

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
DECEMBER 11, 2017
NRD-2017- 0078
1607 MOHLE DRIVE
OLD WEST AUSTIN HISTORIC DISTRICT**

PROPOSAL

Demolish a single-family residence built ca. 1939 and construct a new one-story residence. A rear dwelling unit built in 1953 is proposed to remain. The property is a non-contributing property in the Old West Austin National Register Historic District.

ARCHITECTURE

The building proposed for demolition is a one-story wood-frame residence clad in stucco and capped with a hipped roof, with a corner porch. The rear unit proposed to remain is a one-story building with an attached garage, totaling 804 square feet; only the garage is visible from the public right-of-way.

The proposed house is a one-story irregular-plan building with a flat roof and footprint of 2,686 square feet. It is designed in a modern style and clad in vertical wood siding, with a stucco band above. The primary façade features a curved wall clad in vertical wood siding, floor-to-ceiling fixed wood-sash windows, a fully glazed wood door, and a wood door. A covered patio is located at the right side of the façade; the left side of the façade is shielded by a 6' masonry wall enclosing a patio. Secondary elevations include vertical wood siding, sliding glass doors, and awning wood-sash windows.

RESEARCH

The primary house was constructed around 1939 by Mrs. M.A. Mohle. Its first occupant was Richardine P. Quinn, a widowed secretary, in 1944. Mrs. Quinn lived in the primary house until at least 1986. The front porch was enclosed in 1962.

The rear unit, identified as "Unit B" on a 1954 water tap permit and 1607½ Mohle Drive in city directories, was constructed in 1953 by Mrs. Quinn. It was rented to various students and government employees from its construction onward.

STAFF COMMENTS

1607 Mohle Drive is listed as a non-contributing property in the Old West Austin Historic District. It does not appear to meet the criteria for designation as an individual historic landmark.

Designation Criteria—Historic Landmark

- 1) Both buildings are more than 50 years old, having been constructed ca. 1939 and 1953.
- 2) The primary house retains a moderate degree of integrity. It retains a high degree of integrity of location, setting, craftsmanship, association, and feeling. It retains a moderate degree of integrity of materials and design. The rear dwelling unit is not visible from the street and was not evaluated.
- 3) Historic landmarks must meet two or more designation criteria listed in the City of Austin Land Development Code (Section 25-2-352). 1607 Mohle Drive does not appear to demonstrate significance according to any of the criteria.

- a. **Architecture.** The ca. 1939 wood-frame house is designed in the vernacular style with Colonial Revival elements.
- b. **Historical association.** Richardine P. Quinn lived in the house for at least forty years. However, there do not appear to be significant historical associations.
- c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The proposed new construction was evaluated according to the following applicable OWANA design guidelines:

1.1 Promote diversity of architectural styles. The house is designed in a modern style.

1.2 Maintain consistent mass and scale. The one-story house is appropriately scaled for its context on Mohle Drive and does not overwhelm its surroundings. The block does not have consistent massing.

1.3.1 Maintain street setback lines. The house maintains the approximate setback of the existing older house on the property.

1.3.2 Promote “back-buildings.” The existing rear dwelling unit will be retained.

1.3.3 Promote side/rear parking in lieu of front. Parking will be located at the northeast (front) corner of the property. The proposed project does not meet this guideline.

2.1 Promote and maintain street trees. Trees were not reviewed as part of this report.

2.2 Minimize driveway widths and curb cuts. The curb cut is 17', per City of Austin requirements.

2.3.1 Promote openness to the street: windows. A floor-to-ceiling sidelight is located next to the front door. The left side of the façade is entirely glazed, but it is shielded by a 6' masonry wall. The proposed project partially meets this guideline.

2.3.2 Promote openness to the street: porches. A covered patio is located at the right side of the primary façade.

2.3.3 Promote openness to the street: transparent fences. There is no fence at the property line. A 6' masonry wall shields a private patio on the left side of the façade. The proposed project partially meets this guideline.

2.4 Promote localized porch and walkway lighting. Lighting was not reviewed as part of this report.

The proposed new construction meets most of the applicable design guidelines.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the demolition and building permits upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. Staff has no recommendations on the proposed new construction, as it complies with most of the applicable design guidelines.

LOCATION MAP



1" = 208'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2017-0078
1607 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos



Occupancy History

City directory research, Austin History Center

By Historic Preservation Office staff

November 2017

1939	Address not listed
1941	Vacant
1944	Richardine Quinn, widow of Paul Quinn; owner No occupation listed
1949	Mrs. Richardine Quinn, owner Educational director, Nixon-Clay Commercial College
1955	Mrs. Richardine Quinn, owner Assistant to director, State Railroad Commission 1607½ Mohle Drive: Edward C. and Elizabeth J. Mosely, student; renters
1959	Mrs. Richardine Quinn, owner Assistant to director, State Railroad Commission 1607½ Mohle Drive: Mrs. Pattie Grace, no occupation listed

- 1962 Mrs. Richardine Quinn, owner
Assistant to director, Railroad Commission of Texas
1607½ Mohle Drive: Bess Oliver, no occupation listed
- 1968 Mrs. Richardine Quinn, owner
Office secretary, Charles Trost and Associates
1607½ Mohle Drive: Alan L. Gamel, student
- 1977 Mrs. Richardine Quinn, owner
Retired
1607½ Mohle Drive: George F. Keyes, data processor, State Welfare Department
- 1985-86 Mrs. Richardine Quinn, owner
Retired
1607½ Mohle Drive: George F. Keyes, state employee

Biographical Notes

Clara Richardine Pattee Quinn was born in Bowie, Texas, in 1900. She married Amos Paul Quinn, and they lived in Beaumont. After Paul died in 1938, Richardine moved to Austin with her teenage son and daughter. Previously a housewife, she began working various secretarial jobs, including as the assistant to the director of the Texas State Railroad Commission. She served as an early member and president of the Tower Lights chapter of the National Secretaries Association in Austin, which sought "to elevate the standards of the profession, provide educational benefits, and sponsor civic and social activities" ("Local Secretaries Plan a Busy Week," *The Austin Statesman*, 5/26/1953). Richardine retired ca. 1970 and died in 1992.

LOCAL SECRETARIES PLAN A BUSY WEEK

This week is stacked with importance for Austin secretaries.

Those who belong to the Tower Lights chapter of the National Secretaries Association are observing National Secretaries' Week. In connection with this, they are holding two big celebrations — a banquet-business meeting Wednesday and a picnic Saturday. At the Wednesday party they will elect new officers for the year.

A relatively new organization, the secretaries of Austin boast the first president of the tri-state organization, Miss Bess Oliver, president of Louisiana-Texas-New Mexico district. Mrs. D. L. Dikeman is the local president.

Both Miss Oliver and Mrs. Dikeman will be specially honored at the dinner scheduled for Wednesday at 6:30 p. m. in the home of Mrs. Richardine Quinn, 1607 Mohle Drive. Mrs. Dikeman also is the Tower Lights' candidate for the national Secretary of the Year contest to be held in Seattle in July at the national convention to which Mrs. Dikeman is official delegate.

The invocation will be given by Miss Emma Leta Purcell. Miss Anne Moore, chairman of National Secretaries Week here, will be in charge during which Mrs. Dikeman will welcome members and guests and give a salute to the secretary.

Miss Lutie Ruth Carter, past president, will present the aims of the chapter; Miss Oliver, will review the purposes of the tri-state organization; Mrs. Lorene Bolt, Mrs. W. T. Biskamp, and Mrs. Riley Miller, will give special songs and dedications.

The week's activities will be concluded Saturday at 6 p. m. in

Zilker Park with a picnic for members, their guests and their families. Guest entertainer will be Bobbie Doyle.

The special week's observance got underway Sunday morning with a brunch at Green Pastures, after which members attended religious services together at the First Methodist Church.

Hostesses for the brunch were the outgoing officers, including Mrs. Dikeman, president; Miss Eugenia Sapp, vice president; Miss Elizabeth Harling, recording secretary; Miss Lutie Ruth Carter, treasurer; Mrs. W. E. Rumburg, ICC representative; Mrs. Grace Kincaid, parliamentarian; and Miss Annie Mae Moore, corresponding secretary.

Each guest received a gardenia corsage from Mrs. Lorene Bolt, Mrs. Richardine Quinn and Miss Adele Pilling.

The purpose of the National Secretaries Association is to elevate the standards of the profession, provide educational benefits and

sponsor civic and social activities.

The local chapter awards a yearly scholarship, sponsors a needy family and assists in many community welfare campaigns. They also back the current program of the national group to set up an examination whereby a secretary may become a Certified Professional Secretary, similar in design to the Certified Public Accountant.

Diplomat, Doormat, She's a Secretary

McDONALD, MARY MAE

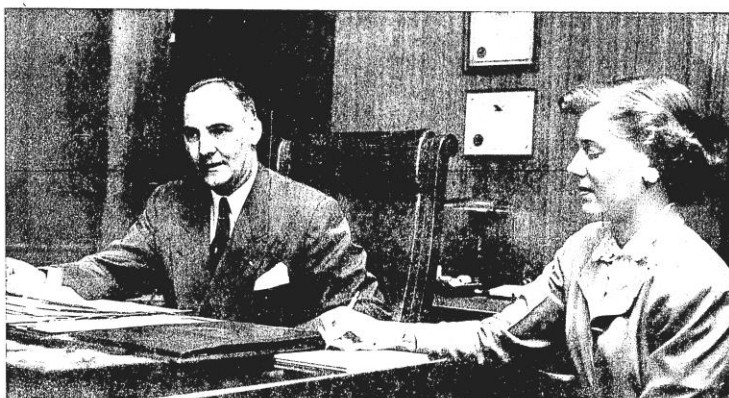
The Austin American (1914-1973); May 24, 1953;

ProQuest Historical Newspapers: The Austin American Statesman
pg. C1



SECRETARIES TURN "BOSSSES"—Mrs. D. I. Dikeman (left), secretary to Will G. Knox, at the Board of Insurance Commissioners, and Miss Bess Oliver, secretary to four

bosses at the Texas Railroad Association are bosses, too, as presidents of the Tower Lights Chapter and the Tri-State organization of the National Secretaries Association.



THE BOSS'S ASSISTANT—The girl behind the note-book and pencil, Miss Adele Pilling, is more than a stenographer—she might be called "a silent

partner" to her boss, Cole Stevenson Jr., administrator of the Texas Liquor Control Board. As a member of the local Secretaries Association, Miss

Pilling, editor of the group's monthly "Moonbeams," will have a part in Secretaries Week beginning Sunday.

Diplomat, Doormat, She's a Secretary

By MARY MAE McDONALD

That corps of American women armed with a note pad and concerned with the boss' business—secretaries—is perhaps the largest army of women workers in the United States. Their duties involve more than just "take a letter, Miss Jones." As the National Secretaries Association has put it, "a secretary is a stenographer, receptionist, diplomat, confidential adviser and doorman."

She also is her boss' calendar, his bouncer and his gift shopper. Diplomacy and finesse are her everyday tools. The association, which is celebrating National Secretaries Week beginning Sunday, says in its creed—"never be sick, never have a headache, never be disappointed and always smile."

The local Tower Lights Chapter of the association has planned three special events for the week, proclaimed in Texas by Governor Shivers, beginning with a brunch at Green Pastures Sunday at 9 a. m.

Members of the chapter carry on an extensive civic welfare program. They award a yearly scholarship to an Austin High School graduate who plans to study business administration at the University of Texas. A needy family in Austin receives gifts and attention throughout the year. This year the chapter sponsored a crippled widow and her three small children. Once each month members serve as hostesses at the YWCA, and when needed at the Austin Blood Bank after working hours.

Tower Lights Chapter participates in the nationally-investigated movement to classify the secretary as a professional, instead of an occupationalist. For this, they have set up a rigid examination which, if passed, qualifies the woman as a Certified Professional Secretary.



HOT OFF THE PRESS—Members of the Tower Lights Chapter, National Secretaries Association, assembling their monthly news bulletin are (left to right) Mrs. Grace

Kincaid, secretary, Phillips Petroleum Company; Miss Eulalia Ballard, secretary, American Legion of Texas; and Miss Ruth Gold, Dana X, Bible's Secretary.



FOR NEEDY FAMILY—Decorating a box of food to be given to the Tower Lights Chapter's "adopted" needy family are Mrs. Lorene Ball (left), secretary to Scott Investment Company and 1950-51 Secretary of the Year for the

National Secretaries Association; and Mrs. Edna Gage, secretary at the American National Bank. This is one of the many civic and welfare projects conducted by the group.



STUDYING QUALIFICATIONS—Reviewing applications for the yearly scholarship awarded by the Tower Lights Chapter of secretaries are (left to right) Mrs. Flora Davis, secretary of State Comptroller's office; Miss Anne Moore, secretary,

Merit System Council of State Health Department; and Mrs. Richardine Quinn, secretary to Railroad Commissioner Olin Culbertson.—(Neal Douglas photo; sketch by staff artist Harry Hartley.)

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Richardine Quinn is pictured in the bottom right photograph at the right.

Building Permits

Connection Charge \$ 12.00
 Application for Sewer Connection. No. 14840A
 Austin, Texas, Sept. 28 1938
 To the Superintendent of Sewer and Public Improvements,
 City of Austin, Texas
 Sir:—
 I hereby make application for sewer connection and instructions
 on premises owned by Mrs. M. A. Mohley
 at 7407 Mohley Dr. Street
Mohley
 further described as lot 31, block 1A, outlot
 subdivision Summit PL, division 1, plat 64
 which is to be used as a res.
 In this place there are to be installed 4 fixtures.

Sewer connection permit (partial view), 9/28/1938.

Richardine Quinn

1607 Mohle Drive

61

31

Summit Place

Frame residence and carport attached.

55616 12-8-53

\$3500.00

Owner

Building permit for rear dwelling unit, 12/8/1953.

WATER SERVICE PERMIT

Austin, Texas

Received of Mrs. Richardine Quinn

Address 1607 Mohle Drive

Amount Twenty And 1/10

Plumber Self

Date 8-18-54

Size of Tap 3/4"

Size of Tap 3/4"

Date of Connection 8-18-54

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 6" CF

From Front Prop. Line to Curb Cock 25'

From E Prop. Line to Curb Cock 21'

Location of Meter Curb

Type of Box LOCW

Depth of Main in St. 3'

Depth of Service Line 2'

From Curb Cock to Tap on Main Full

Checked by Engr. Dept. 4-7-54

No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp	Adaptor	Union	Plug	Stop	Box	Valve	Job No.	Req. No.
4						1/2" x 3/4" LOCW	1	1	1	1	1	1	1	16-323-502	16-323-502

INDEXED

150'

12" CI

GLENVIEW AVE

MOHLE

DR.

Water service permit for rear dwelling unit, 7/19/1954.

Richardine Quinn

1607 Mohle Drive

61

31

Summit Place

Frame Addition front of Residence

84439

7-2-62

790.00

Texas Lumber Co.

No

ENCLOSED FRONT PORCH

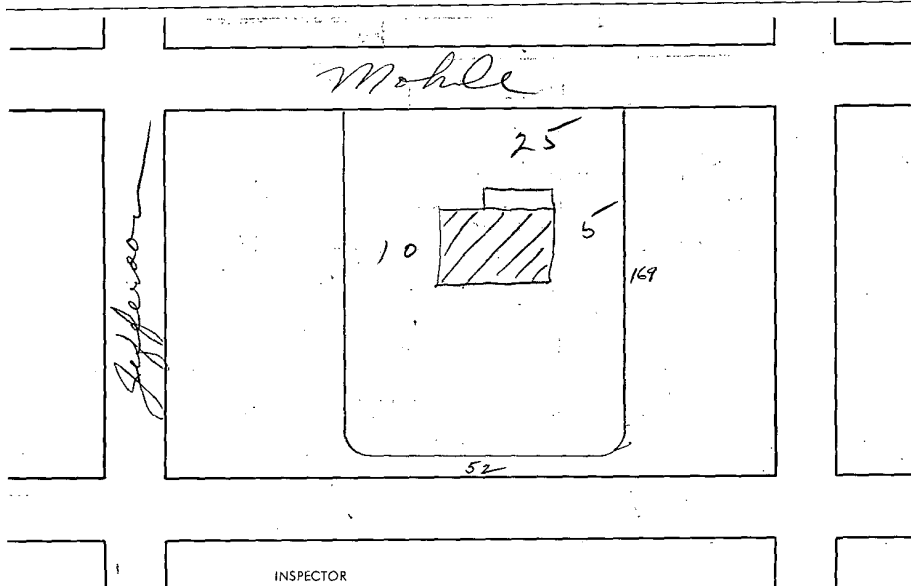
Building permit to enclose front porch, 7/2/1962.

ADDRESS: 1607 Mohle Dr				PERMIT 84439		PLAT 61	
LOT: 31				BLOCK		SUB.	
				OUTLOT		Summit Place	
FIRE ZONE 3		USE DIST: A 1		OCCUPANCY: Add to Res			
LAYOUT		FRAMING		FINAL		ROOF OVERHANG	
6/29/62	PRINC. BLDG.	ACC. BLDG.	6/29/62	PRINC. BLDG.	ACC. BLDG.	10/19/62	PRINC. BLDG.
FOUNDATION		FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.		ACC. BLDG.	
FR. SETBACK		CEILING JOIST SIZE & O.C.		ROOM VENTILATION		PAVED PARKING	
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.		STAIRS REQ. & NO.			
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.			

OWNER: Richardine Quinn CONTRACTOR: Texas Lbr Co

16.8 X 7 = 116

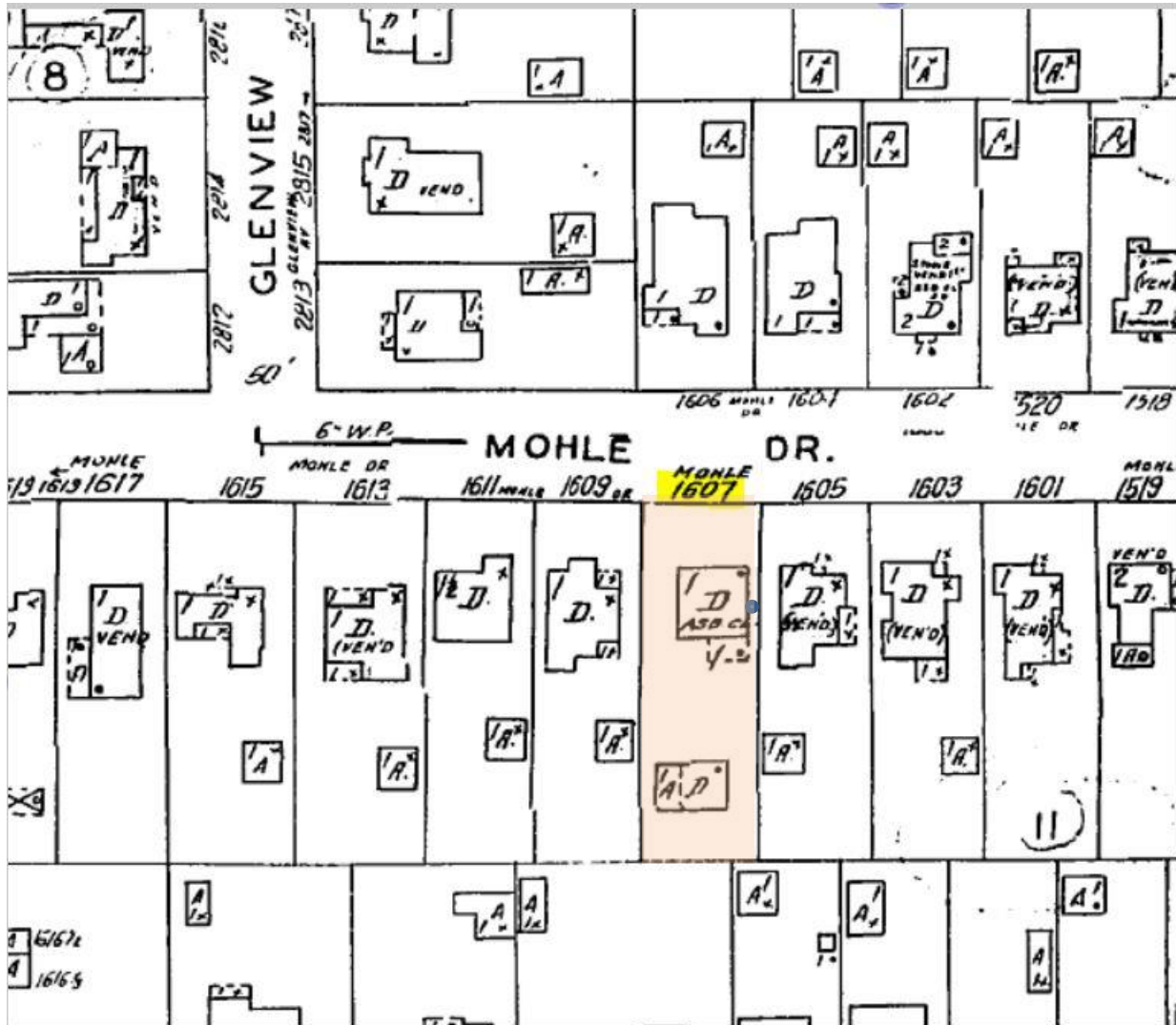
Enclose front Porch



INSPECTOR

Inspection form to enclose front porch, 6/29/1962.

Sanborn Fire Insurance Map



The 1962 Sanborn map shows a one-story wood-frame house and a rear wood-frame accessory dwelling unit with an attached garage.