

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 6, 2022
HR-2022-084934
OLD WEST AUSTIN
1609 MOHLE DRIVE

PROPOSAL

Relocate a contributing ca. 1940 building and construct a new building in its place.

PROJECT SPECIFICATIONS

- 1) Demolish existing house.
- 2) Construct a new building. The proposed building is two stories in height. It has a cross-gabled roof and features a partial-width front porch, masonry siding, and a standing seam metal roof.

ARCHITECTURE

One-story cross-gabled Minimal Traditional house with a partial-width front porch and horizontal wood siding.

RESEARCH

The house at 1609 Mohle Drive was built by Rena Reynolds in 1940. City directory research indicates that the house was owned by Clarence and Elva Faulkner from 1944-1959 where Clarence worked as the proprietor of Faulkner Drug Store located on the North-end of the Drag at 2552 Guadalupe Street. The Faulkner Drug Store burned down October 23, 1964.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed primary building is set back approximately 25' from the street. The proposed garage apartment is located behind the primary building.

2. Orientation

The proposed primary building is oriented toward the primary streetscape on Mohle. The proposed garage apartment is oriented similarly to the other garage apartments in the area.

3. Scale, massing, and height

The proposed new primary building is in keeping with the height of most of the surrounding two-story buildings. The two-story garage apartment is appropriate.

4. Proportions

The proportions of both the primary building and garage apartment appear mostly compatible.

5. Design and style

The proposed building's design is mostly compatible.

6. Roofs

The proposed metal roof appears compatible.

7. Exterior walls

The proposed masonry style appears compatible with the district.

8. Windows and doors

The proposed fenestration is not compatible with the district, particularly the full-height windows on the front elevation.

9. Porches

The front partial-width porch on the primary building appears mostly compatible.

Summary

The project meets most of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Old West Austin National Register district.

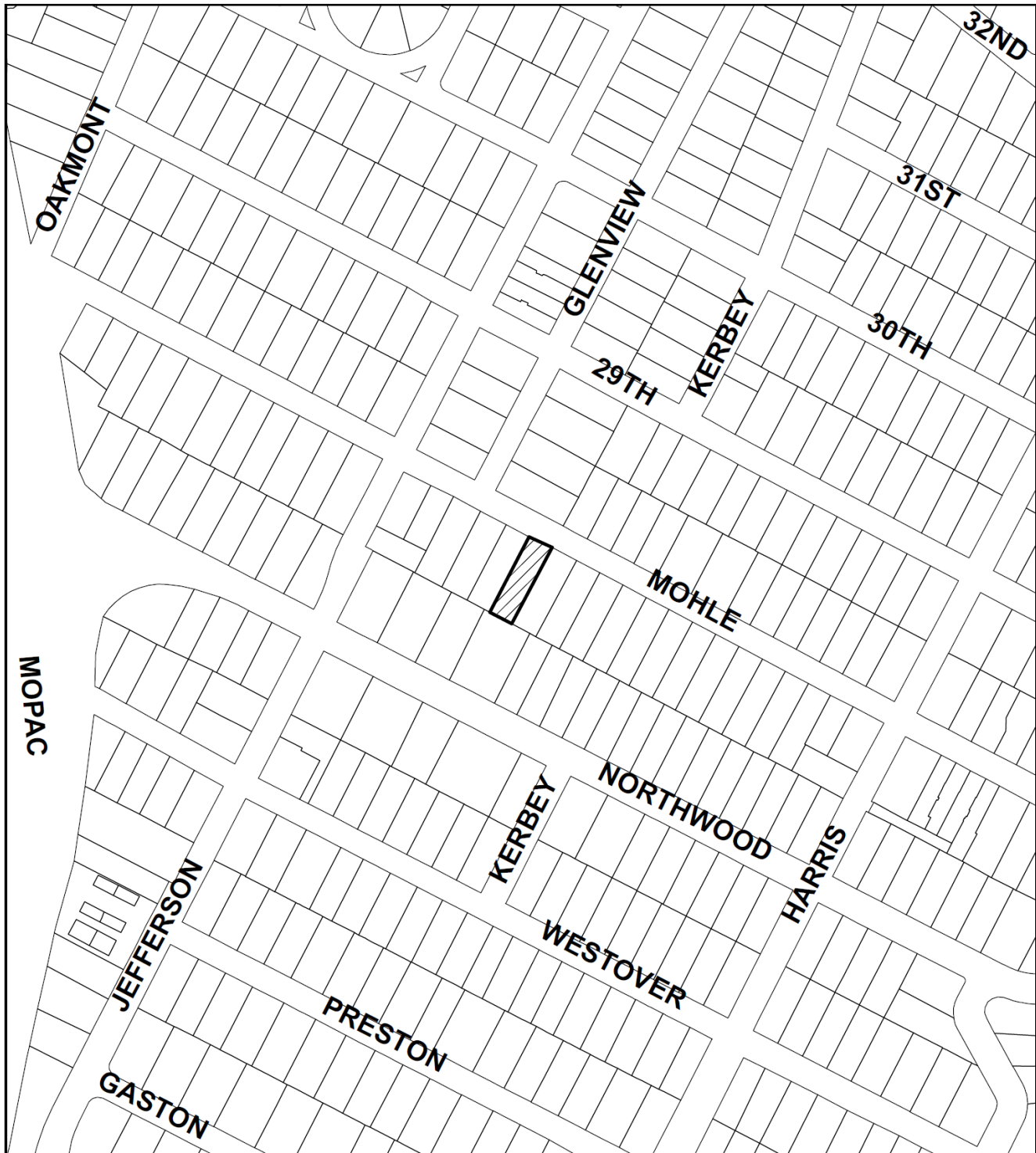
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains moderate integrity. Windows have been replaced and openings altered throughout.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is constructed in the Minimal Traditional style, but it does not appear to convey architectural significance.
 - b. Historical association. The property has historical associations with Clarence Faulkner, long-time owner of Faulkner Drug Store.
 - 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 city, the neighborhood, or a particular demographic group.
 - 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

Approve the demolition application upon completion of a City of Austin Documentation Package. Comment on and release plans for new construction.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR 22-084934

LOCATION: 1609 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.

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PROPERTY INFORMATION

Photos



Relocation application, 2022

Occupancy History

City Directory Research, May 2022

1959	Clarence E. and Elva Faulkner, owners Faulkner Drug Store (2552 Guadalupe)
1957	Clarence E. and Elva Faulkner, owners Faulkner Drug Store (2552 Guadalupe)
1955	Clarence E. and Elva Faulkner, owners Faulkner Drug Store (2552 Guadalupe)
1952	Clarence E. and Elva Faulkner, owners Faulkner Drug Store (2552 Guadalupe)
1949	Clarence E. and Elva G. Faulkner, owners Faulkner Drug Store (2552 Guadalupe)
1947	Clarence E. and Elva Faulkner, owners Faulkner Drug Store (2552 Guadalupe)
1944	Clarence E. and Elva Faulkner, owners Faulkner Drug Store (2552 Guadalupe)
1941	Address not listed

Permits

Miss Rena Reynolds

1609 Mohle Dr.

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Bryker Woods

Frame Res. & Frame Garage

20909 - 12-17-40

Building permit, 1940

Connection Charge \$ # 2882 No. 17448
APPLICATION FOR SEWER CONNECTION.Austin, Texas, 2-10 1941To 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 Rena Reynolds
at 1609 Mohle Dr. Street

Sewer service permit, 1941

Historical information

Auction of Brick Home Closes Kiwanis Affair

When C. E. Faulkner, Austin druggist, bought a three bedroom brick home Wednesday at 12:15 a.m. for \$8,875, it brought to a close the fourth annual Kiwanis Radio Auction sponsored by the Austin Kiwanis Club for youth welfare here.

Bidding on the house, the last item of 60 offered during the five hour and 15 minute selling run, was brisk for 20 minutes. The house is located at Guadalupe and Wilms Street in the north part of the city.

An unofficial total of the sales kept by observers showed a total of \$14,048.25 in gross sales was chalked up on the items which had a total retail sales value of \$17,000.

Merchandise ranging from a Spaniel dog and pony to a new automobile and air conditioning unit was contributed by Austin merchants to support the Kiwanis "Give As You Buy" auction.

A net total realized by the club will not be available until a complete audit has been made of costs and expenses by the auditing committee headed by C. H. Cavness.

Two new promotion wrinkles were used for the first time in this year's auction to keep the radio audience interested and telephoning in their bids as the broadcast over KNOW progressed. Prizes were given to every 100th telephone caller and entertainment interspersed the bidding.

The auction was opened with John Kavanaugh playing a piano prelude and J. Neils Thompson, Kiwanis president, welcoming the listeners.

Colonel J. M. Baden, well known professional auctioneer, started the ball rolling by auctioning off several items before Warren Beaman of KNOW took over the job. Other auctioneers during the night were Dave Smith of KVET, Miss Pat McClarney of KNOW, and Kiwanians Lawrence Bash, H. C. Pitman, Dr. George Beto, Rex Shields, Ernest Cabe and William A. Sloan.

The High Ten orchestra of Stephen F. Austin High School, the McCallum High School instrumental group, and the Kiwanis Sextet with Lomis Slaughter, soloist, William Boyd, Malcolm Gregory, Oakley Davis, Phil Nelson and John Kavanaugh with Mrs. Victor Cluck accompanist were the group entertainers.

Others were the Three Steps girls trio from the William B. Travis High School; Jack Wesenberg, vocal soloist; Janice Payne, piano soloist; and Willard Dyer, accordionist.

"Auction of Brick Home Closes Kiwanis Affair." *The Austin Statesman* (1921-1973), Dec 08, 1954, 25.

Druggist Charged In 'Scalping'

Clarence E. Faulkner, owner-operator of a well-known drug store on the Drag, was charged by Austin police Saturday with scalping football tickets.

The charge followed Faulkner's arrest Friday night when, police said, the well-known member of the Longhorn Club sold two tickets to the Texas-Rice football game at \$12.50 each.

Detective Lieutenant Harvey Gann said he and Detective Tommy Allen, acting on complaints received from several parties, went to Faulkner's Drug Store at 2552 Guadalupe Street Friday and asked the druggist if it was too late to pick up a couple of tickets to Saturday's game at Houston.

"No," Gann quoted Faulkner as stating. "He said he still had a few but they were not for sale at the usual price, that he was selling them for a friend at \$12.50 each."

Lieutenant Gann when he asked for two tickets Faulkner "further stated it would be necessary to sign a receipt showing he only received \$4 per ticket as he did not want to become involved in ticket scalping."

Gann said Faulkner then wrote out a receipt showing the amount paid for the tickets, on the 50-yard line, was \$4 each.

The officer said Faulkner produced the tickets only after he signed the receipt and paid him \$25 cash for the two tickets.

Gann said he and Allen then (See TICKET, Page 8)

TICKET

(Continued from Page 1)

identified themselves as police officers and told Faulkner he was under arrest for violating the state law prohibiting unlicensed sale of tickets to sports events for any amount in excess of their printed price.

Faulkner was taken to city jail where he was fingerprinted and photographed in routine arrest procedure. He was then released on his own recognizance and appeared at police headquarters Saturday for formal filing of the charge.

The druggist was arrested shortly after a local radio station announced that tickets to the sell-out game in Houston were available at the drugstore.

The misdemeanor complaint, filed before Justice of the Peace J. H. Watson, carries a penalty upon conviction of \$100 to \$500 fine, a jail term up to one year, or both.

"DRUGGIST CHARGED IN TICKET SCALPING: DRUGGIST CHARGED IN 'SCALPING'." *The Austin Statesman* (1921-1973), Oct 27, 1962, 1.