

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JUNE 1, 2022
HR-2022–059926
OLD WEST AUSTIN
3104 HARRIS BOULEVARD

PROPOSAL

Demolish a contributing ca. 1940 building and construct a new building in its place.

PROJECT SPECIFICATIONS

- 1) Demolish existing house.
- 2) Construct a new building. The proposed building is two stories in height, set back approximately 25' from the street. It has a side-gabled roof and features a partial-width front porch and street-facing carport. Its central gable with offset eaves shelters an arched entryway. Windows at the second-floor primary elevation are 8-light casements. Secondary elevations contain shed-roofed dormers and fixed clerestory windows.

ARCHITECTURE

One-story cross-gabled Tudor Revival house with an arched entryway beneath a single gable, rustic stone cladding, a dramatic front staircase, and 4:4 wood windows.

RESEARCH

The house at 3104 Harris Boulevard was built in 1940 by Jack Birge. Its first occupants were Martin and Ella Westling, who worked as a salesman and a clerk, and their daughter, Ella. By 1942, the house had passed to Pete Laird, who had recently purchased the W. H. Richardson hardware store. By 1947, the house was owned by the pastor of University Presbyterian Church, Reverend Moffett, and his family. Later owners included the veterans' representative to the Texas Employment Commission and the secretary to the Texas Industrial Union Council.

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:

Residential new construction

1. Location

The proposed building is set back approximately 25' from the street.

2. Orientation

The proposed building is oriented toward the primary streetscape.

3. Scale, massing, and height

While the proposed new building is taller than the existing historic building, its stepped-down massing at the front elevation mitigates its effect on the streetscape.

4. Proportions

The proposed building's proportions appear mostly compatible.

5. Design and style

The proposed building's design is mostly compatible, though the asymmetrical gable may somewhat contribute to an appearance of false historicism.

6. Roofs

The proposed composition shingle roof appears compatible.

7. Exterior walls

Primary and secondary masonry styles appear compatible with the district.

8. Windows and doors

The proposed fenestration appears compatible with the district.

9. Porches

The front porch appears mostly compatible.

11. Attached garages and carports

While the proposed carport is street-facing, its visual weight is somewhat balanced by the porch.

Summary

The project meets most 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 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 is a good example of Tudor Revival architecture.
 - 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.

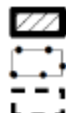
STAFF RECOMMENDATION

Approve the demolition application upon completion of a City of Austin Documentation Package. Comment on and release plans for new construction.

LOCATION MAP



1" = 250'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 22-059926

LOCATION: 3104 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.

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PROPERTY INFORMATION*Photos*



Demolition application, 2022

Occupancy History

City Directory Research, May 2022

- 1952 Dell and Fred Sackett, owners
Secretary, Texas Industrial Union Council
- 1949 Roy and Mary Porter, owners
Veterans' representative, Texas Employment Commission
- Ella Jordan, renter

Secretary, State General Land Office

1947 Reverend Harry M. and Margaret Y. Moffett, owners
Pastor, University Presbyterian Church

1944 Marion Taylor, renter
Rose Morton

1941 Martin A. and Ella Westling, owners
Salesman
Clerk, Checker Front stores

Mildred E. Westling, renter
Student, UT

Permits

Jack Birge

3104 Harris Blvd.

61

19

3

Brykerwoods "B"

carport atch. and garage.

Stone & brick veneer and frame res. with

46946 12-13-50

\$12,000.00

Owner

OWNER	Francisco Trevino	ADDRESS	3104 Harris Blvd
PLAT	61	LOT	19
		BLK.	3
SUBDIVISION	Brykerwoods "B"		
OCCUPANCY	Addn to res		
BLDG. PERMIT #	201980	DATE	9-5-80
		OWNERS ESTIMATE	4,000.
CONTRACTOR	Owner	NO. OF FIXTURES	

79-3

WATER SERVICE PERMIT

Austin, Texas

C No 8334

Received of JACK BIRGE Date 1-23-51

Address 3104 HARRIS BLVD

Amount TWENTY DOLLARS

Plumber THE BASHLEY CO. Size of Tap 3/4"

Date of Connection 2-7-51

Size of Tap Made 3/4"

Size Service Made

Size Main Tapped

From Front Prop. Line to Curb Cock 25'

From S Prop. Line to Curb Cock 20'

Location of Meter CURB

Type of Box LOCN

Depth of Main in St.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Eng. Dept. MAR 28 1951 At

No. Fittings	Size	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Job No.	P. No.

See Sub 6631

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Richardson Store Ready for Opening



Completely restocked and remodeled, the W. H. Richardson Hardware company will have its formal re-opening under new man-

agement Friday. The store, one of Austin's pioneer firms, is located at 416-18 Congress avenue.

Remodeled, Opens Friday

A firm which has been a Congress avenue landmark for 50 years will formally reopen Friday under new management with a completely remodeled store.

It is the pioneer W. H. Richardson Hardware company, at 416-18 Congress, which has been supplying Austin with hardware since the late Capt. W. H. Richardson, Sr., moved here from Mexico in 1892 and went into business.

His son, W. H. Richardson, Jr., has operated the store since 1924, but now it has been purchased by M. W. (Pete) Laird and J. C. Pollard.

Mr. Laird, who came here from Kilgore six years ago, is president of the company. A University of Texas graduate, Mr. Laird is married. They have one daughter, and live at 3104 Harris boulevard.

Mr. Pollard, who has been in the hardware business in Kilgore and other East Texas towns for 20 years, is also married. They have a son and have made their home at 828 Harris avenue. He is general manager of the firm.

With new light oak fixtures, a greatly enlarged stock, remodeling and repainting inside, and fluorescent lighting, the store has been turned into a hardware department store, stocking hundreds of items not found in the old-style hardware store.

Among these lines are Maytag washers, Kelvinator refrigerators, General Electric radios and small electrical appliances. A service department under John Sneider, formerly of Kinel appliance, has been added for refrigerators and washing machines.

A gift department is also being installed, with many of the gift items already in stock and others on the way.

"Pioneer Firm, Remodeled, Opens Friday: Richardson Store Ready for Opening." *The Austin Statesman* (1921-1973), Feb 19, 1942.



KOREAN DECORATION—Colonel Harold L. Bays (left) is presented the Ulchi Distinguished Service Medal with Silver Star by ROK Army deputy chief of staff Major General Yang Kuh Shin at a ceremony in the combat zone. Col. Bays, whose wife, Flora, lives at 3104 Harris Boulevard, is a graduate of the US Military Academy. The award, one of the Republic of Korea's highest military decorations, was made to Bays for exceptionally meritorious service as Eighth Army civil affairs officer. He also received the US Army Commendation Ribbon with pendant for meritorious service.

"KOREAN DECORATION." *The Austin Statesman* (1921-1973), Oct 22, 1952.