

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**DECEMBER 15, 2014**  
**NRD-2014-0122**  
**2500 Jarratt Avenue**  
**Old West Austin**

**PROPOSAL**

---

Partial demolition and construction of a two-story addition and a detached one-story garage.

**PROJECT SPECIFICATIONS**

---

The applicant proposes the construction of a two-story addition to the rear of the two-story house. The proposed addition will have a footprint of 813 square feet. The proposed addition will have an ashlar-laid stone veneer to match the existing house and wood-frame, wood-sash windows to match those on the existing house. The roof of the addition will be composition shingle to match the roof of the existing house. Facing onto Leigh Street at the back the house, the applicant proposes the construction of a one-story, two-car garage with wood garage doors. The proposed garage is detached from the proposed addition, and will have a steel canopy overhang over the driveway.

**STANDARDS FOR REVIEW**

---

The Old West Austin Historic District has no design guidelines for additions. General historic district design guidelines encourage additions to be compatible with the size, scale, materials, and massing of the existing house, to be sited to the rear of the house, and to be subordinate in composition to the existing house.

**STAFF RECOMMENDATION**

---

Approve as proposed, with the recommendation that there be a vertical stone element that differentiates the historic house from the proposed addition, since the addition will have the same ashlar-laid stone veneer as the original house. The proposal is a very sensitively-designed addition that complements the massing, materials, and design of the historic house.



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: NRD-2014-0122  
LOCATION: 2500 Jarratt Avenue



1" = 187'

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.

2500 Jarratt Avenue  
ca. 1935



### OCCUPANCY HISTORY 2500 Jarratt Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
December, 2014

- |         |  |
|---------|--|
| 1992    | B.H. and Margaret J. Amstead, owners<br>Retired  |
| 1985-86 | Billy H. and Margaret J. Amstead, owners<br>Professor, University of Texas   |
| 1981    | Billy H. and Margaret J. Amstead, owners<br>Professor, University of Texas   |
| 1977    | B.H. and Margaret J. Amstead, owners<br>Professor, University of Texas   |
| 1973    | John D. Mulholland, renters<br>Research scientist, University of Texas<br>Also listed is Claire Mulholland, a technician at the University of Texas.<br>NOTE: Billy H. and Margaret Amstead are not listed in the directory. |
| 1968    | Billy H. and Margaret Amstead, owners<br>Professor, University of Texas  |

- 1962 Billy H. and Margaret Amstead, owners  
Professor, University of Texas
- 1959 Billy H. and Margaret Amstead, owners  
Associate professor, University of Texas
- 1955 Natalie A. Newell, renter  
No occupation listed  
NOTE: Billy H. and Margaret Amstead are listed at 1510 W. 31<sup>st</sup> Street; he was an associate professor at the University of Texas.
- 1952 Charles V. and Natalie Newell, owners  
Manager, Associated General Contractors, 609 S. Lamar Boulevard.
- 1949 Will Mann and Gertrude W. Richardson, owners  
Attorney, 702-04 Littlefield Building.
- 1947 Leo M. and Marjorie Black, owners  
Proprietor Leo M. Black Motors, Studebaker cars and trucks, 404-06 Brazos Street.
- 1944-45 Allen J. and Willie W. Robertson, owners  
Examiner, U.S. Office of Defense Transportation
- 1941 Adolph Goldmann, renter  
Manager, Nelson Davis & Son, wholesale groceries, 107-13 W. 4<sup>th</sup> Street.  
NOTE: Maude E. Kelley is listed at 804 Leonard Street; she was the widow of Richard H. Kelley and had no occupation listed.
- 1939 Maude Kelley, owner  
Widow, Richard H. Kelley  
No occupation listed
- 1937 Richard H. and Maude Kelley, owners  
Treasurer, Texas Quarries, 2805 E. 23<sup>rd</sup> Street (Manor Road).
- 1935 The address is not listed in the directory.  
NOTE: Richard H. and Maude Kelley are listed at 601 W. 32<sup>nd</sup> Street; he was the treasurer of Texas Quarries, 2805 E. 23<sup>rd</sup> Street (Manor Road). The 1932-33 city directory shows R.H. Kelley as a single man living at 1310 Colorado Street, Apt. 8. He was the superintendent of Texas Quarries.

## **BIOGRAPHICAL NOTES**

### **Richard H. and Maude Kelley (ca. 1936 – ca. 1940)**

According to his 1938 death certificate, Richard Henry Kelley was living at this house at the time of his death. He was the superintendent of Texas Quarries. He had been born in Indiana, and was 50 years old when he died.

## Richard Kelley, Superintendent At Quarries Here, Is Claimed by Death

Richard H. Kelley, 50, superintendent of the Texas Quarries, died at the family home, 2500 Jarrett avenue, Saturday. Survivors are his widow, one daughter, Mrs. Robert Bates of Cleveland, Ohio; three sons, William D., Harold G., and Robert L. Kelley; one brother, Roy A. Kelley, all of Austin, and one sister, Mrs. John Linthcum of Indiana. Definite funeral arrangements will be announced later.

Obituary of Richard H. Kelley  
Austin American-Statesman, August 14, 1938

**RICHARD H. KELLEY**  
Funeral services for Richard H. Kelley will be held from the family residence, 2500 Jarrett avenue, Monday at 10:30 a. m. with Rev. M. S. Sadler officiating. Burial will be in the Austin Memorial park. Pallbearers will be Bert Kelley, Frank Polk, E. P. Thomas, Paul Lively, W. N. Snyder and Dwight Farr.

Funeral notice for Richard H. Kelley  
Austin American, August 15, 1938

Maude E. Kelley died March 21, 1982 in Cincinnati, Ohio. There was no obituary in the Austin newspapers.

### Billy Howard and Margaret Amstead

Billy Howard Amstead appears in the 1940 U.S. Census as the 17-year old son of Joe Amstead, Jr. and his wife, Erna Lillian Amstead, who owned their home at 4005 Avenue F in Austin. Joe Amstead, jr. was a 49-year old Texas-born office clerk for the State Highway Department. Billy H. Amstead had been born in Texas and had no occupation listed.

## Billy H. Amstead

Professor Emeritus Billy Howard Amstead received his B.S. (1941), M.S. (1949) and Ph.D. (1955) at The University of Texas at Austin in Mechanical Engineering. As an undergraduate, he was a member of Pi Tau Sigma, the Mechanical Engineering Honors Fraternity and worked as a part-time teaching assistant in the mechanical engineering lab. In the 1940s Amstead worked at the Defense Research Laboratory in Austin. He began his educational career at The

University of Texas at Austin in Mechanical Engineering as an assistant professor in 1956, and was served as faculty advisor to Pi Tau Sigma in 1956. He became a professor in 1960.

From 1959 to 1969, he served as Assistant Dean of the College of Engineering. In 1961, he was appointed to a committee on Minority Groups by the university president, Harry Ransom, to "assist the administration in continuing consideration of problems of minority groups" at UT such as "academic concern for 'integration,' rights and opportunities of foreign students of different cultural, religious, and racial backgrounds, and problems with both catholic and protestant groups in varying areas of university life." He was assigned by Chancellor Charles LeMaistre to several University of Texas System projects, including utilization of research grants and investigations into energy use and conservation.

On March 6, 1970, Dr. Amstead became the first president of The University of Texas of the Permian Basin, a post he held until 1974. After that, he wrote a textbook on materials science that had eight editions, the last one in 1986. The book was named Manufacturing Processes, with co-authors , Phillip F. Ostwald and Myron L. Begeman.

### **Margaret Jane Amstead**

**AUSTIN** Margaret Jane Amstead was born in Fort Worth, Texas, to Margaret McCurdy Bell and Curtis Bell on August 26, 1923. Her parents preceded her in death. She died Tuesday, April 29, 2003.

The family moved to Lockhart in 1927 and she graduated from Lockhart High School in 1940. She made her way through the University of Texas at Austin with her unusual proficiency in shorthand and typing, and received a Bachelors Degree in Business Administration in 1943.

After working in Houston for a short time, she went to work at the Defense Research Laboratory in Austin as an executive secretary. There she met and subsequently married Bill Amstead on February 27, 1947.

She is survived by her husband, Billy Howard Amstead; son, William Amstead and wife, Barbara; and grandchildren, Brent and Kyle. She is also survived by her daughter, Barbara Pennington and her husband, Mickey, and granddaughters, Sarah and Rebecca.

Margaret Jane was a founder and member of Covenant Presbyterian Church. She was in many civic organizations including Exchangettes, The Austin Womens Club, The Wives Club at the University of Texas, and Chapter R of the PEO. She was a stay-at-home mother. When Dr. Amstead was president of the University of the Permian Basin in Odessa, she was active in social affairs in Odessa and served as the hostess for the University.

Margaret Jane had many interests. She was a licensed airplane pilot and belonged to the 99s and was an amateur radio operator. She was an avid birdwatcher and traveled over the world with her husband in this hobby. She fished on the highland lakes as well as off-shore. She could drive anything: boat, car, motorcycle, off-shore craft, or airplane. She enjoyed hunting dove, quail and deer. At various times, the Amsteads had vacation homes on Lake Travis, Baffin Bay and Ruidosa, New Mexico.

The family would like to thank the health care providers at The Summit at Westlake Hills for her care during her long illness with Alzheimers.

A memorial service will be held at Covenant Presbyterian Church on Sunday, May 4, 2003 at 2 p.m. The family requests that memorial contributions in lieu of flowers be made to either Covenant Presbyterian Church, 3003 Northland Drive, Austin, Texas 78757 or PEO Chapter R, 8605 Shoal Creek, #104, Austin, Texas 78757. Arrangements under the direction of Cook-Walden Funeral Home, 6100 N.

Lamar, Austin, Texas 78752, (512) 454-5611.

Obituary of Margaret Amstead  
Odessa (Texas) American, May 1, 2003

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS No. 3288  
 M. Richard H. Kelly Address Lot 1 - Blk 7 - Pemberton Hts  
 Plumber Fred Schmidt Size of Tap 2500 (Janett Ave)  
 Date 11-13-35

See paid tap E-17525

Foreman's Report

Date of Connection 11/15/35  
 Size of Tap Made 3/4"  
 Size Service Made 3/4"  
 Size Main Tapped 4"  
 From Front Prop. Line to Curb Cock 17'  
 From S. Prop. Line to Curb Cock 21'  
 Location of Meter E. E. 1222N  
 Type of Box FR.  
 Depth of Main in St. 2'6"  
 Depth of Service Line 19"  
 From Curb Cock to Tap on Main 16" EAST 10' OF M. 12"  
 Checked by Engr. Dept. W.P.H. 11-30-35

No. Fittings	Size.
1	Curb Cock 5/8"
1	Elbow 3/4"
1	St. Elbow 3/4"
1	Bushing 3/4" x 1/2"
1	Reducer 3/4" x 1/2"
1	Pipe 3/4" 12' 11 1/2"
1	Lead Comp. 3/4" 12' 11 1/2"
1	Nipples
1	Union
1	Plug
1	Tee
1	Stop Cock with Comp. Lid
1	Box 1' x 1' x 1'
1	Lid
1	Valves
	Req. No. <u>58853</u>

Foreman's Signature Borman

**INDEXED**

Water service permit to Richard H. Kelly [sic] for this address (1935)

The garage was approved for demolition in 2005; a remodel permit to relocate the kitchen was approved in 2006.