

HISTORIC LANDMARK COMMISSION
JUNE 25, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0041
1402 MOHLE DRIVE
OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Relocate a ca. 1945 house.

ARCHITECTURE

One-story, irregular-plan, cross-gabled building; clad in asbestos siding with 6:6 double-hung wood-sash windows.

RESEARCH

The house was constructed by Homer and Ernestine Nitschke in 1945; they lived there until 1955. At the time, Homer worked as a salesman and driver. After the Nitschkes moved out, the house was occupied by a succession of people, including a postal carrier, a student, and two state employees.

STANDARDS FOR REVIEW

The property is contributing to the Old West Austin Historic District. However, it does not appear to meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is over 50 years old, having been constructed ca. 1945.
- 2) The building retains a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property does not appear to demonstrate significance according to any of the criteria.
 - a. **Architecture.** The building is built in the Minimal Traditional style. It does not appear to be architecturally significant.
 - b. **Historical association.** Homer and Ernestine Nitschke occupied the property for approximately ten 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 appear to 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.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use of the existing building, including consideration of a demolition delay, as the building is contributing to the historic district. If the Commission votes to release the permit, then staff recommends 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. Due to the property's location in the National Register historic district, the demolition permit will not be released until the Commission has reviewed and commented on plans for new construction.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2018-0041
LOCATION: 1402 Mohle Drive

1" = 166'

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.

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PROPERTY INFORMATION

Photos



South (primary) façade and east elevation of 1402 Mohle Drive.

Occupancy History

City directory research, Austin History Center
 By Historic Preservation Office staff
 June 2018

- 1944-45 Address not listed
- 1949-55 Homer T. and Ernestine B. Nitschke, owners
 Homer was listed as a salesman (1949) and driver (1952), both with no employer listed; and as a salesman at the Frito Co. (1955). Ernestine was a student at UT (1949-52), with no occupation listed in 1955.
- 1962 John W. and June E. Gresham, owners
 Carrier, post office
- 1968 R. Blake Travis
 Student
- 1977 Dobbie Dirden
 Employee, State Welfare

- 1986 Vacant
- 1992 Joseph A. Morganti and Kathy Lewis, owners
Employee, State of Texas

Background Research

Homer Tate Nischke was born in San Marcos in 1912 and grew up a block from Oakwood Cemetery. His father worked for the Southern Pacific Railroad, then as a City of Austin policy officer. In 1930, he worked as a newspaper deliveryman; in the next ten years, he worked as a clerk at the University Cash Grocery (1935) and Slaughter's Cash and Carry Grocery (1937). By 1940, he had been promoted to a manager position at Slaughter's Cash and Carry Grocery and Market. Later, Homer worked as a salesman (1949) and driver (1952), both with no employer listed, and as a salesman at the Frito Co. (1955). His date of death was not located during research.

Ernestine Beakley Nischke was born in 1911 in Placid, Texas; her father managed a lumberyard. Around 1930, she moved to Austin and was working as a teacher. She married Homer Nitschke between 1930 and 1937, and they had at least one child. She died in Austin in 1991.

Building Permits

WATER SERVICE PERMIT		No. 20978	Sec. 61
Austin, Texas		Date 6-1-45	
Received of HOMER NITSCHKE		Date 6-1-45	
Address 1402 MOHLE DR.		Date 6-1-45	
Amount TWO AND 50/100		Date 6-1-45	
Plumber PAUL BURLESON		Size of Tap 1/2	
Date of Connection 6-7-45		Size of Tap 1/2	
Size of Tap Made 3/4		Size of Tap 1/2	
Size Service Made 3/4		Size of Tap 1/2	
Size Main Tapped 2"		Size of Tap 1/2	
From Front Prop. Line to Curb Cock 56"		Size of Tap 1/2	
From Prop. Line to Curb Cock 40'		Size of Tap 1/2	
Location of Meter CHAS		Size of Tap 1/2	
Type of Box COIN		Size of Tap 1/2	
Depth of Main in St. 2' CLEAR		Size of Tap 1/2	
Depth of Service Line 2'		Size of Tap 1/2	
From Curb Cock to Tap on Main 36'		Size of Tap 1/2	
Checked by Engr. Dept. M.B. 7-8-45		Size of Tap 1/2	

No. Fittings	Size
1	Curb Cock 3/4
1	Elbow 3/4 CAP
1	St. Elbow 3/4 CAP
1	Bushing
1	Reducer 2" x 1 1/2"
1	Pipe 3/4" CAP
1	Lead Comp. 2" COMP
1	Nipples
1	Union
1	Plug 2" x 1 1/2" x 1 1/2"
1	Tee 2" x 1 1/2"
1	Stop 2" x 1 1/2"
1	Box 2" x 1 1/2"
1	Lid 2" x 1 1/2"
1	Valves
1	Job No. 1402 MOHLE
1	Req. No. BRUNSON

Permit for water service issued to Homer Nitschke, 6/1/1945.

Homer T. Nitschke
 61 A
 BRUNSON Brykerwoods
 1402 Mohle Drive
 SW 60' x 165' of
 Tract "H"
 Frame residence & frame garage
 27209 - 6/15/45 \$5000.00
 Geo. Feuerbacher

Permit for frame residence and frame garage issued to Homer T. Nitschke, 6/15/1945.