

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

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

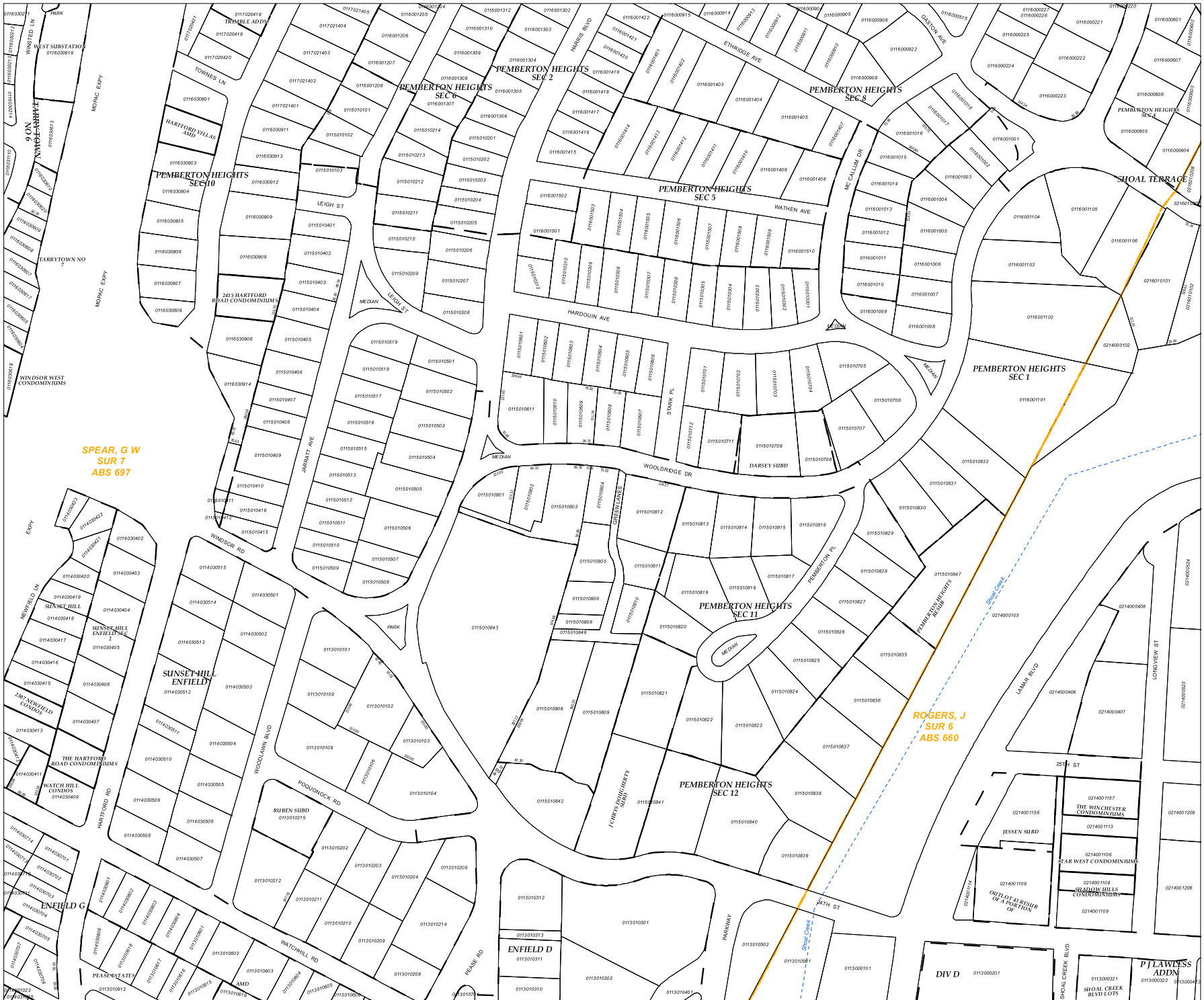
FIRM NAME: HHM & Associates, Inc. TELEPHONE NUMBER: 512-478-8014

STREET ADDRESS: 4601 Sinclair Avenue

CITY: Austin STATE: TX ZIP CODE: 78756

CONTACT PERSON: Same TELEPHONE NUMBER: Same

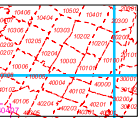
EMAIL ADDRESS: [REDACTED]



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

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, represent or guarantee the accuracy, completeness or 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

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

NO 2303805

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
2022	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
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: _____

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**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.


Signature 5/31/23
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.


Signature 5/24/23
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)

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

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.

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

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.

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

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

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.

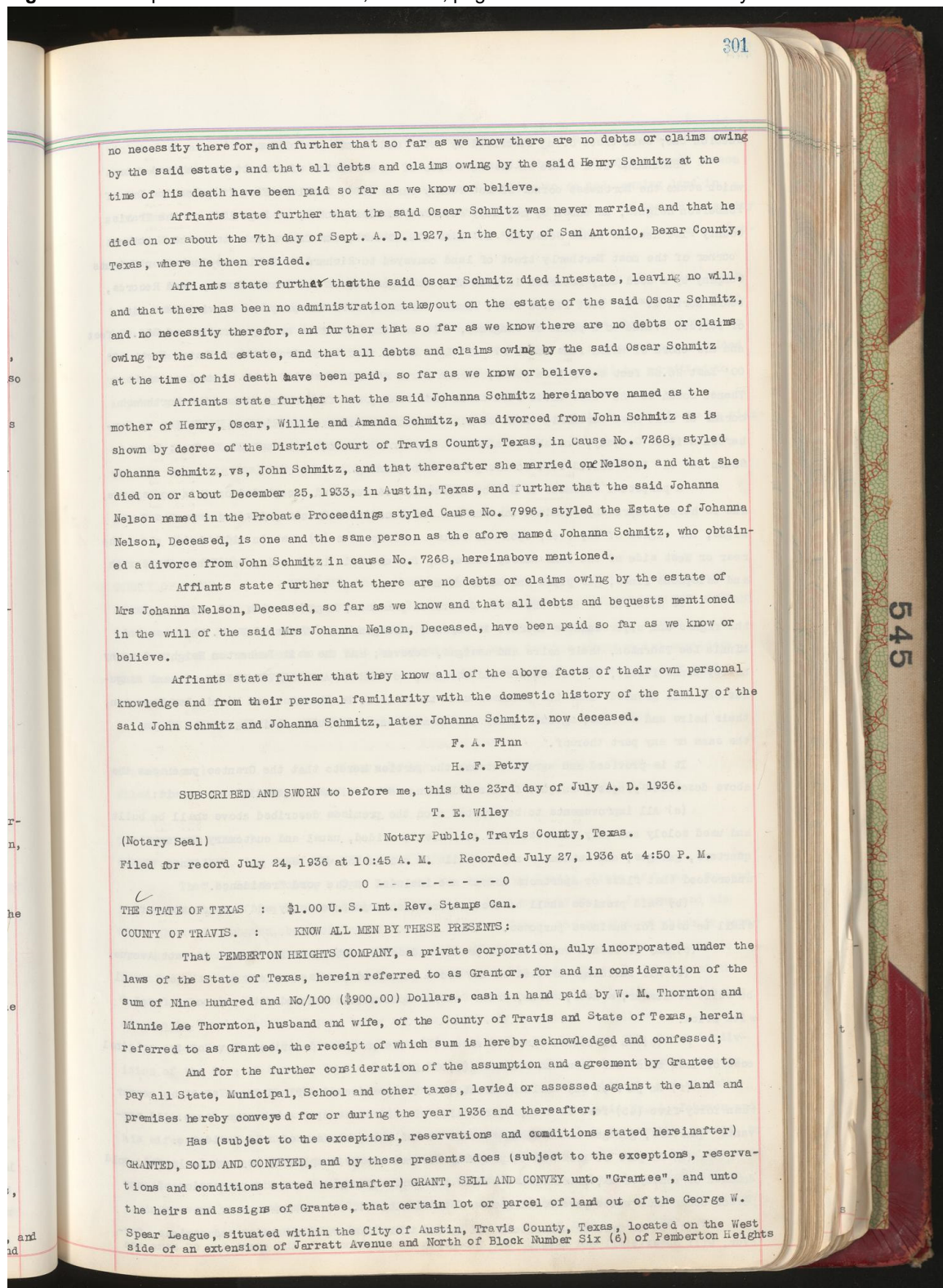
Attachment A

Historical Documentation to Supplement Section F

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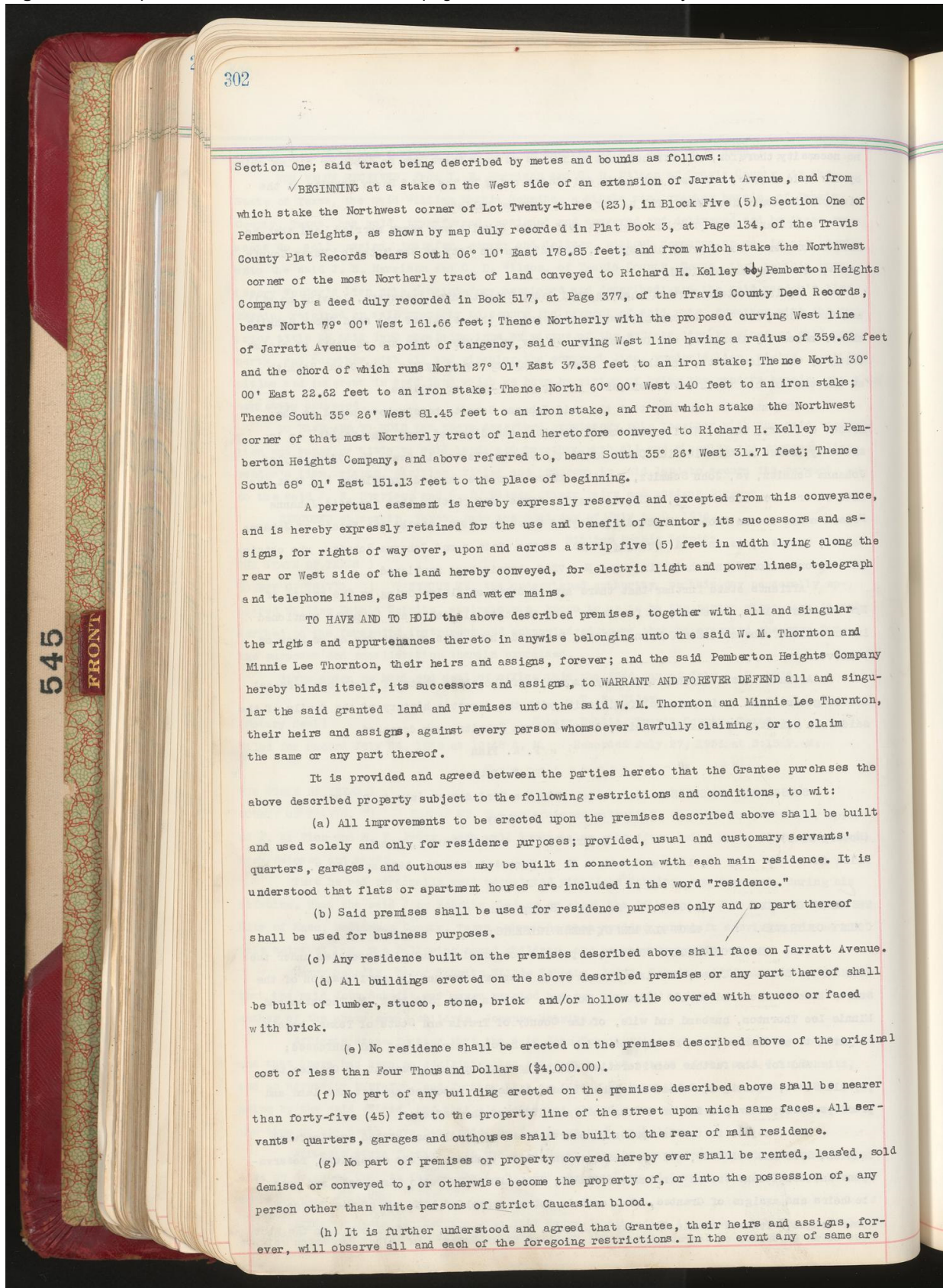
Attachment A-1: Supplement for Section F.1 – Deed Chronology

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.



Section One; said tract being described by metes and bounds as follows:

✓BEGINNING at a stake on the West side of an extension of Jarratt Avenue, and from which stake the Northwest corner of Lot Twenty-three (23), in Block Five (5), Section One of Pemberton Heights, as shown by map duly recorded in Plat Book 3, at Page 134, of the Travis County Plat Records bears South 06° 10' East 178.85 feet; and from which stake the Northwest corner of the most Northerly tract of land conveyed to Richard H. Kelley by Pemberton Heights Company by a deed duly recorded in Book 517, at Page 377, of the Travis County Deed Records, bears North 79° 00' West 161.66 feet; Thence Northerly with the proposed curving West line of Jarratt Avenue to a point of tangency, said curving West line having a radius of 359.62 feet and the chord of which runs North 27° 01' East 37.38 feet to an iron stake; Thence North 30° 00' East 22.62 feet to an iron stake; Thence North 60° 00' West 140 feet to an iron stake; Thence South 35° 26' West 81.45 feet to an iron stake, and from which stake the Northwest corner of that most Northerly tract of land heretofore conveyed to Richard H. Kelley by Pemberton Heights Company, and above referred to, bears South 35° 26' West 31.71 feet; Thence South 68° 01' East 151.13 feet to the place of beginning.

A perpetual easement is hereby expressly reserved and excepted from this conveyance, and is hereby expressly retained for the use and benefit of Grantor, its successors and assigns, for rights of way over, upon and across a strip five (5) feet in width lying along the rear or West side of the land hereby conveyed, for electric light and power lines, telegraph and telephone lines, gas pipes and water mains.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said W. M. Thornton and Minnie Lee Thornton, their heirs and assigns, forever; and the said Pemberton Heights Company hereby binds itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said granted land and premises unto the said W. M. Thornton and Minnie Lee Thornton, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

It is provided and agreed between the parties hereto that the Grantee purchases the above described property subject to the following restrictions and conditions, to wit:

(a) All improvements to be erected upon the premises described above shall be built and used solely and only for residence purposes; provided, usual and customary servants' quarters, garages, and outhouses may be built in connection with each main residence. It is understood that flats or apartment houses are included in the word "residence."

(b) Said premises shall be used for residence purposes only and no part thereof shall be used for business purposes.

(c) Any residence built on the premises described above shall face on Jarratt Avenue.

(d) All buildings erected on the above described premises or any part thereof shall be built of lumber, stucco, stone, brick and/or hollow tile covered with stucco or faced with brick.

(e) No residence shall be erected on the premises described above of the original cost of less than Four Thousand Dollars (\$4,000.00).

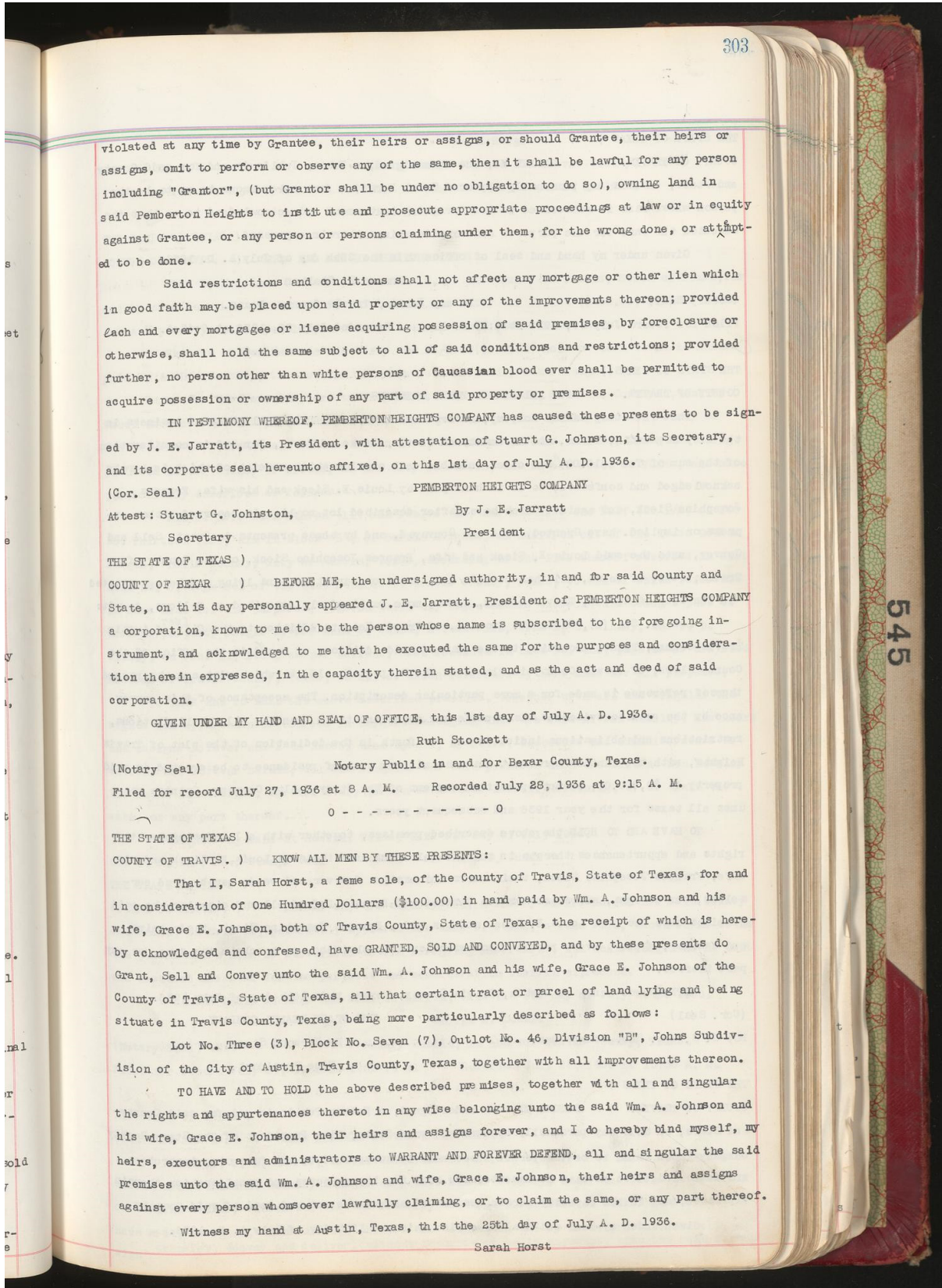
(f) No part of any building erected on the premises described above shall be nearer than forty-five (45) feet to the property line of the street upon which same faces. All servants' quarters, garages and outhouses shall be built to the rear of main residence.

(g) No part of premises or property covered hereby ever shall be rented, leased, sold, demised or conveyed to, or otherwise become the property of, or into the possession of, any person other than white persons of strict Caucasian blood.

(h) It is further understood and agreed that Grantee, their heirs and assigns, forever, will observe all and each of the foregoing restrictions. In the event any of same are

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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) *17.00*

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

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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Figure A2-2. *Handbook of Texas* article for Meade Griffin. Source: *Handbook of Texas Online* accessed May 8, 2023, <https://www.tshaonline.org/handbook/entries/griffin-meade-felix>.

Texas State Historical Association (TSHA) <https://www.tshaonline.org>

<https://www.tshaonline.org/handbook/entries/griffin-meade-felix>

Griffin, Meade Felix (1897–1974)

GRIFFIN, MEADE FELIX (1897–1974). Meade Felix Griffin, who served on both the Texas Supreme Court and the state Court of Criminal Appeals, was born in Cottonwood, Callahan County, Texas, on March 17, 1897, the son of W. F. and Frances Lodi (Patterson) Griffin. Hereceived an A.B. degree in 1915 and an LL.B. in 1917 from the University of Texas, and in August 1917 he was in the first graduating class of the Officers' Training Camp at Leon Springs. In **World War I** (</handbook/online/articles/qdw01>) he rose to the rank of major of infantry; in **World War II** (</handbook/online/articles/npwnj>) he was promoted to colonel. He helped establish the trial section of the United States Army's war crimes department at Wiesbaden, Germany, at the end of the war.

Griffin was admitted to the bar in 1917 and practiced in Tulia, where he was county attorney from 1917 to 1919 and mayor in 1919; he served as county judge in Hale County from 1923 to 1926 and as district attorney for the Sixty-fourth Judicial District from 1927 to 1934. In 1949 Governor **Beauford H. Jester** (</handbook/online/articles/fje08>) appointed him to the Texas Supreme Court, where he served as associate justice until his retirement in 1968. A year later he was appointed a special judge to the Texas Court of Criminal Appeals, thus becoming one of few men who have served on both of the highest courts in Texas. He also served as an assistant attorney general under **Crawford Martin** (</handbook/online/articles/fma59>).

On June 2, 1917, Griffin married Eleanor Sykes, from whom he was divorced in 1950; they had two children. He married Dorothy Porter on November 8, 1950. He received the Rosewood Gavel Award from St. Mary's University in 1965 and was a member of the American Legion and the **State Bar of Texas** (</handbook/online/articles/jos02>), in which he was chairman of numerous committees. Griffin died in Austin on June 3, 1974, and was buried in the **State Cemetery** (</handbook/online/articles/les02>), Austin.

Austin *American-Statesman*, June 4, 5, 1974. *Who's Who in America*, 1968–69.

1
2



MEADE F. GRIFFIN

Former justice dies

Judge Griffin Dead

Meade F. Griffin, for nearly two decades a Justice of the Supreme Court of Texas, died at his home here Monday night. He was 80.

Chief Justice Joe Greenhill said Tuesday morning Griffin was "certainly one of the ablest . . . justices to serve on the court . . . he was respected by all."

Greenhill said Griffin had suffered from an extended illness.

A native of Cottonwood in Northwest Texas, Griffin had the distinction of having served on the state's two highest courts — the Supreme Court and the Court of Criminal Appeals.

His undergraduate and law degrees were from the University of Texas. The law degree was conferred in 1917.

Griffin was "especially proud," Judge Greenhill said, of having been a graduate of the first Officers' Training Camp at Leon Springs in August, 1917.

He rose to the rank of major in World War I, and was a colonel by the end of WW II, at which time he helped establish the trial section for war crimes trials in Wiesbaden, Germany.

He was appointed to the Supreme Court by Gov. Beauford Jester in 1949. He served on the high court until retirement in 1968.

In 1969, he was a special judge to the Texas Court of Criminal Appeals. He served also as an assistant attorney general under the late Crawford Martin.

Funeral for Griffin will be 4 p.m. Thursday at St. David's Episcopal Church, under the direction of Weed-Corley Funeral Home. Burial will be in the State Cemetery.

Survivors, include his wife, Dorothy Porter Griffin of 2502 Jarratt; a daughter, Mrs. Mariellen Garner of Canyon; a son, W. Fred Griffin of El Paso; three sisters, Mrs. Willis Hawkins of Hart, Mrs. Lewis Goodrich of Shamrock and Mrs. Wilma Clark of Dallas; five grandchildren.

Memorial contributions may be made to St. David's Episcopal Church, St. Mark's Episcopal Church of Plainview or Cal Farley's Boys' Ranch in Tascosa.

NCAA Special

Figure A2-3. Obituary for Meade Griffin, 1974. Source: *Austin American Statesman*, June 4, 1974.

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Figure A2-4. 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.

Meade Felix Griffin was born March 17, 1894, and died June 3, 1974.

His parents were Willis Frederick Griffin and Francis Lodaska Patterson. They came from Mississippi but met and were married in Callahan County, Texas. They were married on July 1, 1921. They lived near Clyde for one year and then moved to a farm near Cottonwood where Meade was born.

W. F. and Lodie Griffin were both most anxious for Meade and their other children to have an education. They shared Meade's desire to become a lawyer and are said to have drilled into him the idea that he was to become an honest lawyer. His mother gave him religious training and instilled in him the ideas and ideals of Christianity. They were

MEADE F. GRIFFIN
THE LAWYER AND THE MAN

Willis F. Griffin operated a drugstore and general merchandise store in Cottonwood. He and Lodie moved to Tulla about 1914. He operated a general store. Meade helped in this work during summer and other vacations. Meade received good training in business and in meeting and dealing with people in these stores.

Meade attended school in Cottonwood through the eighth grade. He attended Peacock Military Academy in San Antonio for one year and Britton's Training School at Cisco for one year.

He entered the University of Texas at Austin in 1917. He received a BA degree in 1921 and a LL.M. degree in 1923. Both degrees were conferred by the University of Texas at Austin.

Remarks by
The Honorable Lucian Morehead
at
Memorial Service for Justice Meade F. Griffin
In The Supreme Court of Texas

On September 18, 1974
He was a student and performed other functions of this job. He wrapped and mailed publications of Frank Lomas. For part of his career at the University of Texas he and another boy lived over the office of Dr. Goodall Vooten. He received free rent in return for furnishing security to the building.

His law school studies were interrupted when he volunteered to attend First Officers' Training Camp at Leon Springs, Texas, in 1917. He graduated as a Captain of Infantry and was assigned to Camp Travis, Texas, and served at Camp Travis and Camp Sheridan. He was a major at the time of his discharge on December 8, 1918.

Meade returned to Tulla, Texas, after his discharge from the army. His primary purpose was to help his father, who then suffered from after effects of a severe case of influenza.

He served as Mayor of the City of Tulla in 1919.

He was County Attorney of Swisher County in 1919 and 1920. He also practiced civil law in Tulla.

Meade Felix Griffin was born March 17, 1894, and died June 3, 1974.

His parents were Willis Frederick Griffin and Francis Lodaska Patterson. They came from Mississippi but met and were married in Callahan County, Texas. They were married on July 1, 1891. They lived near Clyde for one year and then moved to a farm near Cottonwood where Meade was born.

W. F. and Lodie Griffin were both most anxious for Meade and their other children to have an education. They shared Meade's desire to become a lawyer and are said to have drilled into him the idea that he was to become an honest lawyer. His mother gave him religious training and instilled in him the ideas and ideals of Christianity. They were both patriotic citizens and taught Meade to love and honor and serve his country.

Willis F. Griffin operated a drugstore and general merchandise store in Cottonwood. He and Lodie moved to Tulia about 1914. He operated a general store. Meade helped in this work during summer and other vacations. Meade received good training in business and in meeting and dealing with people in these stores.

Meade attended school in Cottonwood through the eighth grade. He attended Peacock Military Academy in San Antonio for one year and Britton's Training School at Cisco for one year.

He entered the University of Texas in 1911. He waited on tables and did other jobs to help pay his way through school. He received a BA degree in 1915 and a LLB degree in 1917. Both degrees were conferred by the University of Texas.

He was a student assistant, grading papers and performing other functions of this job. He wrapped and mailed publications of Frank Lomax. For part of his career at the University of Texas he and another boy lived over the office of Dr. Goodall Wooten. He received free rent in return for furnishing security to the building.

His law school studies were interrupted when he volunteered to attend First Officers' Training Camp at Leon Springs, Texas, in 1917. He graduated as a Captain of Infantry and was assigned to Camp Travis, Texas, and served at Camp Travis and Camp Sheridan. He was a major at the time of his discharge on December 8, 1918.

Meade returned to Tulia, Texas, after his discharge from the army. His primary purpose was to help his father, who then suffered from after effects of a severe case of influenza.

He served as Mayor of the City of Tulia in 1919.

He was County Attorney of Swisher County in 1919 and 1920. He also practiced civil law in Tulia.

He moved to Plainview, Texas, in 1920, and practiced with the firm of Kinder and Russell until 1923.

He served two terms as County Judge of Hale County, Texas, in 1923 through 1926.

He was elected District Attorney of the 64th Judicial District of Texas and served as such from 1927 through 1934.

He was never defeated in a race in which he was a candidate, although he did back several losers in other races.

He was always interested in government and politics and took an active part in at least one state-wide race in each even numbered year.

He continued his practice in Plainview after 1934. He was a member of Griffin & Morehead from the time he made me a partner in 1937 until he was appointed as Associate Justice of the Supreme Court of Texas effective April 1, 1949, except for time spent in service in World War II.

He entered this service on July 27, 1942, as a Lt. Colonel of Infantry. He served as Chief of the Training Center at Camp Shanks, New York, which was a staging area for the New York Department of Immigration. In May of 1945 he was detailed to the Judge Advocate General's Department and helped establish the Trial Section of the War Crimes Branch, U. S. Army. He became Chief of the Prosecution Section, War Crimes Branch, U. S. Army, Weisbaden, Germany, 1945. He was discharged as a Colonel of Infantry on December 9, 1945. He retired as Colonel-JAGG, U. S. Army, 1953.

He served on the Supreme Court from 1949 until his voluntary retirement on January 3, 1969. He represented the Supreme Court during his tenure on the Supreme Court. He served on its Rule Making Committee and as its representative on the Texas Civil Judicial Council.

When one who was his friend and knew him well desires to discuss the life and service of Meade Griffin the problem is not to find good things to mention. The problem is what to leave out.

One thing that must be said--Judge Griffin loved his God, his country and his fellow man, particularly his family and friends. He loved his church and his government and his profession and organizations and people who promoted them. He served them all well. His love was not a passive or sit-down love. He showed it in his works.

Some of his works were for his church. Meade became an Episcopalian in 1917 and was a devoted worshiper and active worker in that faith the rest of his life. He was a member of St. Mark's

Episcopal Church at Plainview, Texas, until he became a member of St. David's Episcopal Church at Austin. He held all lay offices in St. Mark's and was for many years its treasurer. He was a lay reader and a Sunday School superintendent and teacher. He gave each student a quarter when he learned the creed. This taught a little finance as well as religion.

He was most active in the purchase of the sanctuary now used by St. Mark's Episcopal Church at Plainview. He went to much trouble to obtain the basic structure which had served as a church house for the military near Amarillo. Several buildings were available. He worked hard to get the best building and at a good price. There was quite a problem in getting a permit to move the structure over the highways and he spent a lot of time and twisted a lot of arms before the permit was issued. He helped in the financing of the purchase and improvement of the structure and in many other ways.

He had a policy not to ever charge any church or charitable organization a fee for legal services. He also applied this policy in general to many civic and community groups.

He was a Mason. He was a member of Plainview Lodge No. 709, A.F.&A.M.. He was a fifty year member and a former Knight Templar and Shriner.

He was a member of the American Legion. He helped organize the Tulia Post and was one of its charter members. He also helped to organize and was a charter member of the American Legion Post at Plainview and was its first Post Commander. He was always interested and active in its activities.

He was active in civic affairs. He served as a member of the Board of City Development, Chamber of Commerce, Rotary Club and other civic and charitable organizations. He was one of the organizers of the Plainview Country Club and quite active in the building of its swimming pool. He was an organizer and most active member of the Plainview Business Men's Athletic Association. He supported his schools in athletics and other ways.

He served as a member of the Advisory Hospital Council of the State of Texas from July, 1947, until he resigned on April 1, 1949, to become a member of this court.

He belonged to and enjoyed several social clubs.

He was a member and an active member of the Plainview Bar Association, the 64th Judicial District Bar Association, the old voluntary State Texas Bar Association and the State Bar of Texas. He served on various committees in his County and District and State Bar Associations. He was chairman of various state bar committees, including the Committee for Prevention of Unauthorized Practice of Law, Committee on War Work and Veterans and State Court's Housing

Committee. He was a member of the Board of Directors of the State Bar of Texas from 1939 until 1942. There was little time during his practice when he was not actively engaged in some project in which the State Bar was interested. He thought that a lawyer had a duty to support and work to improve his profession and the law and that work in the organized Bar was the best way to discharge that obligation.

Meade Griffin particularly liked young people and liked to help them. He and his first wife, Eleanor, had three children-- Meade, Jr. who died at age 11 and Fred and Mariellen, now Mrs. Gary Garner. In addition, they brought eight or more children into their home at different times to attend Plainview schools. They became members of the household and were treated as children and responded as such. Judge Griffin also helped these and other children to secure college educations. He helped them to get jobs and made loans of money. No loan was in a great amount by present standards but enough to help the student go to school.

He helped young lawyers. He was called upon often by lawyers who had been county attorneys in various counties while he was District Attorney. They would ask his opinion about the law and about tactics and other matters. They asked his opinion about matters involving ethics. He was always free with his advice and it was good.

He made associates of Bruce Acheson, Joe Sharp, Vincent Tudor, Tom Parrish and your speaker. He helped each of them to be a better lawyer.

He made friends of the eight young lawyers who served from time to time as his briefing clerks. Their respect and admiration is shown by the fact that six of them came to serve as pallbearers at his funeral, and by their establishment of an annual award to be given in his memory to a graduate law student.

He was pleased to advise assistants to the Attorney General on problems relating to their opinions and litigation.

One of his great treats was to talk to law students. He liked to relate his experiences and to give them advice.

Meade Griffin had a general law practice. He practiced in most areas of law.

I do not know how many cases he tried during the six years he served as District Attorney but they were numerous. I recall his telling me that he often tried several cases in one week. I don't remember the maximum number but it was an average of one or more per day for six days in the week. He would sometimes argue a case to the jury and this jury would retire to consider its verdict, and the court would immediately call another jury panel and it would be examined and the jury select-

ed and the second case would begin before the jury had come in with its verdict in the other case. On one or more occasions he was involved in cases where two juries were considering their verdict and a third case was in trial.

In those days there was no plea bargaining. If the defendant was indicted, he was tried. He might plead guilty and waive a jury but he was tried.

After his service as District Attorney he was often engaged to prosecute or to defend persons accused of crimes. He prosecuted several murder cases, sometimes without charge, as in the case of the murder of Sheriff Lloyd of Lamb County and assault upon Sheriff Burkett of Hale County. He defended in the cases of murder charges against Arch Johnson and Rill Moody and several other murder cases which received much publicity. He defended in cases involving several other alleged offenses.

He tried civil cases in all of the courts. Some of his hardest fought cases were in the Justice Court or the County Court or both involving landlord and tenant disputes as to possession and two or three automobile collision cases that were fought out with much vigor and heat.

He tried all kinds of damage suits-- automobile collisions, malpractice suits against doctors and dentists, and also will contests, will construction suits, breach of contract, suits involving partnership and other business relations, boundary suits and every other kind of suit which was brought in the Panhandle area during the time of his practice.

His services were sought by one side or the other in most cases tried in Hale County after 1934 and quite often in other counties. No case was too big nor too small nor too difficult and he was never too busy to take it on. The only cases he turned down were the ones which his conscience dictated that he refuse, or when there was some other valid reason to decline employment.

He was an outstanding briefer and appellate lawyer. One of his more famous cases was Reynolds vs. McMann Oil Company in which he convinced the courts that casinghead gas was oil and not gas within the meaning of an oil and gas lease. Another was White vs. TEIA in which he convinced the court that a statement made by a husband to his wife that he was going to Dickens to collect a debt for his employer was admissible to prove that he was in the course of his employment when he was injured in an accident which occurred between the home and Dickens. Some of his other more famous civil cases were McQueen vs. Stephens; Morgan vs. Stanley; Gifford vs. Howell; Meinecke vs. Kirchhoff. There were many, many others.

Meade Griffin was a vigorous and conscientious prosecutor. He believed that every one indicted by the grand jury should be pro-

secuted and he carried this belief into effect. It made no difference who was the defendant or who else might be involved. He represented the people and the side of law and order. He was not deterred by pleas from his friends nor by threats from his enemies.

In several cases there was a real possibility that he would suffer physical harm if he prosecuted with vigor. There was one case involving a defendant who was said to have made threats that Meade would not get out of the courthouse alive if the defendant was convicted. Some of Meade's friends were at the courthouse bearing arms at the time of the trial. Nothing happened except that the case was tried and the defendant was convicted and later served in the penitentiary. There were many other cases in which he was involved when parties to the suit were carrying arms and there was a real threat of real trouble.

While District Attorney he went out with officers to make arrests when gunfire or other problems were anticipated.

Meade Griffin also conducted a quite active office practice. He wrote contracts, deeds and mortgages, examined abstracts, organized corporations and partnerships, made out income tax returns, dealt with all offices of Internal Revenue Service, wrote opinions as well as briefs on legal matters. He wrote wills and planned estates. He handled probate and bankruptcy proceedings. He was indeed an active lawyer.

He didn't need a CPA to advise or assist his clients on tax matters. He thought that was a job for the lawyer. He also thought that inheritance and estate tax returns were matters for the lawyer to handle.

He enjoyed a conference with parties to a contract. He would get the details from them, dictate the contract and other pertinent documents and then sit with his clients and talk with them about related and also unrelated matters while the papers were typed. That is not the way it is done in our law offices today. He had time for his clients and to discuss their personal affairs and relations as well as the business.

He also typed many contracts and deeds and wills in his office while the parties remained in the room.

He was able to do all this work because he had good health and was industrious and ambitious. He liked his work. He liked people.

In most office transactions in which Meade Griffin was involved he represented both sides. It did not occur to any party to the transaction that another lawyer would be needed. They knew that Meade would be fair to both sides and would not take advantage of either side. He would raise the problems and his clients could decide how the problem should be resolved and the agreement made.

Meade Griffin's office was always open six days a week and he usually did some work of some kind on Sunday. During the week he would get to the office early in the morning and would stay until about six or later. On a substantial percentage of the week nights he would be back in his office after supper and until ten or possibly twelve o'clock. On more than one occasion preceding a trial he would get no more than two or three hours of sleep. Nevertheless, he would be fresh and eager and ready when court convened.

During the week before the Rill Moody trial the firm was employed to examine abstracts on a block upon which Sinclair desired to take leases. Both members of the firm were engaged in the trial but each of them examined one or two abstracts each night after the recess and after going over the day's proceedings and making plans for the next day. The case did not suffer since Judge Griffin was prepared for the case days before it was called for trial, although it was a somewhat complicated case and took several days to try. The elation caused by acquittal erased all weariness from the overtime. I don't recall whether he took off the full weekend after the verdict on Friday or Saturday.

Meade Griffin was always prompt in getting out his work. He would spend whatever overtime was necessary in order to get out the will or contract or other instrument in order that the parties could have it at the appointed time.

He was always ready for trial when his case was called.

In the criminal cases which he prosecuted he was ready for trial when the indictment was returned in nearly all of the cases. He had already called before the grand jury and had statements from all of the persons who could possibly be witnesses and who did not claim their privilege. The witnesses had been interviewed before they came into the grand jury room and he prepared statements which could serve as his order of proof. He knew by then or shortly thereafter about what to expect from most of the witnesses who did not testify before the grand jury. He was able to get the active help and support of the law enforcement officers and the county attorneys where he worked. They liked to work with him and they were eager to help in the prosecution.

During the period of his practice there was very little of what we now know as discovery. It was really trial by ambush. It was unusual to take a deposition. Until adoption of the "New Rules" it was impossible to get much in the way of documents and other physical evidence or admissions from the opponent and the present practice in this area did not develop until after he became a member of this court.

Meade did his discovery by interviewing all persons who might be witnesses or who might know anything by hearsay or otherwise which might help him or hurt him in the case. He had friends in

many counties with whom he could talk-- officers of the law, county attorneys, other attorneys and friends with whom he had worked in the grand jury or in other civil cases or otherwise. He could "get the evidence".

Judge Griffin was also ingenious as well as thorough in investigation and discovery. For instance in a famous murder case, friends of the defendant took a room at the hotel located across the street from the office of the special prosecutor. They maintained a constant vigil to ascertain who went to the special prosecutor's office during a rather long period of time. The defense then knew who would or might be called as a witness for the prosecution, and used the information in other helpful ways.

He was rarely surprised in a lawsuit. He usually knew what would be presented by the opponent.

He rarely deviated from his rule that he did not put on a witness who would harm his case and he would not ask a question unless he knew the answer and knew that it would help him or that it would not hurt him.

One of his illustrations of this rule and one of his favorite stories involved the case brought by a not so then young lady against a prominent doctor for malpractice. The lady alleged that the doctor had misdiagnosed her physical ailment as a social disease and had mistreated her with some drug. She did have a health problem. Her body was swollen. She had the marks of rash on her skin, and her hair was falling out. The damages were considerable. Moreover, the doctor had not considered it necessary to take the blood test which would have been conclusive proof that the diagnosis was correct or incorrect. The plaintiff's theory was that she was chaste and that the diagnosis could not possibly have been correct. Meade Griffin represented the doctor and the defense was that the diagnosis was correct and that the treatment was in accordance with the accepted medical practice in the community. One of the witnesses called by the plaintiff was a not so young male who was a friend of the plaintiff and who testified as to the good health of the plaintiff before and the bad state of her health after the treatment. During the course of his testimony it was revealed that he had also called at the office of the doctor. Before the witness was excused the attorneys for the plaintiff engaged in some conversation between themselves. It could be heard across the counsel table that one of them wanted to ask another question and that the other did not. But the question was asked, "What were you doing at the doctor's office?". The witness said, in substance, "Well, I heard that the doctor said that Miss Blank had this trouble and I wanted to clear my skirts so I went up to see the doctor." There was considerable silence for a few seconds and when the examining attorney regained his composure he said that he had no further questions. The defendant had no question for the witness. We do not know what effect the answer had on the case because an in-

structed verdict was ordered in favor of the defendant. The case was appealed but settled. Judge Griffin told this story many times to young lawyers when he was making his point that a question should not be asked unless the answer could not hurt.

When Judge Griffin desired to pay a compliment to a fellow lawyer he would call him "a real lawyer". Not many lawyers ever received this high compliment. It was reserved for such as Dan Moody, A. B. Martin, Bert Walker and Charlie Crenshaw. I do not recall that he ever explained just what he meant by it but in general he meant that the man was a man and that he was also an exceptionally good lawyer in every sense of the word and that he could practice in any field of law. He meant that the lawyer was a good student of the law, and that he could try a lawsuit or examine an abstract and handle a real estate transaction; and that he could organize a business and give good advice on business and personal matters.

He was also a lawyer whose word was good and who had and deserved a reputation for good character and good citizenship in every sense of the word.

Very few persons have had all of these qualities but Meade Griffin was one of them. He was a lawyer who had a substantial general office practice. His advice was often sought and always good and sound. He was an outstanding trial lawyer.

One other thing must be said. Meade Griffin loved people and people loved him. He made friends easily and they remained his friends. He liked to talk to people and to discuss their problems and to exchange views with them.

We have recently been aware of the troubles of our nation caused by what some writers call the three I's -- Impeachment, Inflation and Interest Rates. There were three things that Meade Griffin had which could also be described in three I's. We wouldn't have so many problems, political or personal or otherwise, if more of us had the same. He was industrious and he had intelligence and integrity.

By any definition, Meade Griffin was a real lawyer, and a good man.

Dorothy Porter Griffin

Dorothy Porter Griffin, age 83, was born in Austin, Texas, in 1902, the daughter of the Reverend David Knox Porter and Claude Scott Porter. Reverend Porter was pastor of the Hotchkiss Methodist Church, which was a forerunner of the present University United Methodist Church.

She was a 1926 graduate in Public School Music from Northwestern University and a 1945 graduate from New York University in Guidance and Personnel. In 1927, she became Dorothy Porter Smith; and in 1950, was married to Judge Meade F. Griffin of the Texas Supreme Court.

Mrs. Griffin was past president of the American History Club, the Women's Symphony League, the Women of St. David's Church, the Austin State Official Ladies and was president of Stephen F. Austin Chapter of the Daughters of the Republic of Texas. She was a member of the Pan American Round Table, the Austin's Lawyers' Wives Club and the Austin's Women's Club. She was a past member of the National Corporation of Save the Children Federation and a member of the DAR Chapter of Andrew Caruthers Chapter.

Survivors include two sisters, Mrs. Sara P. Etter, New York City and Florence Porter of New York; brother, David K. Porter, Saratoga, California; grandson, Bryan A. Garner, Dallas.

Graveside services 2:00 PM, Thursday at the State Cemetery with Reverend James Bethel officiating.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.

Figure A2-5. Obituary for Dorothy Porter Griffin, 1985. Source: *Austin American Statesman*, September 18, 1985, 14.

Attachment A-3: Supplement for Section F.7 – Historical Photo Reproductions

Historic photos of 2502 Jarratt Avenue located to date are reproduced below. Research efforts for this application have not yielded any historic photographs of the property. If reproductions of historic photographs are received, the applicant will share them with the City of Austin. Google Streetview provides images as far back as 2007, but they were not included due to the quality of images. Additionally, the property is obscured in historic aerial photographs by vegetation, therefore only 1940 is included.

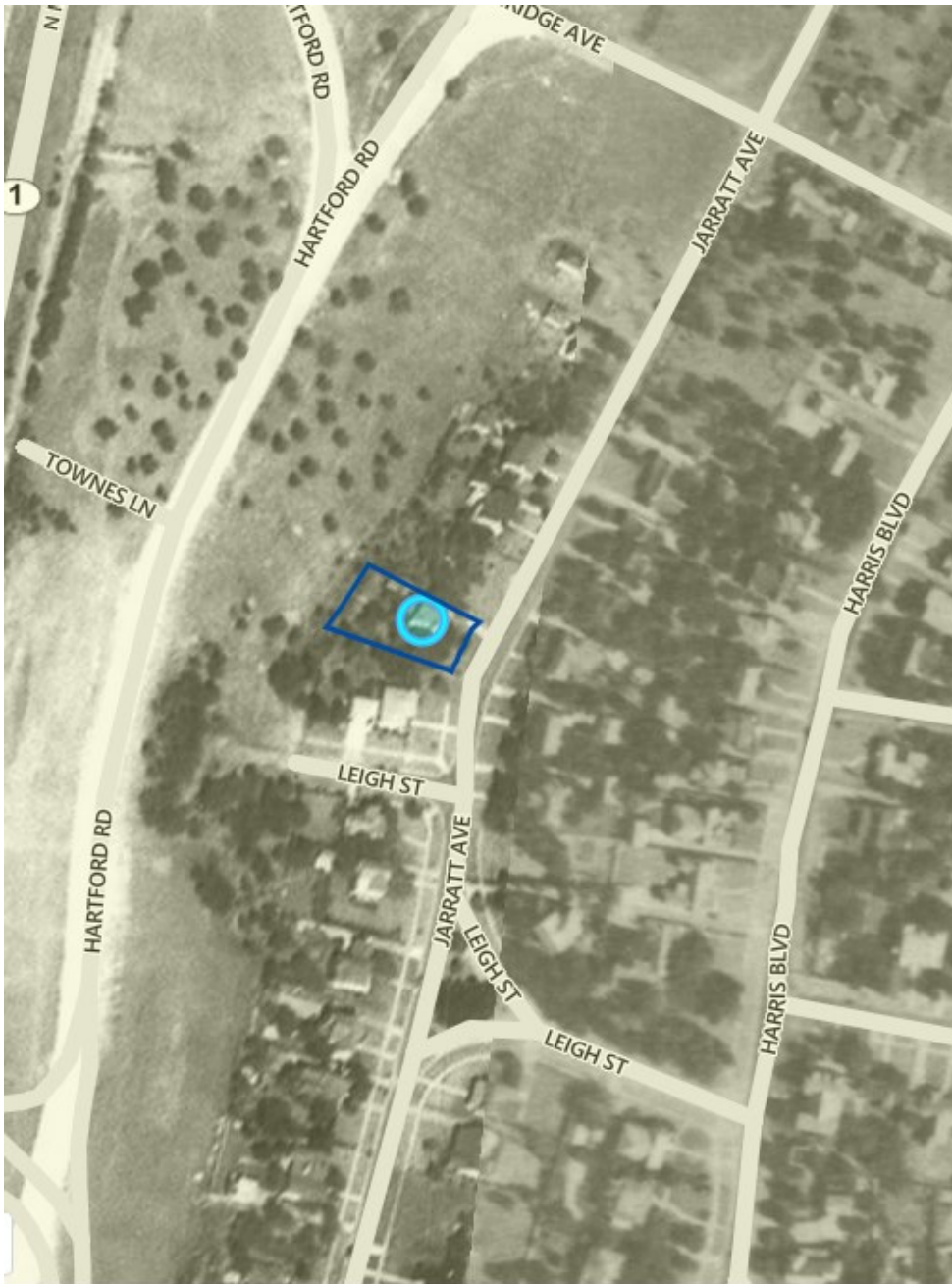


Figure A3-1. Aerial photo showing 2502 Jarratt Avenue and Pemberton Heights, 1940. Source: City of Austin Property Profile, accessed May 8, 2023, <https://www.austintexas.gov/GIS/Propertyprofile>.

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Figure A3-2. Aerial photo showing 2502 Jarratt Avenue, 1940. Source: City of Austin Property Profile, accessed May 8, 2023, <https://www.austintexas.gov/GIS/Propertyprofile>.

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Figure A3-3. Photo from the Historic Preservation Office review packet, 2015. Source: City of Austin Historic Preservation Office, Permit Review Application Packet for Historic Landmark Commission, 2502 Jarratt Avenue, NRD-2015-0105, 2015.

C.6 - 4

2502 Jarett

Circa 1938

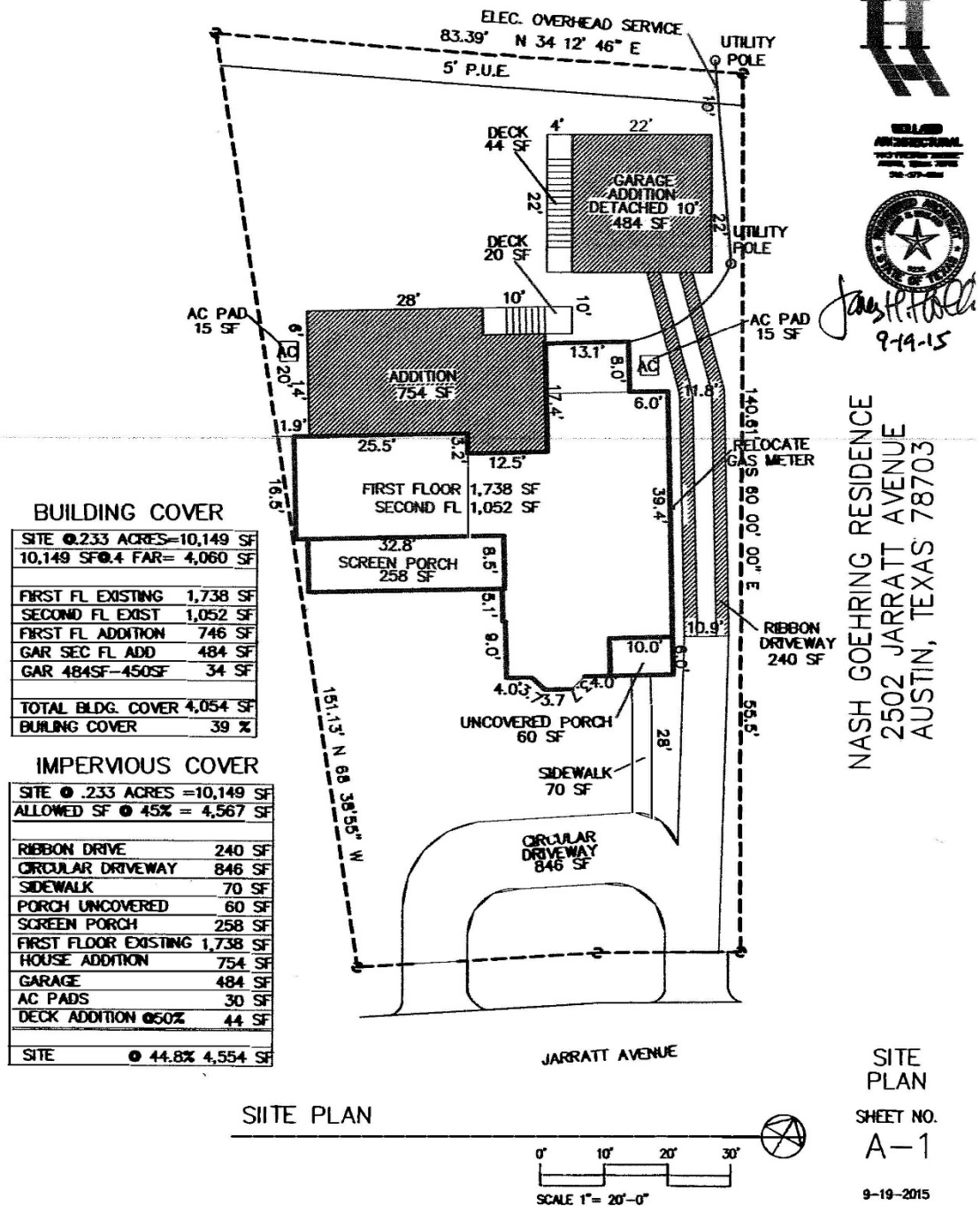


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Attachment A-4: Supplement for Section F.8 – Site Plan

Figure A4-1. Dimensioned site plan, dated September 19, 2015, 2502 Jarratt Avenue. Courtesy of homeowner Katherine Nash Goehring.

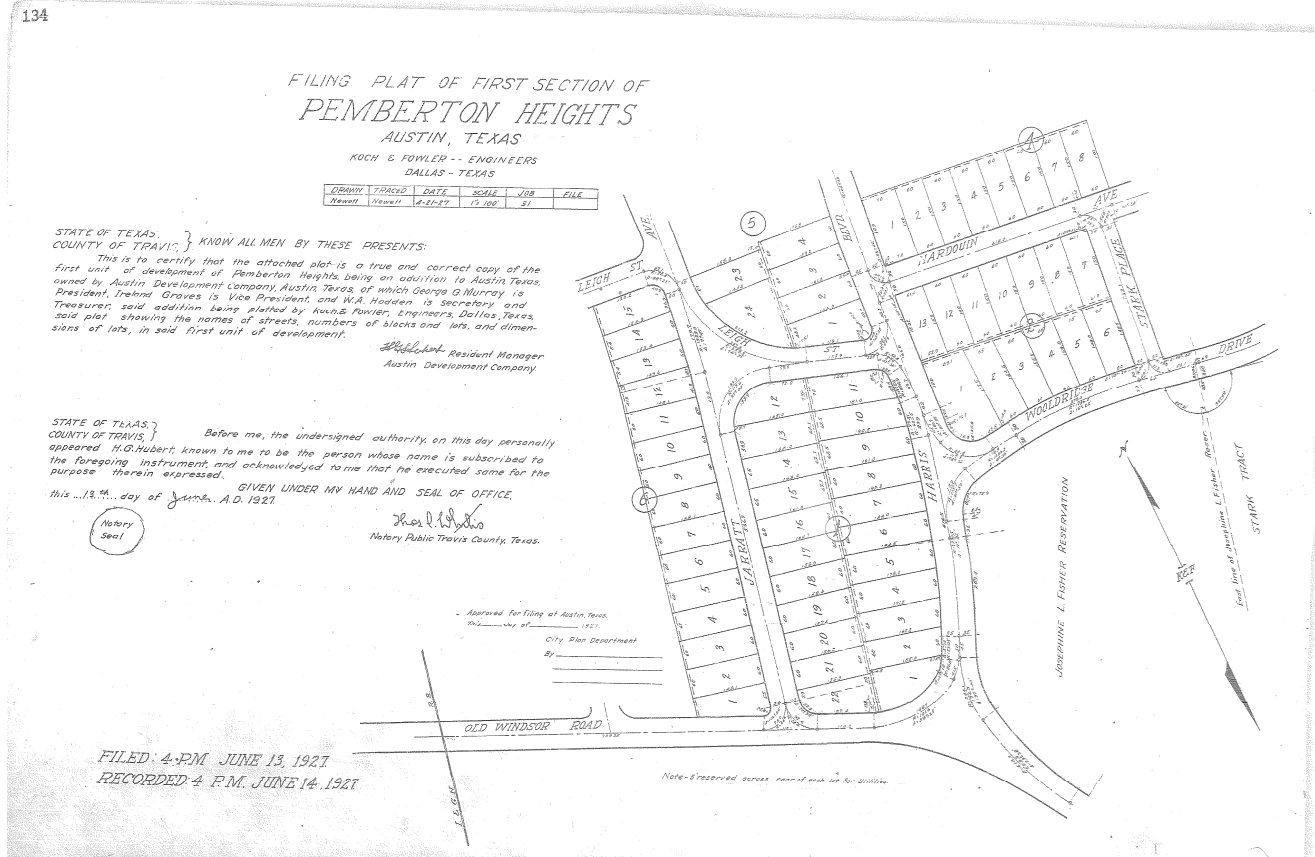
8.5X11 @ 1"=20'



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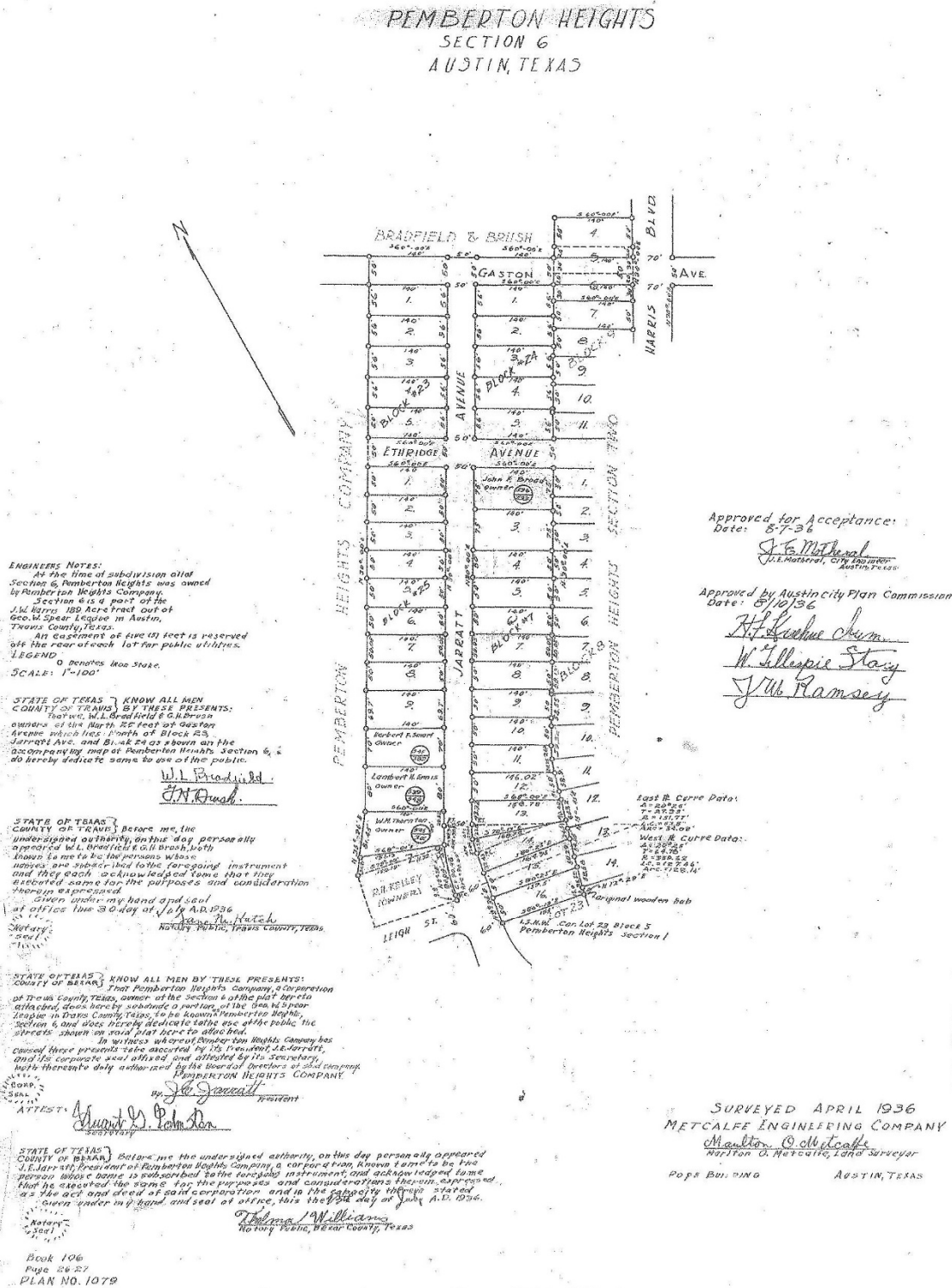
Attachment A-5: Supplement for Section F.9 – Historical Documentation

Figure A5-1. Original plat for Pemberton Heights Section 1, 1927. Source: Travis County Clerk.



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Figure A5-2. Original plat for Pemberton Heights Section 6, 1936. Note that 2502 Jarratt Avenue does not have a lot number. The designated property is identified as "W.M. Thornton owner." Source: Travis County Clerk.



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Figure A5-3. Sanborn Fire Insurance map from 1961 showing Pemberton Heights and 2502 Jarratt Avenue. Source: University of Texas Libraries.



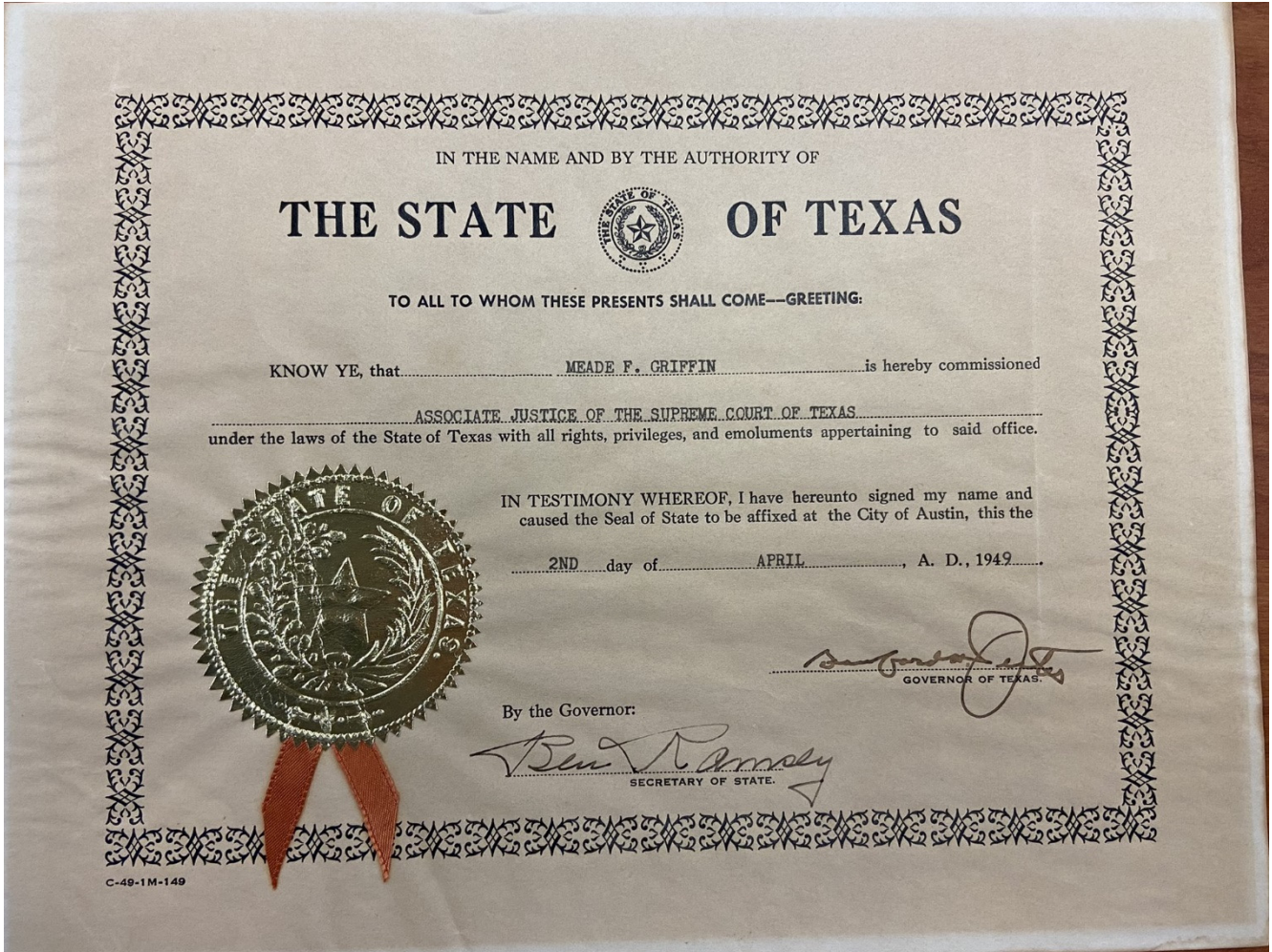
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Figure A5-4. City of Austin work permit records for 2502 Jarratt Avenue, 1944-1975. Source: Austin History Center.

Joseph Rosenblum 2502 Jarratt Ave.
~~150~~ W.M. Thornton
138 Tract
Pemberton Hgts. Sec. 6
addn. to a garage & relocate on lot
26133 9-6-44 \$100.00
day labor
none
9-25-73 138476 Judge Meade Griffin Frame addn. to
side of exist. res. (bedrrom bath 432 sq.ft.
10-20-75-152694-Noel J. Dolce-wanner- frm addn to
rear of res = 2 sty \$10,000.00 water and sewer
exixting 190 sq ft. Addn to kitchen & 2nd fl.

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Figure A5-5. Meade F. Griffin's first Associate Justice of the Supreme Court certification, 1949. Source: 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.



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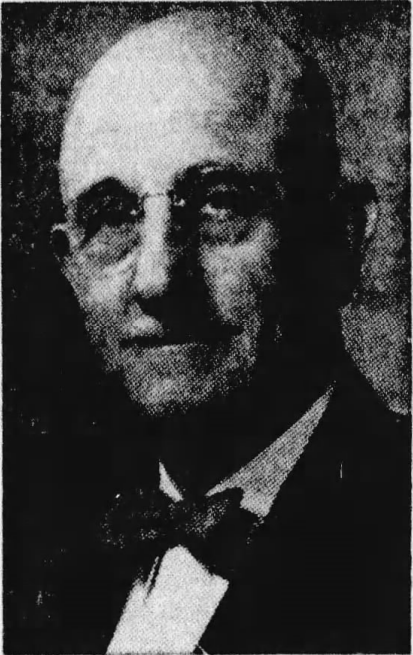
Figure A5-6. Newspaper advertisement for Griffin's reelection to the Texas Supreme Court, 1962. Source: *Corpus Christi Caller Times*, May 2, 1962, p. 24.

Re-elect

**Judge Meade F.
GRIFFIN**

to Supreme Court, Place 1

Judge Griffin has served with distinction on the Supreme Court since April 1, 1949. Judge Griffin was endorsed by the lawyers of Texas in their secret poll by a vote of 8 to 1.



Nueces County lawyers secret poll showed Judge Griffin preferred

by A VOTE OF 185 to 15

VOTE to Re-elect Judge Meade F. Griffin

(Paid Pol. Adv.)

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Figure A5-7. An article in *The Texas Bankers Record* written by Griffin in 1947. Source: 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.



"Horse-Back" Opinions Hit Bulls-Eye

Although the above caption is a badly scrambled figure of speech, Meade Griffin, Plainview attorney, (left) satisfied all with his quickie answers on legal questions in banking. Above, these men crowd around him at recess time—although he had already answered a hundred questions. His opinions were just as informal and dependable as his red suspenders. This scene would not be badly titled: "Socrates Instructing Youths in the Streets of Athens".

Everyday Legal Opinions In Banking

By MEADE F. GRIFFIN, Attorney at Law, Plainview

IN response to questionnaires sent out by your secretary I received many interesting questions. There were some points of law which were asked many times and in this paper I shall try to discuss those points in accordance with the number of requests which I received concerning them.

Joint Accounts

The question which was propounded to me the most involves joint accounts deposited in banks, generally in the names of husband and wife. This question has many phases. The most simple phase is the one in which a joint account requires joint signatures or permits withdrawal by either of the parties and without any contract that the account shall pass to the survivor. Under the common law there was a doctrine known as joint tenancy, whereby when parties owned property as joint tenants, either of them had the right to control and the right to possession (the same as what we know as tenants in common), and upon the death of one of them, the joint property passed to the survivor.

In order to avoid this situation in Texas, on March 18, 1848, Article 2580 was passed which reads as follows:

"Where two or more persons hold an estate, real, personal or mixed jointly, and one joint owner dies before severance, his interest in said joint estate shall not survive to the remaining joint owner or joint owners, but shall descend to, and be vested in, the heirs or legal representatives of such deceased joint owner in the same manner as if

his interest had been severed and ascertained." See also Art. 342 Sec. 710 Rev. Statutes of Texas which deals with joint accounts.

In the ordinary joint account held by a bank and generally known as an individual checking account wherein more than one signature is authorized, or in an ordinary account deposited to Mr. and Mrs. "X", there can be no right of survivorship and if the bank pays out funds after the death of one that deposited these, then such funds are paid at the risk of liability on the part of the bank to the taxing authorities, both State and Federal, and also liabilities to the creditors of the estate

in certain instances.

funds should be community property and have been accumulated by the husband and wife after marriage and in the further event that there are no children, then the surviving spouse is entitled to the whole of the community estate, which includes the bank deposit, subject of course, to the right of the taxing authorities. There are certain charges which are a prior lien against an estate, such as funeral expenses, expenses of last illness, court costs, and widow's allowance in certain instances. The widow's allowance must be as a result of a court order and the bank should recognize this only after having been furnished with such order.

We now come to consider the joint account payable to either or survivor. The cases hold that this can be sustained only as a result of: First, joint ownership by the depositors or, Second, by virtue of a gift made by the sole owner of the deposit and at the time he authorizes the bank to recognize the signature of the other joint depositor and when the depositor attempts to make the account payable to the sur-

OUR principal office in Rockefeller Center is rapidly becoming New York Headquarters for many Texas banks and their clients, because of our friendly, intimate cooperation, which makes them feel so much "at home".

Colonial Trust Company
New York City

Member Federal Reserve System

Member Federal Deposit Insurance Corporation

Attachment B

Color Photographs

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**Jarratt Avenue
Austin, TX 78703**

March 2022*

****Photos reflect the current condition and appearance of the residence***

Electronic reproductions of photographs are included below. Higher resolution JPG files are available for download at https://dmoore.egnyte.com/fi/Z448NTMkn9/Attachment-B_Color-Photographs_.

Photo 1. Oblique view of house and contextual of Jarratt Avenue, camera facing north, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.



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Photo 2. Primary façade, camera facing west, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.



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Photo 3. Oblique of original portion and main entrance and bay window, camera facing southwest, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.



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Photo 4. Detail of 1973 side addition and chimney on main portion of house, camera facing west, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.



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Photo 5. Oblique view of side façade, camera facing north, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.



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Photo 6. Oblique view of side façade and main entrance, garage apartment to the rear, camera facing west, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.

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Photo 7. Oblique view of rear façade, camera facing south, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.

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Photo 8. Façade of 2016 rear addition, taken from backyard, camera facing east, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.



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Photo 9. Oblique view of rear and side facades, camera facing northeast, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.



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Photo 10. Side façade of garage apartment, camera facing northeast, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.



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Photo 11. Front façade of garage apartment, camera facing west, Griffin House, 2502 Jarratt Avenue. Photo by HHM, March 2022.



Historic zoning application

Meredith, Maureen <Maureen.Meredith@austintexas.gov>
To: Kristina Kupferschmid 

Fri, May 5, 2023 at 11:28 AM

You can use this email from me stating you will not need a plan amendment application.

Maureen



**Maureen Meredith, Senior
Planner**

Inclusive Planning Division

Planning Department

Office: (512) 974-2695

Schedule: M-Th, 8 AM – 6:30 PM

*Correspondence and information
submitted to the City of Austin are
subject to the Texas Public
Information Act (Chapter 552) and
may be published online.*

PER CITY ORDINANCE: All
individuals scheduling or accepting a
meeting invitation with a City Official
are requested to provide responses to
the questions at the following link:
<https://bit.ly/HPDLobbyingForm>

*Please note that all information
provided is subject to public disclosure.
For more information please visit: City
of Austin Ordinance 2016-0922-005 |
City Clerk's website | City Clerk's
FAQ's*



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