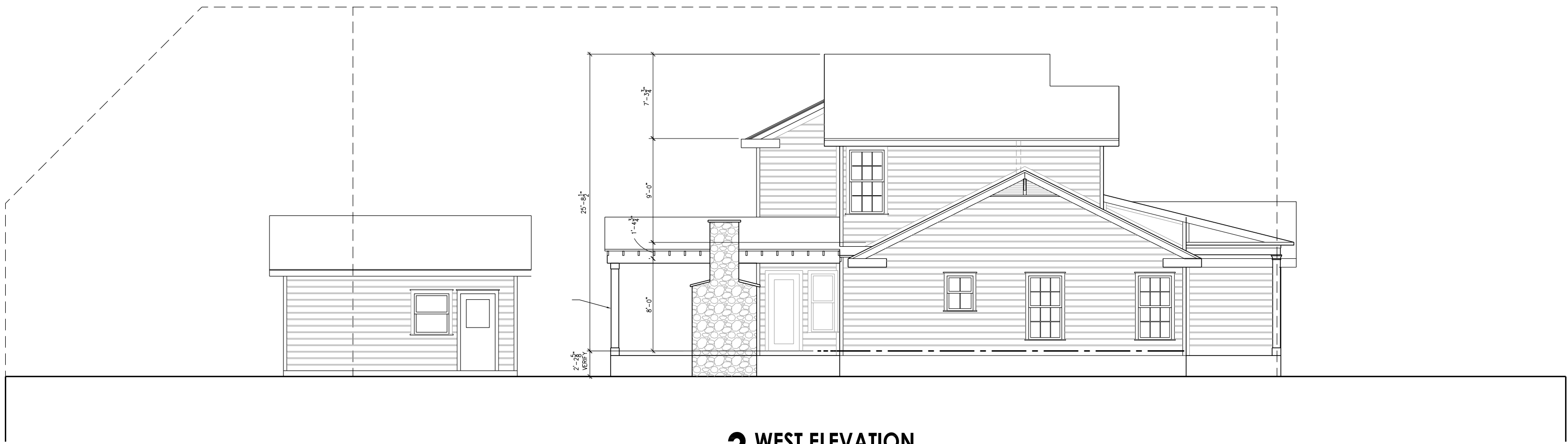
Rear elevation



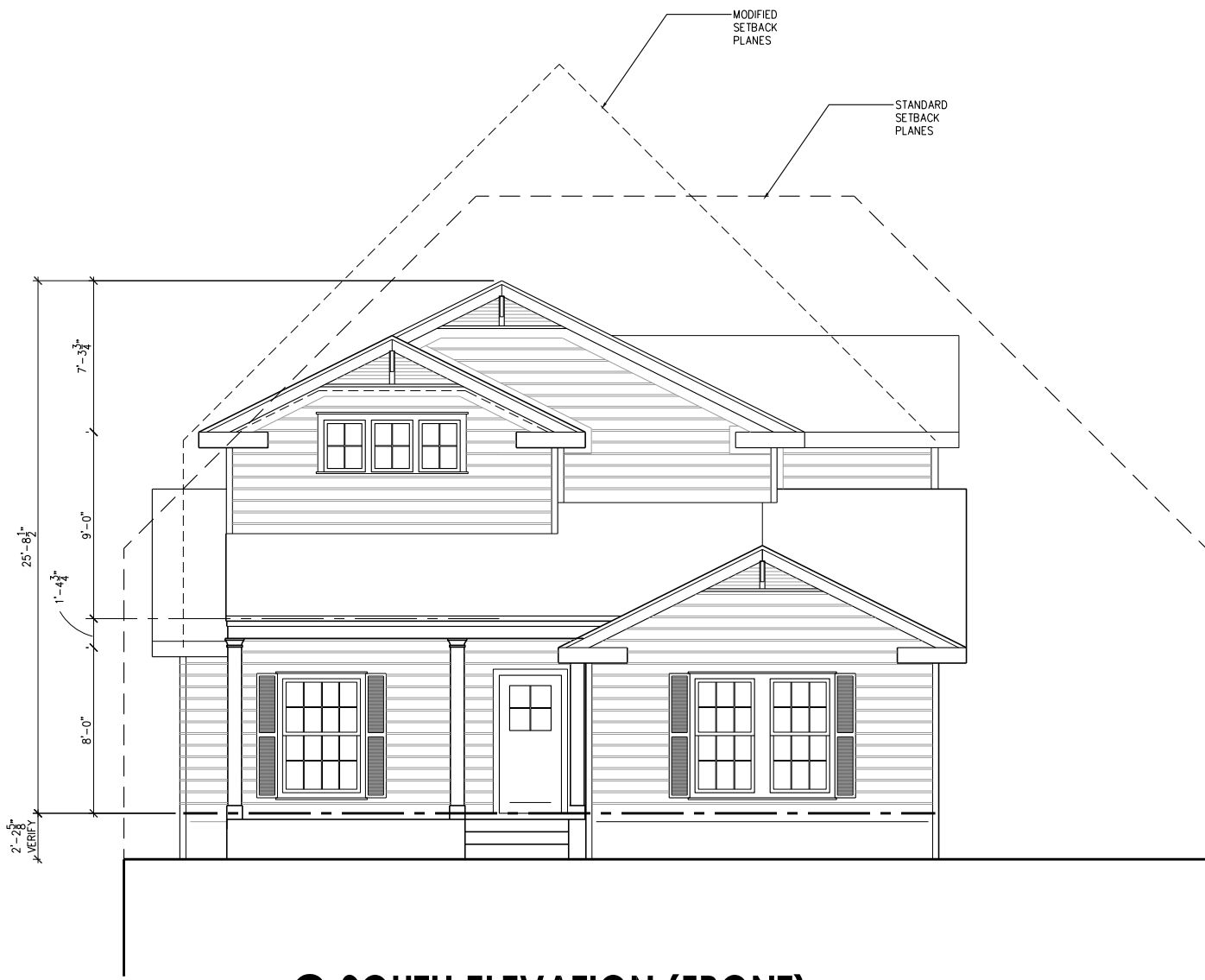
Side elevation



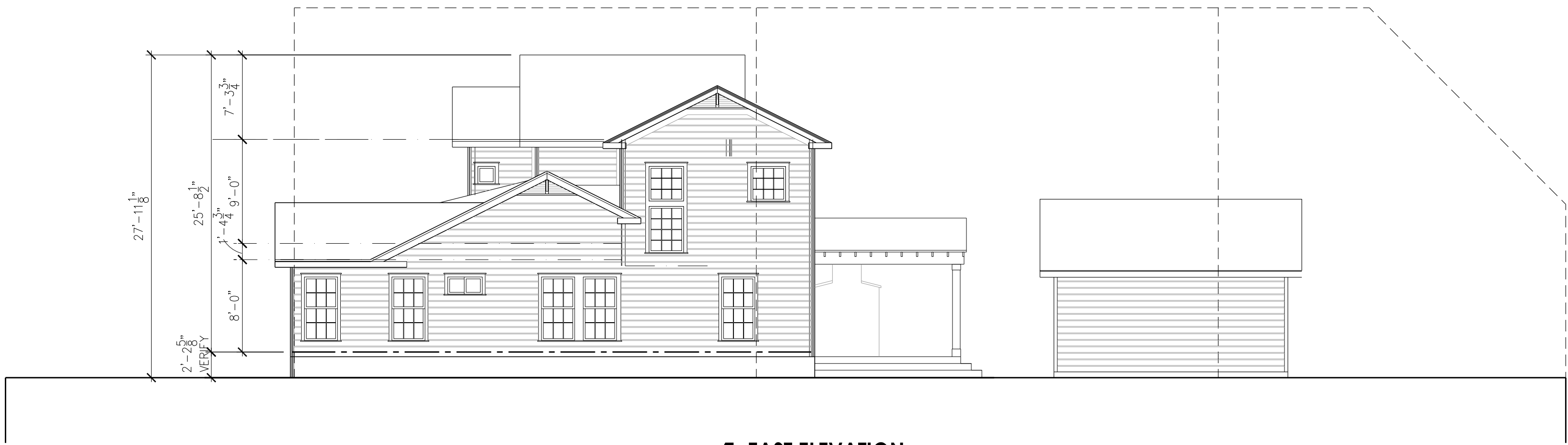
4 NORTH ELEVATION (REAR)
Scale: 1/8" = 1'-0"



3 WEST ELEVATION
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION (FRONT)
Scale: 1/8" = 1'-0"



1 EAST ELEVATION
Scale: 1/8" = 1'-0"

WINTER 2011
DRAWN BY: CAMILLE d SALES
512.762.6008

HOLLIER RESIDENCE

1504 MOHLE DR. AUSTIN, TX 78735

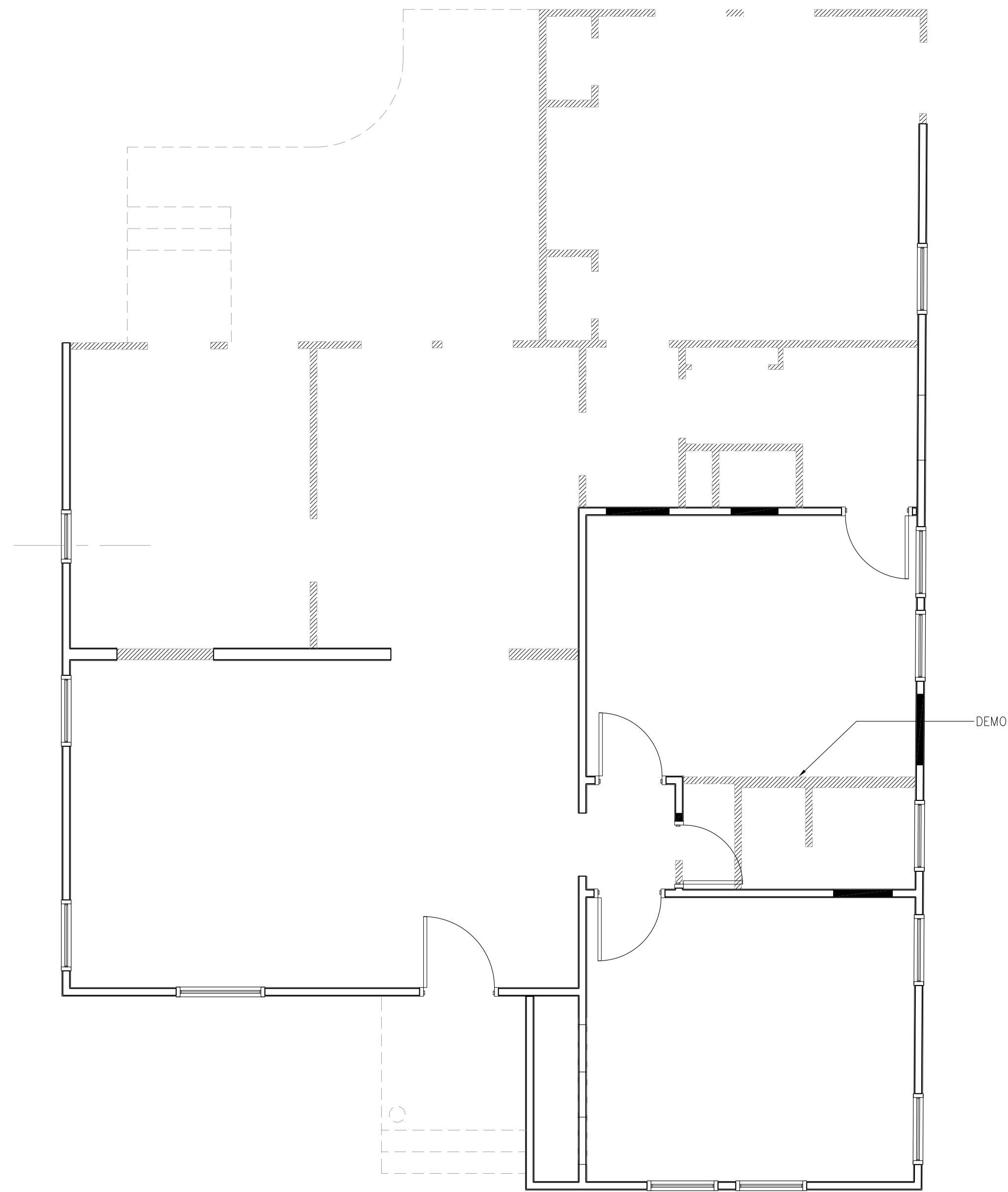
REVISION DATE

DATE

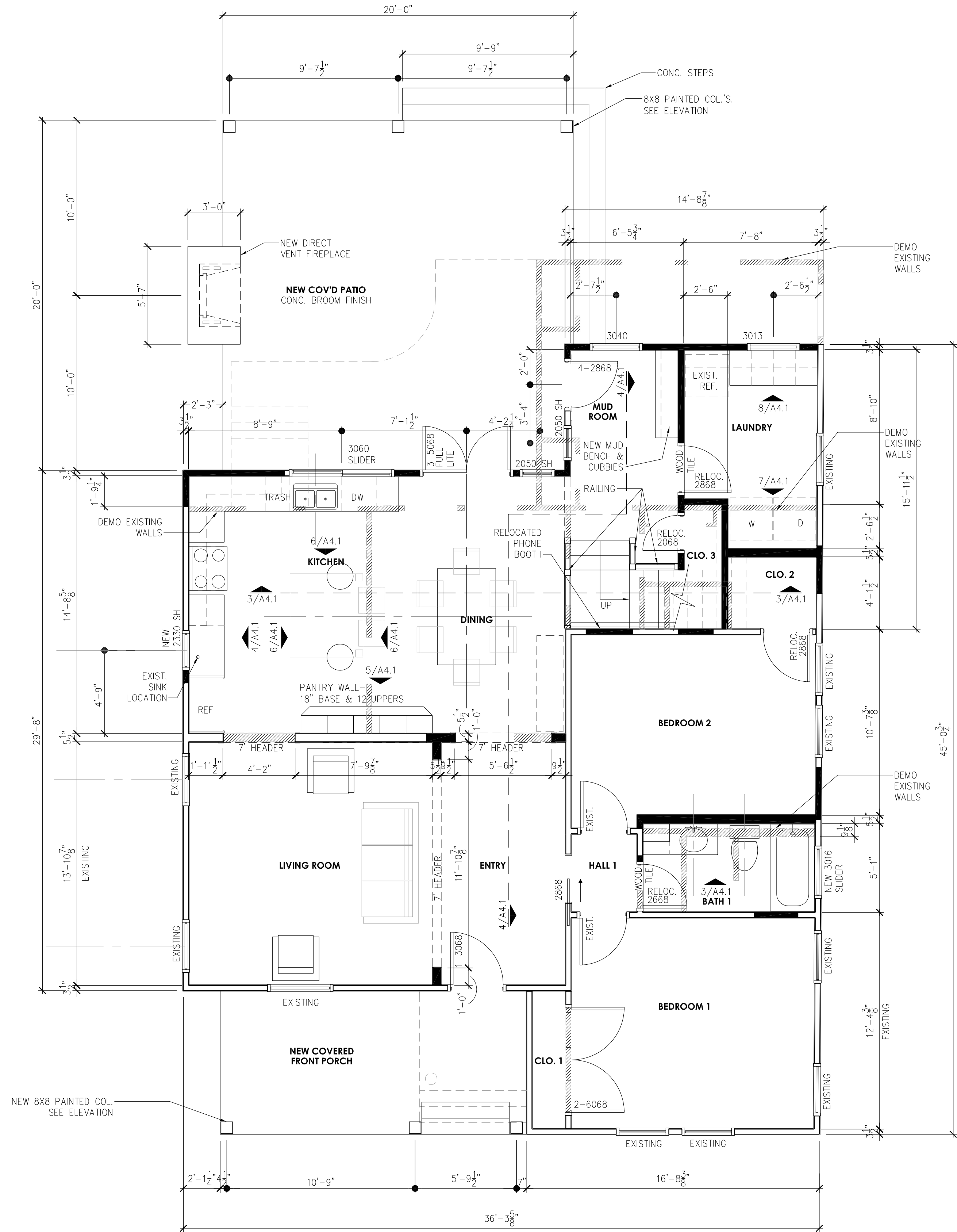
APRIL 14, 2012

SHEET

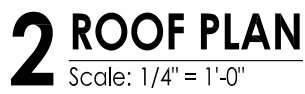
A1.1
TENT DWG'S



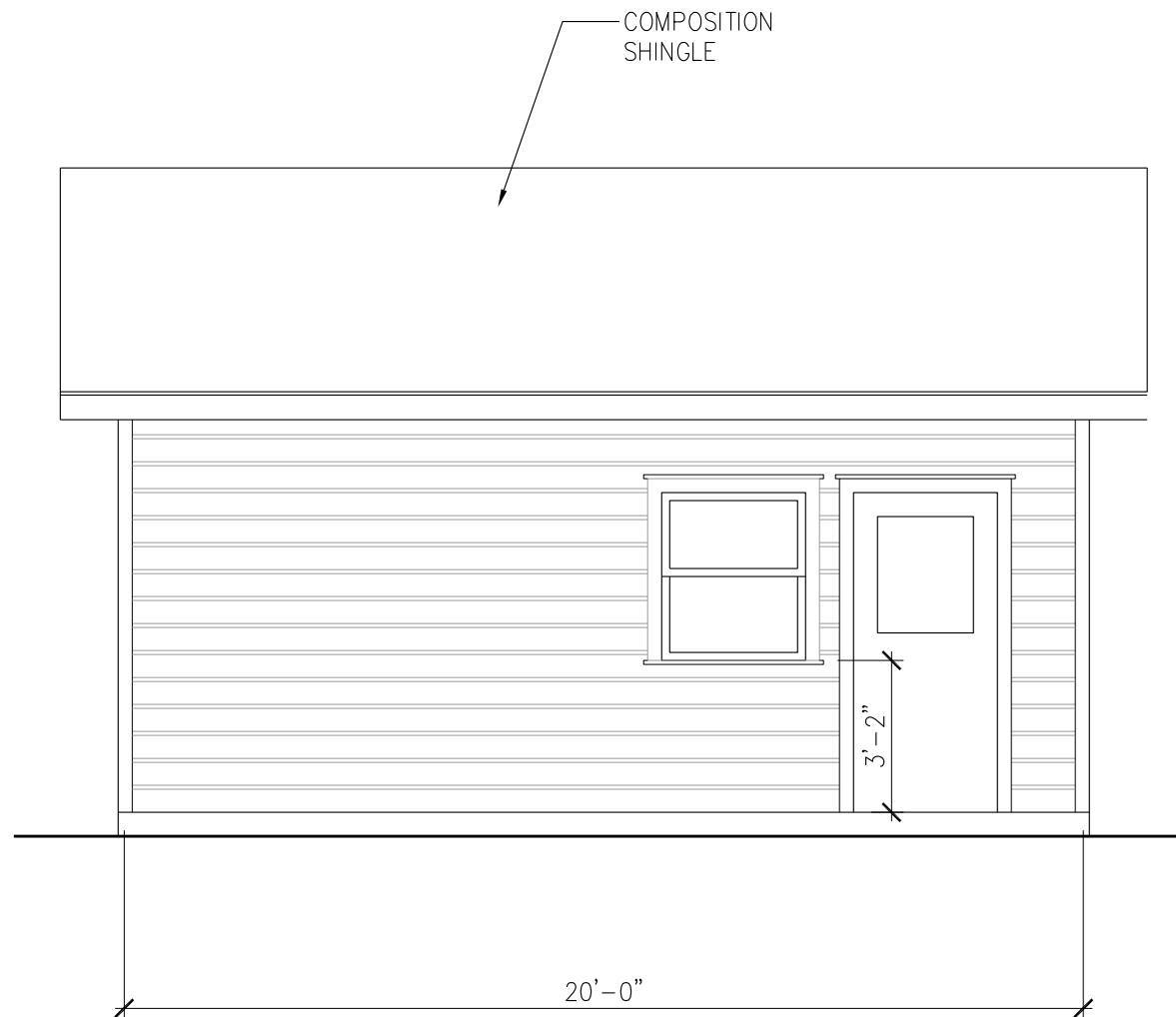
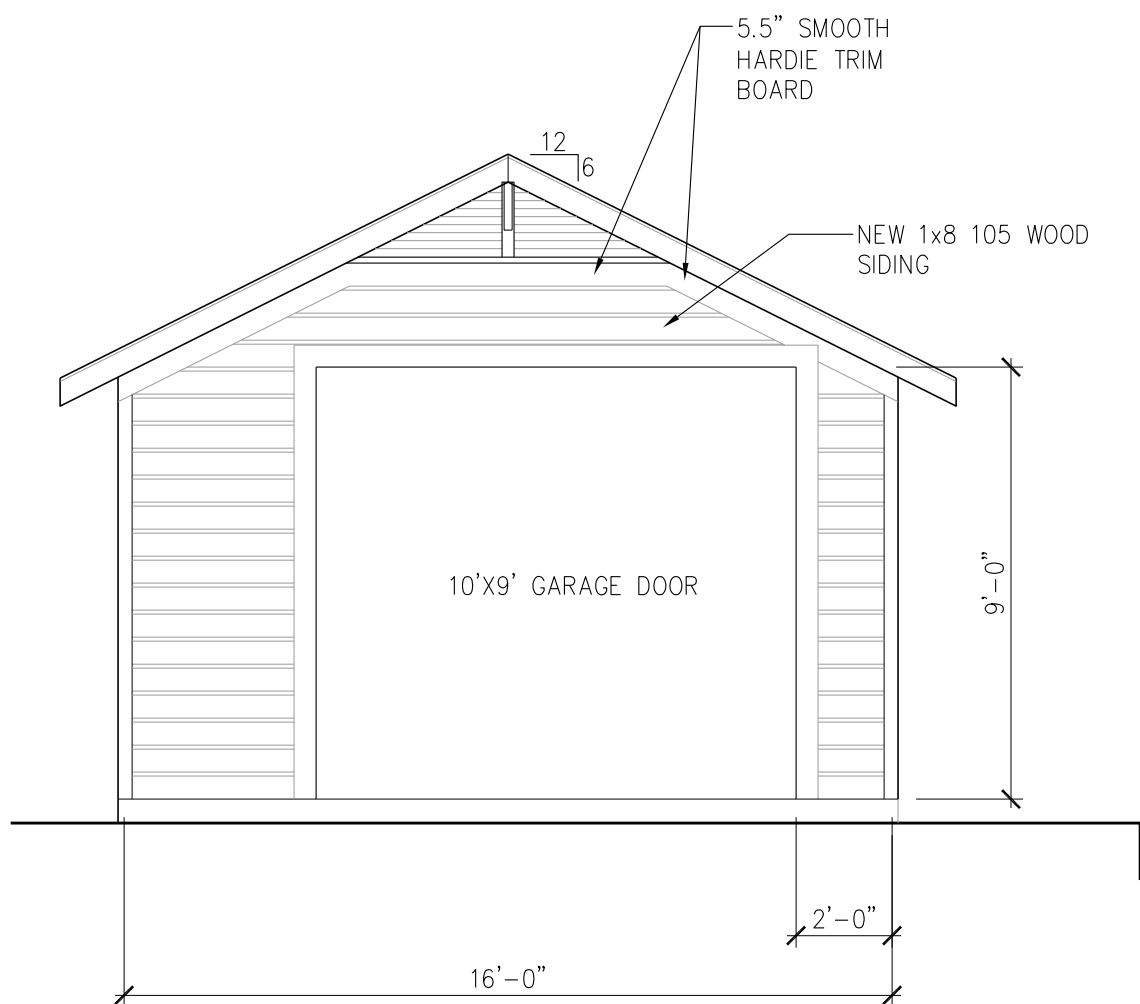
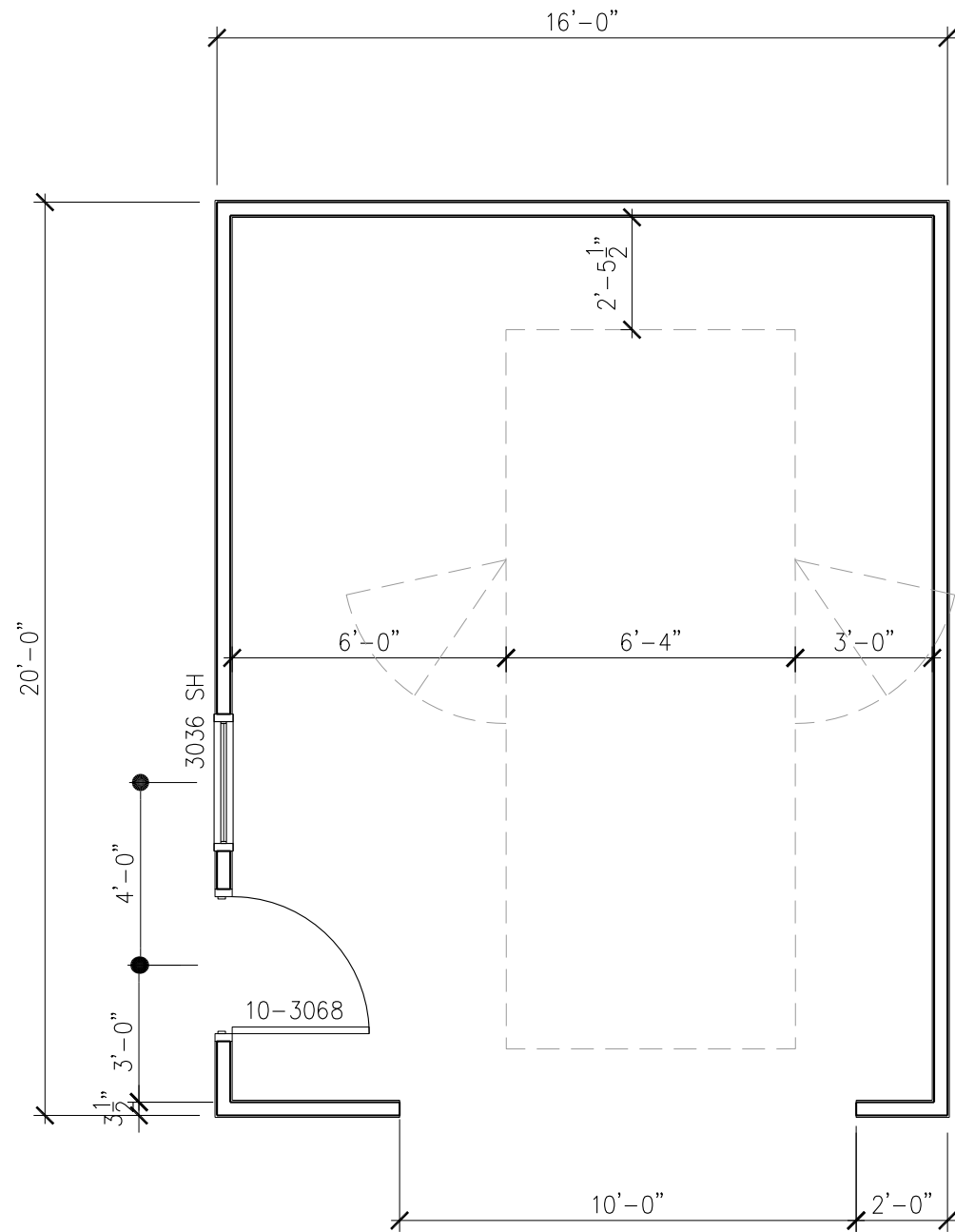
2 EXISTING ONE STORY PLAN
Scale: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0" 1323 SQFT

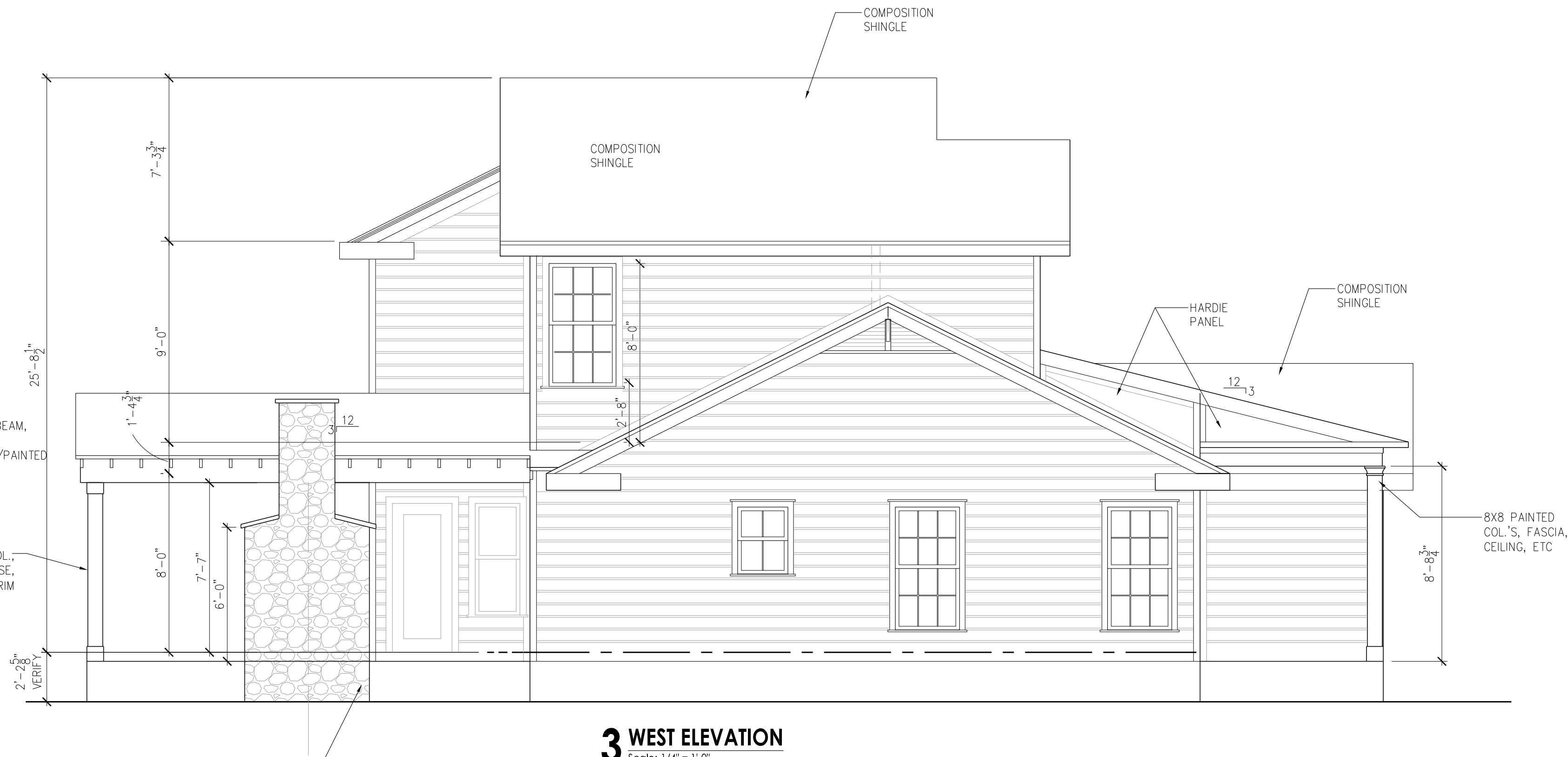


MOHLE WINDOW SCHEDULE						
DOOR #	SINGLE/DOUBLE	SIZE		PAINT/STAIN	INT/EXT	LOCATION
1	Single	3068		Paint	Ext	Front
2	Double	6068	Match exist.	Paint	Int	Clo. 1
3	Double	5068	Full Lite	Paint	Ext	Kit to Patio
4	Single	2868	Lite?	Paint	Ext	Mud to Patio
5	Double	5068	Match exist.	Paint	Int	Studio
6	Single	3068	Match exist.	Paint	Int	Master Br.
7	Single Pocket	2868	Match exist.	Paint	Int	Master Clo.
8	Single Pocket	2868	Match exist.	Paint	Int	Master Bath
9	Single Pocket	2668	Match exist.	Paint	Int	Master Toilet Rm.
10	Single	3068	Lite?	Paint	Ext	Garage
MOHLE WINDOW SCHEDULE						
WIN #	STYLE	SIZE				LOCATION
1	SH	2330				Kitchen
2	Slider	6030				Kitchen Sink
3	SH	2050				Dining
4	SH	2050				Mud Room
5	SH	3040				Mud Room
6	Fixed	3013				Laundry
7	Slider	3016				Bath 1
8	Fixed	3030				Stair landing
9	SH	3040				Stair landing
10	Fixed	3030				Studio
11	SH	(2)3050	mulled			Studio
12	SH	(3)3050	mulled			Master Br.
13	SH	3056				Master Br.
14	Fixed	2026				Master Bath
15	Fixed	2026				Master Bath
16	Fixed	2026				Master Bath
17	Fixed	1616				Master Toilet Rm.
18	SH	3036				Garage

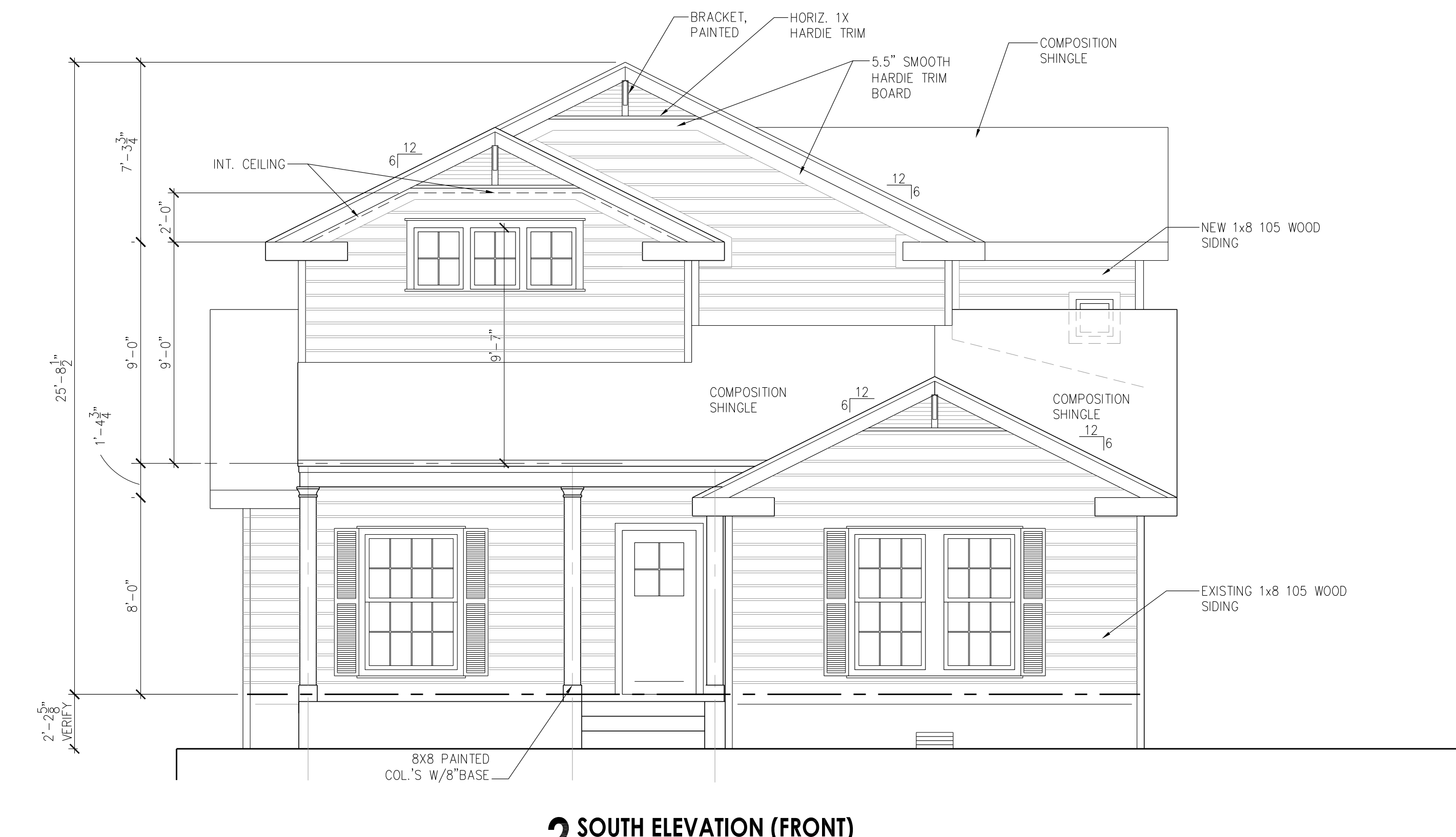




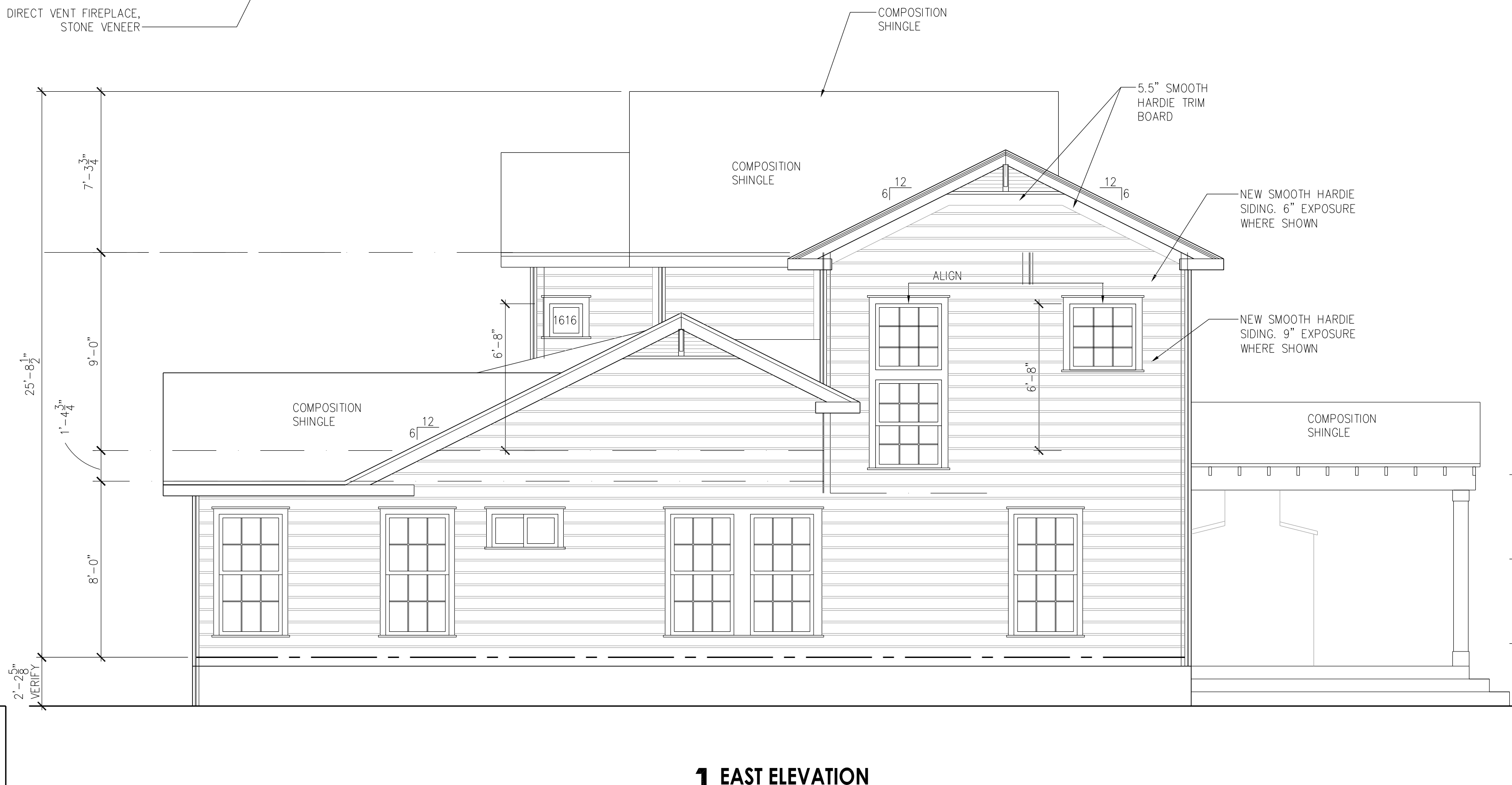
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