

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
SEPTEMBER 26, 2016
NRD-2016-0071
1605 Mohle Drive
Old West Austin

PROPOSAL

Construct a new two-story house and detached garage. The demolition permit for this site has already been approved pending the Commission's review of the plans for new construction on this site.

PROJECT SPECIFICATIONS

The proposed house will be two stories, with 1,811 square feet on the ground floor and 1,570 square feet on the second floor. The proposed house will have a front-facing gable with a front-gabled double-height front porch, hardi-plank siding, a composition shingle roof, and cultured stone accents. The proposed detached garage is a one-story, rectangular-plan, frame building with a gabled roof.

STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no design guidelines for new construction within the historic district. General design principles for new construction within historic districts stress compatibility with the contributing houses within the district in terms of size, scale, materials, massing, and fenestration patterns.

STAFF RECOMMENDATION

This house is going to be much larger than any of the surrounding houses in the historic district, and therefore does not comport with the general design principle that a new house should blend in with the contributing houses, rather than stand out from them. The size and scale of this house should be scaled back so that there is more of a compatible scale from the street, similar to what was built next door where there is a one-story presence on the street and a two-story addition behind it. The materials for this house are compatible with the historic district, except for the cultured stone, which should be tempered so as to not stand out from the other houses within the district. That being said, staff recommends release of the permits with the recommendation that the size and scale of this house be reduced to better comport with the character of the block.

LOCATION MAP

