

**HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0076
Old West Austin
1702 Mohle Drive**

PROPOSAL

Construct a rear addition to a contributing house.

PROJECT SPECIFICATIONS

The existing c. 1947 house is an approximately 1,365 sq. ft. one-story house with a rear garage accessed from the street. Like many houses in the Bryker Woods neighborhood, the house is a Minimal Traditional style, with a cross gable roof with decorative shingles in the gable end, multi-pane double-hung windows with shutters, and an inset front porch.

The applicant proposes to demolish the existing detached garage and construct a 736 sq. ft. one-story addition at the rear of the house. The addition will be off-set so will be visible from the street, although minimally. The exterior finishes will match those on the historic house.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. 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 accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design 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 location, scale, size, and materials of the addition are compatible and distinguishable from the original house and meet the guidelines.

STAFF RECOMMENDATION

Release the permit per the proposed design.

PHOTOS



1702 Mohle Drive



SUBJECT TRACT



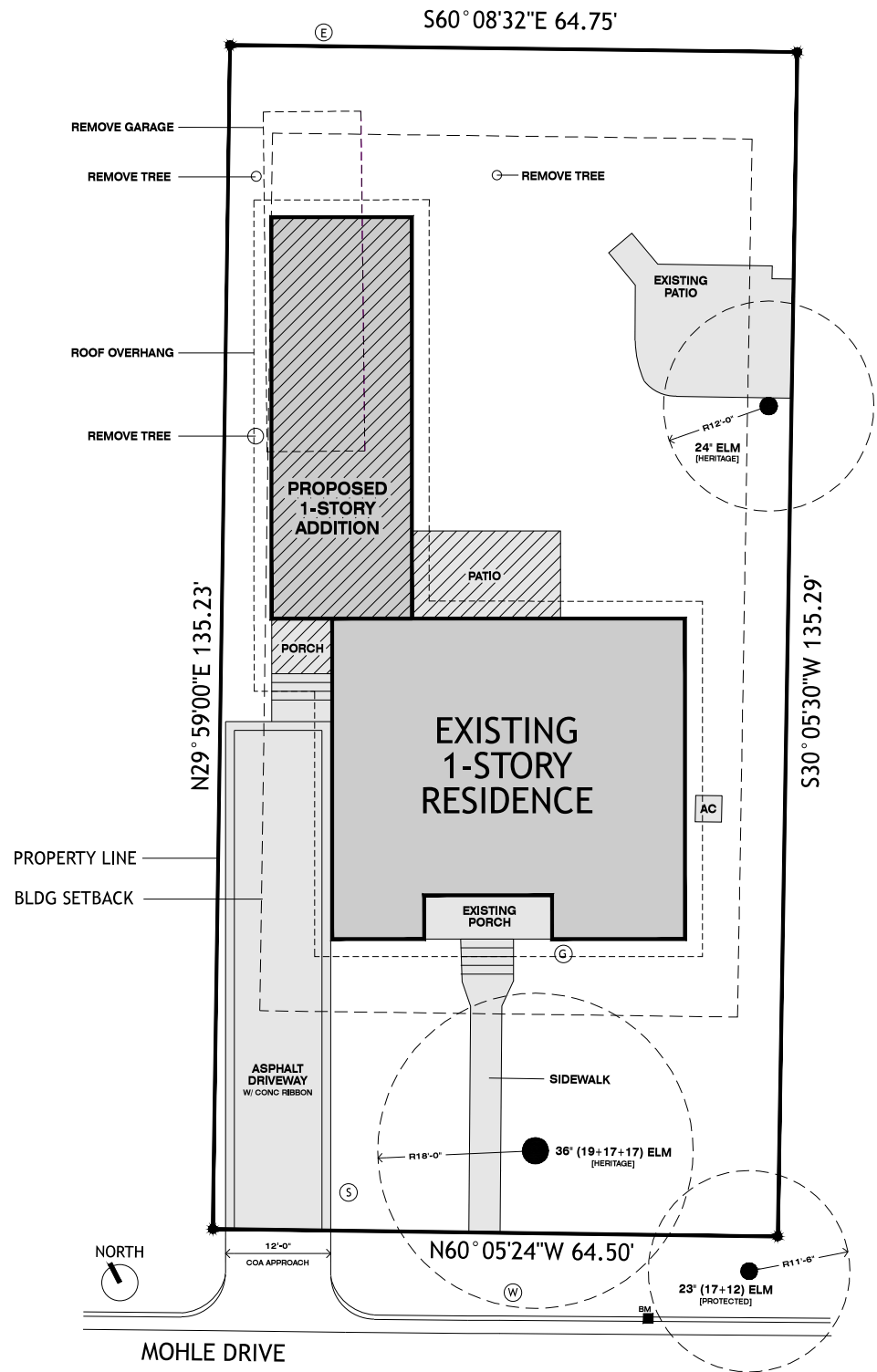
ZONING BOUNDARY

CASE#: NRD-2013-0076
LOCATION: 1702 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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1 PLOT PLAN
SCALE: 1/4" = 20FT

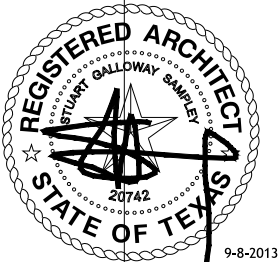
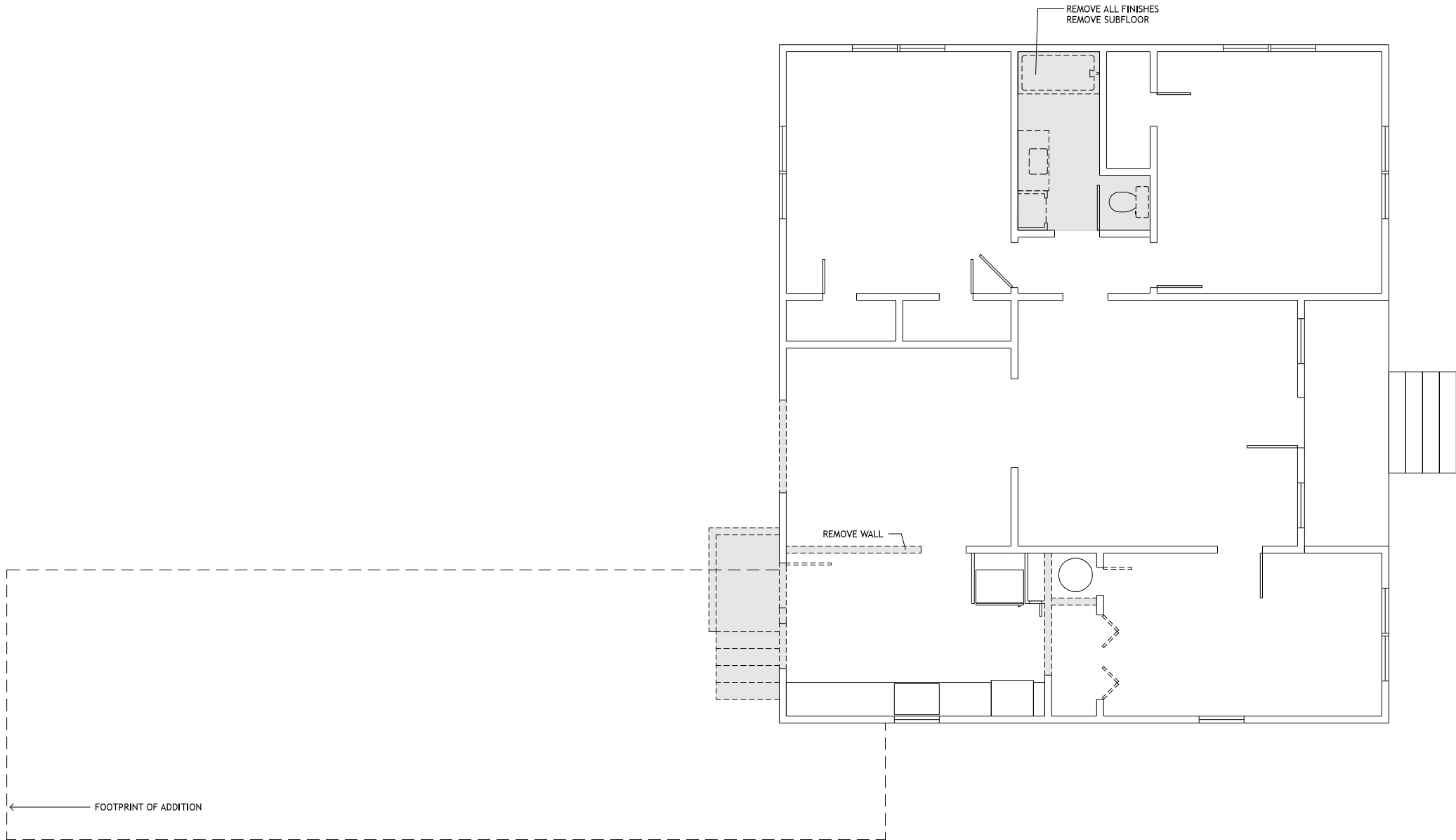


1702 MOHLE DRIVE
ISSUED FOR PERMITTING

BP1

STUARTSAMPLEY
ARCHITECT
817 WEST GIBSON - AUSTIN, TEXAS 78704
512/771-8856 - FAX/532-0722
www.stuartsampleyarchitect.com

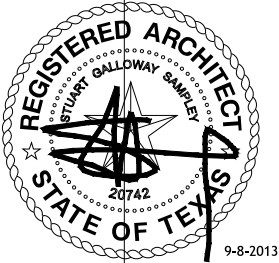
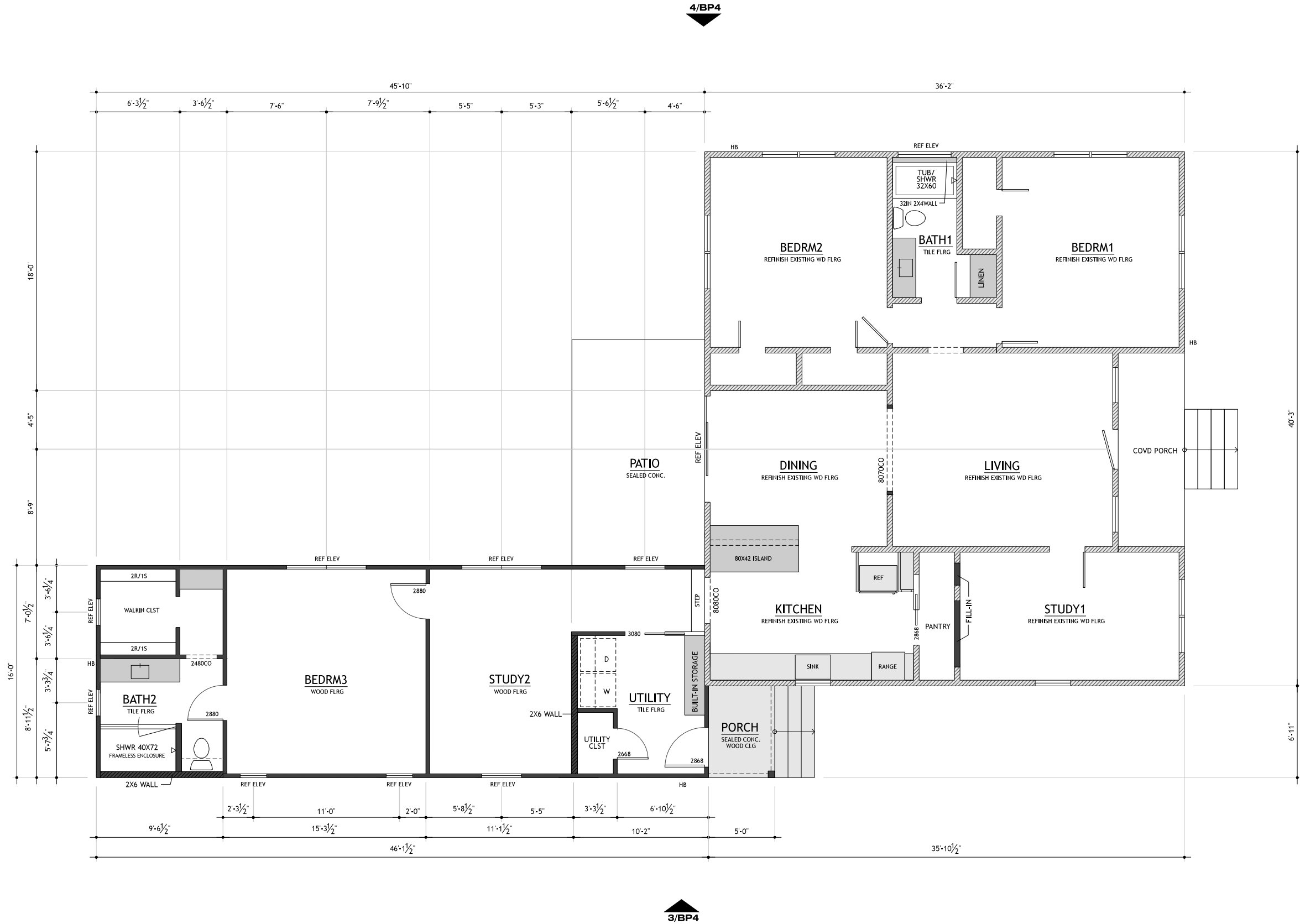
9-8-2013



9-8-2013

1 FLOORPLAN - PROPOSED

SCALE: 1/8" = 1'-0" @ 11X17



BP3

1702 MOHLE DRIVE

ISSUED FOR PERMITTING

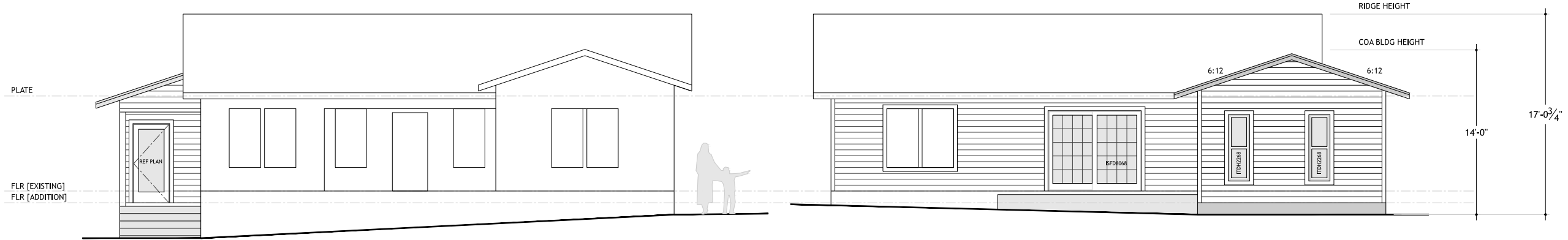
STUARTSAMPLEY

ARCHITECT

817 WEST GIBSON : AUSTIN : TEXAS : 78704

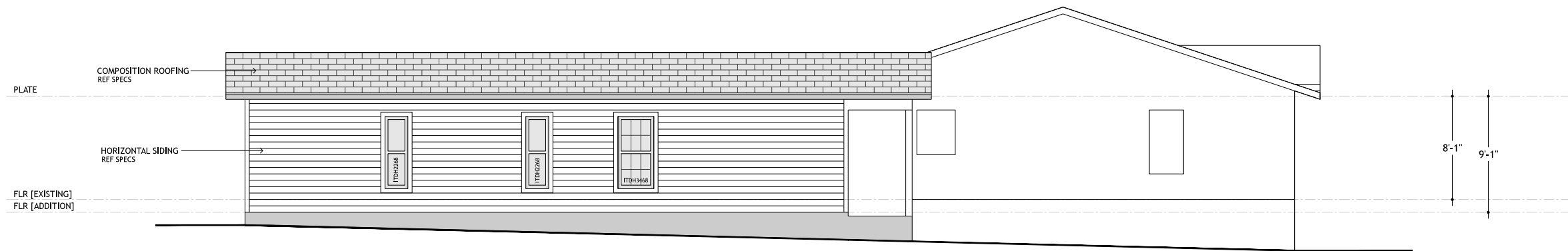
512/771-8856 : FAX/532-0722

www.stuartsampleyarchitect.com

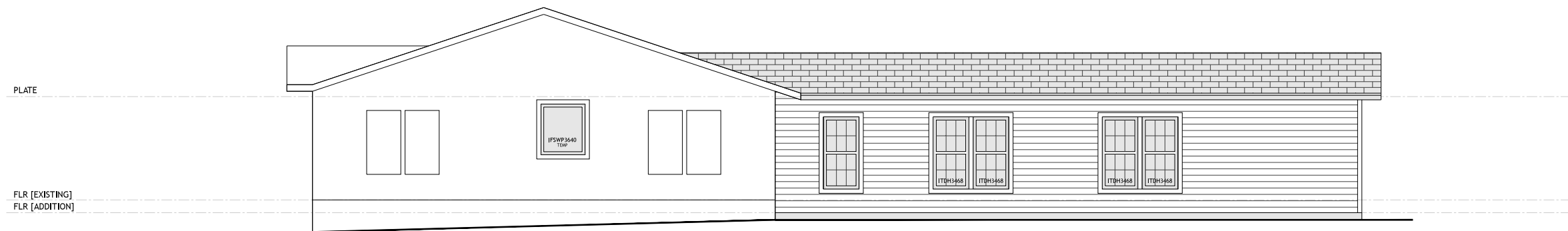


1 FRONT ELEVATION (SOUTH)
SCALE: 1IN = 10FT @ 11X17

2 REAR ELEVATION (NORTH)



3 SIDE ELEVATION (WEST)



4 SIDE ELEVATION (EAST)



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1702 MOHLE DRIVE
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BP4