

**HISTORIC LANDMARK COMMISSION
MAY 20, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0036
Old West Austin
1512 Mohle Drive**

PROPOSAL

Construct a second story addition on a one-story contributing house.

RESEARCH

The house was constructed c. 1941, and the first owners and residents were Paul Burton, a "helper" and his wife Doris, a stenographer with the U.S. Agricultural Marketing Service. The next owners were Woodson Harris, a soldier in the U.S. Army and his wife Ann.

Starting in 1947 the house is owned by George Harold Kinney and his wife Elizabeth Bowles Kinney. Mr. Kinney is listed over the years as a rancher and insurance agent. This was Mrs. Kinney's second marriage and her first husband was likely Claude Martin. Elizabeth was a Registered Nurse, and received her degree at Brackenridge School of Nursing. Starting in 1949 she is listed as an executive secretary for the Planned Parenthood Center of Austin, and from 1955 to 1964 as the organization's Executive Director. After leaving Planned Parenthood, Elizabeth took a position as a nurse for the City and County Health Department, until her retirement.

George and Elizabeth separated around 1963 and George died in a pedestrian auto accident in 1969. Elizabeth continued to live at 1512 Mohle Drive until the early 1990's after which she likely moved to San Antonio, where she died at the age of 95 on January 4, 2009

PROJECT SPECIFICATIONS

The existing house was constructed c. 1941. It is a one story, Minimal Traditional style house with elements that reference a Tudor cottage design influence. These include the brick cladding, multiple front gables, arched opening at the small entry porch, multi-lite windows, arched gable vent, and very shallow eaves. The differences are the lower slope roof and lack of decorative detailing typically seen in Tudor cottage style houses.

The applicant proposes to construct a second story addition. The addition will be clad in a combination of horizontal and board and batten siding, and will have multiple side and front facing gabled roofs with both intermediate and steep pitches. The existing brick will be painted and a pergola supported by classical columns will be constructed over the existing uncovered front concrete porch deck.

The existing detached garage will have a side terrace with the gabled roof supported by columns matching those supporting the front pergola.

STANDARDS FOR REVIEW

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

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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 are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

The size and location of the addition, with little to no set back from the front façade of the existing house, does not meet the design guidelines. Additionally, the style with multiple roof pitches and combination of both horizontal and vertical siding is not compatible with the historic architectural character of the existing house and this area of the National Register District. The addition as proposed will render the house non-contributing to the National Register District.

STAFF RECOMMENDATION

Recommend the applicant reconsider the design to maintain the historic appearance; however release the permit after submittal 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.

PHOTOS



1512 Mohle



Front porch



View looking down the street



View looking down the street



View across the street

OCCUPANCY HISTORY
1512 Mohle Drive

From City Directories, Austin History Center

City of Austin Historic Preservation Office
May 2013

- 1992 No listing for Elizabeth B. Kinney in City Directory
- 1990 Elizabeth B. Kinney, owner. Retired.
- 1988-89 Elizabeth B. Kinney, owner. Retired
- 1985-86 Elizabeth B. Kinney, owner. Retired.
- 1980 Elizabeth B. Kinney, owner. Retired.
- 1975 Elizabeth B. Kinney, owner. Nurse, City-County Health Department.
- 1970 Elizabeth B. Kinney, owner. Nurse, City-County Health Department.
- 1967 Elizabeth B. Kinney, owner. Nurse, City-County Health Department.
- 1964 Elizabeth B. Kinney, owner. Executive Director, Planned Parenthood Center of Austin.
- 1963 Elizabeth B. Kinney, owner. Executive Director, Planned Parenthood Center of Austin.
No listing for George H. Kinney
- 1962 George H. Kinney, owner. No occupation listed.
&
Elizabeth B. Kinney, In Charge, Planned Parenthood Center of Austin.
- 1961 George H. Kinney, owner. No occupation listed.
&
Elizabeth B. Kinney, In Charge, Planned Parenthood Center of Austin.
- 1960 George H. Kinney, owner. Insurance.
&
Elizabeth B. Kinney, In Charge, Planned Parenthood Center of Austin.
- 1958 George H. Kinney, owner. Insurance agent.
&
Elizabeth B. Kinney, In Charge, Planned Parenthood Center of Austin.
- 1955 George H. Kinney, owner. Rancher.
&
Elizabeth B. Kinney, In Charge, Planned Parenthood Center of Austin.

- 1953 George H. Kinney, owner. No occupation listed.
&
Elizabeth B. Kinney, In Charge, Planned Parenthood Center of Austin.
- 1949 George H. Kinney, owner. No occupation listed.
&
Elizabeth B. Kinney, Executive Secretary, Planned Parenthood Center of Austin.
- 1947 George H. Kinney, owner. Insurance agent.
&
Elizabeth B. Kinney, no occupation listed.
- 1944-45 Woodson W. Harris, owner. U.S. Army.
&
Ann, no occupation listed.
- Note: No listing for George or Elizabeth Kinney
- 1942 Paul R. Burton, owner. Helper.
&
Doris Burton, Stenographer, U.S. Agriculture Marketing Service.
- 1940 No listing for address

Elizabeth Kinney

Elizabeth Kinney, 95, of San Antonio, Texas, formerly of Austin, died on January 4, 2009. She was born on January 23, 1913 in Austin, Texas to Joseph Collins Bowles and Mary Calvin Bowles.

Elizabeth graduated from Austin High School and went on to attend Brackenridge School of Nursing, where she received her degree as a Registered Nurse.

She was a member of Central Christian Church.

Elizabeth was preceded in death by her parents, her husband George H. Kinney, and by grandson Scott C. Martin. She is survived by son, Jim C. Martin; daughter, Marilyn Martin Seidel; sister, Madalene Giambruno; grandchildren, Julie Elizabeth Martin, Lori Lyn Dotson, and Amy Elizabeth Ports.

The family will receive friends from 11:00 a.m. to 1:00 p.m. on Thursday, January 8, 2009 at Weed-Corley-Fish Funeral Home.

Graveside services will be held at 2:00 p.m. on Thursday, January 8, 2009 at Masonic Cemetery, 76 Circle S, Austin.

Memorial contributions may be made to Odyssey Health Care, 13431 Blanco Road, San Antonio, Texas 78216.

Obituary and guestbook online at wcfish.com

Weed-Corley-Fish
FUNERAL HOMES & CREMATION SERVICES

3125 N. Lamar Blvd. 512/452-8811

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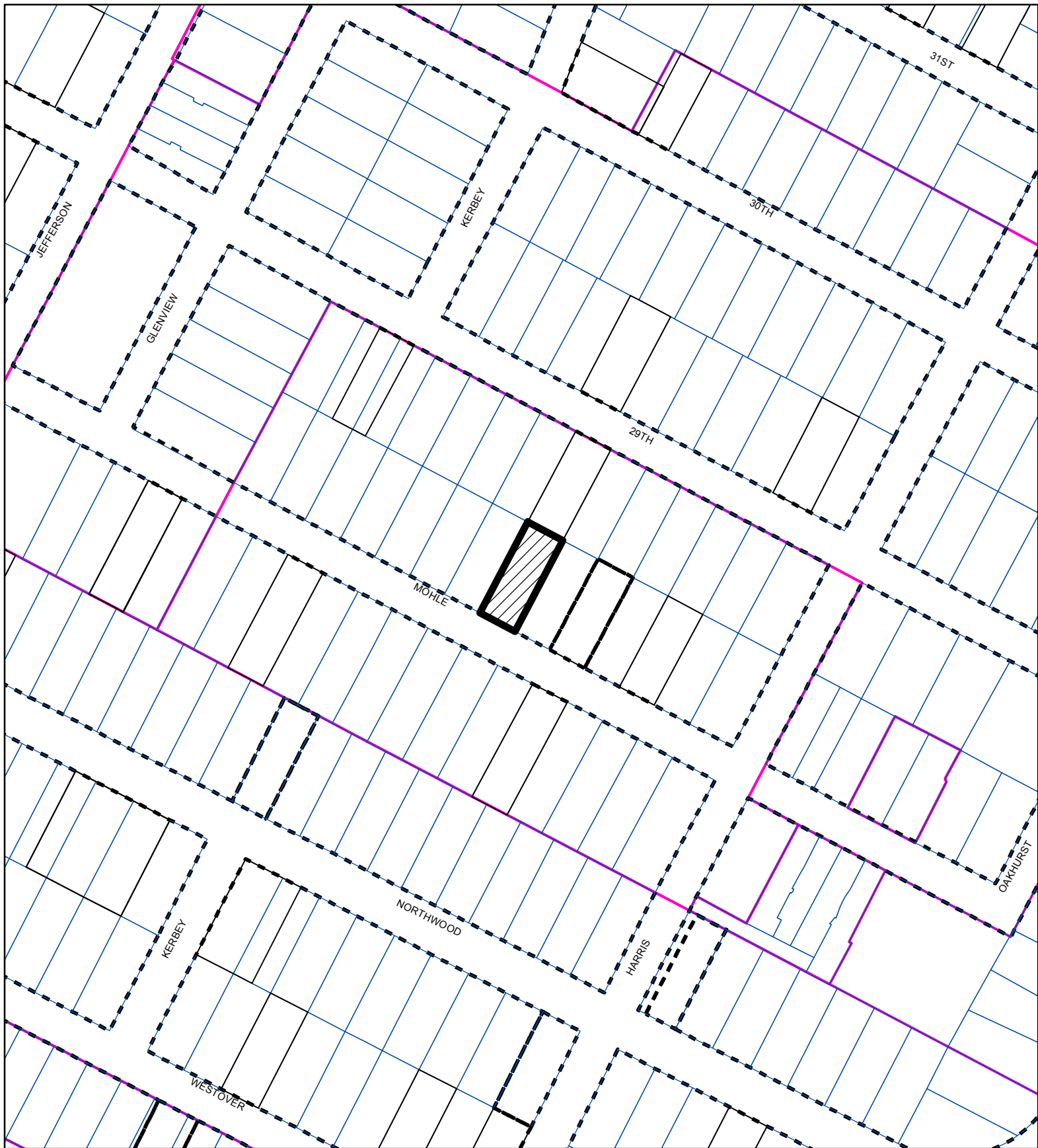
GEORGE HAROLD KINNEY

George Harold Kinney, 74, of Oakhill died Thursday night after a pedestrian-auto accident at Oakhill. He was a lifetime resident of Austin and a member of the Methodist Church.

He is survived by three brothers, Charles Kinney, Edward Wallace Kinney and Girard Kinney, all of Austin.

Funeral services are pending at Cook Funeral Home.

George H. Kinney Obituary, Austin American Statesman, October 4, 1969



SUBJECT TRACT



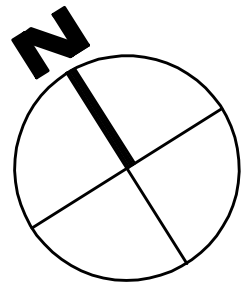
ZONING BOUNDARY

CASE#: NRD-2013-0036
LOCATION: 1512 Mohle Drive



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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



F.A.R. CALCULATIONS

1st FLOOR GROSS AREA	1845.0
2nd FLOOR GROSS AREA	912.0
*1 CAR GARAGE (detached)	225.0
*Subtract 225.0 for detached garage	-225.0
TOTAL GROSS FLOOR AREA	2751.0
TOTAL GROSS GROSS AREA OF LOT	7001.5
FLOOR AREA RATIO (max. 0.4% of lot area)	39.4%

BUILDING COVERAGE

LOT SQ. FT.	7001.5 = 100.0%
1st FLOOR COND. AREA	1845.0
COV. PORCH	30.0
TRELLIS COV. PORCH	134.0
COV. TERRACE	182.0
1 CAR GARAGE (detached)	225.0

TOTAL BUILDING COVERAGE 2416.0 = 34.5%

IMPERVIOUS COV.

TOTAL BUILDING COV.	2416.0
RIBBON DRIVE	612.0
FRONT WALK	74.0
CONC. STOOPS	32.0
A/C PADS	14.0

TOTAL IMPERVY. COVERAGE 3148.0 = 44.9%

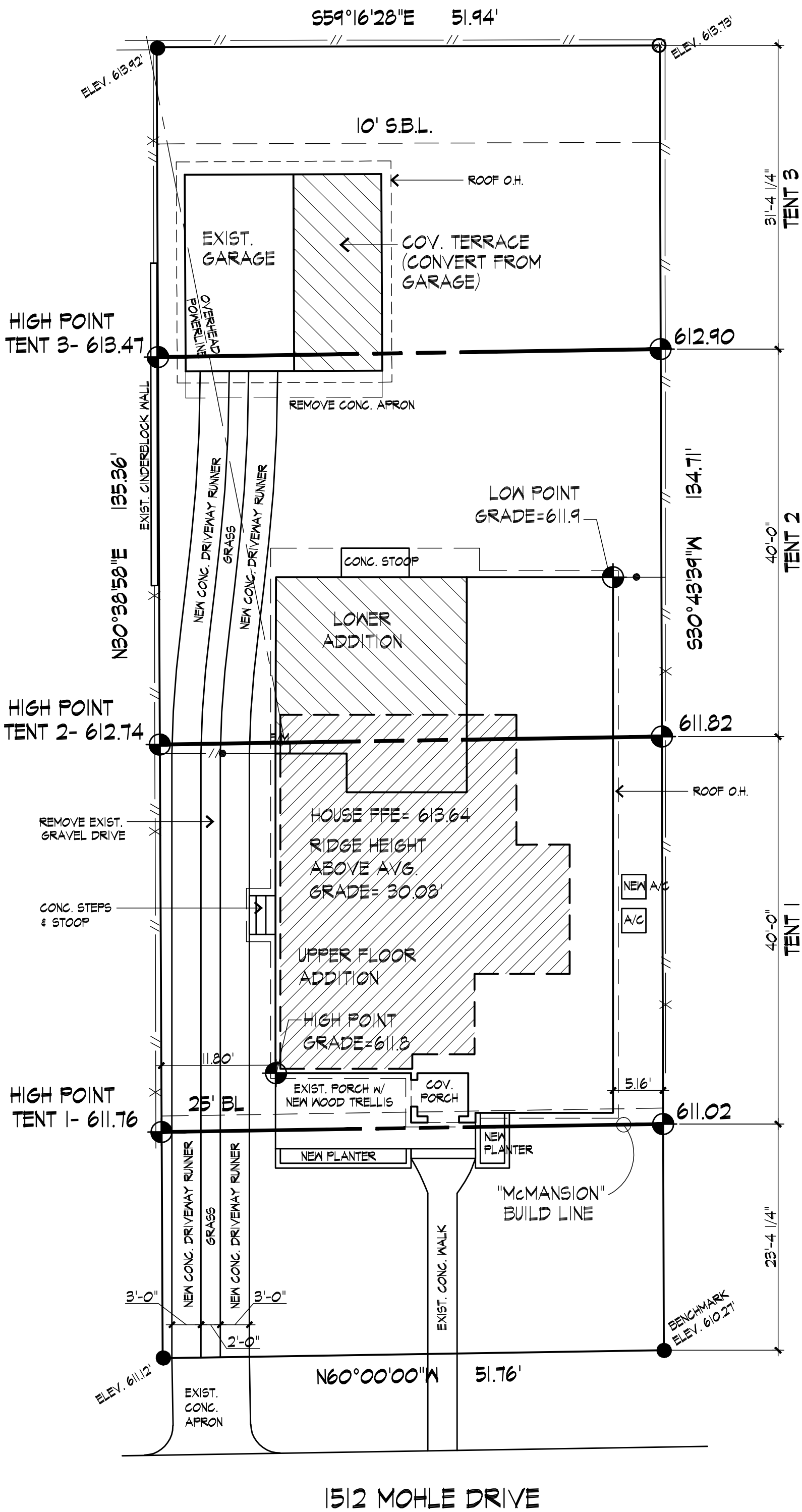
NOTES:

PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE AROUND ENTIRE STRUCTURE

LEGAL DESCRIPTION

SUMMIT PLACE
LOT 23
1512 MOHLE DRIVE

SITE PLAN



SCALE: 1"=10'

ADD JOB NUMBER:
22313

PRELIMINARY REVIEW DATE:
3-24-13 4-25-13

RELEASE DATE:

REVISIONS:

ADDITION & RENOVATION
KASTEN RESIDENCE

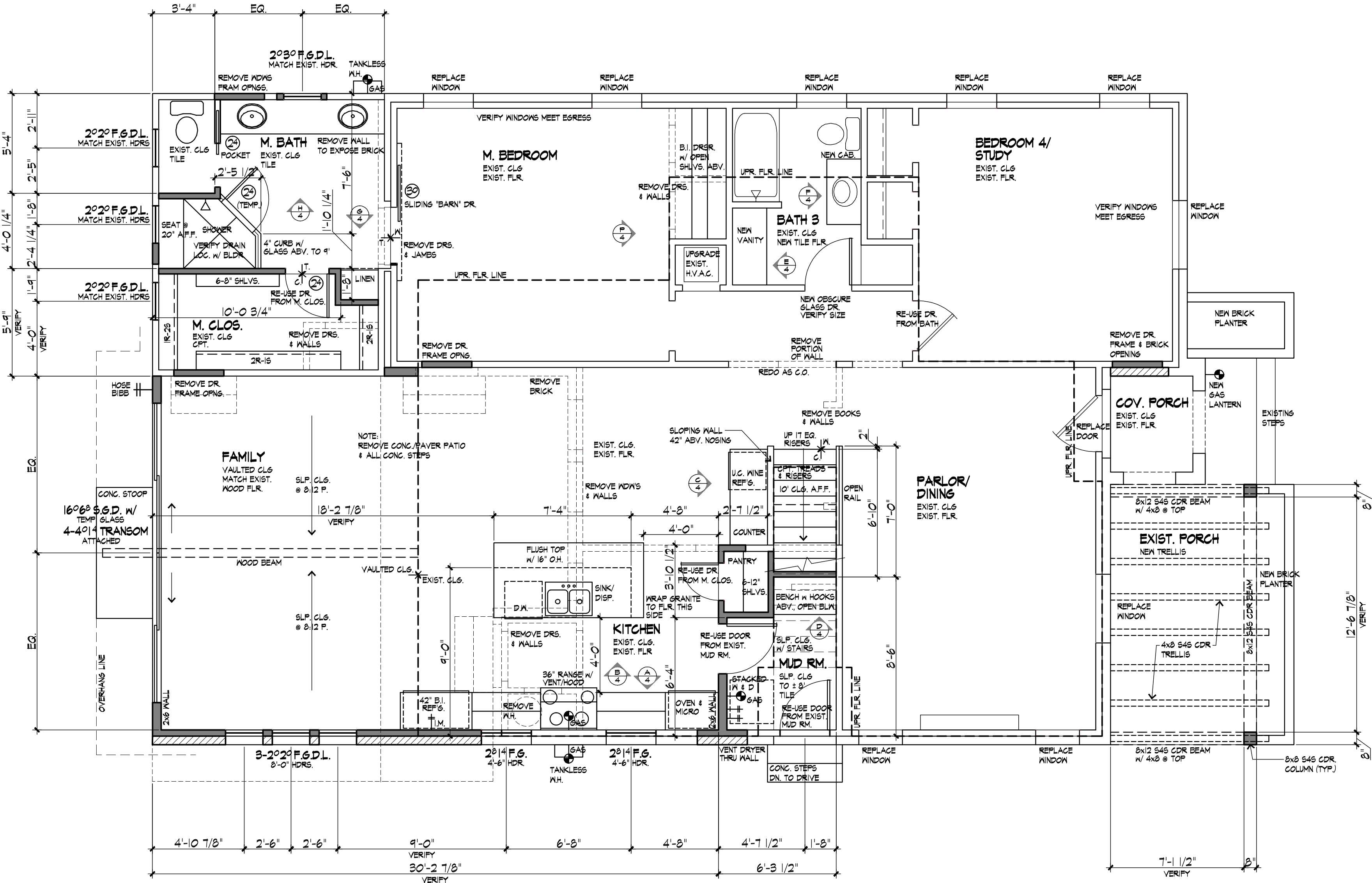
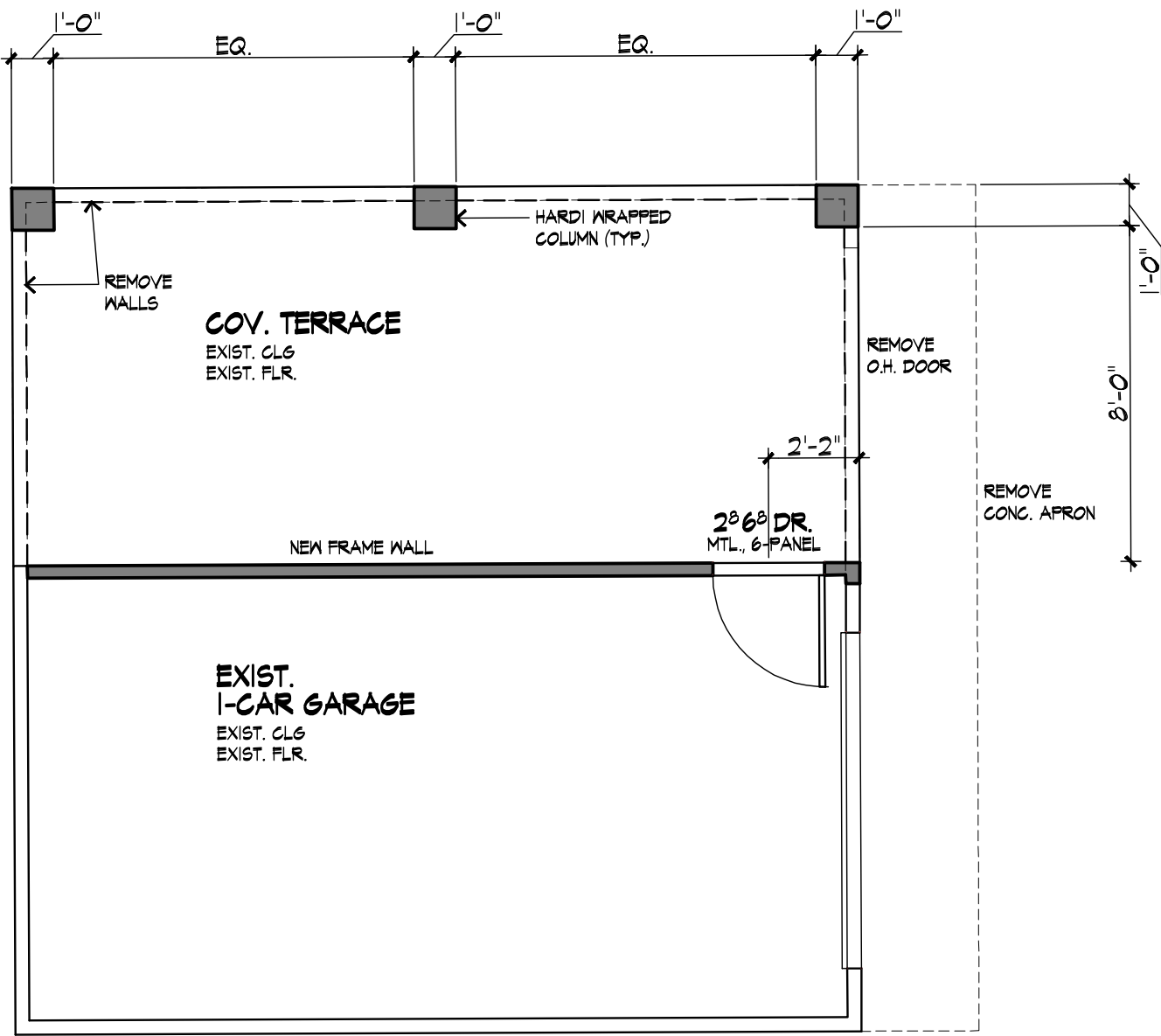
AUSTIN DESIGN GROUP
residential designers

4020-L Capital of Texas Highway Suite 350, Austin, TX 78754 Phone No. (512) 346-4200

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DIRECTORY:
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SQUARE FOOTAGE (APPROXIMATE)			
ITEM	EXISTING	NEW FRAME	NEW MAS.
LOWER LIVING	1481	400	408
UPPER LIVING		912	912
TOTAL LIVING		2141	2151
COV. PORCH	30		
EXIST. PORCH w/ NEW TRELLIS	134		
DETACHED 1-CAR GARAGE	225		
COV. TERRACE (converted)	182		
NEW FOUNDATION			408
TOTAL COVERED		3320	3328



LOWER FLOOR PLAN

NOTE: ALL NEW INTERIOR DOORS TO MATCH EXISTING DOOR HT'S & STYLE
:VERIFY ALL DIMENSIONS TO EXISTING WALLS
:ALL SHOWER HEADS TO BE 7'-0" A.F.F.

SCALE: 1/4" = 1'-0"

LEGEND	
	NEW MASONRY VENEER
	NEW FRAME WALL
	EXISTING FRAME WALL
	EXISTING WALL, MASONRY, CAB. ETC. TO BE REMOVED

ADG JOB NUMBER:
22313

PRELIMINARY REVIEW DATE:
3-24-13 4-23-13

RELEASE DATE:

REVISIONS:

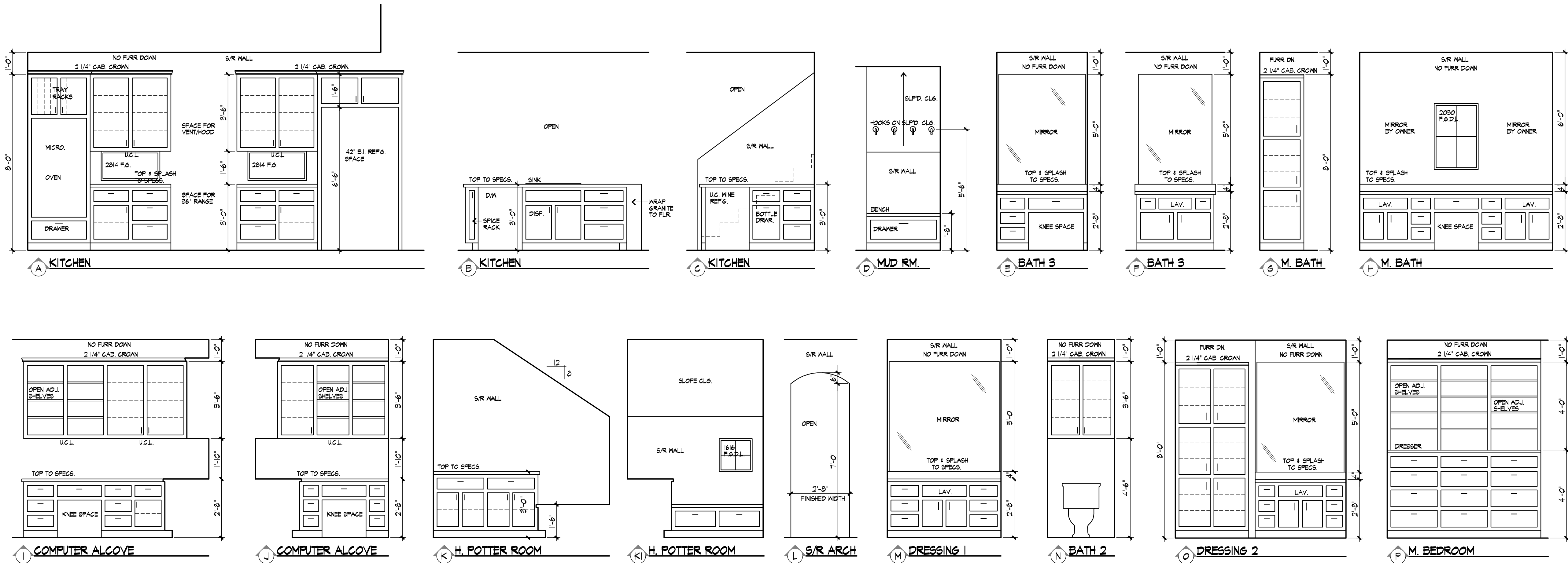
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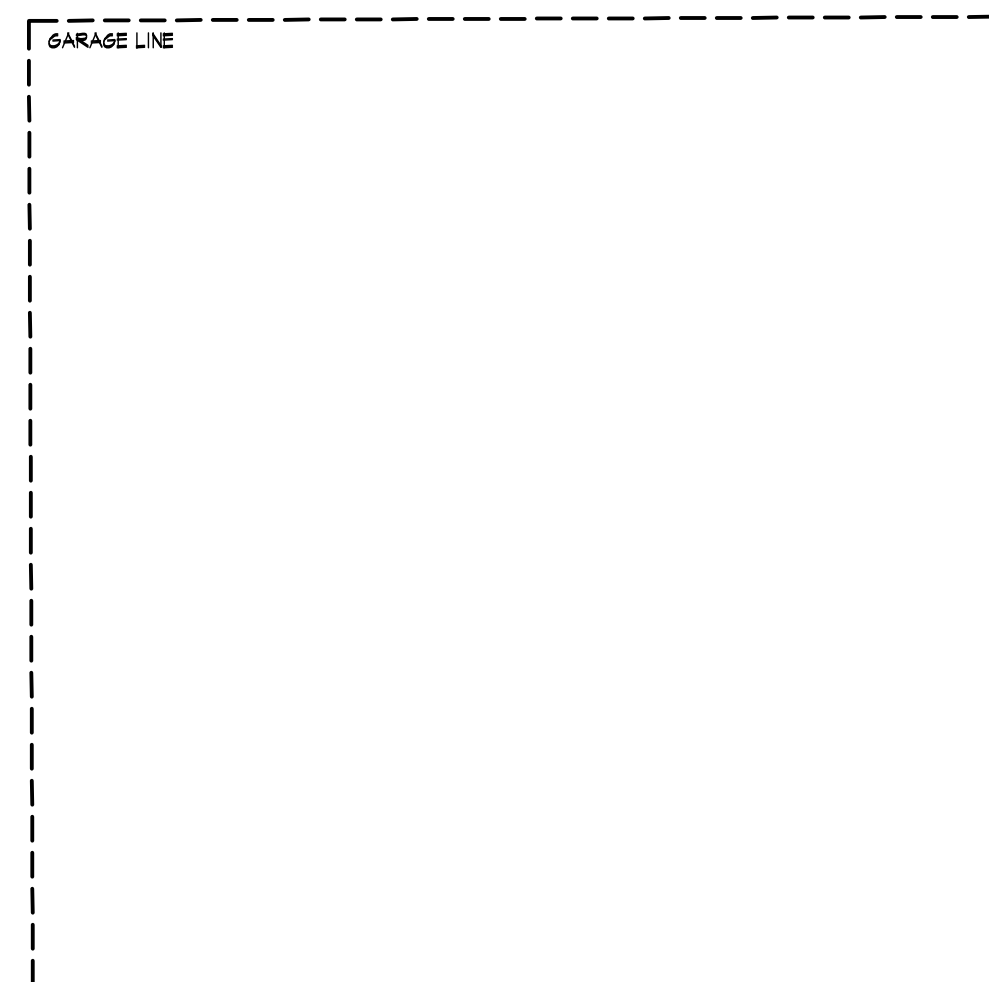
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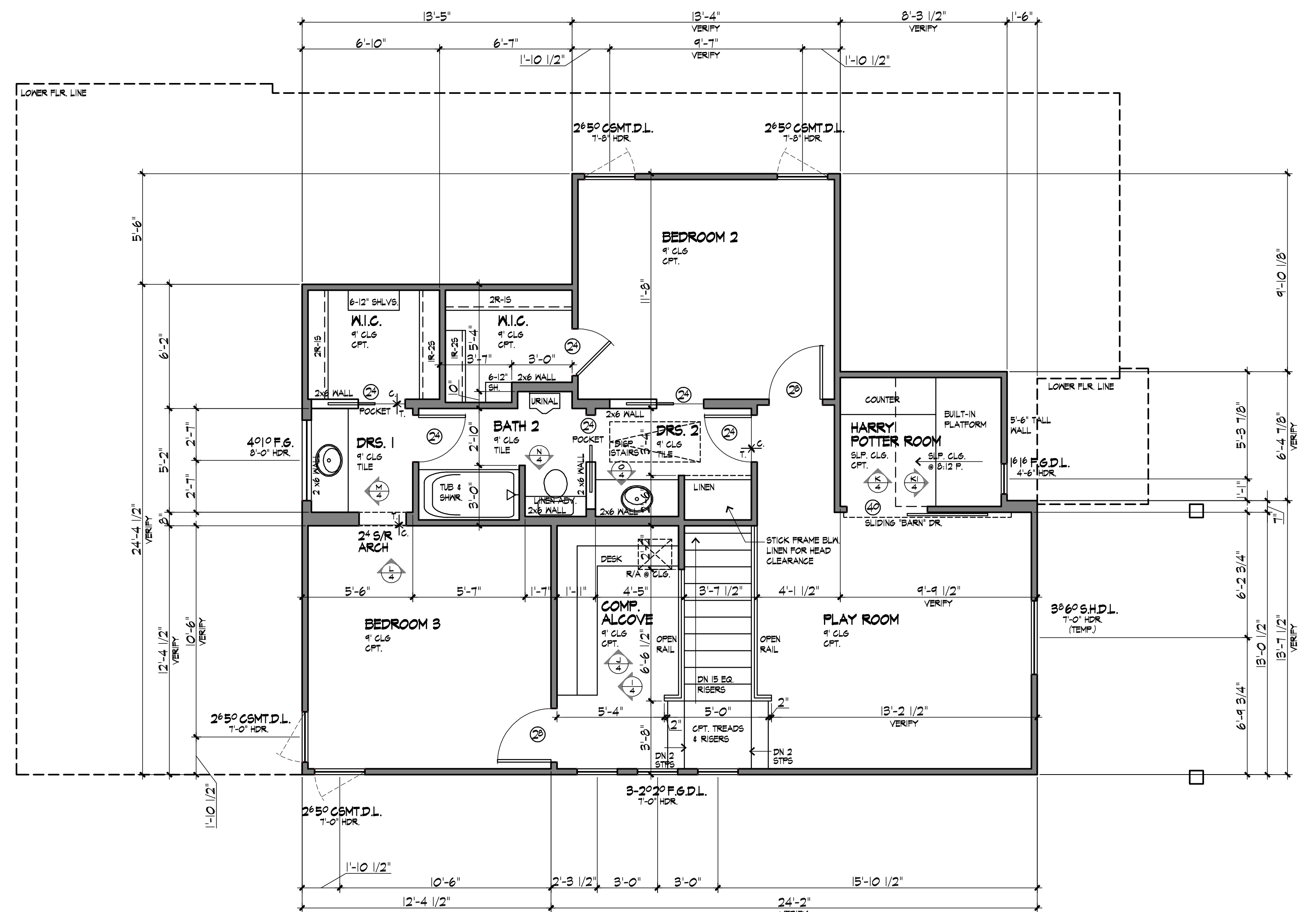


CABINET & INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"



THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN



UPPER FLOOR PLAN

NOTE: ALL INTERIOR DOORS @ UPPER FLOOR TO BE 6'-8" TALL
VERIFY STYLE W/ OWNER
:VERIFY ALL DIMENSIONS TO EXISTING WALLS
:ALL SHOWER HEADS TO BE 7'-0" A.F.F.
:1 - HVAC UNIT @ ATTIC ABOVE BATH 2

SCALE: 1/4" = 1'-0"

ADD JOB NUMBER:
22313

PRELIMINARY REVIEW DATE:
3-24-13 4-25-13

RELEASE DATE:

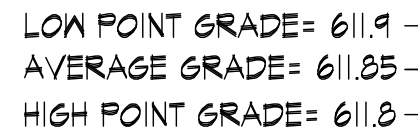
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NOTE: ATTIC VENTILATION TO COMPLY WITH I.R.C. BUILDING CODES
CURRENT EDITION.

: MASONRY LUG NOT TO EXCEED 1'-0" ABV. FINISHED GRADE

SCALE: 1/4" = 1'-0"



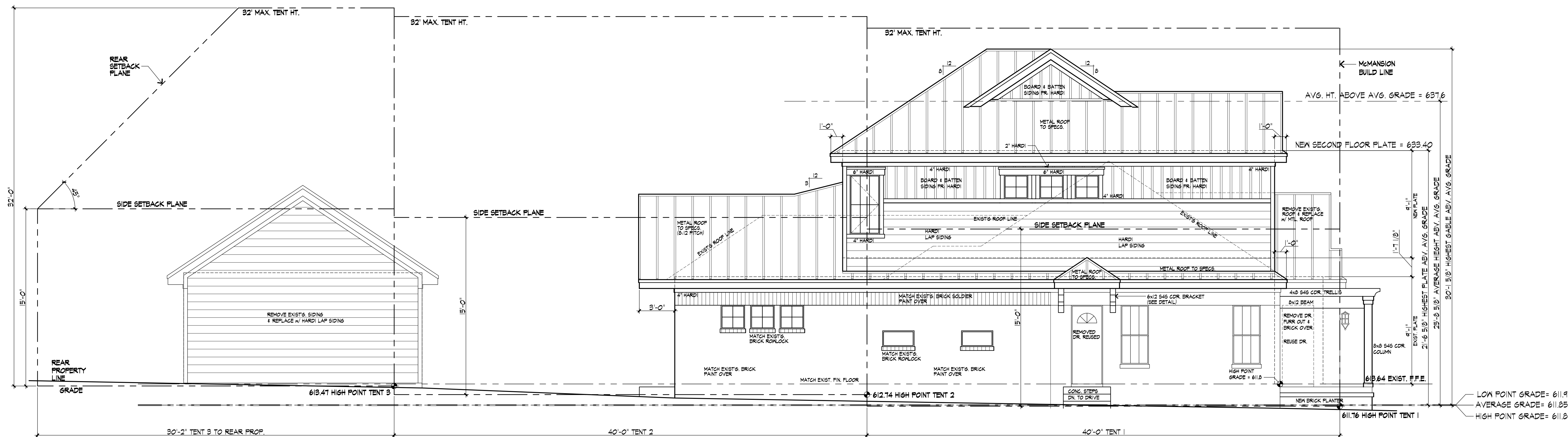
SCALE: 3/4" = 1'-0"



SCALE: 1/4" = 1'-0"

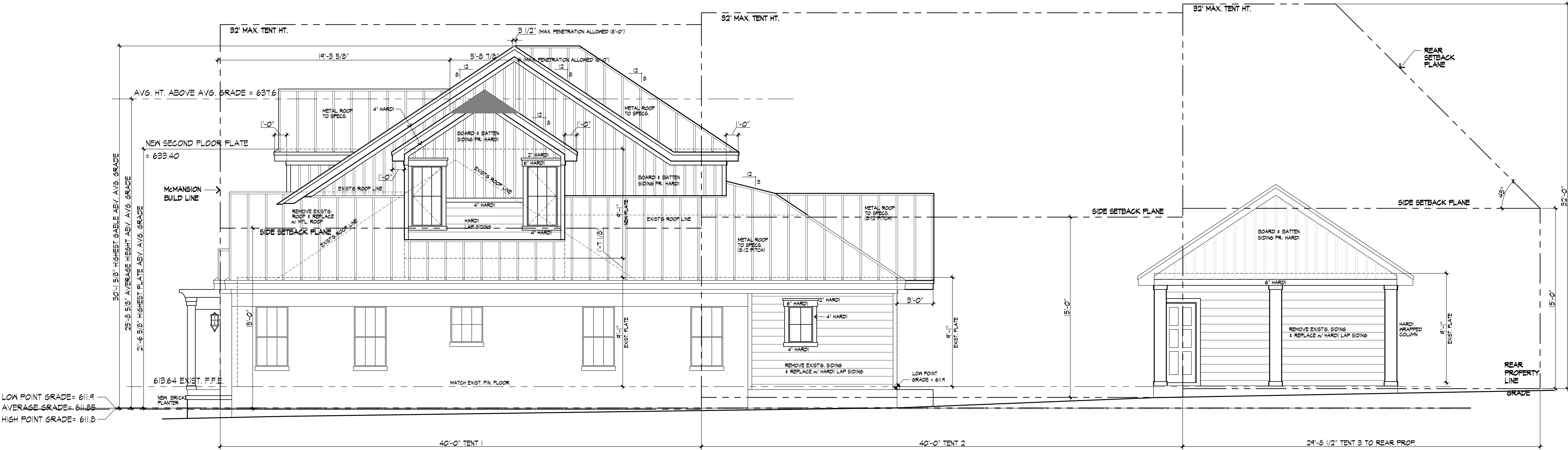


SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ADD6 JOB NUMBER:
22313

PRELIMINARY REVIEW DATE:
3-23-13 4-23-13

RELEASE DATE:

REVISIONS:

ADDITION & RENOVATION
KASTEN RESIDENCE

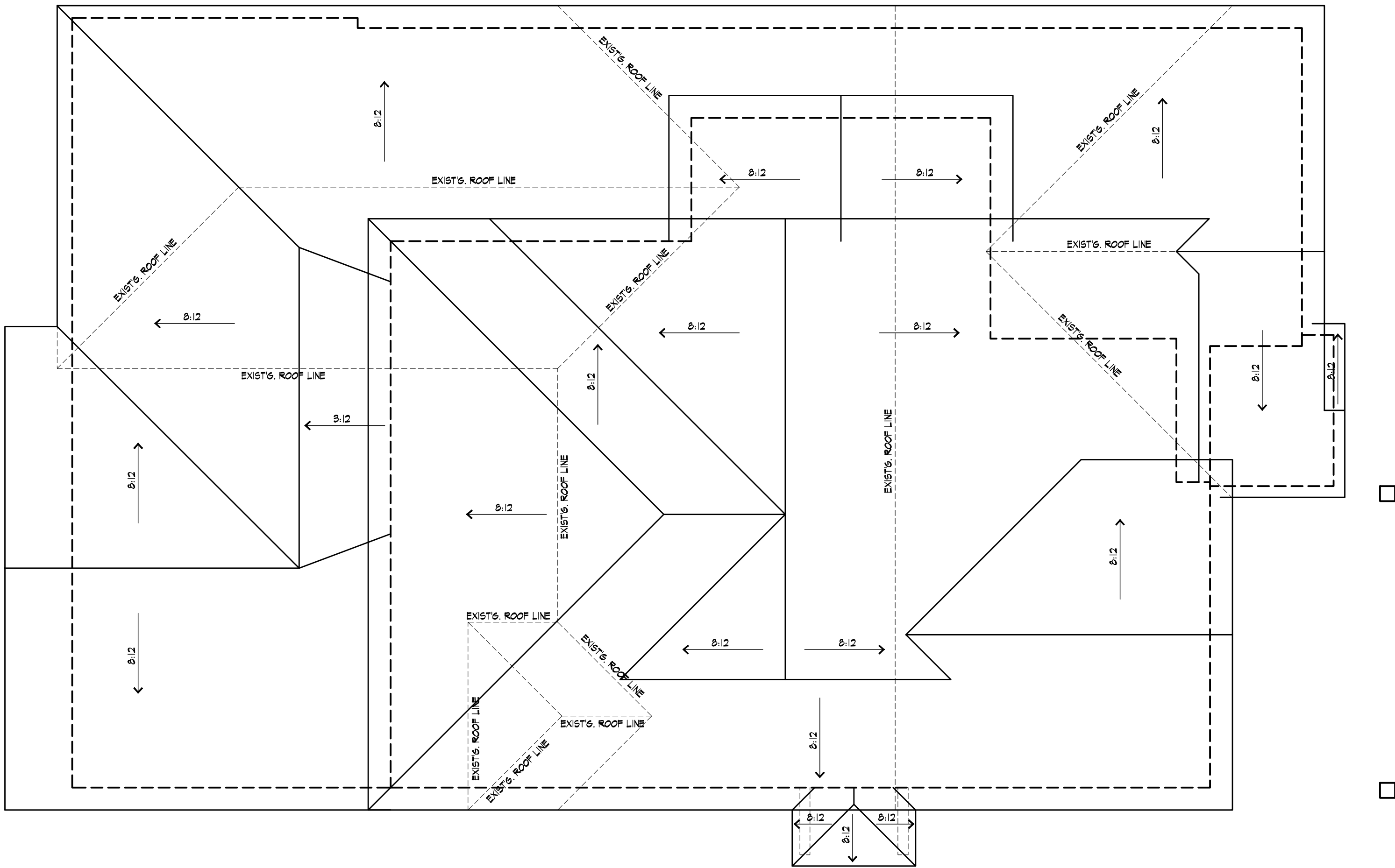
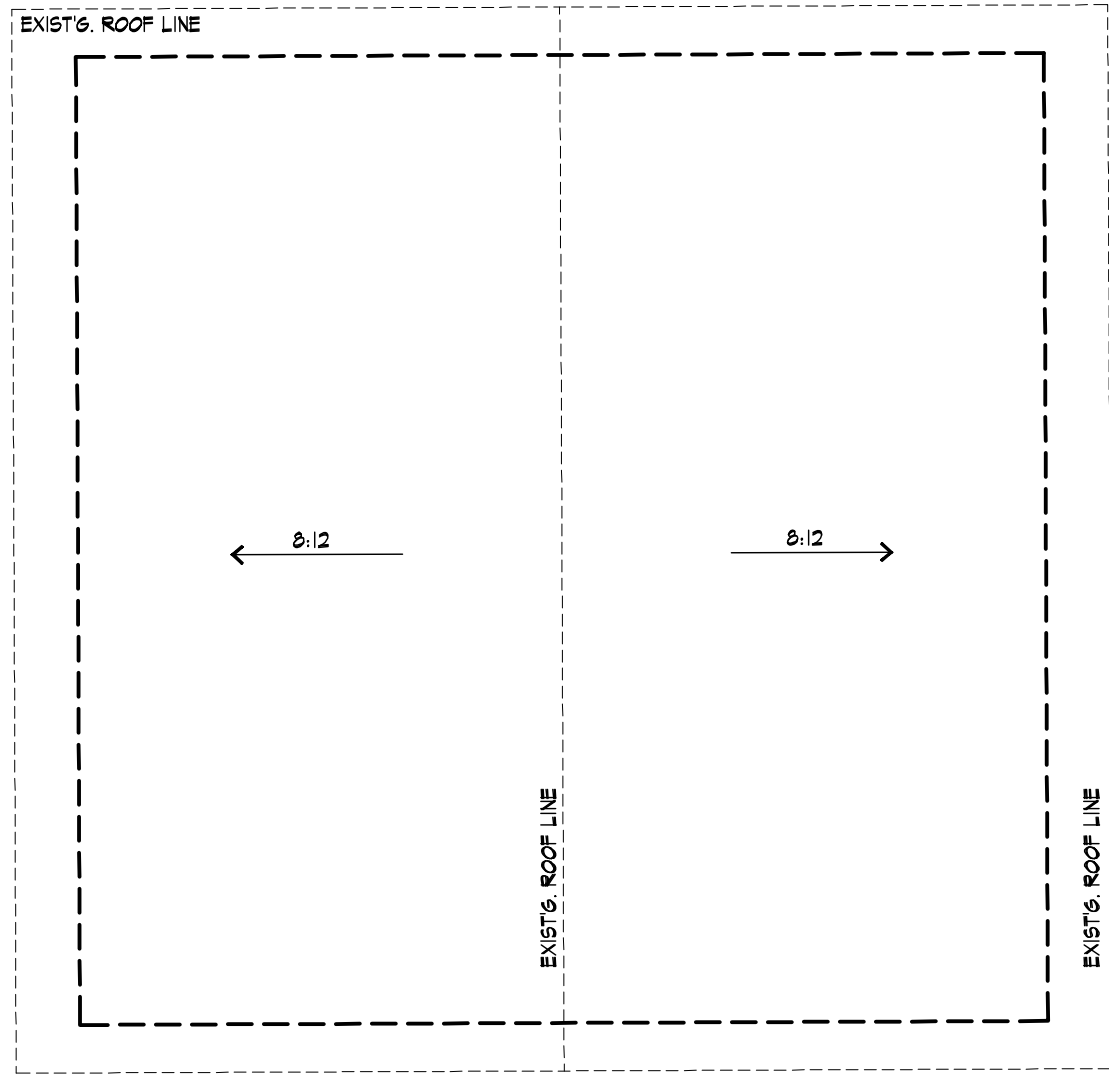
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ROOF PLAN

SCALE: 1/4" = 1'-0"

ADD JOB NUMBER:
22313

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