

HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0059
2616 HARRIS BOULEVARD
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Partially demolish a ca. 1938 garage and add a second story apartment.

ARCHITECTURE

The existing garage is a single-story board-and-batten structure with metal garage door and a hipped roof covered with composition shingles.

PROJECT SPECIFICATIONS

- 1) Partial demolition of south side of garage and removal of lean-to at northeast side.
- 2) Addition of wood-frame 2-car garage with apartment above at south side of garage. The proposed addition is clad in painted fiber cement board-and-batten and horizontal siding. It has a gabled, composition-shingle roof and 2 shed-roof bay dormers at the east elevation on the second floor. The east elevation also features three “carriage house”-style garage doors. The southeast elevation features a stained-wood staircase and deck entrance to the second-floor apartment, as well as a transom window above the door and paired 1:1 windows. The north and west second-story elevations contain single-pane fixed and casement windows in an irregular pattern.

RESEARCH

The house was built in 1938 by Robert E. Bratton. Its first long-term residents were Arthur J. and Bonnie Sprinkle. Arthur J. Sprinkle managed the J.C. Penney department store in Austin, and he and his family lived in the home for about least ten years. By 1962, the home was occupied by Edward J. and Jane C. Bratton; Edward Bratton was a student. The Brattons sold the home to Lyda Jackson, a widow, by 1965. After her death in 1970, Lyda Jackson’s daughter Mildred took ownership. Mildred Jackson was a retired teacher. She was the home’s next-longest occupant, and lived there until at least 1992.

STAFF COMMENTS

The garage is listed as contributing to the Old West Austin National Register District.

STANDARDS FOR REVIEW

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain a moderate to high degree of integrity.
 - a. **Architecture.** The building does not appear to be architecturally significant.
 - b. **Historical association.** There do not appear to be any significant historical associations.
 - c. **Archaeology.** The building was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** The building 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

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. Applicable standards include:

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. A lean-to added to the existing garage will be demolished. The proposed addition is differentiated from historic buildings with modern cladding, visual cladding divisions, and window materials, fenestration patterns, and two-story scale. The placement of the addition behind the house will limit its visibility from the streetscape and de-emphasize its second story. The first floor siding is compatible with the original design of the garage, while the second-floor horizontal siding also de-emphasizes the two-story design.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. If the addition were removed, the existing form and integrity of the garage would be somewhat impaired, as the addition is built into the southern corner of the garage. However, the existing main house and streetscape would be unimpaired.

STAFF RECOMMENDATION

Comment on and release the permit.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: NRD-2019-0059
LOCATION: 2616 HARRIS BLVD



1" = 333'

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



View from street. Photo: Realtor.com, 2019



Main façade of garage. Photo: Applicant, 2019.



NE corner and south façade of garage. Photos: Applicant, 2019.

Occupancy History

City Directory Research, Austin History Center, October 2019

1992	Mildred Jackson, owner Retired
1985- 86	Mildred Jackson, owner Retired
1981	Mildred Jackson, owner Retired
1977	Mildred Jackson, owner Retired
1973	Mildred Jackson, owner Retired
1968	Mrs. Lyda Jackson, owner (wid. Champion)
1965	Mrs. Lyda Jackson, owner (wid. Champion)
1962	Edward R. and Jane C. Bratton, owners Student
1959	Charles R. Jr. and Louise Stahl, renters Manager, Mortgage Investment Corp.
1955	Mrs. Emma L. Corley, renter (wid. Pres)
1952	Mrs. Emma L. Corley, renter (wid. Pres)
1949	Arthur and Bonnie Sprinkle, renters Manager, J. C. Penney's
1947	Arthur and Bonnie Sprinkle, renters Manager, J. C. Penney Co.
1944- 45	Arthur and Bonnie Sprinkle, renters Manager, J. C. Penney Co.
1941- 42	Arthur and Bonnie Sprinkle, renters Manager, J. C. Penney Co.
1939	Arthur and Bonnie Sprinkle, renters Manager, J. C. Penney Co.
1937	Address not listed

*Biographical Information***Ninth Graders Frank, Fun, Literate**

By MARY ELLEN HARVICK
Miss Mildred Jackson, who was selected as Teacher of the Year by Austin Woman's Federation, believes that American youth are "Our secret weapon."

She teaches ninth grade literature and grammar at O. Henry Junior High School, and the

youngsters she knows are turning the emotional corner between childhood and maturity.

"They are very enthusiastic, frank and fun to work with," she says.

And contrary to what some may believe, they are literate and "enjoy reading everything." The

ninth grade, she explains, is the beginning of real literature studies, "though we also stress writing and grammar."

Her classes have recently finished a career unit. "Many are really beginning to think of a career in the ninth grade," she says. The youngsters wrote a theme to complete the unit.

"I find they enjoy writing, when they have something to say," she added.

Do ninth graders like poetry? She admits she sometimes has to slip up on them with poetry, often beginning with humorous or narrative examples. Then they get interested, and sometimes she finds her students have been reading, as well as writing, poetry for years.

Miss Jackson believes in using the latest teaching aids, and in 1948 received national recognition from the School Broadcast Conference in Chicago for "outstanding utilization of radio in the classroom." It was for a "Reading is Adventure" project in cooperation with The University of Texas. Her students read books from a list and then heard the stories dramatized on radio.

A good teacher must have her own life, she believes. She enjoys people, and likes being with people from other professions. She likes to read, of course, but her special hobby is collecting antiques. She had a collection of Early American pressed goblets and is a frequent visitor at Austin's second hand furniture shops.

Although she is modest about her own accomplishments, Miss Jackson is not at all reticent about her students.

"We're not sending out perfect students, of course," she says. "But our teenagers are going to come out all right, maybe they won't do things as you or I would, but they'll be okay."

MRS. CHAMPION JACKSON

Mrs. Champion Jackson, 89, of 2616 Harris Blvd., died in a local hospital Wednesday. A resident of Austin for the past 65 years, she was a member of the First Baptist Church.

Survivors are a son, William G. Jackson and daughters, Miss Frances Jackson and Miss Mildred Jackson all of Austin; brothers, W. G. Calihan, San Marcos, and R. R. Higgins, Garden Grove, Calif.; four grandchildren and one great-grandchild.

Funeral will be at 3 p.m. Friday at Weed-Corley Funeral Home with Dr. William Denham officiating. Burial will be in Oakwood Cemetery.

The Austin Statesman; Jun 11, 1970

The Austin American; Mar 4, 1962

Ex-Store Manager Succumbs

Arthur P. (Art) Sprinkle, long-time Austin businessman, died Tuesday.

A resident of 3303-B Windsor Road, Sprinkle had lived in Austin for 36 years and was former manager of the J.C. Penney Department Store before his retirement in 1958. He started with the firm in 1937.

A past vice president of the Chamber of Commerce, Sprinkle was a past president of the Weslaco and Downtown Austin Rotary Clubs and a member of the Austin Club.

He is survived by his wife, Mrs. Bennie S. Sprinkle of Austin; one son, Smith Sprinkle of Marietta, Ga.; five grandsons; and a brother, R.F. Sprinkle of Fort Worth.

Funeral will be Wednesday at 1:30 p.m. at Weed-Corley

The Austin American Statesman; Jan 7, 1975

MRS. CORDELIA WORTMAN

Mrs. Cordelia Wortman, 90, grandmother of Mrs. William B. Ransom of Austin, died Monday at her home, 2616 Harris Boulevard.

Mrs. Wortman had been a resident of Austin for the past 11 years. She previously had been a resident of Dallas and Abilene. She was a lifelong member of the Presbyterian Church and was a charter member of the Highland Park Presbyterian Church in Dallas.

She is survived by one daughter, Mrs. Pres Corley of Austin; two granddaughters, Mrs. Ransom and Mrs. R. W. Brettell of Shreveport, La., and one great granddaughter, Kay Ransom of Austin.

Funeral services will be held at the Weed-Corley Funeral Home Tuesday at 10 a. m. with Dr. Marvin Vance of the First Methodist Church officiating. The body will be sent to Abilene for burial.

The Austin Statesman, 06 Feb 1956.



ART SPRINKLE
Services Wednesday

Funeral Home with Rev. Jack Heacock and Rev. Bruno Smith officiating. Burial will be in Austin Memorial Park.

Capt. Sprinkle Returns

Capt. Arthur P. Sprinkle, who just returned from 15 months in the Mediterranean theater as pilot bomber and squadron commander, is visiting his parents, Mr. and Mrs. Art Sprinkle, 2616 Harris boulevard. Capt. Sprinkle will be in Austin until Jan. 6.

The Austin American, 17 Dec 1944

NEW MANAGER AND ASSISTANT



ARTHUR SPRINKLE

Arthur (Art) Sprinkle, Mrs. Sprinkle and their two children, Arthur, Jr., and Smith, recently moved from Weslaco to Austin where Mr. Sprinkle is the new manager of J. C. Penney company. For 10 years Mr. Sprinkle has been with the J. C. Penney company in Weslaco. There he was president of the Rotary club and a member of the board of directors of the Chamber of Commerce, taking an active part in civic affairs.

Arthur Jr., and Smith will en-



R. L. HARKEY

enter school in Austin and will attend the University of Texas when they finish high school. Mr. and Mrs. Sprinkle and their sons are living at 2605 Harris Boulevard.

R. L. Harkey, who has been assistant manager of J. C. Penney company in Austin for two years, will continue his work in that capacity. Before coming to Austin, Mr. Harkey was employed with J. C. Penney company in Beaumont and has been with the Penney organization for 8 years. He now lives at 308½ Bowie.

The Austin Statesman, 31 Aug 1937

Building Permits

Robt. E. Bratten

~~Wm. Hutelcz~~

2616 Harris Blvd.

3 & 5' of

160
159

9

4

Pemberton Heights

Brick veneer res. & box garage

234n - 7/20/38

Building permit, 7-20-38