

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0079

HLC DATE: August 2, 2023

PC DATE: September 12, 2023

CC Date: TBD

APPLICANT: Kristina Kupferschmid, H-H-M & Associates, Inc.

HISTORIC NAME: Meade and Dorothy Griffin House

WATERSHED: Shoal Creek, Johnson Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2502 Jarratt Avenue

ZONING CHANGE: SF-3-NP to SF-3-H-NP

COUNCIL DISTRICT: 10

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single-family--neighborhood plan (SF-3-NP) to single-family--neighborhood plan--historic landmark (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture and historical associations

HISTORIC LANDMARK COMMISSION ACTION: Recommend approval of the proposed zoning change from single-family--neighborhood plan (SF-3-NP) to single-family--neighborhood plan--historic landmark (SF-3-H-NP) combining district zoning (10-0).

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central West Austin Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Pemberton Heights Neighborhood Association, Preservation Austin, SELTexas, Save Barton Creek Assn., Save Historic Mundy District, Shoal Creek Conservancy, Sierra Club, Austin Regional Group, West Austin Neighborhood Group

DEPARTMENT COMMENTS: The building was determined eligible as a historic landmark in 2016 per archived correspondence with City Historic Preservation Officer Steve Sadowsky; however, no application was filed at that time.

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) Architecture. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

The application for historic zoning describes the building's architectural significance as follows:

The house at 2502 Jarratt Avenue stands as an excellent example of the Colonial Revival style—in form and design—from the 1930s.... In the 1930s and throughout the 1940s, a simplified version of the style grew dominant. Asymmetrical façades became more common, and Colonial Revival houses in general were characteristically refrained in ornamentation and simpler in outline. Changes and fluctuations in the economy, caused by the Great Depression and the lead-up to World War II, contributed to these changes, as construction became more austere... This is evident in the Old West Austin Historic District [where] individuality was achieved through subtle stylistic detailing, such as window grouping and porch design rather than elaborate

applied ornamentation....The restrained Colonial Revival style of 2502 Jarratt Avenue is an excellent example of this trend, reflecting this period of time in the evolution of the style. The two-story house has a simple asymmetrical cross-gable plan with two prominent front-facing gables that feature eave returns and bed molding...Windows on the front façade are arranged asymmetrically and feature triple windows on the second story and a prominent one-story bay window—a popular Colonial Revival feature in the 1930s—on the first floor. The front entryway’s door surround also subtly conveys the Colonial Revival style with its flat pediment and fluted pilasters.¹

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The application for historic zoning identifies the house’s association with community planning and development trends of the 1930s, as well as its association with Judge Meade F. and Dorothy Griffin. It describes the Griffins’ contributions to Texas:

Meade F. Griffin was a significant figure in the Texas judicial landscape in the mid-twentieth century, serving on both the Texas Supreme Court and the Court of Criminal Appeals...In 1949, Griffin moved to Austin upon appointment to the Texas Supreme Court by Governor Beaufort Jester...Following his appointment to the Supreme Court, Griffin won all three of his elections and served as an associate justice until 1968...Griffin wrote the court’s opinion for over 200 cases, as well as the occasional dissenting opinion... During his last 10 years on the Supreme Court, Griffin served as “senior judge,” presiding over the court during the absence of the chief justice. After retiring from the Supreme Court, Griffin was appointed to the Texas Court of Criminal Appeals, where he served a year [before serving] as the Texas Assistant Attorney General until 1971. While on the Supreme Court, Griffin was a member and chairman of various committees... It was his role as Chairman of the State Bar Committee on State Courts Housing, though, where he was influential in the construction of the Supreme Court Building in Austin in 1959, as well as the other state buildings constructed in the 1950s and 1960s. After the courts moved to the new building, Griffin helped ensure that the old courtroom in the Capitol was preserved [by the Texas Historical Society]. In recognition for his efforts, the committee hung a portrait of Griffin in the old courtroom, an honor [typically] reserved only for Chief Justices.

Over his long tenure at Texas’ highest judicial level, Griffin not only influenced considerable legislation but also frequently worked with law schools around the state, [and] gave many talks to graduates, community groups, veterans, and active military. [...] He believed in a strong judicial system, hard work, democracy, and the importance of public education... He addressed the racial strife of the period in his speeches, including [commencement addresses] for Huston-Tillotson College in 1958 and Odessa College in 1960... Acknowledging that the rights of Black Americans were being denied, Griffin emphasized that the country was “founded upon the principles of equality and justice to all citizens regardless of color or creed,” and tasked [graduates] with bringing about “a just, fair and lasting solution” to the country’s racial tensions.

Born in Austin, Dorothy Griffin received degrees from both Northwestern University and New York University. A significant figure in the child welfare movement, Griffin was active in the nonprofit organization Save the Children. By 1947 Griffin was state director of the organization and responsible for its relocation from Dallas to Austin. With the organization, Griffin organized events and fundraisers for rural schools in Texas, impoverished children in the southwest, and children impacted by natural disasters around the world.²

PARCEL NO.: 0115010102

LEGAL DESCRIPTION: ABS 697 SUR 7 SPEAR G W ACR .233

APPRAISED VALUE: \$2,973,582 (\$1,150,000 land; \$1,823,582 improvement)

ESTIMATED ANNUAL TAX EXEMPTION (homestead, capped):

AISD (\$3,500 cap)	COA (\$2,500 cap)	TC (\$2, 500 cap)	TC Health (\$2, 500 cap)	ACC	Exemption amount
\$3,500.00	\$2,500.00	\$2,500.00	\$1,958.11	\$0.00	\$10,458.11

PRESENT USE: Residence

¹ Kupferschmid, Kristina. Application for Historic Zoning, 2502 Jarratt Avenue, C14H-2023-0079, 2023.

² Ibid.

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1938

INTEGRITY/ALTERATIONS: The application outlines the building's alterations as follows:

Despite several alterations over the years, the house continues to convey the Colonial Revival style of the 1930s. Built during the historic period, the 1973 [rear-wing] addition is set back from the plane of the front façade...Built by the Griffins, it is historic in age and has thus achieved significance. Other additions are not visible from the right of way and have minimal impact on overall integrity. A 1975 two-story rear addition to the original portion of the house added 190 square feet...in 2016, the current owners added a rear one-story addition to the 1973 addition. [Historic Preservation Officer] Steve Sadowsky approved the work, [clarifying that] the proposed changes were solely to the rear or separate from the house and would not affect its overall feeling and essential form [...] In 2016, the current owners built the two-story garage apartment in the same location as the demolished original garage...Other alterations to the house include siding and window replacement (ca. 2010), railing removal from the one-story front addition (ca. 2015), chimney painting (ca. 2020), and front door replacement (2022). These alterations are compatible in design. The size of the window and door openings remained unchanged, and the new siding matches the original. Overall, the house retains its Colonial Revival style character-defining features.³

PRESENT OWNERS: Katherine Nash Goering

ORIGINAL OWNER(S): W. M. and Minnie Lee Thornton

OTHER HISTORICAL DESIGNATIONS: The property contributes to the Old West Austin National Register Historic District.

³ Ibid.

LOCATION MAP



HISTORIC ZONING

ZONING CASE#: C14H-2023-0079



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Submittal Checklist

- ☒ A. Application Form.
- ☒ B. Full size tax maps (1"=100') showing properties within 500' of zoning request
- ☒ C. Tax certificate or letter from the County Tax office (Not a tax receipt)
- ☒ D. Submittal Verification and Inspection Authorization Form.
- ☒ E. Acknowledgment Form
- ☒ F. Historical Documentation (including Attachment A, B, photographs, historical narrative, and copies of historical information)

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. **OWNER'S NAME:** Jack Joseph Goehring & Katherine Nash Goehring _____

2. **PROJECT NAME:** 2502 Jarratt Ave Historic Zoning Application _____

3. **PROJECT STREET ADDRESS (or Range):** 2502 Jarratt Avenue _____

ZIP 78703 _____ COUNTY: Travis _____

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:

LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY _____ DISTANCE FROM ITS INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. **ACRES** 0.2330 _____ (OR) **SQ.FT.** _____

5. **ZONING AND LAND USE INFORMATION:**

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
SF-3	SF Residential		0.2330	Same	SF-3-H
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES / NO)	FILE NUMBER: _____
9. SITE PLAN? (YES / NO)	FILE NUMBER: _____

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PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):
10a. SUBDIVISION REFERENCE: Name: ABS 697 SUR 7 SPEAR G W ACR .233

Block(s) _____ Lot(s) _____ Outlot(s) _____

Plat Book: Deed vol. 545 Page: 301-303

Number: _____

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:
11. VOLUME: Instrument No. 201319725TR **PAGE:** _____ **TAX PARCEL I.D. NO.** 0115010102
OTHER PROVISIONS:
12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) NP Windsor Road, Central West Austin Combined NPA
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO (Old West Austin HD)

14. IS A TIA REQUIRED? YES / **NO** (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:
15. ☐ SOLE ☒ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:
16. OWNER CONTACT INFORMATION

SIGNATURE: Katherine Nash Goehring NAME: Katherine Nash Goehring

FIRM NAME: _____ TELEPHONE NUMBER: 512-757-2566

STREET ADDRESS: 2502 Jarratt Avenue

CITY: Austin STATE: TX ZIP CODE: 78703

EMAIL ADDRESS: [REDACTED]
AGENT INFORMATION (IF APPLICABLE):
17. AGENT CONTACT INFORMATION

SIGNATURE: Kristina Kupferschmid NAME: Kristina Kupferschmid

FIRM NAME: HHM & Associates, Inc. TELEPHONE NUMBER: 512-478-8014

STREET ADDRESS: 4601 Sinclair Avenue

CITY: Austin STATE: TX ZIP CODE: 78756

CONTACT PERSON: Same TELEPHONE NUMBER: Same

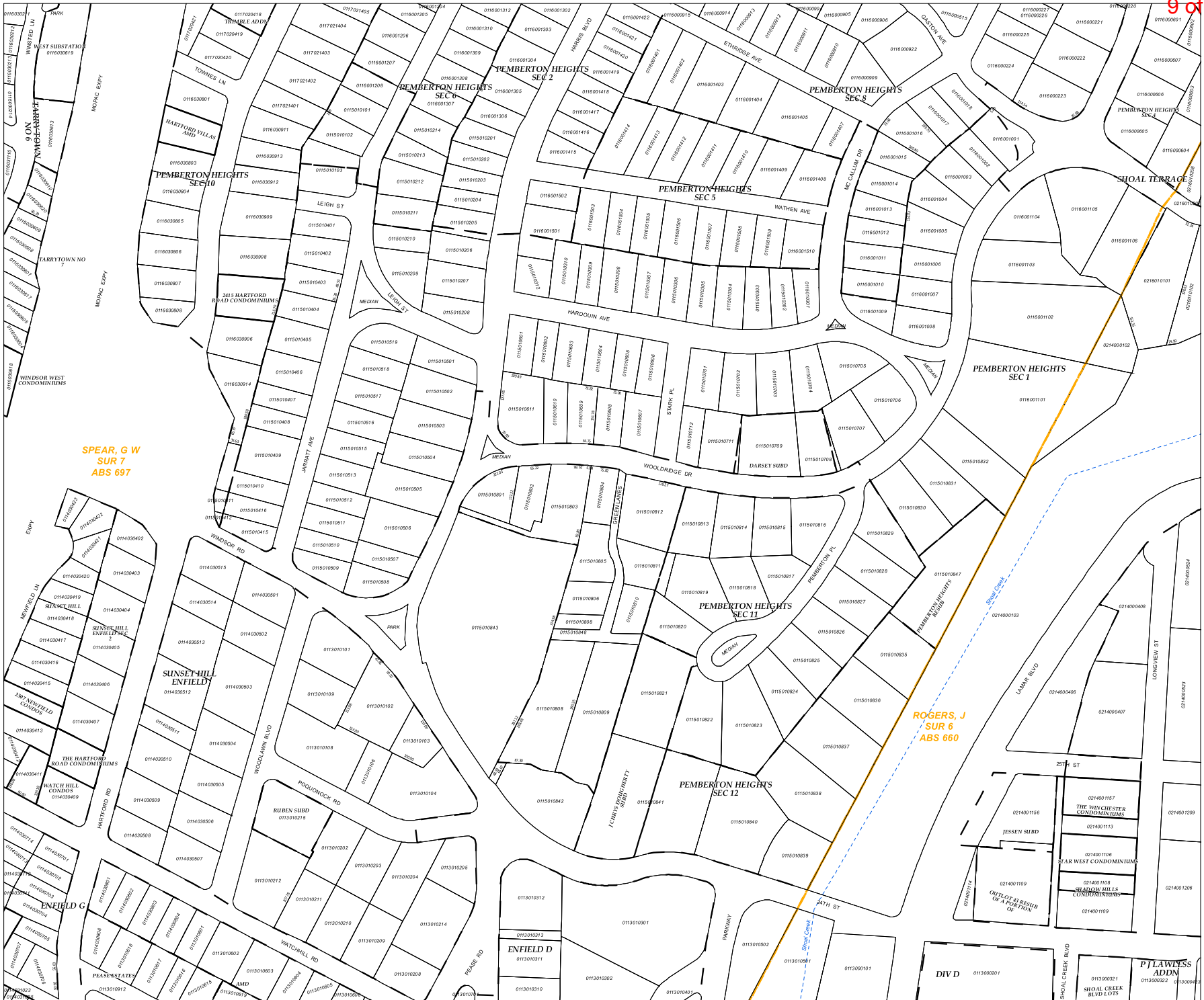
EMAIL ADDRESS: [REDACTED]

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B. Tax Map

Full size tax maps (1"=100') showing properties within 300' of zoning request

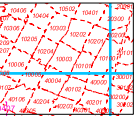
Per email correspondence with the City of Austin, the entirety of the Historic Zoning Application Package now may be submitted electronically, including the site plan. An electronic reproduction of the site plan is included below. A large map in paper format is available upon request.



Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
Main Telephone Number: (512) 834-9317
TDD: (512) 836-3328
Internet Address: www.travisacd.org

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. The TCAD does not warrant the accuracy or completeness of the information or the adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic
Italic = 120 scale map
Thin = 100 scale map
Bold = 400 scale map



0 120 Feet

Revision Date: 3/10/2021

11501

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C. Tax Certificate

The Tax Certificate for 2502 Jarratt Aveune, Austin, TX 78703 obtained from the Travis County Tax Office is provided on the following page.

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2303805
11 of 34

ACCOUNT NUMBER: 01-1501-0102-0000

PROPERTY OWNER:

GOEHRING JACK JOSEPH &
KATHERINE NASH GOEHRING
2502 JARRATT AVE
AUSTIN, TX 78703-2433

PROPERTY DESCRIPTION:

ABS 697 SUR 7 SPEAR G W ACR .233

ACRES .2330 MIN% .000000000000 TYPE

SITUS INFORMATION: 2502 JARRATT AVE

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2022	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2022 \$30,425.56

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2022 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code). Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 05/08/2023

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 5/31/23
Signature Date

Kristina Kupferschmid

Name (Typed or Printed)

HHM & Associates, Inc.

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 5/24/23
Signature Date

Katherine Nash Goehring

Name (Typed or Printed)

Firm (If applicable)

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E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Kristina Kupferschmid, as the consultant for owner Katherine Nash Goehring, have checked for subdivision plat notes, deed restrictions,

(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

2502 Jarratt Avenue

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Katherine Goehring
(Applicant's signature)

5/24/23.
(Date)

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F. 1: Historical Documentation – Deed Chronology

Deed Research for (fill in address) 2502 Jarratt Avenue, Austin, TX 78703

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

	Transaction
Grantor/Grantee:	Pemberton Heights Company to W. M. Thornton and Minnie Lee Thornton
Date:	July 31, 1936
Legal Description:	"That certain lot or parcel of land out of the George W. Spear League, situated within the City of Austin, Travis County, Texas, located on the West side of an extension of Jarratt Avenue and North of Block Number Six (6) of Pemberton Heights Section One."
Price:	\$900
Deed Vol./Page:	Vol. 545, pp. 301-303
Grantor/Grantee:	W. M. Thornton and Minnie Lee Thornton to Elmer Patman and Helen Lee Patman
Date:	May 14, 1942
Legal Description:	"That certain tract of land out of the George W. Spear League, in the City of Austin, Travis County, Texas, located on the West side of an extension of Jarrett [sic] Avenue and North of Block No. Six (6), of Pemberton Heights, Section One."
Price:	\$5,500
Deed Vol./Page:	V. 698, pp. 426-428
Grantor/Grantee:	Elmer Patman and Helen Lee Patman to Joseph and Eva L. Rosenblum
Date:	June 2, 1943
Legal Description:	"a tract of land located on the west side of an extension of Jarratt avenue [sic] and north of block 6, of Pemberton heights section 1."
Price:	\$10,750
Deed Vol./Page:	Unknown. Information from <i>Austin American Statesman</i> , June 13, 1943, p. 16.
Grantor/Grantee:	Joseph and Eva L. Rosenblum to Eugene B. Guthrie, Jr. and Jeannette S. Guthrie
Date:	February 14, 1952
Legal Description:	"That certain tract of land out of the George W. Spear League, in the City of

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	Austin, Travis County, Texas, located on the West side of an extension of Jarrett [sic] Avenue and North of Block No. Six (6), of Pemberton Heights, Section One."
Price:	\$11,000
Deed Vol./Page:	Vol. 1222, pp. 16
Grantor/Grantee:	Eugene B. Guthrie, Jr. and Jeannette S. Guthrie to Meade F. Griffin and Dorothy Porter Griffin
Date:	September 30, 1952
Legal Description:	"That certain tract of land out of the George W. Spear League, in the City of Austin, Travis County, Texas, located on the West side of an extension of Jarrett [sic] Avenue and North of Block No. Six (6), of Pemberton Heights, Section One."
Price:	\$11,000
Deed Vol./Page:	Vol. 1289, pp. 34-36
Grantor/Grantee:	Dorothy Porter Griffin (widow) and John F. Morehead (Independent Executor of Estate of Meade F. Griffin, deceased) to Noel J. Dolce and Joan Dell Weaver Dolce
Date:	October 14, 1975
Legal Description:	"Part of the George W. Spear League in the City of Austin, Travis County, Texas, and being the same property conveyed to Meade F. Griffin, Et Ux, Dorothy Porter Griffin."
Price:	\$65,000
Deed Vol./Page:	Vol. 5275, pp. 454-455, Vol. 7690, pp. 36
Grantor/Grantee:	Joan Dell Weaver Dolce to William F. Ikard and Kathy Cronkite
Date:	March 19, 1984
Legal Description:	"That certain tract of land out of the George W. Spear League, in the City of Austin, Travis County, Texas, located in the West side of an extension of Jarrett [sic] Avenue and north of Block No. Six (6), of Pemberton Heights, Section One."
Price:	\$282,500
Deed Vol./Page:	Book 8509, pp. 1-4
Grantor/Grantee:	Mechanic's lien between William F. Ikard and Kathy Cronkite and Contractor, Frank N. Ikard, Jr.
Date:	March 22, 1984
Legal Description:	"That certain tract of land out of the George W. Spear League, in the City of Austin, Travis County, Texas, located on the West side of an extension of Jarratt Avenue and North of Block No. Six (6), of Pemberton Heights, Section One."
Price:	\$17,500
Deed Vol./Page:	Book 8509, pp. 711
Grantor/Grantee:	William F. Ikard and Kathy Cronkite to Walter Cronkite (father)
Date:	December 18, 1985

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Legal Description:	"That certain tract of land out of the George W. Spear League, in the City of Austin, Travis County, Texas, located on the West Side of an extension of Jarrett [sic] Avenue and North of Pemberton Heights, Section One."
Price:	\$350,000
Deed Vol./Page:	Vol. 9503, pp. 600-601
Grantor/Grantee:	Walter Cronkite to William F. Ikard and Kathy Cronkite (son-in-law & daughter)
Date:	May 1, 2002
Legal Description	"That certain tract of land out of the George W Spear League, in the City of Austin, Travis County, Texas, located in the West Side of an extension of Jarrett [sic] Avenue and North of Pemberton Heights, Section One."
Price:	For and in consideration of the love and affection provided to Grantor by Grantee
Deed Vol./Page	Instrument No. 2002082876
Grantor/Grantee:	Kathy Cronkite to William F. Ikard
Date:	December 14, 2006
Legal Description	"That certain tract of land out of the George W. Spear Survey No. 7, in the City of Austin, Travis County, Texas, located on the West side of an extension of Jarrett [sic] Avenue and North of Block No. Six (6), of Pemberton Heights, Section One."
Price:	\$450,000
Deed Vol./Page:	Instrument No. 2006238232
Grantor/Grantee:	William F. Ikard to Joseph Jack Goehring and Katherine Nash Goehring
Date:	October 30, 2013
Legal Description	"0.233 of an acre of land out of a portion of the George W. Spear Survey No. 7, City of Austin, Travis County, Texas, located on the West Side of an extension of Jarratt Avenue North of Block 6, of Pemberton Heights Section One."
Price:	\$780,000
Deed Vol./Page:	Instrument No. 2013197285

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F. 2: Historical Documentation – Occupancy History

Occupancy Research for (fill in address) 2502 Jarratt Avenue, Austin, TX 78703

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year(s)	Occupant(s)	Occupation	Source
1936-1942 (6 years)	William M. and Minnie L. Thornton, Owners	Correspondent/Chief of Bureau at <i>Dallas Morning News</i>	City Directories
1942-1943 (1 year)	Elmer and Helen Patman	Lawyer at Texas Railroad Commission	Newspapers, Deed records
1943-1952 (9 years)	Joseph and Eva Rosenblum, Owners	Produce shippers	City Directories
1952* (7 months)	Eugene B. Guthrie, Jr. and Jeannette S. Guthrie	Fiscal officer at Texas Employment Commission	Deed records, Newspapers
1952-1975 (23 years)	Meade F. and Dorothy Griffin, Owners	Associate Justice for State Supreme Court/Retired	City Directories
1975-1984 (9 years)	Noel J. Dolce and Joan Dell Weaver Dolce, Owners	Architect, Lawyer	City Directories
1984-2006 (22 years)	William Ikard and Kathy Cronkite, Owners (1984-1985), Renters (1985-2002), and Owners (2002-2006)	Lawyer, Radio host	City Directories, Deed records
2006-2013 (7 years)	William Ikard, Owner	Lawyer	Deed records
2013-present	Joseph Jack Goehring and Katherine Nash Goehring		Current owners

*Unsure if the Guthries lived in the house during the seven months they owned the property.

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F. 3: Historical Documentation – Biographical Data

Biographical data on owners and occupants as available. Please copy all information available, including newspaper articles, family records, marriage certificates, etc. For cemeteries, a list of burial names and biographical data on associated personages required. (Contact the Austin History Center for biography files, obituary records, census data, marriage and death records, etc. Other sources include previous occupants/owners or their descendants, company/organization archives, etc.).

A summary of biographical data for occupants of at least five (5) years during the historic period (1936–1973) is included below. Supporting biographical documentation for William M. Thornton and the Griffins is included in Attachment A-2.

WILLIAM M. “TUDEY” THORNTON

Born: December 7, 1878 in Austin, TX
Married: Minnie L. Yater on August 25, 1929
Children: Nancy Lee Ferguson Holloway, stepdaughter
Died: November 1, 1949 in Austin, TX
Buried: Mount Calvary Cemetery, Austin, TX

MINNIE L. YATER THORNTON

Born: October 24, 1898 in Grandview, TX
Married: John B. Zimmerman before 1924¹, William M. Thornton on August 25, 1929
Children: Nancy Lee Ferguson Holloway
Died: March 30, 1974 in Cleburne, Texas
Buried: Cleburne Memorial Cemetery, Cleburne, TX

JOSEPH ROSENBLUM

Born: September 21, 1885 in Brooklyn, NY
Married: Eva Crouch on January 7, 1928
Children: Numie Pichinson
Died: June 14, 1967 in Harlingen, TX
Buried: Restlawn Memorial Park, LaFeria, TX

EVA CROUCH ROSENBLUM

Born: March 21, 1896 in Menard, TX
Married: Joseph Rosenblum on January 7, 1928
Children: Numie Pichinson
Died: January 20, 1960 in McAllen, TX
Buried: Valley Memorial Gardens, McAllen, TX

MEADE F. GRIFFIN

Born: March 17, 1894 in Cottonwood, TX

¹ John B. Zimmerman of Cleburne, TX, died in 1924.

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Married: Eleanor Sykes on June 2, 1917 (divorced 1950); Dorothy Porter-Smith on November 8, 1950

Children: Mariellen Garner, W. Fred Griffin

Died: June 3, 1974 in Austin, TX

Buried: Texas State Cemetery, Austin, TX

DOROTHY PORTER GRIFFIN

Born: April 16, 1902 in Austin, TX

Married: Wister Rupert Smith in June 1927 (divorce date unknown); Meade F. Griffin on November 8, 1950

Children: None

Died: September 17, 1985 in Austin, TX

Buried: Texas State Cemetery, Austin, TX

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F. 4: Historical Documentation – Significant Events

Information on historically significant events which occurred at the location, if known (see 3. above for research information).

No known significant historical events are associated with 2502 Jarratt Avenue.

F. 5: Historical Documentation – Color Digital Prints

Color digital prints showing full exterior views, including all elevations, setting, outbuildings, and details of structural and landscape features.

Refer to current photographs included in Attachment B at the conclusion of the application packet.

F. 6: Historical Documentation – Architect Information

Information on architect, builder, contractor and any craftsmen who worked on the buildings and structures on the site when available. (See 3. above for possible sources).

Research did not yield information on the architect, builder, or contractor of the house at 2502 Jarratt Avenue.

F. 7: Historical Documentation – Historical Photograph Reproductions

Reproductions (high quality photocopies acceptable) of historical photographs when available (Sources include Austin History Center, previous owners and occupants or their descendants, company/organization archives, etc.).

Refer Attachment A-3 for historic photographs.

F. 8: Historical Documentation – Site Plan

A dimensioned site plan or survey showing the tract in question and the location/placement of all buildings/structures on the tract.

Refer to Attachment A-4 for a dimensioned site plan of the property.

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F. 9: Historical Documentation – Historical Narrative

(see A-5 for referenced figures)

The house at 2502 Jarratt Avenue derives significance for its historical associations and its architecture. Built in 1936 in what is now known as Old West Austin, the house is representative of significant trends in community planning and development in the mid-twentieth century, and it also derives significance from the historic period's longest occupant, Meade F. Griffin, an Associate Judge on the Texas Supreme Court. Additionally, the Colonial Revival style house is architecturally significant for its association with recognizable architectural trends in the 1930s. The residence is a contributing resource in the National Register of Historic Places designated Old West Austin Historic District (listed in 2003). The house has undergone several historic- and non-historic-age additions, including a one-story side addition (1973), compatible window and siding replacement (ca. 2009 and 2010), and rear one-story addition (2016), but overall, it retains sufficient integrity to communicate both its architectural and historical significance. In 2016, City Historic Preservation Officer Steve Sadowsky concluded that the house "has potential for landmark listing for its architecture and association with Meade F. Griffen [sic]. It is staff's opinion that the changes to the building would not affect a potential Historic Landmark Listing for this property as the changes are at the rear of the structure and the historic character of the property will be retained and preserved."²

HISTORICAL ASSOCIATIONS

Community Planning and Development

Brief History of the Development of Pemberton Heights

The house at 2502 Jarratt Avenue was constructed in 1936 during a period of suburban development in West Austin. Originally part of the George W. Spear league, a headright land grant awarded to Spear in 1838 to encourage settlement to Texas, the lot was developed as part of the larger Pemberton Heights neighborhood. Comprised of ten additions platted between 1927 and 1947, Pemberton Heights remained part of a large family estate before being sold in 1926 to the Austin Development Company for suburban development.³ Among the company's board of directors was J. E. Jarratt, for whom Jarratt Avenue is named. Development of the area generally followed the suburban planning principles outlined in the City's first plan, prepared by Koch & Fowler in 1928. Because of the integration of roadways and bridges, inclusion of infrastructure, construction of single-family homes, and design principles of the City Beautiful Movement, the development of Pemberton Heights "typifies suburban planning guided by the new city plan."⁴

Koch & Fowler designed the first addition in Pemberton Heights—Pemberton Heights 1—in 1927 (fig. A5-1). Representative of popular suburb design of the era, the plat catered to the automobile and incorporated curvilinear streets, small island parks, and lots of varied size and shape.⁵ Over the subsequent two decades, Pemberton Heights Company (who took over development after Austin Development Company failed) and other development companies developed nine more Pemberton Heights additions. Some had curvilinear streets like Pemberton Heights 1, while other additions were more uniform and rectilinear. Among the 10 Pemberton Heights additions, Pemberton Heights Section 6 was platted in 1936. Developed by the Pemberton Heights Company, the subdivision was surveyed by Metcalfe Engineering Company, and the City accepted its plat in August 1936. Directly north of Pemberton Heights 1, Pemberton Heights 6 is rectilinear in shape and comprised of 33 lots of mostly uniform size (fig. A5-2). *Several lots, including 2502 Jarratt Avenue, are sandwiched between lots in Pemberton Heights 6, though their legal descriptions and the plat map for Pemberton Heights 6 technically exclude them from the addition.⁶ Despite their exclusion from the plat map, they were subdivided and sold by the Pemberton Heights Company and developed at the same time as the rest of Pemberton Heights 6 in*

² City of Austin Historic Preservation Office, Permit Review Application Packet for Historic Landmark Commission, 2502 Jarratt Avenue, NRD-2015-0105, 2015.

³ Amy Dase, "Old West Austin Historic District," National Register of Historic Places Registration Form, June 10, 2003, from the Texas Historical Commission, <https://atlas.thc.state.tx.us/Details/2003000937>, 8-84.

⁴ Dase, "Old West Austin Historic District," 8-84.

⁵ Dase, "Old West Austin Historic District," 8-85.

⁶ Other lots include 2504 Jarratt Avenue and 2506 Jarratt Avenue.

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the late 1930s.

Pemberton Heights also reflects the 1928 City plan's inherent racism and recommendation for racial segregation. The use of restrictive covenants ensured additions in Pemberton Heights developed to exclude all but the city's White middle-to-upper class. Though the Pemberton Heights 6 plat has no covenants, the 1936 deed conveying 2502 Jarratt Avenue from the Pemberton Heights Company to the first owners, William and Minnie Lee Thornton, includes the following restrictions and conditions:

- Improvement must be residential
- Residence must face Jarratt Avenue
- Residence must be built of wood, stucco, stone, brick, and/or hollow tile
- Residence must cost no less than \$4,000
- Residence must have a 45-foot setback
- All auxiliary buildings must be to the rear of primary building
- Only White persons can own, rent, and lease the property⁷

These conditions guided the development in Pemberton Heights 6 as it filled in during the late 1930s through the 1950s (fig. A5-3). Most houses in the addition were two stories and many were built in the Colonial Revival style. Property owners and occupants were White professionals, including lawyers and business owners. Due to the subdivision's proximity to the capitol and the University of Texas, Pemberton Heights also counted a number of State and university employees as occupants.⁸

Pemberton Heights 6 and 2502 Jarratt Avenue were listed in the National Register of Historic Places as part of the Old West Austin Historic District in 2003. At the time of listing, the majority of properties in Pemberton Heights 6 dated to the 1930s through the early 1970s; only two, or roughly six percent, were built after 1975.⁹ Since 2003, however, Pemberton Heights 6, like other parts of Old West Austin, has experienced redevelopment, resulting in both the demolition and alteration of a number of historic-age houses. At present, Pemberton Heights 6 contains six houses, roughly nineteen percent, built since 1975.¹⁰

Building History and Occupant Significance

Brief biographic sketches are included for occupants dating to the historic period (1936 to 1973) who lived in the residence for at least five years, as well as for the residence's longest occupants. A longer, more robust biography, including significance, is included for Meade F. and Dorothy Griffin, the longest occupants of 2502 Jarratt Avenue during the historic period.

William and Minnie Lee Thornton (1936-1942)

The first occupants at 2502 Jarratt Avenue, William and Minnie Lee Thornton, purchased the property from the Pemberton Heights Company for \$900 in July 1936.¹¹ That same month, the City issued a permit to the Thorntons for a "frame residence and box garage."¹² The house and garage, which was constructed to the rear of the house as required by the deed, cost \$5,183.¹³ The Thorntons lived at the residence for six years, selling it in 1942.

William "Tudey/Tudie" Thornton was the capitol correspondent for the *Dallas Morning News* for 51 years, from 1898 until his death in 1949. Born in Austin, Thornton graduated from the University of Texas and took over as

⁷ Travis County Clerk's Office, Deed Record 545, p. 302, 1936, from The Portal to Texas History, accessed May 8, 2023, [Travis County Deed Records: Deed Record 545 - Page 302 - The Portal to Texas History](#).

⁸ United States of America, Bureau of the Census, *Sixteenth Census of the United States, 1940*, Enumeration District 227-8A, from Ancestry.com.

⁹ Dase, "Old West Austin Historic District," 7-42.

¹⁰ Based on review of Google Street View and Travis County Appraisal District.

¹¹ Travis County Clerk's Office, Deed Record 545, p. 302, 1936, from The Portal to Texas History, accessed May 8, 2023, [Travis County Deed Records: Deed Record 545 - Page 302 - The Portal to Texas History](#).

¹² *The Austin American*, July 28, 1936, 2.

¹³ *The Austin American*, July 28, 1936, 2.

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capitol correspondent from his father. In this role he covered state politics and national political conventions, becoming "one of the state's most widely known news and political writers."¹⁴ Considered the "dean" of the capitol press corps, Thornton "was believed to have served the longest of any Texas newsman continuously in one organization."¹⁵ After his death in 1949, flags flew at half-mast at state buildings and Governor Allan Shivers paid tribute to Thornton, saying:

[Thornton] contributed as much to good government in Texas with his factual and fearless reporting as any man I have ever known... There is no thought that his place in the Press Room can ever be filled, for his newspaper career spanned the most newsworthy half-century of Texas' progress—progress in which he had a significant part.¹⁶

Two years after his death, in 1951, a portrait of Thornton was hung in the Senate Chamber. At the time, he was only the second "newspaperman" honored in such a way by the Senate.¹⁷

During her time at 2502 Jarratt Avenue, Minnie Lee Thornton was active in the Baby Home Guild, Zeta Tau Alpha sorority alumnae, and the Red Cross, hosting meetings at the house.

Joseph and Eva Rosenblum (1943-1952)

Joseph and Eva Rosenblum purchased 2502 Jarratt Avenue in 1943. During the nine years they owned the property, the Rosenblums expanded the original garage (not extant) in 1944.¹⁸

Rosenblum was a wholesale produce buyer who started his career in South Texas before moving to Austin in 1944. In Austin, the Rosenblums operated a produce business at West 3rd and Guadalupe streets.¹⁹ The Rosenblums sold the house in 1952 and returned to South Texas, where Joseph was known as the "Valley Onion King."²⁰

Meade F. and Dorothy Griffin (1952-1975)

The Griffins purchased the property in 1952 for \$11,000 from the Guthries, who only owned the house for seven months. The couple owned the house for 23 years, during which time they added the one-story side addition. Built in 1973, the frame addition added 432 square feet to the house (fig. A5-4).²¹

Meade F. Griffin was a significant figure in the Texas judicial landscape in the mid-twentieth century, serving on both the Texas Supreme Court and the Court of Criminal Appeals. In Texas, unlike most states, the judicial system is divided into two appellate courts of last resort; the Texas Supreme Court and the Court of Criminal Appeals. The Supreme Court rules over civil cases and the Court of Criminal Appeals rules over criminal cases. Both courts meet at the Supreme Court Building at the State Capitol. The Supreme Court consists of a Chief Justice and eight associate justices, while the Texas Court of Criminal Appeals consists of a Presiding Judge and eight judges. Associate justices and judges are elected in statewide partisan elections to six-year terms; neither are subject to term limits. Well-known politicians who served on the courts include Lloyd Doggett and Greg Abbott. Griffin was one of only a few judges to serve on both of Texas's highest courts.²²

Born in 1897 in Cottonwood, Callahan County, Texas, Griffin earned undergraduate and law degrees from the University of Texas. Admitted to the bar in 1917, Griffin moved to Tulia, Texas, where he lived for three years.

¹⁴ "Death Takes Tudey Thornton; Funeral Slated Wednesday," *Austin American Statesman*, November 1, 1949, 1.

¹⁵ "Death Takes Tudey Thornton; Funeral Slated Wednesday," *Austin American Statesman*, November 1, 1949, 1.

¹⁶ "Death Takes Tudey Thornton; Funeral Slated Wednesday," *Austin American Statesman*, November 1, 1949, 1.

¹⁷ "'Tudey' Thornton Portrait Given to Texas Senate," *The Austin American*, April 3, 1951, 13.

¹⁸ *Austin American Statesman*, September 10, 1944, 10.

¹⁹ City of Austin Historic Preservation Office, Permit Review Application Packet for Historic Landmark Commission, 2502 Jarratt Avenue, NRD-2015-0105, 2015.

²⁰ "Former 'Onion King' Dies in 2-Car Crash," *The Monitor*, June 15, 1967, 1.

²¹ City of Austin permit, 2502 Jarratt Avenue, 1944-1975, from the Austin History Center.

²² Anonymous, "Griffin, Meade Felix," *Handbook of Texas Online*, accessed May 02, 2023, <https://www.tshaonline.org/handbook/entries/griffin-meade-felix>.

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Here, Griffin practiced law and served as Swisher County attorney (1919-1920) and as Tulia mayor (1919).²³ In 1920, Griffin moved to Plainview, where he practiced law, first with the firm Kinder and Russell, then as a partner with Griffin and Morehead. During Griffin's 29 years in Plainview, he served two terms as Hale County judge and as district attorney for the Sixty-fourth Judicial District (1927-1934). During this period, Griffin was also an active member of the U. S. Army, serving as a major of infantry in World War I and as a colonel during World War II. As part of the Judge Advocate General's Department, Griffin helped establish the Trial Section of the War Crimes Branch of the U. S. Army, where he later served as Chief of the Prosecution Section in Wiesbaden, Germany after the war. Griffin was discharged from the Army in December 1945 and retired in 1953.

In 1949, Griffin moved to Austin following his appointment to the Texas Supreme Court (fig. A5-5). Governor Beauford Jester appointed Griffin, following the resignation of Justice Folley of Amarillo. Griffin's appointment preserved the geographical balance of the Supreme Court as a representative of the Panhandle and High Plains. Following his appointment to the Supreme Court, Griffin won all three of his elections and served as an associate justice until his resignation in 1968 (fig. A5-6). As an associate justice, Griffin wrote the court's opinion for over 200 cases, as well as the occasional dissenting opinion. His opinions included a variety of land and real estate suits, medical malpractice suits, and insurance and banking suits, among others.²⁴ During his last 10 years on the Supreme Court, Griffin served as "senior judge," presiding over the court during the absence of the chief justice.²⁵ After retiring from the Supreme Court, Griffin was appointed in 1969 to the Texas Court of Criminal Appeals, where he served one year. From 1969 to 1971, Griffin served as the Texas Assistant Attorney General.

While on the Supreme Court, Griffin was a member and chairman of various committees, including the Committee for the Prevention of Unauthorized Practice of Law, the Committee on War Work and Veterans, and the Rule Making Committee where his recommended administration improvements provided "much value to the State."²⁶ It was his role as Chairman of the State Bar Committee on State Courts Housing, though, where he was influential in the construction of the Supreme Court Building in Austin in the late 1950s. Though the plan to build a separate Supreme Court Building and move both courts out of the Capitol building began prior to Griffin's chairmanship and reached fruition shortly after, Griffin "contributed substantially toward its ultimate success."²⁷ Griffin helped find funding for construction and spoke and wrote on the necessity of passing a State Courts Housing Bill to allow construction. Speaking to the Texas Bar Institute Convention in 1949, Griffin explained that not only was a new building needed, having outgrown the space in the Capitol Building, but that it would ultimately pay for itself in less than 20 years.²⁸ His work on the committee played a large role in the construction of the Supreme Court building in 1959, as well as the other state buildings constructed in the 1950s and 1960s around the Capitol Building. Additionally, after the courts moved to the new building, Griffin helped ensure that the old courtroom in the Capitol was preserved. Threatened by some legislators who wanted to divide it into small offices and sell the room's carved mahogany bench, the old courtroom was ultimately preserved thanks in part to a committee on which Griffin served. In a remembrance of Griffin, Dorothy Griffin wrote that her husband "asked the Texas Historical Society to place a marker in the old courtroom," which led to the preservation of the room.²⁹ Dorothy also wrote that in recognition for his efforts, the committee hung a

²³ Lucian Morehead, Remarks at Memorial Service for Justice Meade F. Griffin, September 18, 1941, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

²⁴ W. St. John Garwood, Remarks at Memorial Service for Justice Meade F. Griffin, September 18, 1941, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

²⁵ W. St. John Garwood, Remarks at Memorial Service for Justice Meade F. Griffin, September 18, 1941, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

²⁶ W. St. John Garwood, Remarks at Memorial Service for Justice Meade F. Griffin, September 18, 1941, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

²⁷ W. St. John Garwood, Remarks at Memorial Service for Justice Meade F. Griffin, September 18, 1941, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

²⁸ Meade F. Griffin, Remarks at State Bar Institute Convention, 1948, from *Texas Bar Journal*, April 1949, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

²⁹ Dorothy Porter Griffin, letter, September 22, 1975, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas

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1 portrait of Griffin in the old courtroom, an honor reserved for only Chief Justices.³⁰

2
3 Over his long tenure at Texas's highest judicial level, Griffin not only influenced considerable legislation but also
4 frequently worked with laws schools around the state, lecturing and contributing to their journals (fig. A5-7).³¹
5 Griffin also gave many talks to graduates, community groups, veterans, and active military. Gleaning from some
6 of his speeches and writings, Griffin's judicial principles and beliefs seemingly aligned with contemporary
7 Democrats.³² He believed in a strong judicial system, hard work, democracy, and the importance of public
8 education. A strong believer in law and order and fairness, Griffin's convictions were never "deterred by pleas
9 from his friend nor by threats from his enemies."³³ He addressed the racial strife of the period in a number of
10 speeches, including in his addresses to the graduating classes of Huston-Tillotson College (now Huston-
11 Tillotson University) in 1958 and Odessa College in 1960. In his speeches, he spoke with reverence for Booker
12 T. Washington, Ralph Bunche, and Jesse Owens, and the "unselfish service to the entire human race" which
13 they inspired.³⁴ Acknowledging that the individual rights of Black Americans were being denied, Griffin
14 emphasized that the country was "founded upon the principles of equality and justice to all citizens regardless of
15 color or creed," and tasked the graduating classes with bringing about "a just, fair and lasting solution" to the
16 country's racial tensions.³⁵

17
18 Outside of the law, Griffin was active in St. David's Episcopal Church in Austin, where he was a lay reader and
19 served on the vestry.³⁶ He also was involved with the Austin Symphony Society, serving in various roles
20 including president of the board of directors and chair of the annual campaign fundraising drive.³⁷

21
22 Born in Austin, Dorothy Griffin received degrees from both Northwestern University and New York University. A
23 significant figure in the child welfare movement, Griffin was active in the nonprofit organization Save the
24 Children. Founded in Great Britain in 1919, Save the Children organized in the U. S. in 1932 to help
25 impoverished children.³⁸ By 1947 Griffin was state director of the organization and responsible for its relocation
26 from Dallas to Austin. With the organization, Griffin organized events and fundraisers for rural schools in Texas,
27 impoverished children in the southwest, and children impacted by natural disasters around the world. At her
28 home on Jarratt Avenue, Griffin hosted meetings and events for the organization. In addition to Save the
29 Children, Griffin was also active in many other clubs and organizations, including the American History Club,
30 Women's Symphony League of Austin, Women of St. David's Church, and the Austin Women's Club.³⁹

31 *Noel J. and Joan Dell Weaver Dolce (1975-1984)*

32 Noel and Joan Dolce lived at the residence for nine years. In 1975 they added a 190 square foot, two-story rear
33

Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

³⁰ Unsure if a portrait was ever hung and if so, if it still hangs in the old courtroom.; Dorothy Porter Griffin, letter, September 22, 1975, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

³¹ W. St. John Garwood, Remarks at Memorial Service for Justice Meade F. Griffin, September 18, 1941, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

³² Between the nineteenth century and the late 1980s, Democrats by-and-large comprised the makeup of both courts. Since the 1990s, though, only Republicans have served on the two courts.

³³ Lucian Morehead, Remarks at Memorial Service for Justice Meade F. Griffin, September 18, 1941, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

³⁴ Meade F. Griffin, Commencement Address at Huston-Tillotson College, May 26, 1958, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

³⁵ Meade F. Griffin, Commencement Address at Odessa College, May 28, 1960, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

³⁶ Meade F. Griffin, typed transcript for auto-biography, no date, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

³⁷ Meade F. Griffin, typed transcript for auto-biography, no date, from The Texas Supreme Court Justice Meade F. Griffin papers, 1949-1969, Texas Supreme Court records, Archives and Information Services Division, Texas State Library and Archives Commission.

³⁸ *Austin American Statesman*, January 27, 1983, 25.

³⁹ Obituary, *Austin American Statesman*, September 18, 1985, 14.

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addition for \$10,000.⁴⁰

Already a lawyer, Joan Dolce returned to the University of Texas while residing at 2502 Jarratt Avenue, earning a Master of Legal Letters in 1983. Upon graduating, Joan worked for the law firm Graves, Dougherty, Hearon, and Moody as an estate planner.⁴¹ Noel Dolce was an architect and president of the architecture firm White, Dolce and Barr.⁴² He helped designed St. Michael's Academy in Austin and also served on the West Austin Sector 2 planning steering committee.⁴³

William Ikard and Kathy Cronkite (1984-2013)

William Ikard and Kathy Cronkite purchased the house in 1984. After the couple divorced in 2005, Ikard retained ownership of the house, living there until 2013. During this period, the house's original wood siding was replaced with the current compatible fiber cement siding, and the original double-hung wood windows were replaced with the current double-hung Fibrex windows; both alterations are historically sensitive.

Both children of journalists—he the son of Jayne Ikard, the lead political reporter for Newsweek and its first woman bureau chief, and she the daughter of broadcast journalist Walter Cronkite—Ikard and Cronkite relocated to Austin from Houston with their son in 1984.⁴⁴ In Austin, Ikard, a lawyer, co-founded Powell, Popp & Ikard, and Cronkite hosted a morning talk show on radio station KLBJ AM. Cronkite was also active in local theater and authored *On the Edge of Darkness* while residing at 2502 Jarratt Avenue. In a 2009 *Austin Chronicle* article, a family friend recalled of the house, "The Ikard/Cronkite household was always abuzz at the holidays with former LBJ officials, media names and political figures coming and going as if their place was a stop on some celebrity bus tour."⁴⁵ Among the who's who of frequent guests was Kathy's father, Walter, who participated in Christmas caroling in the neighborhood with his family. According to Ikard, Walter Cronkite lived in the 1973 side addition for a period of time between the 1980s and 2005.⁴⁶

ARCHITECTURE

The house at 2502 Jarratt Avenue also derives significance from its architecture as a representative example of Colonial Revival residential architecture from the 1930s. Early American examples of the Colonial Revival style date to the nineteenth century, but by the early twentieth century the Colonial Revival style was one of the most popular styles in residential architecture. Particularly dominant in the 1930s and 1940s, the style, unlike other Eclectic revival styles, remained popular into the postwar period.⁴⁷ Due to its extended period of popularity, the Colonial Revival style evolved over time with changing technologies and fashions. As such, variations of the style exist – in house plan and form, façade symmetry, and ornamentation. The house at 2502 Jarratt Avenue stands as an excellent example of the Colonial Revival style—in form and design—from the 1930s.

Character-defining features of the Colonial Revival style include prominent front doors and entryways, double-hung sash windows with multiple lights, paired windows, and symmetrically balanced facades. Shutters, small entry porches, and dormers are common Colonial Revival features.⁴⁸ Ornamentation varies, from minimal to elaborate, though the ornamentation on Colonial Revival houses is typically focused at the front door. Colonial Revival houses can be one or two stories, and roofs can be gabled or hipped. Various house plans, including center passage, bungalow, foursquare, Cape Cod, and later ranch and split-level houses, were built in the Colonial Revival style. The early versions of the Colonial Revival style from the late nineteenth century were often "free interpretations" of the Colonial Style (originating in the seventeenth and early eighteenth centuries),

⁴⁰ City of Austin permit, 2502 Jarratt Avenue, 1944-1975, from the Austin History Center.

⁴¹ Obituary, *Hill Country Community Journal*, September 14, 2014, [Joan Dell Dolce | Obituaries | hccommunityjournal.com](#).

⁴² Obituary, *Austin American Statesman*, December 7, 1988, 46.

⁴³ "Catholics buy land for high school," *Austin American Statesman*, May 6, 1983, 32.

⁴⁴ "Jayne Brumley Ikard, 83, Was Hostess, Journalist, Islander," *Vineyard Gazette*, September 2, 2010, [The Vineyard Gazette - Martha's Vineyard News | Jayne Brumley Ikard, 83, Was Hostess, Journalist, Islander](#).

⁴⁵ Kevin Phinney, "Christmas Carols With Walter Cronkite," *The Austin Chronicle*, August 7, 2009, [Christmas Carols With Walter Cronkite: Holiday memories of the legendary TV newsmen - News - The Austin Chronicle](#).

⁴⁶ Ikard conveyed this information to current owner, Katherine Nash Goehring.

⁴⁷ Virginia Savage McAllister, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 1514, Google Play.

⁴⁸ McAllister, *A Field Guide to American Houses*, 1418.

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characterized by asymmetrical forms, hipped roofs, and exaggerated proportions and stylistic details.⁴⁹ By the early twentieth century, as photographs of original Colonial Style houses spread through the dissemination of books and magazines, the revival style became a closer interpretation, or copy, of the original style. In the 1930s and throughout the 1940s, a simplified version of the style grew dominant. Asymmetrical façades became more common, and Colonial Revival style houses in general were characteristically refrained in ornamentation and simpler in outline.⁵⁰ Changes and fluctuations in the economy, caused by the Great Depression and the lead-up to World War II, contributed to these changes, as construction, in general, became more austere. As the focus in residential architecture shifted away from ornamentation, builders placed more emphasis on incorporating new technology and appliances into houses. These factors, and the availability of plans and pre-fabricated materials, saw Colonial Revival style houses become “more alike in their plans and their general stylistic interpretation.”⁵¹ This is evident in the Old West Austin Historic District, where “white and other soft tints and solid wood surfaces on rectangular boxes became the norm,” and individuality was achieved through subtle stylistic detailing, such as window grouping and porch design rather than elaborate applied ornamentation.⁵²

The restrained Colonial Revival style of 2502 Jarratt Avenue is an excellent example of this trend, reflecting this period of time in the evolution of the style. The two-story house has a simple asymmetrical cross-gable plan with two prominent front-facing gables that feature eave returns and bed molding. Originally clad in wood lap siding painted in a similarly muted color, the current gray fiber cement siding was added around 2009. Windows on all façades are double-hung multi-light sash with white window surrounds. Though not original, the window style matches the original windows per a review of Google Street View from 2008, before they were replaced.⁵³ Windows on the front façade are arranged asymmetrically and feature triple windows on the second story and a prominent one-story bay window—a popular Colonial Revival feature in the 1930s—on the first floor.⁵⁴ The front entryway’s door surround also subtly conveys the Colonial Revival style with its flat pediment and fluted pilasters.

Despite several alterations over the years, the house continues to convey the Colonial Revival style of the 1930s. The first significant alteration was the construction of the side one-story addition. Built in 1973 during the historic period, the addition is set back from the plane of the front façade, built off the house’s rear wing/ell. The 432-square-foot addition, identified as a bedroom and bathroom on the permit, has a hipped roof that extends past the façade, creating a full-length covered porch with box columns. The front façade of the addition has double-hung windows and multi-light French doors. Built by the Griffins, the addition is historic in age and facilitated the continued use of the property for the family, earning it significance in its own right. The other additions, though non-historic in age, are not visible from the public right of way and therefore have minimal impact on the overall integrity of the house. Built in 1975, the two-story rear addition (the first of the two non-historic-age additions) to the original portion of the house added 190 square feet per the work permit. The second addition occurred in 2016. The current owners added a rear, 754-square-foot, one-story addition to the 1973 addition. In the 2015 Historic Preservation Office review packet, staff approved the work stating:

“The changes that are being proposed are on the rear or separate from the house. While the new addition will have a higher ridge line than the original one story ridge line, it will not affect the overall feeling and essential form of the house as the ridge line will still be lower than the two story section of the historic home.”⁵⁵ Also in 2016, the current owners demolished the original garage and built the current two-story garage apartment. Built to the rear of the house, in the same location as the original garage, the garage apartment is mostly obscured from the public right-of-way by the house and trees. Other alterations to the house include siding replacement (ca. 2009), window replacement (ca. 2010), railing removal from the one-story front addition (ca. 2015), chimney painting (ca. 2020), and front door replacement (2022). These alterations are compatible in design. The size of the window and door openings remained unchanged, and the new siding matches the original. Overall, the house retains its Colonial Revival style character-defining features.

⁴⁹ McAllister, *A Field Guide to American Houses*, 1515.

⁵⁰ McAllister, *A Field Guide to American Houses*, 1425.; Dase, “Old West Austin Historic District,” 8-90.

⁵¹ Dase, “Old West Austin Historic District” 8-90.

⁵² Dase, “Old West Austin Historic District,” 8-90.

⁵³ The 2008 Google Street View image is not include due to the poor quality of the image.

⁵⁴ McAllister, *A Field Guide to American Houses*, 1425.

⁵⁵ City of Austin Historic Preservation Office, Permit Review Application Packet for Historic Landmark Commission, 2502 Jarratt Avenue, NRD-2015-0105, 2015.

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SUMMARY

Significance for the residence at 2502 Jarratt Avenue is achieved through its historical associations with community planning and development trends of the 1930s and for its association with its longest occupants during the historic period, Meade F. and Dorothy Griffin. Griffin resided at this house longer than any other house in Austin, and therefore it is the only house in the city able to convey Griffin's significance.⁵⁶ The house is also architecturally important. Built in 1936, the house is an excellent example of the Colonial Revival style popular during the period. Less elaborate in design and ornamentation than earlier Colonial Revival style houses, the residence's subtle stylistic influences are characteristic of the types of Colonial Revival houses built in the 1930s and 1940s. As more and more houses in the surrounding Pemberton Heights subdivisions are altered or demolished, the house at 2502 Jarratt Avenue is significant both individually and as part of the collection of historic houses in the larger Old West Austin historic district, and historic zoning will help facilitate its preservation. Together, these factors demonstrate that the house at 2502 Jarratt Avenue meets the City of Austin criteria for historic zoning.

⁵⁶ Griffin stayed at the Driskill Hotel when he first arrived in Austin, and the 1950 City Directory lists his address at 1407 Northwood Road, 0.5 miles north of 2502 Jarratt Avenue in Old West Austin.

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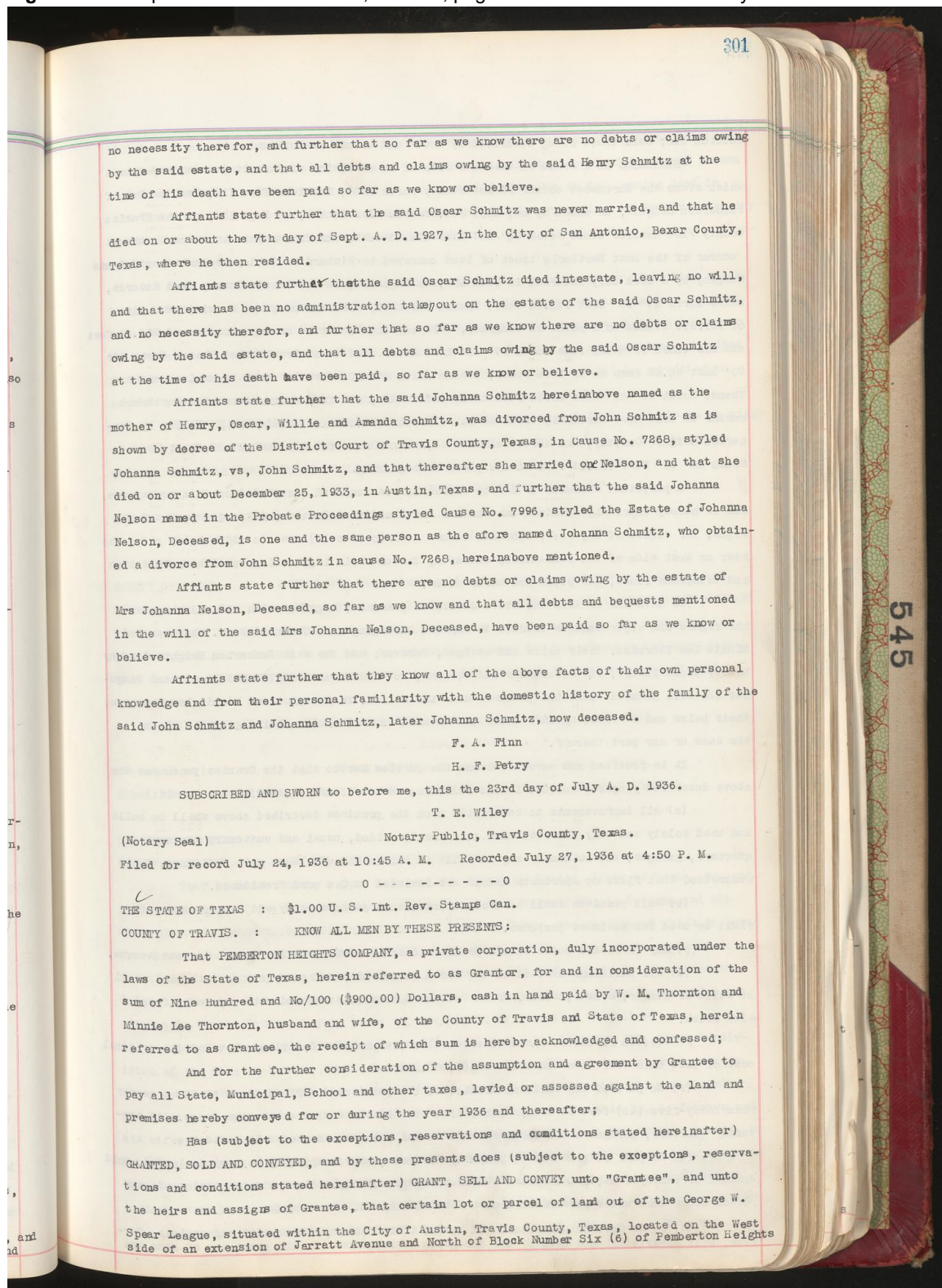
Attachment A

Historical Documentation to Supplement Section F

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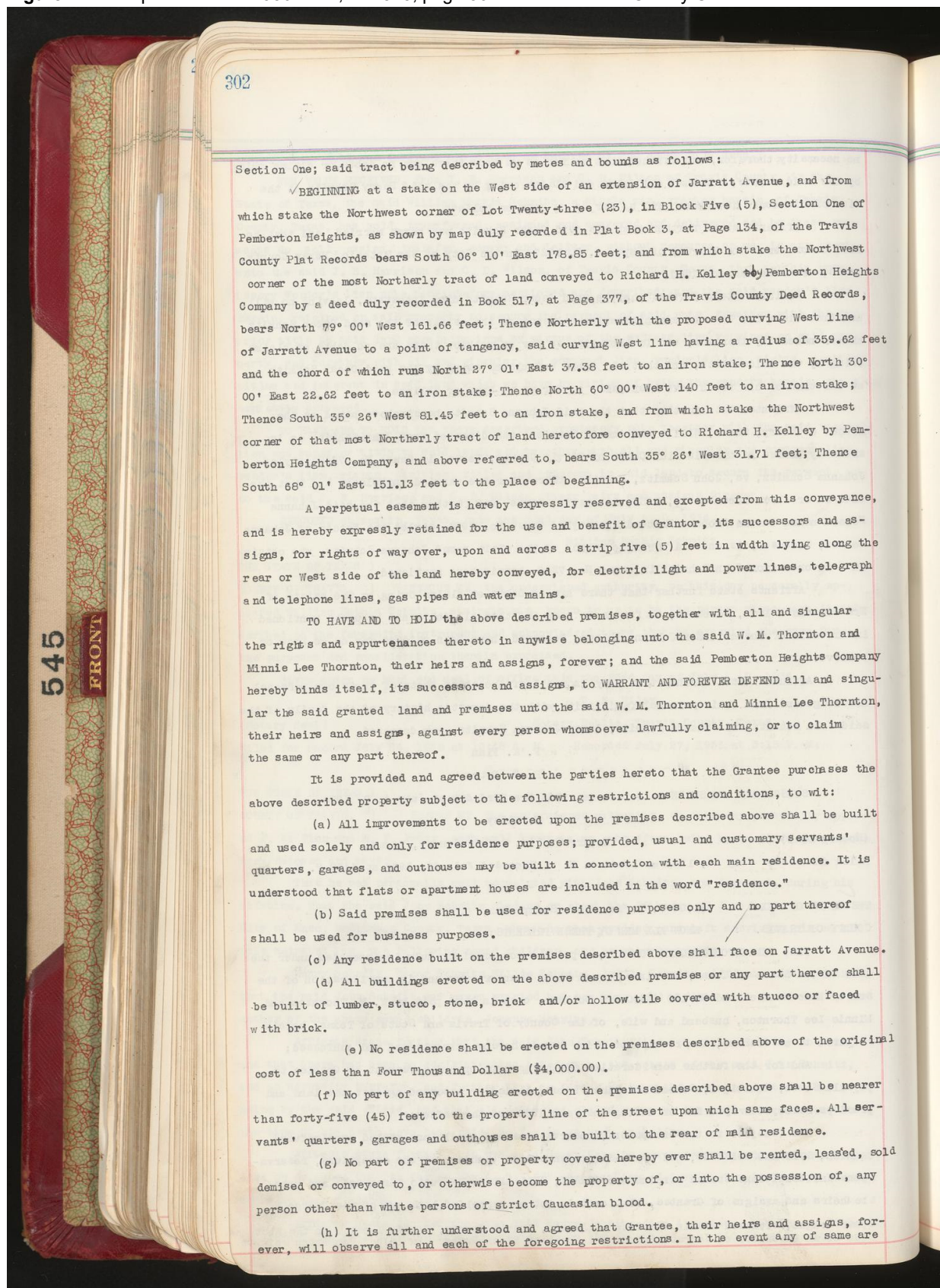
Attachment A-1: Supplement for Section F.1 – Deed Chronology

Figure A1-1. Reproduction of 1936 deed, vol. 545, pages 301. Source: Travis County Clerk.



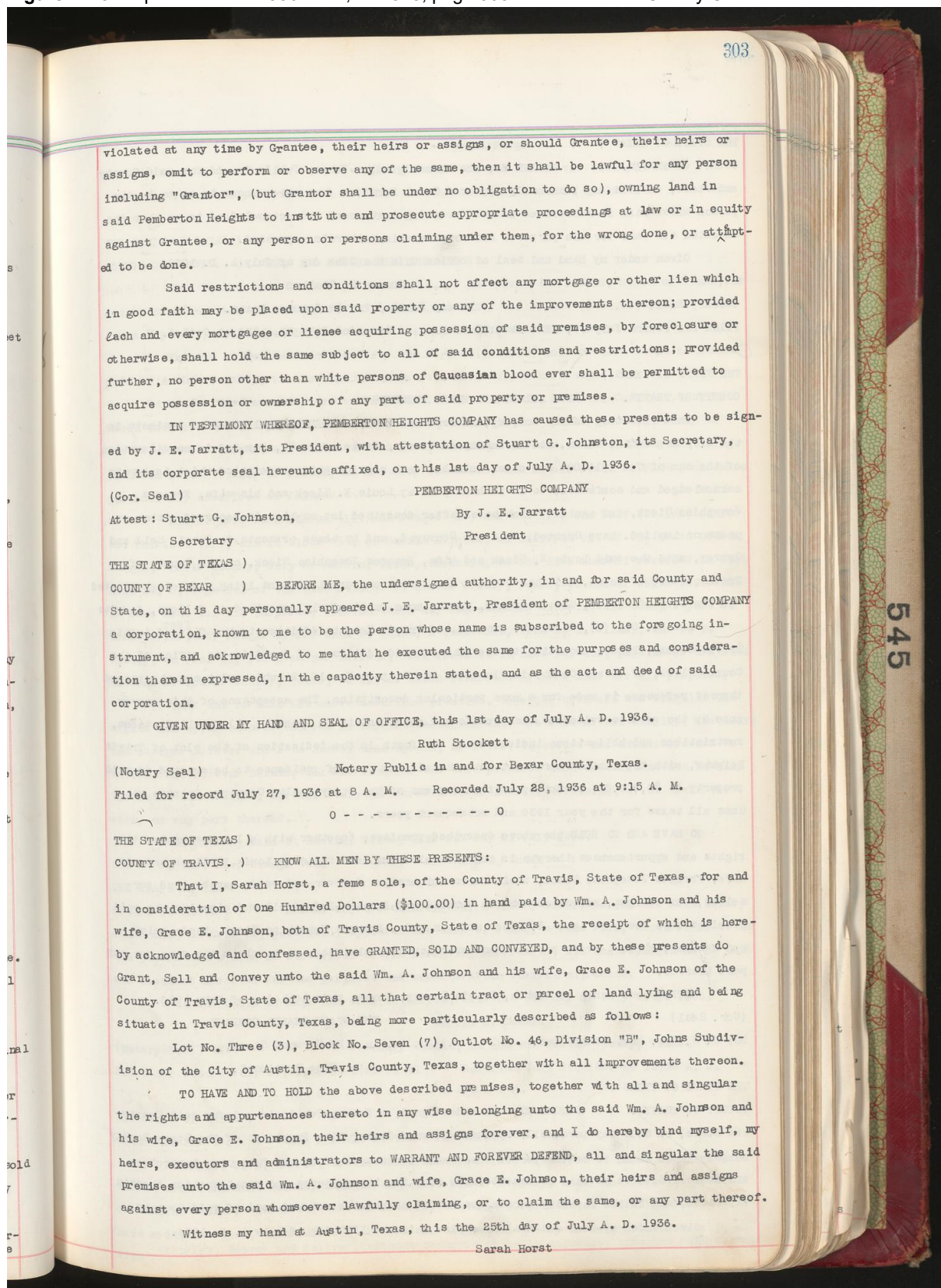
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Figure A1-2. Reproduction of 1936 deed, vol. 545, page 302. Source: Travis County Clerk.



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Figure A1-3. Reproduction of 1936 deed, vol. 545, page 303. Source: Travis County Clerk.



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Figure A1-4. Reproduction of 1984 mechanic's lien, Book 8509, pp. 711. Source: Travis County Clerk

MAR-22-84 RE CHB 4481 17.00

BUILDER'S & MECHANIC'S LIEN CONTRACT
(WITH POWER OF SALE)

3-62-4558

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THIS CONTRACT made and entered into by and WILLIAM F. IKARD and wife, KATHY CRONKITE, hereinafter called Owners (whether one or more) of Travis County, Texas, and FRANK N. IKARD, JR., hereinafter called Contractor (whether one or more), of Travis County, Texas,

WITNESSETH:

Contractor hereby contracts and agrees to build and complete certain improvements, in a good and workmanlike manner, according to the plans and specifications agreed upon by Parties hereto, and to furnish and provide all labor and material to be used in connection therewith (the "Improvements"), for Owners to be situated upon the following described premises, which premises Owners hereby state they own in fee simple, free and clear of any liens and encumbrances recorded or unrecorded, except as herein provided, same being in Travis County, Texas, to-wit:

That certain tract of land out of the George W. Spear League, in the City of Austin, Travis County, Texas, located on the West side of an extension of Jarratt Avenue and North of Block No. Six (6), of Pemberton Heights, Section One, and described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all pertinent purposes.

In consideration of the foregoing, Owners agree and obligate themselves to pay to Contractor the sum of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$17,500.00) (the "Contract Price"), plus any additional sums which may be earned hereunder as hereinafter provided, or such lesser amount as may be earned hereunder, the payment of which shall be due and payable to Contractor at such times as (i) Contractor has provided labor or furnished materials in connection with the construction of the Improvements (the "Work"); (ii) Owners and Contractor have made application to NATIONAL BANK OF COMMERCE (the "Lender"), which is making a loan (the "Loan") to Owners to provide loan proceeds to Owners to pay Contractor for the Work performed hereunder; and (iii) the Lender has inspected the Work and is satisfied that the requested amount is due for Work which has been performed. Each advance of the Loan made on Owners' behalf to Contractor shall be for the amount of Work Contractor has performed and approved by Lender from the date it last received payment; provided, however, that Lender may, at its option, retain ten percent (10%) (the "Retainage") of each advance until all Work has been completed, all governmental authorities or other entities having jurisdiction over the performance of the Work have approved the Work, and the Lender has received evidence satisfactory to it that all obligations incurred in connection with the Work have been fulfilled or paid, at which time the Retainage shall be payable.

It is specially agreed that during the erection and construction of said Improvements and until the same have been completed and delivered to Owners, Contractor shall keep same, together with all materials on the premises, insured against loss or damage by fire and the perils of extended coverage in an amount equal to the Contract Price under this contract, with loss, if any, payable to the Parties hereto and the Lender, as their respective interests may appear. The proceeds of such insurance may, at the option of Owners, be used for restoring the property destroyed or damaged without affecting the liens herein created and given. If Contractor fails to keep said property so insured and a loss should occur, the same shall be the loss of Contractor.

No alterations shall be made in the work shown or described by the plans and specifications, nor shall any extra work or material be charged or

MECHANIC'S LIEN
Travis County, Texas

8509 - 711

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

Attachment A-2: Supplement for Section F.3 – Biographical Data

Key biographical documents for significant occupants are compiled below.

Figure A2-1. Obituary for W. M. Tudey Thornton, 1949. Source: *Austin American Statesman*, November 1, 1949, 1.

Austin American-Statesman (Austin, Texas) · 1 Nov 1949, Tue · Page 1

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