

**HISTORIC LANDMARK COMMISSION
FEBRUARY 24, 2014
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2014-0012
Old West Austin
1802 Mohle Drive**

PROPOSAL

Demolish a non-contributing duplex and construct a new single-family house.

PROJECT SPECIFICATIONS

The existing, non-contributing duplex was constructed ca. 1958. It is a one-story, brick building with a low slope, gabled roof and aluminum-framed windows. The front of the building is oriented to the side. There is a matching duplex across the shared driveway.

The application proposes to demolish the duplex and construct a two-story house with a cross-gabled plan with multiple roof pitches. The house will be clad in board and batten siding and will have numerous casement-style windows. A detached garage will be in front of the house, but oriented with to be side-loaded.

STANDARDS FOR REVIEW

The existing property is non-contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- 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 such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The design of the house, although reflective of traditional architecture is not a style that is compatible with the mostly one-story, Minimal Traditional-style homes in this area of the District. Additionally the location of the garage, in front of the house, is not typical of the site layouts in the District.

STAFF RECOMMENDATION

Recommend a re-design that lessens the presence of the house in the Historic District, which is characterized by one-story houses in simple 1930s – 1940s minimal traditional designs; the size and scale of this house will be overwhelming on the street; staff further recommends a re-design of the site so that the garage is not placed in front of the house – in this Historic District, all garages are either beside or behind the main house.

PHOTOS



1802 Mohle Drive

Contributing houses on the same block as 1802 Mohle Drive:





