

**HISTORIC LANDMARK COMMISSION
NOVEMBER 18, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0085
Old West Austin
1711 Mohle Drive**

PROPOSAL

Revise the façade and construct a second story on a contributing house.

RESEARCH

The existing house was constructed c. 1946. The first owners and residents were Julius W. Holmann (or Hollmann), a student, and his wife Norma. The Holmann's resided there for a short time, after which Omar A. Shultz, an electrician, and his wife Dorothy owned the house for a few years. Starting in 1955 a widow, Ollie Machemehl, resided at the house, living there until the late 1970s. Mrs. Machemehl died in 1984, however, no obituary could be found for her.

PROJECT SPECIFICATIONS

The existing c. 1946 house is an approximately 1,250 sq. ft. one-story, Minimal Traditional style house with a cross gabled form. The house has a pair of double-hung windows in the front facing gable wing with 3:2 sashes, and three 3:2 double-hung sashes enclosing an inset porch. It has wide horizontal siding on the walls, vertical siding with a scalloped edge on the gable end and an asphalt shingled roof.

The applicant proposes to alter the façade by replacing the double-hung windows with casements, constructing a gabled porch roof over the front door that will be supported by double columns, adding a shed roofed porch to the side of the front entry, and constructing a second story with a cross gabled roof form. All siding and other windows will be replaced as well.

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.

- Surface cleaning of structures 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 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 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.

The changes to the house are significant and will render the property no longer contributing to the District. Additionally the other contributing properties on the block are all one story houses with similar architectural style, so the massing and size of the second story addition is not compatible with the character of this part of the District. An addition that was constructed to the rear of the property and maintaining the historic appearance of the façade would be preferable, and would better meet the general guidelines.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a design that maintains the house's contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

PHOTOS



1711 Mohle Drive



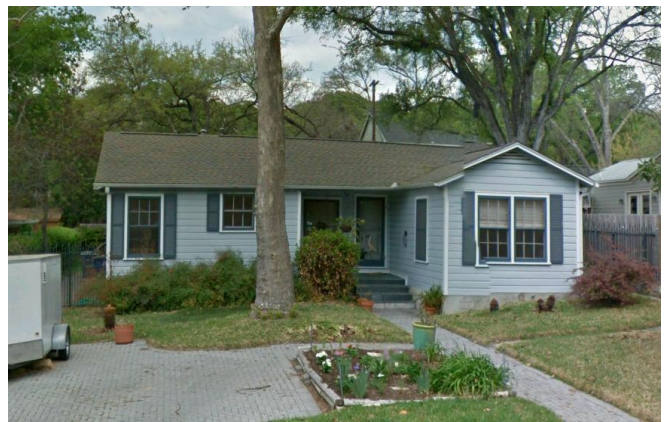
1707 Mohle Drive



1706 Mohle Drive



1702 Mohle Drive



1712 Mohle Drive



1704 Mohle Drive

OCCUPANCY HISTORY
1711 Mohle Drive

From City Directories, Austin History Center

City of Austin Historic Preservation Office
November 2013

1983	No listing for Ollie Machemehl
1980	No listing for 1711 Mohle Drive
1979	No return for 1711 Mohle Drive
1978	Ollie Machemehl, widow of Herbert H. Machemehl, no occupation
1955	Ollie Machemehl, widow of Herbert H. Machemehl, no occupation
1953	Omar A. Schultz, owner, electrician & Dorothy M., no occupation
	No listing for Ollie Machemehl
1949	Omar A. Schultz, owner, electrician & Dorothy M., no occupation
1947	Julius W. Holmann, owner, student & Norma no occupation
	Note: Omar A. Schultz & Dorothy M. listed at 4204 Avenue C.
1944-45	No listing for address



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0085
LOCATION: 1711 Mohle



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.



MAIN HOUSE 1st FLOOR GROSS AREA	1807
MAIN HOUSE 2nd FLOOR GROSS AREA	468
EXIST. DETACHED APARTMENT	364
*2 CAR GARAGE (detached)	364
*Subtract 400.0 (max.) for detached garage	-364
TOTAL GROSS FLOOR AREA	3139
TOTAL GROSS GROSS AREA OF LOT	10,709.6
FLOOR AREA RATIO (max. 0.4% of lot area)	29.3%

BUILDING COVERAGE

LOT SQ. FT.	10,708.6 = 100.0%
1st FLOOR COND. AREA	1807
EXIST. 2 CAR GARAGE (detached)	364
COV. PORCH	146
COV. DECK	71

TOTAL BUILDING COVERAGE 2388 = 22.3%

IMPERVIOUS COV.

TOTAL BUILDING COV.	2388
DRIVEWAY (EXIST.)	1344
UN-COV. DECK (x.5)	(100) 50
WOOD STEPS & DECK @ GAR.	(95) 48
SIDEWALK (EXIST.)	115
STEPS	10
SHED	29
A/C PADS	44
TOTAL IMPERV. COVERAGE	4028 = 37.6%

NOTES:

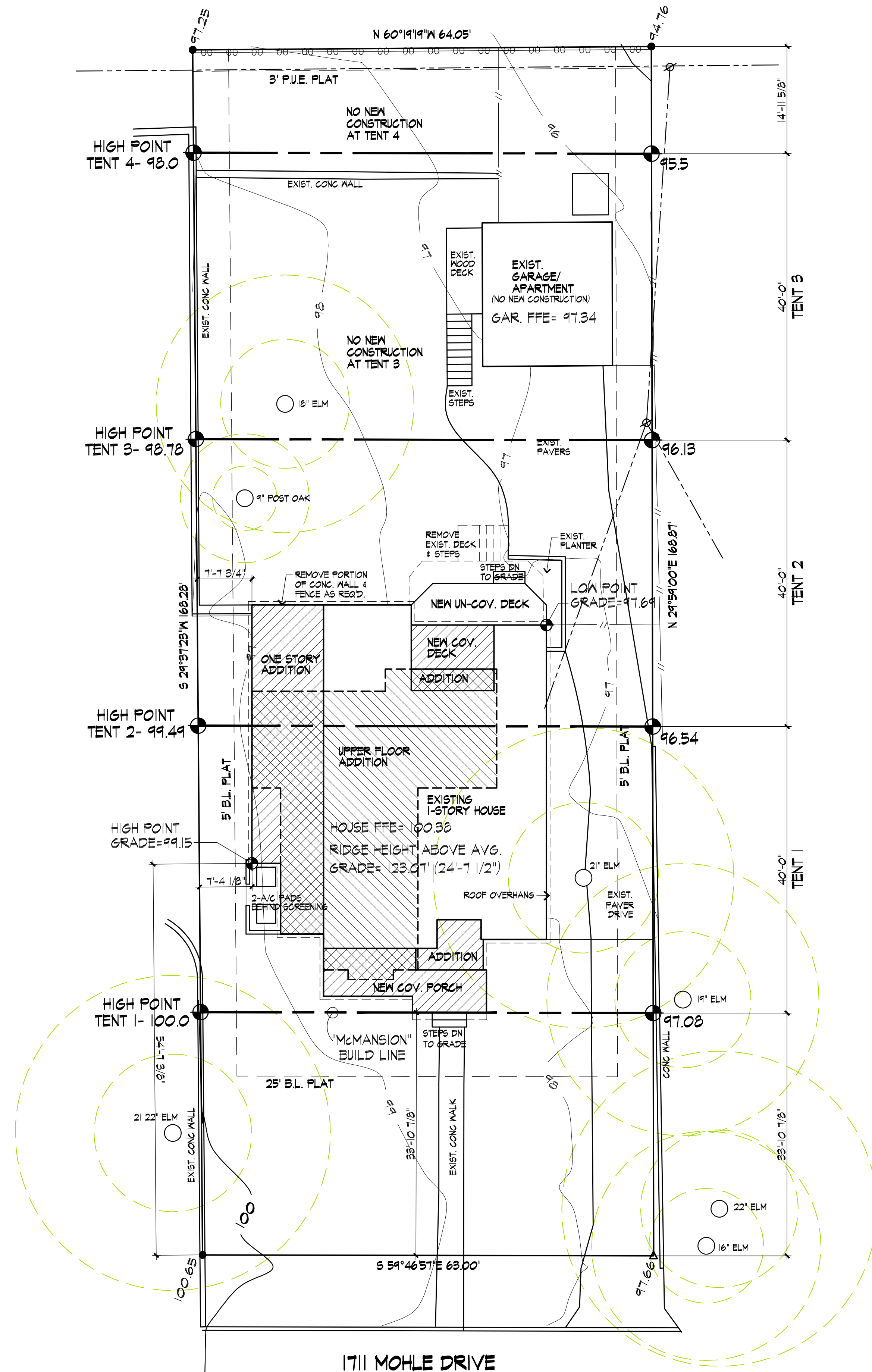
PROVIDE POSITIVE DRAINAGE AWAY FROM
HOUSE AROUND ENTIRE STRUCTURE

FINISHED GRADES AS CALLED ON PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH ARCHITECTURAL AND ENGINEERING PLANS.

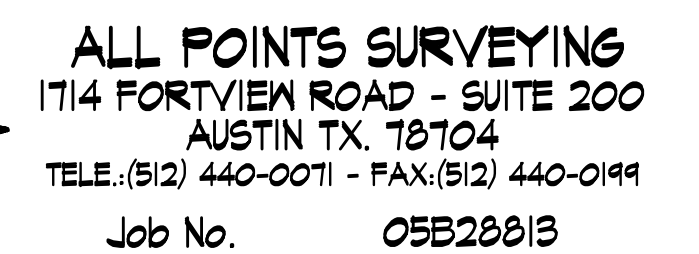
LEGAL DESCRIPTION

BRYKER WOODS
SECTION C
BLOCK 3
W. 8' OF LOT 5 & E. 55' OF LOT 6
1711 MOHLE DRIVE

SITE PLAN



SCALE: 1"=10'



Job No. 05B28813

ANNUAL REVIEW DATE: _____

10-1-13	

LEASE DATE:

REVISIONS:

1711 MOHLE DRIVE

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Capital of Texas Highway Suite 350, Austin, TX 78759 Phone No. (512) 346-1111

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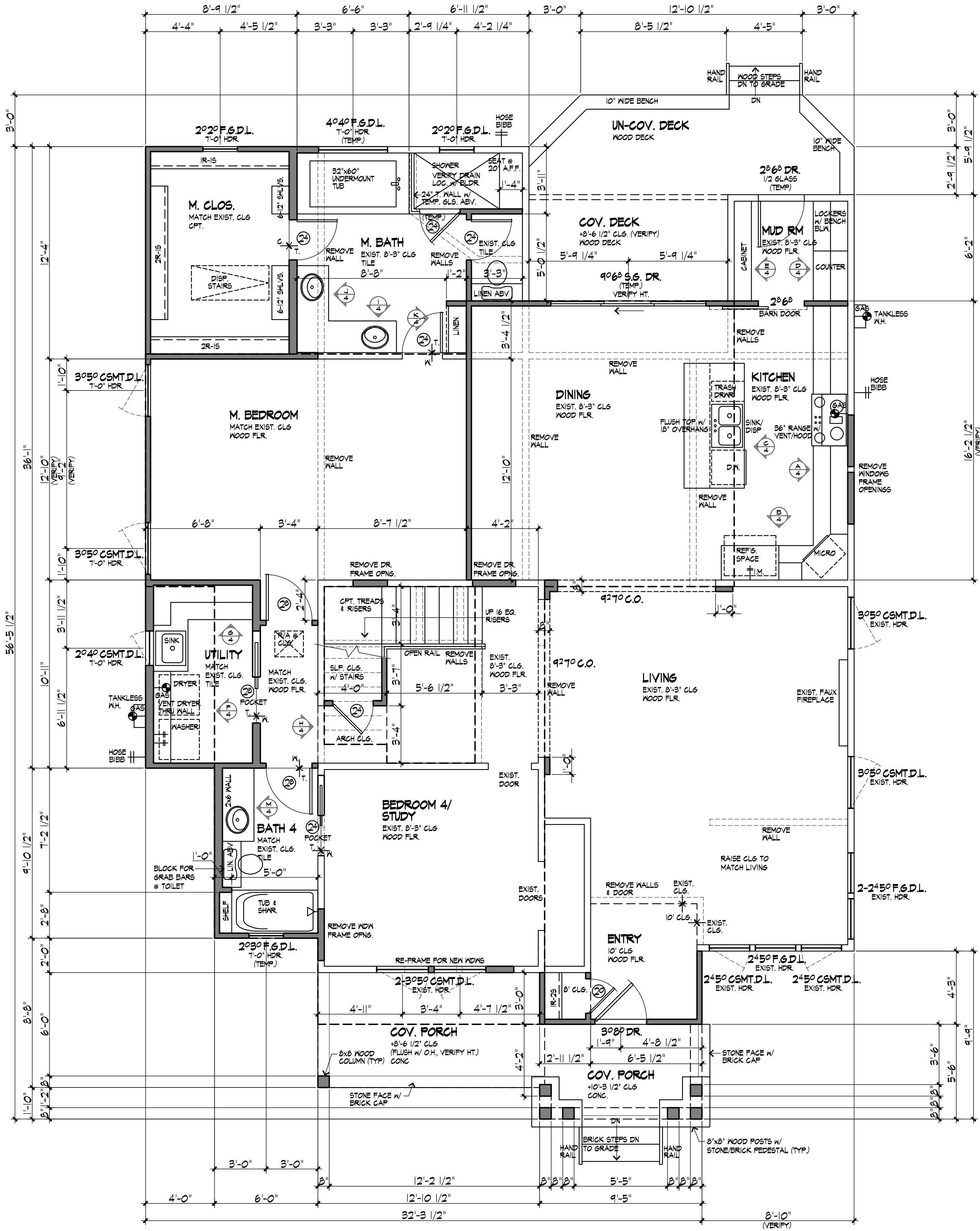
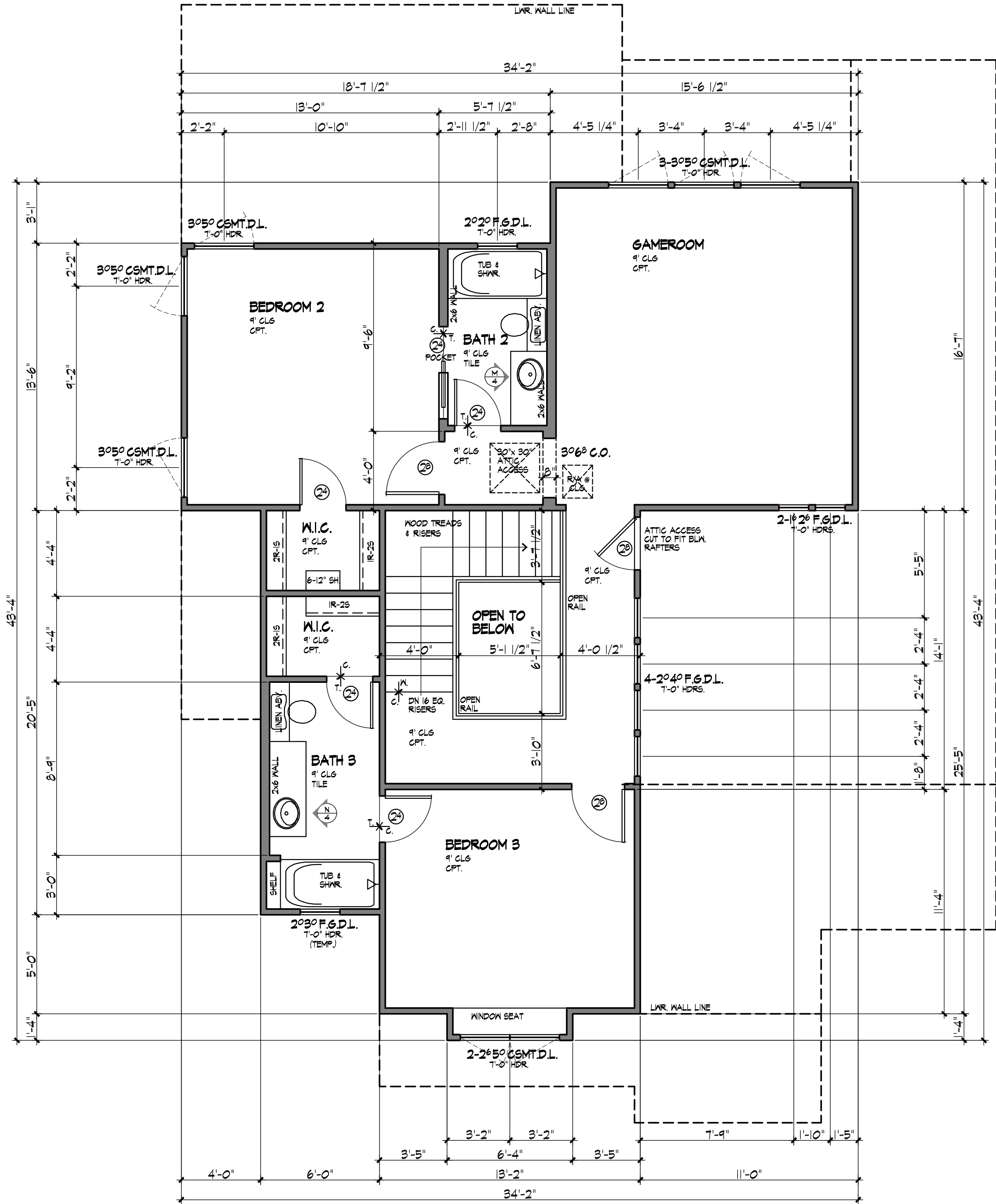
SQUARE FOOTAGE (APPROXIMATE)			
ITEM	EXIST.	NEW	TOTAL
LOWER LIVING	1246	504	1807
UPPER LIVING	-	846	846
TOTAL LIVING	-	-	2703
COVERED PORCH	-	146	146
COVERED DECK	-	71	71
UN-COVERED DECK	-	100	100
NEW FOUNDATION	-	603	603

LEGEND

NEW FRAME WALL

EXISTING FRAME WALL

EXISTING WALL, MASONRY, CAB. ETC., TO BE REMOVED



ADD JOB NUMBER:
54413

PRELIMINARY REVIEW DATE:
4-20-13 10-1-13

RELEASE DATE:

REVISIONS:

ADDITION & RENOVATION
1711 MOHLE DRIVE

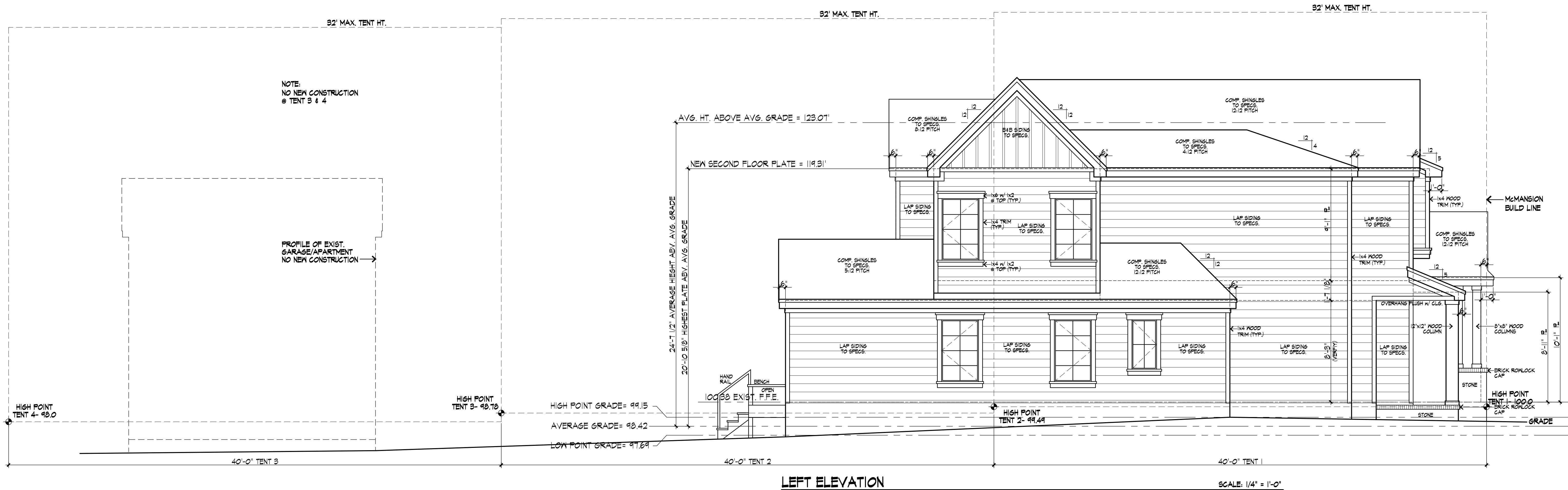
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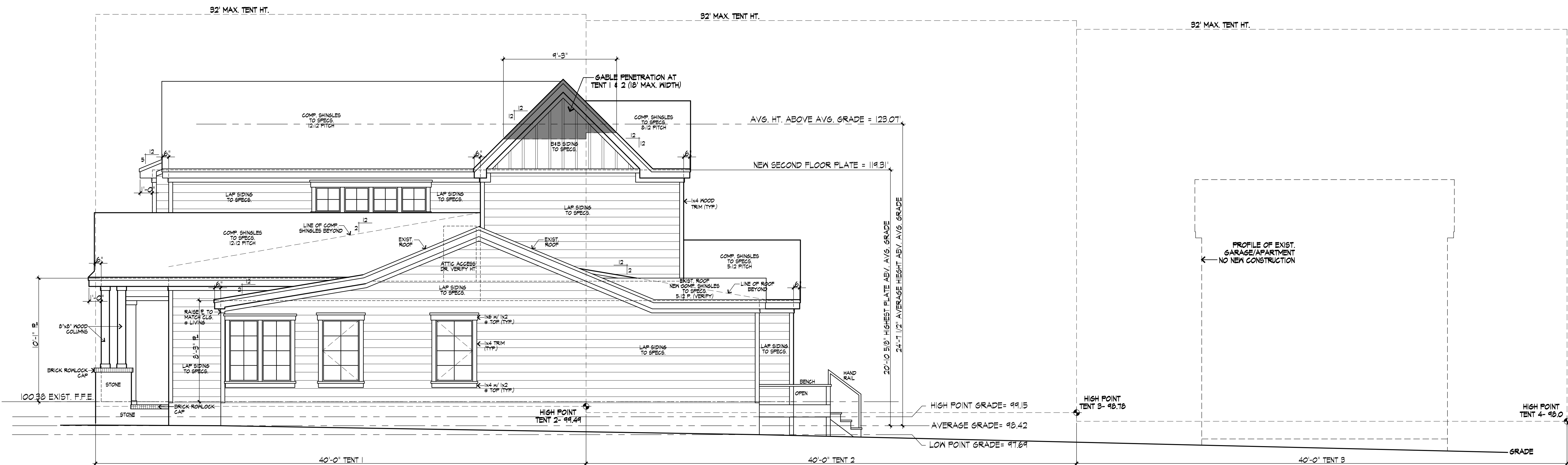
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LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ADD JOB NUMBER:
54413

PRELIMINARY REVIEW DATE:
4-20-13 10-1-13

RELEASE DATE:

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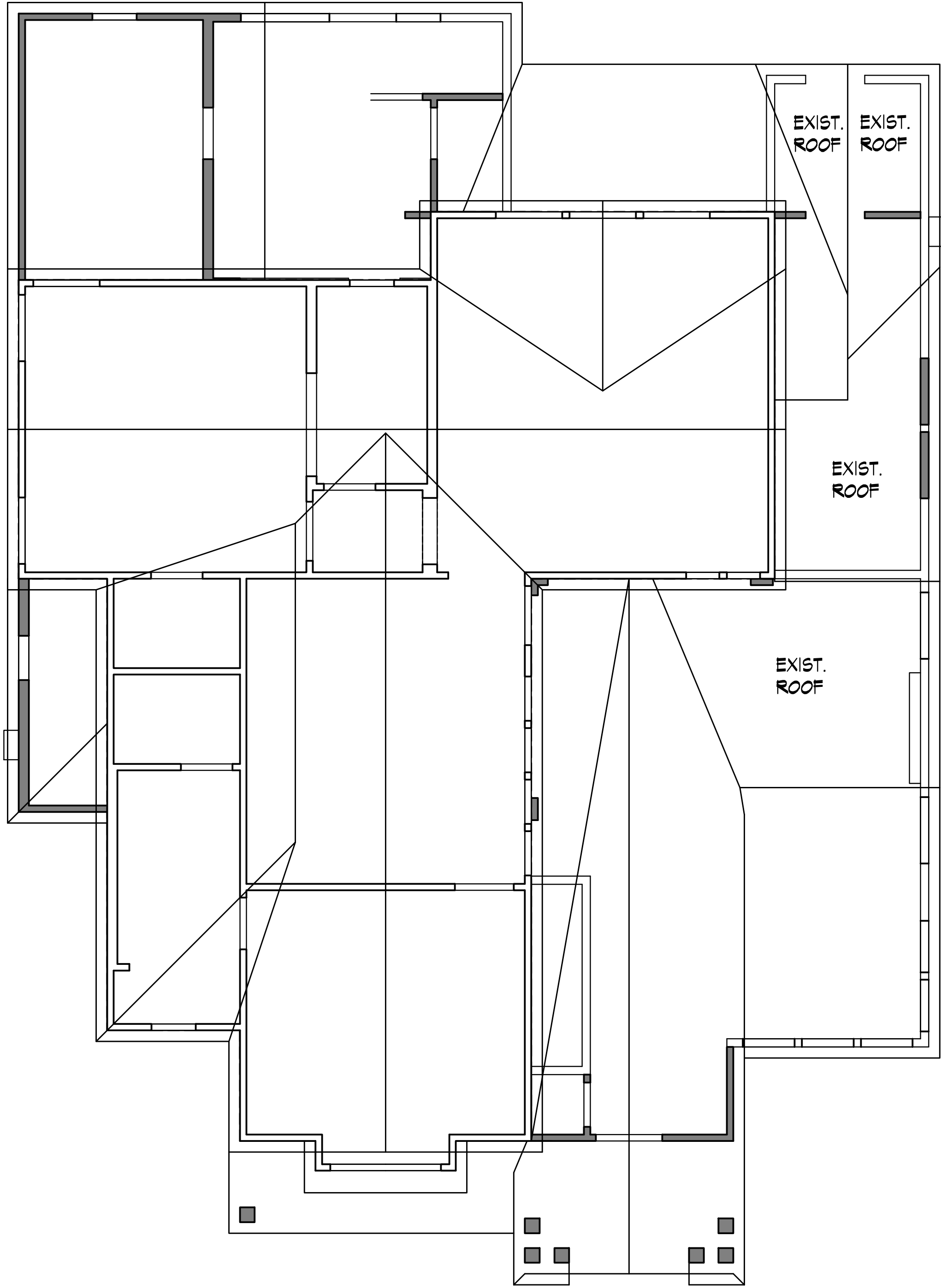
ADDITION & RENOVATION
1171 MOHLE DRIVE

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residential designers
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ROOF PLAN

SCALE: 1/4" = 1'-0"

ADG JOB NUMBER:
54413

PRELIMINARY REVIEW DATE:
4-20-13 | 10-1-13

RELEASE DATE:

REVISIONS:

REVISIONS:

ADDITION & RENOVATION

1711 MOHLE DRIVE

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