

HISTORIC LANDMARK COMMISSION  
MARCH 26, 2018  
DEMOLITION AND RELOCATION PERMITS  
HDP-2018-0077  
3205 STEVENSON AVENUE

## PROPOSAL

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Demolish a ca. 1952 house.

## ARCHITECTURE

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One- and two-story L-plan brick veneer and frame house with banks of single-lite casement windows in a mid-century Modern design; recessed front entry; integral garage under second story.

## RESEARCH

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The house was built by local contractor Ralph J. Claypool, Jr. as his personal residence in 1952. Claypool and his wife, Jeanne, lived here until around 1955 while he was a contractor, generally on custom homes in the Tarrytown area. Around 1955, they sold the house to Alfred, Jr. and Niki Dickinson, who lived here until around 1966. Alfred Dickinson, Jr., was the office manager for his family's oil business in the Brown Building. Following the Dickinsons' tenancy, the house was owned by various members of the Crawford family, including an employee of the State Department of Health and a writer. From the mid-1970s until around 1990, Robert F. and Marina Henderson rented the house; he was the director of the State Legislative Council.

## STAFF COMMENTS

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The house is beyond the bounds of any City survey to date.

Staff has evaluated this house for designation as a historic landmark and has determined that the house qualifies under the criterion for architecture as a good example of vernacular mid-century Modern architecture, but does not meet the necessary second criterion for designation:

- a. **Architecture.** The house is a good example of vernacular mid-century Modern architecture with its long, horizontal composition and banks of casement windows, typical of the style which promoted a blending of the interior of the house with its environment. The house appears to be largely intact, and was built by a local contractor as his personal residence. Staff has not been able to identify an architect, if any, of the house.
  - b. **Historical association.** The house was built by R.J. Claypool, Jr. in 1952 as his personal residence; he and his family lived here for about 3 years. Subsequent owners and occupants of the house do not have significant historical associations sufficient to qualify the house under this criterion for individual landmark designation.
  - c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
  - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.
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

**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package. The house does not meet the criteria for individual designation as a historic landmark.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

## NOTIFICATIONS

CASE#: HDP-2018-0077  
3205 STEVENSON AVENUE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



3205 Stevenson Avenue  
ca. 1952



OCCUPANCY HISTORY  
3205 Stevenson Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
February, 2018

1992	Max J., III and Karen Werkenthin, renters Attorney, University of Texas
1985-86	Robert F. and Marina Henderson, renters Director, State Legislative Council
1981	Robert F. and Marina Henderson, renters Director, State Legislative Council
1977	Robert F. and Marina Henderson, renters Employed by the Texas Legal Council (not listed in the directory)
1973	Anna F. Crawford, owner Writer NOTE: Robert F. Henderson is listed at 1801 Sylvan Drive; he was a counselor for the State Legislative Council. Marina Henderson is not listed in the directory.
1968	Rosa Crawford, owner Employed by the State Department of Health
1965	Albert H., Jr. and Niki Dickinson, owners

Treasurer, USM Oil Company (not listed in the directory)

- 1960      Albert H., Jr., and Niki Dickinson, owners  
No occupation listed
- 1957      Albert H., Jr. and Niki Dickinson, owners  
Office manager, Edward Dickinson, II, oil operators, 814-15 Brown Building.  
NOTE: Ralph J., Jr. and Jeanne Claypool are listed at 2311 Newfield Lane; he  
was a contractor.
- 1954      Ralph J., Jr. and Jeanne Claypool, owners  
No occupation listed  
NOTE: Albert H., Jr. and Niki Dickinson are not listed in the directory.
- 1953      The address is not listed in the directory.  
NOTE: Ralph J., Jr. and Jeanne Claypool are listed at 3218 Funston Street; he  
was a general contractor.

#### **BIOGRAPHICAL NOTES:**

##### **Ralph J., Jr. and Jeanne Claypool (ca. 1952 – ca. 1955)**

Ralph J. Claypool, Jr. appears in the 1940 U.S. Census as the 20 year old son of R.J. and Ruth Claypool of Wichita Falls, Texas. Ralph J. Claypool, Jr. was born in Texas and was listed as absent (he was a student at the University of Texas at the time). He was the oldest of R.J. and Ruth Claypool's 4 children. R.J. Claypool was a 50-year old contractor in the lumber industry. Ruth Claypool was born in Nebraska, and had no occupation listed. Neither Ralph nor any of his siblings had an occupation shown in the census report.

## Ralph J Claypool

Ralph J Claypool died Saturday, July 10, 2010 after a lengthy battle with Parkinson's disease. He was born on November 30, 1919, in Wichita Falls, Texas, the oldest of four children. He was preceded in death by his parents, two of his sisters and his great-granddaughter. He is survived by his wife, Jeanne, of 67 years; his daughter, Carol and husband Bob Horner; son, Kent; sister, Cokie Russell; five grandchildren, eight great-grandchildren, and numerous nieces and nephews.

Ralph graduated from the University of Texas at Austin with a degree in civil engineering. He served two tours of duty in the Pacific theater as an officer in the U.S. Navy during World War II. He was a building contractor for 19 years, building customs homes in the Tarrytown area of Austin, then began working as an engineer for the State Health Department where he was one of the original staff members of the Air Pollution Department. In 1982 he retired and spent many happy hours at his small farm near Coupland, Texas and traveling to every state in the United States and 26 foreign countries. He was a member of ASCE and TSPE, a 32 degree Mason, and a member of Tarrytown United Methodist Church.

Ralph has donated his body to the University of Texas Health Science Center in San Antonio, Texas. Memorial services will be held at a later date. Those desiring may make memorial contributions to Tarrytown United Methodist Church.

Obituary of Ralph Claypool  
Austin American-Statesman, July 13, 2010

## Albert H., Jr. and Niki Dickinson (ca. 1955 – ca. 1966)

Albert Dickinson, Jr. appears in the 1940 U.S. Census as the 12-year old son of Albert and Clara Dickinson, of University Park, Dallas, Texas, where they owned their home worth \$6,000. Albert Dickinson, Jr. was born in Arkansas and had no occupation listed. His father, Albert

Dickinson, Sr., 49, was an Arkansas-born manager of a sewing machine company. Albert, Jr. had no siblings listed in the census report.



"Real cool" means keep cool around the Austin Symphony Society office these days as orchestra manager Mrs. Niki Dickinson, right, and secretary, Mrs. Peggy Choquette, take orders for the special \$1 tickets to the big "Pops" concert at the Municipal Auditorium at 8 p.m. on Aug. 8. All music lovers are

American-Statesman/UPI

invited to come in cool clothes to hear the "cool" notes of Rogers and Hammerstein, et al. In the meantime, Niki and Peggy are doing their best to get everything ready via a real "cool" office set up around the Dickinson pool at 3205 Stevenson.

Photo of Niki Dickinson conducting business from her pool at this house  
Austin Statesman, August 3, 1962

Albert Dickinson, Jr. died in Quitman, Texas in 2006. There was no obituary in the Austin newspapers.

R. J. Claypool 3205 Stevenson Ave.

164 74 and east 1/2 of 75

Tarrytown #4

Brick veneer, masonry and frame residence  
with garage integ.

51445 7-21-52

\$10,000.00

Owner

8

Building permit to Ralph J. Claypool for the construction of this house (1952)

R. J. Claypool, brick veneer,  
masonry and frame residence,  
3205 Stevenson Avenue, \$10,000.

From the Public Records - Building permit issued  
Austin Statesman, July 23, 1952

74# E 1/2 of 75 164

## WATER SERVICE PERMIT

Austin, Texas

D No 6419

Received of R. J. CLAYPOOL Date 7-21-52

Address 3205 STEVENSON RD

Amount TWENTY AND NO/100 \$20.00

Plumber THE BASEY CO Size of Tap 3/4"

Date of Connection 8-4-52

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 6" I.Z.

From Front Prop. Line to Curb Cock 25'

From Prop. Line to Curb Cock 28'

Location of Meter CURB

Type of Box LOCW

Depth of Main in St. 3'

Depth of Service Line 2'

From Curb Cock to Tap on Main new

Checked by Engr. Dept. 9-1-52

No. Fittings	Size	
1	Curb Cock	5/8"
1	Elbow	3/4" COPD
1	St. Elbow	3/4" SCEPT
1	Bushing	3/4" COPD
1	Reducer	1/2" 3/4" COPD
1	Pipe	1/2" 3/4" COPD
1	Lead Comp.	
1	Nipples	
1	Union	
1	Plug	1" Tee
1	Stop	1" Tee
1	Box	1" Tee
1	Lid	1" Tee
1	Valves	1" Tee
1	Job No.	22323-502
1	Req. No.	111062

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Water service permit to Ralph J. Claypool for this house (1952)



OWNER Arnn Fears Crawford ADDRESS 3205 Stevenson Ave.  
PLAT 164 LOT 74 & E ½ of 75 BLK  
SUBDIVISION Tarrytown # 4  
OCCUPANCY den  
BLD PERMIT # 132722 DATE 11-1-72 OWNERS  
ESTIMATE \$4,500.00  
CONTRACTOR John Adams NO. OF FIXTURES Several  
WATER TAP REC # Exist SEWER TAP REC # Exist  
Frm addn to residence 312 sq.ft.

Building permit to Arnn Crawford for a frame addition to the house (1972)