

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NOVEMBER 15, 2021
HR-2021-160884
OLD WEST AUSTIN
2515 HARRIS BOULEVARD

PROPOSAL

Construct a two-story addition and a detached garage. Replace windows, brick, trim, and roof at existing house.

PROJECT SPECIFICATIONS

- 1) Construct an addition. The proposed addition is two stories and located at the rear of the existing house. It is clad in brick and painted wood siding, with clad-wood windows and a composition shingle roof.
- 2) Construct a new detached garage. The proposed garage is located at the rear of the property and is clad in horizontal wood siding. It has matching clad-wood windows and a composition shingle roof to match the main house.
- 3) Remodel historic portion of house. Remove and replace brick to match addition. Replace all windows with clad-wood windows to match addition. Replace all trim. Replace roof with composition shingles. Remove portico at main elevation.

ARCHITECTURE

Two-story Colonial Revival house with side-gabled roof, painted brick cladding, 6:6 wood windows, and decorative portico at entryway. Extensive additions appear at the rear of the house.

RESEARCH

2515 Harris Boulevard was built in 1937 for Val F. and Clara M. Aldred and their two children. Val F. Aldred, a salesman, was partial owner of a men's clothing store on Congress Avenue before working for an adding machine company in the 1940s. He was employed at the Konko Sales Company during the 1950s. The Aldred family stayed in the home until at least 1959.

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:

Repair and alterations

1. General standards

The proposed project removes intact historic fabric from the home's exterior, including brick, windows, and the portico.

3. Roofs

The proposed replacement roof material is appropriate for the building.

4. Exterior walls and trim

The proposed project replaces all walls and trim of the historic-age building. While the replacement brick is compatible, wholesale replacement without consideration of repair does not comply with the design standards.

5. Windows, doors, and screens

The proposed project replaces all windows on the historic-age building. While the replacement clad-wood windows are compatible, wholesale replacement without consideration of repair does not comply with the design standards.

6. Porches

The proposed project removes and replaces the historic-age pediment and supporting corbels from the entryway. While the replacement shed-roof portico is mostly compatible, wholesale replacement without consideration of repair does not comply with the design standards.

10. Accessory buildings

The proposed project requires demolition of the existing carport at the rear of the property. The carport has been modified and does not appear to retain integrity.

Residential additions

1. Location

The proposed addition is located at the rear of the house and appears to preserve the shape of the historic building from the primary street.

2. Scale, massing, and height

The proposed addition appears subordinate to the main house, as it does not appear to be visible from the primary street.

3. Design and style

While the proposed addition appears compatible with the existing house, the replacement of cladding and windows at the main house makes the addition difficult to differentiate from the historic house at secondary elevations.

4. Roofs

The proposed addition's roof form is more complex than that of the original house; however, it will be minimally visible.

5. Exterior walls

The proposed addition's exterior walls are compatible with the existing building; however, the brick is not adequately differentiated from the proposed replacement brick at the main house.

6. Windows, screens, and doors

The proposed addition's fenestration is compatible with the existing building; however, it is not adequately differentiated from the proposed replacements at the main house.

7. Porches and decks

The proposed outdoor living space at the rear of the property appears compatible.

8. Chimneys

The proposed chimney is compatible with the existing house.

Residential new construction

1. Location

The proposed detached garage is located at the rear of the property, following setback patterns consistent with the district.

2. Orientation

The proposed garage is consistent in orientation with other detached garages in the district.

3. Scale, massing, and height

The proposed garage's simple massing, one-story height, and subordinate scale are compatible.

4. Proportions

The proposed garage's proportions align with the proportions of other detached garages in the district.

5. Design and style

The proposed garage's simple design and traditional styling are compatible.

6. Roofs

The simple side-gabled roof with shed-roofed porch appears appropriate in form and materials.

7. Exterior walls

The proposed garage's horizontal siding is compatible with the surrounding district.

8. Windows and doors

The proposed windows and doors appear mostly compatible with the surrounding district. The bay doors appear minimally visible from the street.

9. Porches

The full width covered porch on the garage is simple in design and does not detract from the building's modest appearance.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

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

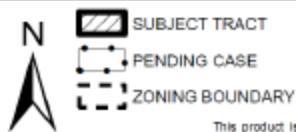
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate 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 two criteria:
 - a. Architecture. The building displays Colonial Revival stylistic influences.
 - b. Historical association. The property does not appear to have significant historical associations.
 - 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

Comment on and release the plans.

LOCATION MAP



1" = 292'

NOTIFICATIONS

CASE#: HR 21-160884

LOCATION: 2515 HARRIS BLVD.

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





Source: Application, 2021

Occupancy History

City directory research, September 2021

1959	Clara M. Aldred, owner
1957	Val F. and Clara M. Aldred, owners
1955	Val F. and Clara M. Aldred, owners Konko Sales Co.
1952	Val F. and Clara M. Aldred, owners
1949	Val F. and Clara M. Aldred, owners
1947	Val F. and Clara M. Aldred, owners Salesman
1944	Val F. and Clara M. Aldred, renters Salesman, Burroughs Adding Machine Co.
1941	Val F. and Clara M. Aldred, owners Salesman, Burroughs Adding Machine Co. Jack V. A. Aldred, renter Student, University of Texas
1939	Val F. and Clara M. Aldred, owners Salesman Val Jean Aldred, renter Student, University of Texas Jack A. Aldred, renter Student, University of Texas
1937	Under Construction

OWNERS OF NEW STORE PLAN FOR PARTY



Open house at the new Werner & Aldred store for men at 907 Congress avenue will be held Thursday evening by the proprietors of the new store, shown here, with an interior view of the elaborate store. At left is shown J.

Harold Werner and below is Val. F. Aldred. The interior view shows the cut-outs that designate the departments and the modern new fixtures that have been installed in the new store. Note the stream-lined walls, with the fixture sections built in.



3500 ATTEND STORE OPENING

Crowds estimated of 3500 persons filed through the new men's store of the firm of Aldred and Werner at 709 Congress avenue Thursday evening after the doors had been officially opened by Mayor Tom Miller.

Val F. Aldred and J. Harold Werner, owners of the new store, were joined by all members of their organization in welcoming the visitors.

The store opened for business Friday morning.

♦ ♦ ♦

The Austin Statesman (1921-1973); Aug 12, 1936 and Aug 14, 1936

♦ ♦ ♦

All Regions Beautiful

The Malcolm Reed home which will be west of Tarrytown shows a permit for \$20,000 and the W. S. Gatewood home on Exposition boulevard is due to cost \$15,000.

The home being built by Sam L. Busby at 1411 Wathen avenue will be of brick.

At 1009 Gaston the John Van Ryans' home of brick veneer and frame is on its way. Nearby at 1013 is the home being built by Tom Green.

Harris boulevard also proves a popular building region with Charles T. Lux building at 2529 and Judge F. L. Hawkins at 2518. The Hawkins' structure will be of stone. Also on Harris at 2403 is the residence built by Paul B. Baker and a brick duplex built by Harry D. Pruett at 2402 Harris. At 2515 Harris is the residence of Val F. Aldred and at 2524 a residence erected by C. L. Smith. W. F. Brown has obtained a permit also during the past year for a residence at 2614 Harris.

Dr. and Mrs. G. F. Thornhill obtained their permit to build a residence at 1601 Pease road and Mike Butler for a home at 1500 West 29th street.

♦ ♦ ♦

The Austin Statesman (1921-1973); Sep 16, 1937

MISS ALDRED'S ENGAGEMENT IS TOLD

Mrs. Val F. Aldred entertained at tea Saturday afternoon at her home, 2515 Harris boulevard, honoring her daughter, Miss Val Jean Aldred. Approximately 125 callers were greeted during the calling hours by the hostess and the honor guest with Misses Mary Jo McAnbus and Mary Katherine Small, who stood with them to receive.

The house throughout was in festive array of spring flowers with yellow, blue and white the favored colors. Miss Aldred received in pink taffeta, and tulle and Mrs. Aldred wore turquoise lace.

The tea table was centered by a mound of small white iris and candytuft and lighted by blue and yellow candles.

Mrs. David Harrell, Mrs. Earl Sims, Mrs. Adrian Patton and Mrs. Eugene Guthrie presided by turns at the tea table, serving the ice course which repeated the yel-

(Continued on page 2, Col. 1)

low and white of the floral decoration.

The surprise of the occasion was the appearance of little Miss Ann Lloyd, daughter of Mrs. Mary Louise Lloyd, in full bridal costume with train and flowing veil, who scattered rose petals as she went and from the same basket distributed to the guests tiny blue scrolls tied with yellow ribbons, on which was announced the engagement, of Miss Aldred to Harry E. Newman of Austin and Arkansas City, Kan., with the date set for the wedding June 5.

In addition to all the members of the active chapter of Pi Beta Phi, of which Miss Aldred is a member, the following were asked to honor the bride-to-be:

Mesdames Adrian Patton, Clyde Ikins, Benno Schmidt, Raymond Hill, William K. Miller, R. W. Pettway, E. E. Sims, James Nash, M. L. Pearson, Eugene Guthrie, Roy Rather, David Harrell, R. Thornhill, Walter Bremond, Alfred Smith, Robert Thrasher, H. W. Harper, D. X. Bible, Kathleen Bland, John D. Miller, Jack Huston, Marguerite Huddle Slaughter, John Sharp, J. T. Robinson, D. Waltman, R. C. Watts, Mary Louise Lloyd, Louise Skelley and Ed Syers.

Also, Misses Dorothy Gerbauer, Janet Collett, Mary Jo McAngus, Mary Katherine Small, Eleanor Mills, Lucille Sharp, Maxine Robinson, Patricia Parks, Elizabeth Schneider, Virginia Schneider, Ellen Steck, Margaret Bellmont, Frances Rather, Catherine Nash, Caroline Brownlee, Mary Katherine Scofield, Nancy Joe Casey, Carolyn Vaughan, Ella Nora Critz, Claire Louise Mayer, Marjorie Ransom, Dawn Blair, Ida Nell Brill, Arline Bolm, Betty Black, Marjorie Ligon, Nina Ligon, Dorothy Marks, Essie May Wentworth, Ann Harlan, Alice Ann Nitschke, Helen Rathbone, Frances Pope, Sarah Lipscomb, Frances Duschek, Barbara Hull, Nina Murphy, Josephine Pile, Edith Hardy and Lois Sayer.

The Austin American (1914-1973); Apr 23, 1939

VAL F. ALDRED

Val F. Aldred of 2515 Harris Avenue died at his home early Friday morning.

He is survived by his wife, Mrs. Clara M. Aldred; a daughter, Mrs. Harry Newman of San Antonio; a son, Jack V. A. Aldred of Houston; two grandchildren and two sisters, Mrs. Ed Cunningham of Hutchinson, Kan., and Mrs. Ed Furman of Utica, Kan.

Funeral arrangements are incomplete at Cook Funeral Home.

The Austin Statesman (1921-1973); Nov 21, 1958

Auto-RR Crash Hospitalizes 3

Three of five persons injured Monday night when the car they were in was in collision with a freight train remained in Brackenridge Hospital Tuesday morning — two of them in serious condition.

Listed as "very serious" were Mrs. Cecile Fisher, 43, of 2515 Harris Blvd., and her mother, Mrs. Eula C. Ragland, 74, a hospital spokesman said. Norman Fisher, 48, Mrs. Fisher's husband, was admitted to the hospital in fair condition, officials said.

The accident occurred at 7:18 p.m. at East 38½ Street and Clarkson Avenue at a Missouri-Kansas-Texas (Katy) railroad crossing, police said.

The Fisher's 10-year-old son, Norman Terrell, and a friend, Tommy Crawford, 10, of 5012 Highland Court, both were treated and released at the hospital for lacerations.

The Austin Statesman (1921-1973); Aug 15, 1972

Permits

Val F. Aldred

2515 Harris Boulevard

~~159~~
159

sk. 11

It 9

Pemberton Heights Sec. 2

Residence

173 - 10/13

Building permit

Connection Charge \$ 12.00 ✓
 Application for Sewer Connection. N^o 13066

Austin, Texas, Dec. 28 1936

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 VAL. F. ALDRED
 at 2515 HARRIS BLVD Street,
 further described as lot 9, block 11, outlot _____,
 subdivision PEMBERTON HTS, division _____, plat 157,
 which is to be used as a RES.

In this place there are to be installed 7 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

DEEP
AT PL

Respectfully,

JO. Andrew

Sewer tap permit, 1936

OWNER Norman Fischer ADDRESS 2515 Harris Blvd.

PLAT 159 LOT 9 BLK 11

SUBDIVISION Pemberton Hts. Sec 2

OCCUPANCY REmodel Kitc hen

BLD PERMIT # 122786 DATE 3-22-71 OWNERS ESTIMATE \$2,237.00

CONTRACTOR Richard Carmean for Sears NO. OF FIXTURES
Roebuck Co.

WATER TAP REC Exist SEWER TAP REC # Exist

Remodel exist residence

Remodel permit, 1971