

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 22, 2021
HR-2021-026856
2407 JARRATT AVENUE
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**

PROPOSAL

Demolish existing contributing house and replace with new construction.

PROJECT SPECIFICATIONS

- 1) Demolish ca. 1939 contributing house.
- 2) Construct a new residence. The proposed new building is three stories, roughly L-plan and clad in brick and fiber-cement siding. Its main façade features gabled dormers over arched multilight casement windows and a curved gable above the arched entryway. Multilight casement windows appear at first and second floors. The side-gabled roof is clad in composite shingles, and a single chimney projects atop the leftmost bay.

ARCHITECTURE

Two-story L-plan residence clad in horizontal wood siding. The house features a compound roofline and partial-width shed-roofed porch. Fenestration includes 6:6, 12:12, and 6-light windows, as well as French doors leading to a second-story balcony at the main façade

RESEARCH

The house at 2407 Jarratt Avenue served as a duplex from its construction in 1939 by J. C. and Mildred Marshall to 1983, when it was converted to a single-family home. Marshall managed the Coleman Production Credit Association in Coleman, Texas; the Marshalls did not reside in the home until 1955.

Early renters included Joe C. Carrier, president of Dill's, Incorporated—a Venetian blinds manufacturer—and his family. Carrier's daughter and son-in-law, Robert and Betty Kinnan, also lived in the house while Robert Kinnan worked at Dill's in the late 1940s. The Carriers and Kinnans resided at 2407 Jarratt until the 1950s.

Shorter-term tenants included students and professors at the University of Texas, salespeople, a secretary, and a clerk.

STANDARDS FOR REVIEW

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project removes a contributing building from the district and replaces it with a noncontributing building.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The new building is differentiated from adjacent historic properties by its use of modern fenestration patterns and three-story height. Its massing and traditional design elements are compatible with the surrounding district.

10. New additions and adjacent or related new construction shall 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 proposed new building were demolished in future, the remainder of the district would be unimpaired.
The proposed project partially meets the standards.

STAFF COMMENTS

The house contributes to the Old West Austin National Register Historic District.

Designation Criteria—Historic Landmark

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

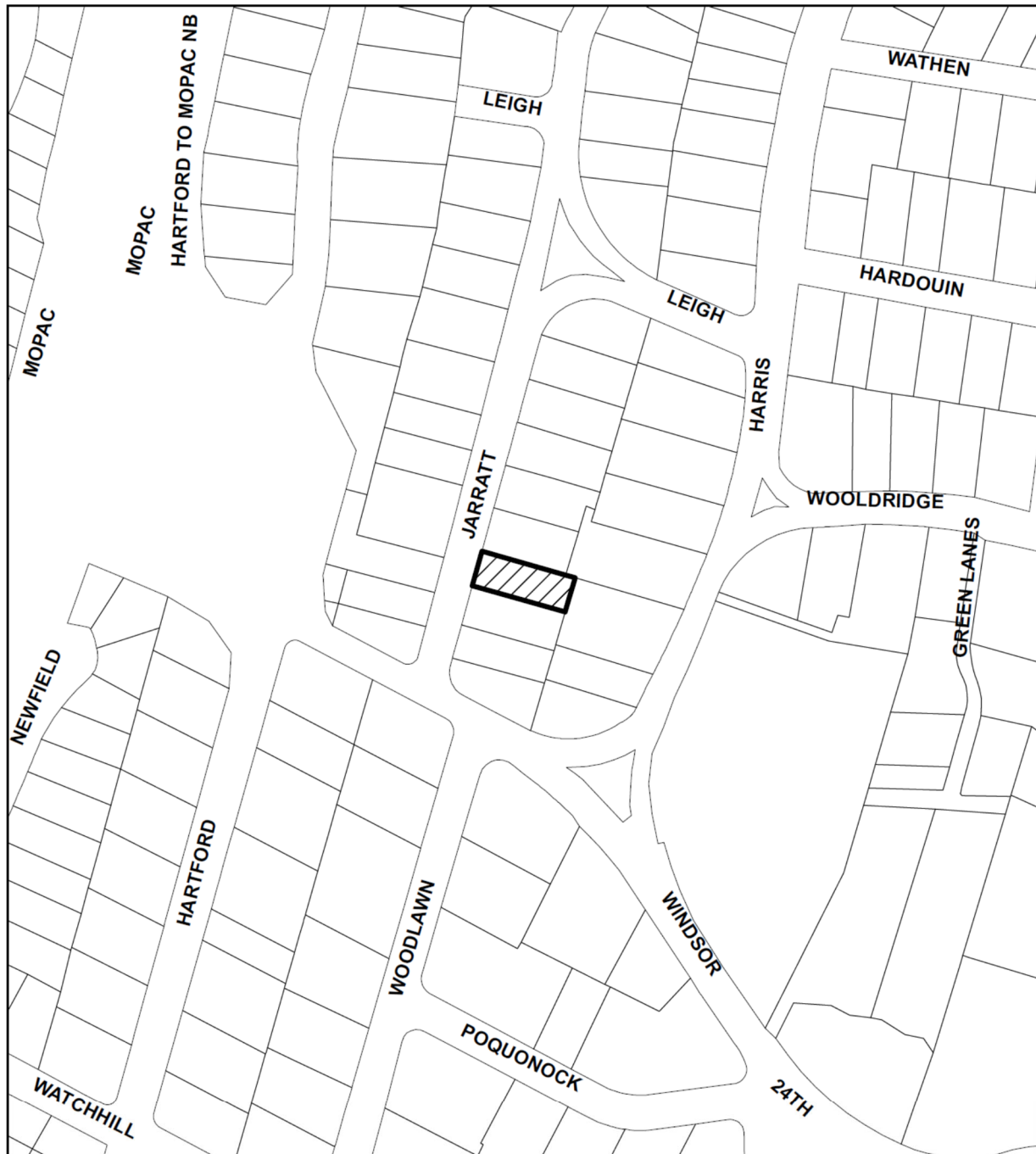
COMMITTEE FEEDBACK

The proposed new construction design is compatible with the district.

STAFF RECOMMENDATION

Comment on plans and release the demolition permit upon 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.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 21-026856

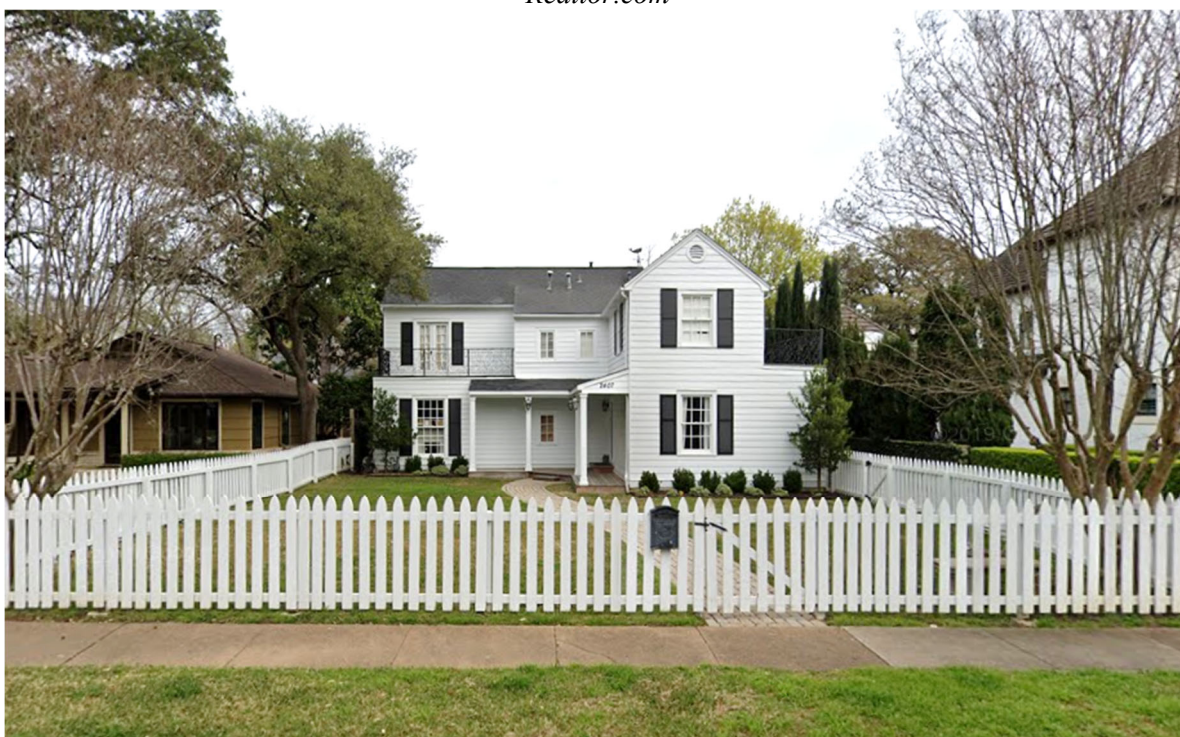
LOCATION: 2407 JARRATT AVENUE



1" = 208'

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**Realtor.com**Google Street View**Occupancy History*

City Directory Research, March 2021

1959 A. James C. and Mildred F. Marshall, owners
 Manager, Coleman Production Credit

 B. Myrl Motheral, renter
 Saleswoman, Hutchins Bros

1957 A. James C. and Mildred Marshall, owners

- Luther Flynn, renter
Student
- B. Alex J. Simon, renter
Teacher, UT
- 1955 A. James C. and Mildred G. Marshall, owners
Manager, Coleman Production Credit Association, Coleman, Texas
- Luther F. Marshall, renter
Student
- B. Alex J. Simon, renter
Lecturer, UT
- 1952 A. Jack E. and Lou Neff, renters
- B. Joseph E. and Patsy Kelly, renters
Foreman
- 1949 Robert M. and Betty Kinnan, renters
Dill's (Joe C. Carrier & Robert M. Kinnan, mfrs of Venetian blinds, 312 Barton Springs Road)
- Donald Barker, renter
Student
- Charles and Paula Lux, renters
Secretary-manager, Retail Merchants Association of Texas
- 1947 A. Joe C. and Gretchen Carrier, renters
Dill's (Venetian blinds, 213 W 4th Street)
- Margot Carrier, renter
Student
- B. Robert M. and Betty Kinnan, renters
Dill's Venetian Blinds, 213 W 4th Street
- 1944 A. Joe C. and Gretchen Carrier, renters
Dill's
- B. Weldon D. and Winnifred Hart, renters
Sports editor, American-Statesman
Office secretary, UT
- Mrs. Juanita J. Wilie, renter
Clerk, State Unemployment Commission
- 1941 Joseph R. and Gretchen Carrier, renters
President-manager Dill's Inc, 404-6 Colorado
- 1939 Address not listed

Biographical Information

Heads Dill's, Inc.



Photo by Paralta
Joe C. Carrier

Announcement was made last week that **Joe C. Carrier** and associates had purchased the Venetian blind plant of Dill's, Inc. The establishment will continue under the same name with Mr. Carrier assuming the duties of president. Mr. Carrier comes directly to Austin from Houston. Prior to his connection with the Houston factory he was in the banking business in Iowa, having spent 23 years with the same institution.

This summer Mr. Carrier's family expects to join him here, the family consists of his wife and three daughters. Miss Jayne is a junior at Coe college in Cedar Rapids, Iowa, and a member of the Delta Delta Delta sorority. Miss Betty is a freshman at the State University of Iowa and a member of Kappa Kappa Gamma sorority and Miss Margot is a youngster in the seventh grade.



DILL'S INC.

404 COLORADO ST.

Announces

New Management

Dill's Inc. are glad to announce that their new officers are as follows:
Joe C. Carrier—President
Robert Brinton—Vice President
E. C. James—Secretary

The above officers have had a number of years experience in business and Venetian Blind Manufacturing. Our competent sales and estimating representatives are M. G. Gregory and Marcus Hamm.
 We extend you a cordial invitation to visit our factory and sales room.

MODERNIZE YOUR HOME—

More Light, More Air, No Glare—
Dill's Coolcraft Venetian blinds are manufactured here in Austin to fit individual needs.

Smart in appearance, easy to operate, quality workmanship, economical in price.



In choosing your slats, tapes and cords you will find we have a wide range of lovely color combinations available for your selection.

FREE ESTIMATES!

We will be glad to send one of our estimators to your home or office without any obligation to you. Telephone 8-1684 for this complimentary service.

We Manufacture and Repair Window Shades of All Kinds

DILL'S INC.

Phone 8-1684
JOE C. CARRIER, President
404 Colorado

The Austin American (1914-1973); May 7, 1939

plex. 1611 Alameda drive, \$1,300.
 Mr. and Mrs. J. C. Marshall, two-story frame duplex and box garage, 2407 Jarratt avenue, \$6,338.
 Abe Cohn, three-car box garage, 505

The Austin American (1914-1973); Jul 2, 1939

Results? 'I Should Say So,' Says Dill

"Does your advertising in The American-Statesman bring results?"

"Well, I should say so," replied Joe C. Carrier, president of Dill's, Inc., who has increased the personnel of his Coolcraft Venetian Blind plant, located at 404 Colorado, by thirty-three per cent since May 1, 1939.

Only Medium Used

Since May, Mr. Carrier has been a consistent advertiser on the "BETTER HOMES" page of The Sunday American-Statesman and states that this is the only medium he has used to advertise his venetian blinds.

Best Material Used

The reporter, at this moment, was ready to leave, having received the necessary information for his write-up, but was called back by a "wait just a minute son, what about a plug for my venetian blinds? You know, we use French and Sons ladder web tape, Samson's 4 1/2-inch gauge cord and Lorentzen de luxe wrought steel hardware in the manufacture of our blinds. They're the best materials obtainable," said Mr. Carrier. "Now fix me up an ad to that effect and run it in Sunday's paper. And, oh yes," he further stated, "don't forget to state we have two estimators who cover the city. They'll estimate any home or office for venetian blinds at no charge."

Liano and Brady. Mr. Stoune is head of the Central Freight lines.

Mr. and Mrs. Joe Carrier bought a lot on Hartford road, and a new home is nearing completion for Mr. and Mrs. C. C. Pinckney on Bradwood road, Walling, Bradfield and Brush has also completed three new homes in Pemberton Heights on Hartford road and Ethridge avenue and a fourth on Bradwood road in Wilshire Wood.

The Austin Statesman, Sep 9, 1939 and the Austin American, Jul 12, 1942



MRS. WILLIAM RANDLE ELDRIDGE

Miss Carrier Is Married In Home Rites

W. R. Eldridge
And Bride Fly
To Mexico City

Miss Margot Carrier, daughter of Mr. and Mrs. Joseph Clyde Carrier, 2407 Jarratt, and William Randle Eldridge, son of the late W. L. Eldridge of Sugarland and the late Mrs. Thomas C. Green, were married Thursday at 7 p. m. at the bride's home.

Mrs. R. M. Kinnan attended her sister. She wore a gray crepe dress and yellow mums in her hair. James Byron Fowler of Sugarland attended the bridegroom.

The couple will live at 1013 Gaston Avenue after a two-weeks airplane trip to Mexico City. Mrs. Eldridge attended Austin High School, Gulf Park College and the University of Texas. She is a member of Kappa Gamma Sorority. Mr. Eldridge is attending the University of Texas now. He formerly attended Austin High School and Culver Military Academy. He was a lieutenant in the AAF, and served in the Pacific Theater.

The Rev. J. E. Marshall of San Antonio read the double ring ceremony. Bronze mums decorated the church. The bride, given in marriage by her father, wore a copper satin Hattie Carnegie suit, copper mums as headdress and a muf of copper mums.

The bride's mother and Mrs. Charles Barrel Cox received guests at the reception afterwards. Copper mums were decorations, and a ring cake was served.

The Austin American (1914-1973); Dec 22, 1946

Kinnan Named To Executive Post in Bank

Walter Bremond Jr., president of the Capital National Bank, announced Thursday that R. B. (Bob) Kinnan has been appointed an assistant vice president of the bank.

Kinnan assumed his duties with the bank Thursday, Bremond said. In addition to his duties of an executive officer nature, Kinnan also will handle bank relations.

Bremond expressed enthusiasm over obtaining Kinnan's services as an officer of the Capital National, and predicted a finer future for the new member of the organization.

Before coming to Austin in 1945, Kinnan was athletic director of Washington University several years. His tenure there had been interrupted by service during World War II as a lieutenant in the United States Navy.

He moved to Austin to join his father-in-law, Joe C. Carrier, in the ownership and management of Dill's Venetian Blind Company, of which Kinnan has been vice president. He and his wife and their two children, Gretchen and Robert, live at 2505 Dormarion Lane. Both Mr. and Mrs. Kinnan have been extremely active in the civic life of the community.

Robert Kinnans Have Baby Boy

Mr. and Mrs. Robert M. Kinnan, 2505 Dormarion Lane, have a baby son born at 11:30 a. m. Tuesday at St. David's Hospital. He is not named as yet.

Grandparents are Mr. and Mrs. Joe Carrier of 2409 Hartford Road and Mrs. E. L. Kinnan of Long Beach, California. He has a sister, Mary Gretchen, almost three.



Gittings, Houston
**MISS KATHERINE FRANCES
CASEY**

Flinn-Casey

Mr. and Mrs. Newman F. Casey of Dallas have announced the engagement of their daughter, Katherine Frances, to Luther Charles Flinn, son of Mrs. J. C. Marshall of 2407 Jarratt, and the late Luther C. Flinn.

The wedding is set for March 12 in Highland Park Presbyterian Church in Dallas.

Miss Casey is a graduate of the University of Texas, where she was a member of Alpha Chi Omega sorority, Theta Sigma Phi and Alpha Lambda Delta.

Mr. Flinn is a student at the University of Texas School of Dentistry in Houston. He attended the University of Texas and Baylor University. His fraternity affiliations are Phi Sigma Kappa and Xi Psi Phi.

The Austin Statesman, Jun 21, 1951 and Apr 4, 1952; The Austin American (1914-1973); Jan 24, 1960



MRS. THOMAS OSA HARRIS
The former Alice Ann Marshall

Marshall-Harris

Miss Alice Ann Marshall, daughter of Mrs. Mildred Grimes Marshall, 2407 Jarratt Ave., became the bride of Thomas Osa Harris, son of Mrs. Johnde Harris of Marlin, Friday evening in the Presbyterian Seminary Chapel, with Rev. William T. Lawrence officiating. A reception at the Forty Acres Club followed the ceremony.

The bride is a graduate of Austin High School and received her mathematics degree from The University of Texas where she was a member of Mortar Board and Orange Jackets. She was also an Outstanding Student and a Goodfellow and was vice-president of the YWCA. She will teach at Porter Junior High this fall. Mr. Harris is an economics graduate of Rice University where he was named Outstanding Senior. He is now a student in the UT School of Law.

They will reside at 1500 Pease Road.

Given in marriage by her father, J. C. Marshall, the bride wore a gown featuring tiers of chantilly lace and pleated tulle with a bateau neckline and chapel train.

Mrs. William Lawrence was matron of honor; and Miss Carolyn Gunter of Baytown and the groom's sister, Miss Johnnie Sue Harris of Marlin, were bridesmaids. They wore jade green gowns complemented by cascades of white carnations.

Freddie White was best man, and Jack Robertson of Houston and John Paul Wood of Dallas were groomsmen. Ring bearer was Dale Van Cleave of Jacksonville; and ushers were Don Siegmund of Charlottesville, Va., Fred Eggers of Chapel Hill, N.C., and Ed Kallina of Evanston, Ill.

Permits

156 Mr. & Mrs. J. C. 2407 Jarratt Ave.
 159 - Marshall 1 Lot 19 -

Pemperton Heights

2 Story Frame duplex and box garage.

277N 6/27/39

Building permit, 6-27-1939

Connection Charge #1301 N^o 15859A
 APPLICATION FOR SEWER CONNECTION.

Austin, Texas, June 28 1939

To 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 J. C. Marshall
 at 2407 Jarratt Ave. Street,
 further described as lot 19, block 1, outlot -,
 subdivision Pemberton Hts division -, plat 159,
 which is to be used as a duplex.

Sewer tap permit, 6-28-1939

WATER SERVICE PERMIT		Austin, Texas		Sec 158		N ^o 13608	
Received of Mrs. Luther F. Marshall				Date June 28, 1939			
Address 2407 Jarratt Ave.							
Amount Ten and no/100 - - - -				\$ 10.00			
Plumber Lanier				Size of Tap 1"			
Date of Connection 7/3/39							
Size of Tap Made 3/4							
Size Service Made 3/4							
Size Main Tapped 4"							
From Front Prop. Line to Curb Cock 16.6"							
From S. Prop. Line to Curb Cock 15'							
Location of Meter C. C. 10' 8"							
Type of Box 10' x 14"							
Depth of Main in St.							
Depth of Service Line							
From Curb Cock to Tap on Main							
Checked by Engr. Dept. 7-12-39 LE							

No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	1" Tee	1" Stop	1" Box	1" Lid	Valves	Job No.	Reg. No.
																13608-1018	13608-1018

Water tap permit, 6-28-39

J C Marshall

2407 Jarret

158

Lot 19

1

Pemberton Hts sec I

carport

57885 8-25-54

2000/

F B Gustafson

Building permit for carport, 8-25-54