

HISTORIC LANDMARK COMMISSION
SEPTEMBER 26, 2016
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS - DEMOLITION AND RELOCATION
NRD-2016-0063
2516 HARRIS BOULEVARD
OLD WEST AUSTIN

PROPOSAL

Demolish a ca. 1935 house and construct a new house.

ARCHITECTURE

One-story, wing-and-gable plan brick-veneered frame house with a partial-width shed-roofed independent porch on plain square wood posts; single Colonial Revival-styled 6:6 fenestration with shutters; ornamental round attic vent in the tympanum of the front-facing gable, and exterior brick chimney on the right side of the principal block with decorative corbelling.

RESEARCH

The house was built around 1935 by a local real estate development firm. Sam and Bess Lichenstein purchased the house shortly after its construction, and lived here until around 1965. Sam Lichenstein was a native of Poland, and was the manager and proprietor of the Betty Lee Shoe Shoppe on Congress Avenue at 9th Street. Bess Lichenstein was born in Dallas to Polish-born parents and was very active in Jewish and other civic organizations in Austin, including the sisterhood of Beth Israel Synagogue, Hadassah, and the Women's Club of Austin.

STAFF COMMENTS

The house is beyond the bounds of any City survey to date, but is contributing to the Old West Austin National Register Historic District.

PROPOSED NEW CONSTRUCTION




The applicant proposes the construction of a two-story house. the proposed house will be side-gabled with one-story wings off the main block in a new-Colonial Revival style. The exterior materials will be brick with stucco on the one-story wing, and a metal roof. The attached garage will have hardi-plank siding. The proposed house will have a symmetrical configuration, with a central entry under a metal canopy. Fenestration will be framed in aluminum.

STAFF RECOMMENDATION

While staff rues the demolition of the existing house, which staff believes has some historical significance for its associations with Sam and Bess Lichenstein, staff does not believe that the house presents a strong case for landmark designation. The proposed house comports with the general design principles for new construction in historic districts in its style, scale, materials, and fenestration patterns, so staff must recommend release of the demolition and building permits 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#: NRD-2016-0063
LOCATION: 2516 Harris Blvd.



1" = 154'

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.

2516 Harris Boulevard
ca. 1935



OCCUPANCY HISTORY
2516 Harris Boulevard

City Directory Research, Austin History Center
By City Historic Preservation Office
August, 2016

- | | |
|---------|---|
| 1992 | Joseph and Mavis Griffith, owners
Banker |
| 1985-86 | Joseph F. and Madio Griffith, owners
No occupation listed |
| 1981 | Myrtle N. Ruff, owner
Retired
NOTE: Joseph F. and Mavis Griffith are listed at 1801 W. 30 th Street; he was an accountant. |
| 1977 | Myrtle N. Ruff, owner
Retired |
| 1973 | L.E. and Vivian Peevy, owners
Retired
NOTE: Myrtle N. Ruff is listed at 2206 Stamford Lane; she was retired. |
| 1968 | L.E. and Vivian Peevy, owners
Retired |

- 1965 S. Raymond and Gladys Brooks, owners
Correspondent, Austin American-Statesman, newspaper.
NOTE: Lucian E. and Vivian Peevy are listed at 2002 Sharon Lane. He was a professor at Oklahoma University; she was a teacher at the State School for the Deaf.
- 1962 Sam and Bess Lichenstein, owners
No occupation listed
- 1959 Sam and Bessie Lichenstein, owners
Proprietor, Betty Lee Shoe Company, 820 Congress Avenue.
- 1955 Samuel and Bessie Lichenstein, owners
President, Betty Lee Shoe Company, 109 ½ E. 9th Street.
- 1952 Samuel and Bessie Lichenstein, owners
President, Betty Lee Shoe Company, 820 Congress Avenue and 109 ½ E. 9th Street.
- 1949 Samuel and Bessie Lichenstein, owners
Proprietor, Betty Lee Shoe Company, 820 Congress Avenue and 109 ½ E. 9th Street.
- 1947 Samuel and Bessie Lichenstein, owners
Proprietor, Betty Lee Shoe Company, 820 Congress Avenue and 109 ½ E. 9th Street.
- 1944-45 Samuel and Bess Lichenstein, owners
Proprietor, Betty Lee Shoe Company, 820 Congress Avenue.
- 1941 Samuel and Bess Lichenstein, owners
Manager, Betty Lee Shoppe, shoes, 820 Congress Avenue.
- 1939 Samuel and Bessie Lichenstein, owners
Manager, Betty Lee Shoppe, shoes, 820 Congress Avenue.
- 1937 Samuel and Bessie Lichenstein, owners.
Manager, Betty Lee Shoppe, shoes, 820 Congress Avenue.
NOTE: The house is listed as 2520 Harris Boulevard.
- 1935 The address is not listed in the directory.
NOTE: Samuel and Bessie Lichenstein are listed at 1905 Leon Street; he was the manager of the Betty Lee Shoppe, shoes, 820 Congress Avenue.

BIOGRAPHICAL NOTES

Sam and Bessie Lichenstein (ca. 1935 – ca. 1965)

The 1940 U.S. Census shows Sam and Bess Lichenstein as the owners of this house, which was worth \$6,000. Sam Lichenstein was 36, had been born in Poland, and was a merchant in a retail shoe store. Bess Lichenstein was 32, had been born in Texas, and had no occupation listed. They had a son, Ronald, 8; and a daughter, Joy, 4. Both children had been born in Texas. The family also had a live-in maid, Irene Peter, 19, who had been born in Texas.

The 1930 U.S. Census shows Sam B. and Bessie B. Lichenstein as the renters of the house at 1908 Speedway in Austin. Sam B. Lichenstein was 25, had been born in Poland, and was the manager of a retail shoe store. He had immigrated to the United States in 1905. Bessie B. Lichenstein was 22, had been born in Texas to Polish-born parents, and had no occupation listed. They had a lodger, Vernon L. Hightower, 61, who had been born in Louisiana and had no occupation listed.

Her 1965 death certificate shows that Bess Bernice Lichenstein was born in Dallas in 1907. She was living in this house at the time of her death at the Methodist Hospital in Houston. She was a housewife.

BETTY LEE SHOP OFFERS NEWEST IN SHOE STYLES

Those who are looking for attractive new fall shoes at inexpensive prices are invited by Sam Lichenstein, operator of the Betty Lee Shop at 820 Congress avenue, to see the new styles that are now offered patrons.

Two thousand pairs of women's high grade shoes in blues, blacks and browns have just arrived at the Betty Lee Shop and one may obtain values in footwear that is priced as high as \$6 at this establishment for \$1.99 and \$2.95. The shoe department of the Betty

Lee Shop can fit the most difficult foot as these marvelous shoes are made by the leading manufacturers of Missouri, New York and Massachusetts. These shoes are of the finest leather and material with soft flexible soles and are guaranteed to wear and give comfort. Complete sizes for every foot are offered, from quadruple A to D and from 2 to 10.

High grade arch support shoes that eliminate all foot troubles and that prevent ailments on the part of those who suffer with their feet are included in these values. These types of shoes are highly recommended to women who simultaneously desire comfort and appearance as they are modern and attractive in every respect. Mr. Lichtenstein advised patrons to see these arch support shoes and convince themselves of the desirability of possessing at least one pair.

Patrons will be amazed at these shoe values due to the fact that Mr. Lichtenstein personally attended the style show at Boston, Mass. There he selected these high grade quality shoes, the latest and smartest in fall styles, from manufacturers who supply the Betty Lee Shop with all their rejects and cancellations for below the regular price and these values in turn are passed on to Austin patrons.

"Again we wish to state that we offer you real shoe values as much as \$8 for \$1.99 and \$2.95," Mr. Lichtenstein stated. "Women who desire fine footwear that creates a smart appearance at a low price, then please visit the shoe department and see our new fall shoes."

Story on the Betty Lee Shoe Shop owned by Sam Lichenstein
Austin Statesman, August 31, 1965

BETTY LEE AD SELLS 48 PAIRS SHOES

Sam Lichenstein Firm
Believer In American-
Statesman Over Decade

"Two hundred and sixty thousand inches of display advertising in The American-Statesman sounds like a lot of advertising space, doesn't it," says Sam Lichenstein, owner of The Betty Lee Shoe Store, 820 Congress

8 Inch Ad

"But it really isn't. It's just the figure derived when my eight inch ad which ran in those papers last Tuesday, May 7, is multiplied by their total ABC circulation of over 35,000.

48 Pairs Shoes

"Those thousands of inches dug high and low and far and wide for business, too. This is evidenced by the fact that we sold 48 pairs of the Hug-Tite arch shoes advertised in the ad mentioned.

"The 48 pairs of shoes represent immediate results, of course. Hug-Tite arch shoes have been advertised by The Betty Lee Shop in The American-Statesman consistently for the last ten years. Many patrons that bought their first pair of these fine shoes from us over a decade ago still return, periodically, for more of them. Hug-Tites are sold exclusively by The Betty Lee in Austin and are recognized nationally as comfortable and capable of improvement of foot health.

Increased Space

"Our present advertising program calls for an increased allowance for advertising in The American-Statesman. Results are so definite and unflinching that such a move on our part is entirely in the interest of our business," Mr. Lichenstein said.

Story on the Betty Lee Shoe Shop
Austin Statesman, May 16, 1940

Beth Israel Sisterhood Plans Tea

Annual-Benefit Will Be Held At Lichenstein Home

The Temple Beth Israel Sisterhood will entertain with a George Washington silver tea Sunday from 4 to 6 p. m. at the home of Mr. and Mrs. Sam Lichenstein on Harris boulevard. The tea is an annual affair of the Sisterhood. A patriotic color scheme in red, white and blue will be featured in the decorations and appointments.

The house party which includes all officers and members of the executive board of the Sisterhood, will be composed of Mesdames Jack Lebo, president; Sam Lichenstein, vice president; Paul Hymen, secretary; Ell Engle, treasurer; and Mesdames I. Goodfriend, E. M. Joseph, Victor Ravel, Louis Laves, Max Silberstein, Raphael Weiner, William Keen, Leonard Frank, Adolph Burstyn, Loui Levy, Pat Tearle, Sam Greenberg, David Bassett and D. Gellman.

Mrs. Sam Greenberg will be in charge of table decorations.

All friends of the Sisterhood are cordially invited to attend.

Story on the tea for the Beth Israel Sisterhood at the Lichensteins' home
Austin Statesman, February 20, 1942



Mrs. Sam Lichenstein's kitchen is packed with time and energy saving features and equipment, all electric. Philippine mahogany walls and vinyl flooring are easily cared for, and enhance the decor with its flamingo countertops of formica, that was also used on top of the bar, which Mrs. Lichenstein is setting here

for a family meal. It's a well-planned kitchen, adjacent to a family room in the same decorative theme, both attuned to a heart patient's take-it-easy pace, but, just as apropos for any woman interested in conserving her energy and health, so she may participate in more family and other activities.

Mrs. Lichenstein Kitchen Planned for the Heart

By LOIS HALE GALVIN

No one, but certainly no one, would ever be aware of the basic reason behind the beautiful and efficiently arranged kitchen and

the spacious, adjacent family room in the home of the Sam Lichensteins, 2516 Harris Boulevard.

Its cheery atmosphere, created by the handsome Philippine mahogany (in a golden beige tone) and flamingo decor, would make working in it a pleasure for any woman—but, even more important, the convenience of it would save her precious energy as well as time—for you see, Mrs. Lichenstein's well-planned kitchen and conveniently located family room were designed so she could follow an edict so many women have heard from their physicians:

"You can learn to live within the capabilities of your heart. You can lead a normal and useful life, and even do your own housework—**IF**, you take it easy!"

And, "take it easy," Mrs. Lichenstein has learned to do. She is the "answer to a doctor's prayer"—because, she not only does him credit, but herself a real favor, by simply following his medical advice—and, strangely enough, it isn't every patient who will do this seemingly, perfectly logical thing. Bess Lichenstein says:

"It simply makes sense to me, that if you seek medical aid, the least you can do to help your doctor help you, is to try to follow his advice."

"So—it isn't easy. But, it can be done. I know, because after undergoing surgery in Houston, I had to give up cigarettes, for one thing—a real test for me. I enjoyed smoking."

The Lichensteins were on the verge of building a new home in one of Austin's newer, more suburban additions, but after her heart operation, they decided not to move from the home, of which the family was very fond, besides another advantage, its convenient location.

Instead of building a house, they installed a completely new kitchen and added the spacious family

room, that could really be called a living room, for when they're home, it's here they spend most of their time. Its beautiful, but comfortable furnishings, include a circular sectional sofa upholstered in white fabric and a round glass top table of antiqued wrought iron and matching chairs cushioned in white leather.

Twin pull-down fixtures above the table and one end of the sofa light these two areas. The wrought iron set is used for serving family meals and as a permanent game table; especially for Mrs. Lichtenstein's frequent bridge foursomes. It makes a cheery spot for either use, located as it is, near a sliding panel, glass wall opening onto a flagstone patio in a tree-shaded backyard, that's also beautifully landscaped.

The 26-foot family room and elongated kitchen are actually separated only by a bar with drop cabinet above, in which sliding doors open from either side. Although she has a full-time maid, there are times when Mrs. Lichtenstein must assume some household activities, such as preparing and serving family meals on weekends and the maid's evening off. Then, used as a dining area, the bar becomes a step-saving convenience for her.

Walls and built-in features in both rooms are of light tone Philippine mahogany. Continuous floorcovering is of terrazzo design vinyl tile. These materials are easy to care for, and also very decorative. Mrs. Lichenstein also eliminated open-type built-ins as potential dust-catchers.

Each room has abundant and well-arranged storage areas, too. Occupying **one full-length wall** of the family room is a storage and clothes closet with three sets of double, sliding-doors. One is used for storing regular game tables and chairs; the other for out-of-season clothes, formerly kept in an attic storage room, which meant stair-climbing.

Along the facing wall are closed cabinets about four feet high, with a center area for the television. A long row of windows above these are flanked with two single cabinets. Mrs. Lichenstein's hobby is photography, and she keeps her movie and slide projectors on one of these cabinets, where it's simple to just slide the projector out and show the films from this area.

Her all-electric kitchen reflects the same thoughtful planning, the same eye for energy and time-saving conveniences: waist-high electric stove, wall-oven, mixer and toaster on a fingertip-control swing-up shelf; another swing-up shelf for her electric roaster; and an electric dishwasher. Even her automatic washer has been placed in her kitchen for added convenience.

Kitchen cabinets are of easy-reaching height and equipped with touch-opening doors, or doors with waist-high copper knobs. Flamingo is the lovely color chosen for the sink countertop of formica, that curves at the back for easier cleaning. The previously mentioned bar also has a flamingo, formica top.

A wall telephone in the kitchen also saves steps, while a cuckoo clock, sent from Germany, further enhances the paneled wall, and it's a cheerful reminder that in Mannheim, Germany, she has a daughter, Joy, a son-in-law, and two adorable grandchildren, Kenneth Jr., 20 months, and Terri Lee, two months old. Joy's husband, Lieutenant Kenneth A. Parker, is stationed there. Mr. and Mrs. Lichenstein returned late in January from a month's trip to visit them.

In June, as a graduation gift from her parents, Linda, a senior at Austin High School, will go to Europe to visit her sister Joy, and her family.

But, Feb. 28, when the Austin Heart Association, supported by the "Heart Fund," conducts its main fund drive on National Heart Sunday, in a door-to-door canvas by 2,200 volunteers, Linda and a group of her friends and classmates will be among them—just as they were last year.

The local association, of which Boyce Campbell is executive director, offers an information service for heart patients, including a free booklet on planning a "heart kitchen," plus the loan of blue prints for such a kitchen. They may be obtained by calling him at GR 6-2300 or writing to P. O. Box 330, Austin Texas.

Story on the Lichensteins and Mrs. Lichenstein's kitchen on Harris Boulevard
Austin American-Statesman, February 21, 1960

Lichenstein

Final Rites Observed

Funeral services for Mrs. Sam Lichenstein, 57, one of Austin's best-known civic workers, were held Wednesday afternoon at Cook Funeral Home.

Rabbi Louis Firestein officiated, with burial in Beth Israel at Oakwood Cemetery.

Mrs. Lichenstein, resident of 2516 Harris Boulevard, died Tuesday in a Houston hospital. She had been hospitalized since last Friday.

A resident of Austin for almost 40 years, she was active on the volunteer council for the Austin State School and was a member of the Temple Beth Israel Sisterhood.

Mrs. Lichenstein was president of the Austin Council of Jewish Women and a member of the Austin League of Women Voters.

Survivors include her husband, Sam Lichenstein; two daughters, Mrs. Kenneth Parker and Miss Linda Lichenstein of Austin; her mother, Mrs. Hattie Krist of San Angelo; and a brother, Harry Krist of Midland.

Pallbearers were William Koen, Dr. Adolph Burstyn, Dr. Jerome Ravel, Samuel Amster, David Bassist and Maurice Glosserman of Lockhart.

Obituary of Bess Lichenstein
Austin Statesman, January 13, 1965

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

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 2776

SEC 157

M. *Walling Bradford + Arch* Address *2516 Harris Blvd*

Plumber *?* Size of Tap *1/2* Date *5-13-35*

Lot 8 - blk 107

Foreman's Report

Date of Connection.....
 Size of Tap Made *3/4"*
 Size Service Made *3/4"*
 Size Main Tapped *8"*
 From Front Prop. Line to Curb Cock *18'*
 From *South* Prop. Line to Curb Cock *45'*
 Location of Meter *inside curb*
 Type of Box *lock*
 Depth of Main in St. *2'*
 Depth of Service Line *2'*
 From Curb Cock to Tap on Main *over main*
 Checked by Engr. Dept. *W.H. 8-27-35*

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

Foreman's Signature

J. M. Rich

INDEXED

Water service permit for this address (1935)

Connection Charge \$ 12.00 N^o 12043

Application for Sewer Connection.

Austin, Texas, July 30, 1935

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 W. L. Bradfield
at 2516 Harris Blvd Street
10' 4 11 and all further described as lot 18 block 8 outlot
subdivision Sec. 2 Pembt. Hgts division _____ plat _____
which place is to be used as a residence

In this place there are to be installed 7 fixtures

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

Respectfully,
J. D. Andrews
Owner

Sub-Conn
Connected 9-10 1935 10' N. OF S. Pl.
Size of Main 6" inches
Size of Service 4" inches
4 1/2 Feet Deep
27 Feet from Property Line
Feet from Curb Line _____
Inspected by A. T. Harrison
Connection made by John Henderson
A-1263

Sewer connection permit for this address (1935)

OWNER L. E. Peavy ADDRESS 2516 Harris Blvd.

PLAT 159 LOT 18 BLK 8

SUBDIVISION Pemberton Hgts. Sec2

OCCUPANCY Residence

BLD PERMIT # 97954 DATE 12-1-65 OWNERS ESTIMATE 2,500.00

CONTRACTOR owner NO. OF FIXTURES _____

WATER TAP REC # _____ SEWER TAP REC # _____

Remodel Interior of Brick Veneer Residence

Building permit to Lucian E. Peavy to remodel the interior of the house (1965)