

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
SEPTEMBER 27, 2021
GF-2021-060230
CLARKSVILLE NATIONAL REGISTER HISTORIC DISTRICT
1805 WATERSTON AVENUE

PROPOSAL

Demolish a ca. 1952 house and construct a new house.

PROJECT SPECIFICATIONS

1) Demolish existing contributing house.

2) Construct a new house. The proposed building is clad in brick, board-and-batten, and horizontal siding. It has a complex roofline with gabled, shed, and flat accents. The front-facing garage is capped with a steeply pitched gabled roof with deep eaves, while shed roofs shelter the projecting dormers and partial-width front porch. Exposed rafter tails are visible at eaves, and the roof is clad in standing-seam metal. Windows at all elevations are divided and varied in size and configuration.

ARCHITECTURE

One-story side-gabled house with partial-width gabled porch, 2:2:2 picture window, board-and-batten siding, and attached carport.

RESEARCH

The house at 1805 Waterston Avenue was built around 1952 for Kelly Louis and Johnnie Mary Jackson Meador. Kelly Meador taught vocational studies at the Texas State Blind, Deaf, and Orphan School (later the Texas State School for the Deaf). A pastor's son, Meador was an active member of the Metropolitan AME congregation.

The Meadors were both Tillotson College alumni and contributed to the United Negro College Fund as fundraising committee members. They also operated the Economy Radio and TV Service, a repair shop, around 1959.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed building is set back 25' from the street, roughly aligned with other contributing buildings in the district.

2. Orientation

The proposed building is oriented toward the primary street.

3. Scale, massing, and height

While the proposed new building is two stories in height, most contributing buildings in the district are one story. Its complex massing is at odds with the relatively simple contributing buildings nearby. Step-downs at the main elevation serve to offset the building's height.

4. Proportions

While most of the building's proportions are acceptable, the rightmost bay with its steeply pitched gable and projecting dormers is incongruous with the district's character.

5. Design and style

The proposed building is differentiated by its multiple cladding types, its compound massing, and its fenestration patterns and materials. The combination of exposed rafter tails, rustic porch supports, and steeply pitched roof—character-defining elements from different architectural styles and eras—are not compatible.

6. Roofs

The proposed roof form appears complex, with varying pitches and compound elements. It does not appear compatible with

the district's character.

7. Exterior walls

While the board-and-batten siding and horizontal siding are compatible with the district, the brick accents are not. Furthermore, the use of multiple cladding types at the main elevation contrasts with Clarksville's simpler character-defining exteriors.

8. Windows and doors

The proposed multi-light windows appear mostly compatible at the main elevation, with the exception of the vertical mulled windows at the leftmost bay at the main elevation. The fully glazed front door is distinct from the solid or paneled front doors found elsewhere in the district. Windows and doors both match the styling of the proposed house.

9. Porches

The proposed partial-width porch is mostly compatible, though its rustic porch supports appear somewhat anachronistic.

10. Chimneys

The plans do not include a box chimney. The proposed chimney is clad in brick.

11. Attached garages and carports

The front-facing garage, flush with the front of the building, is a prominent visual feature and therefore appears incompatible with the district.

Summary

The project meets some applicable standards.

STAFF COMMENTS

The building contributes to the Clarksville National Register Historic District according to a 2018 historic resource survey.

The demolition application and plans must be released if the Commission chooses not to initiate historic zoning, per timelines specified in the Land Development Code, after the September 27, 2021 public hearing.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. *Architecture*. The building does not appear to convey architectural significance.
 - b. *Historical association*. The property is associated with Texas School for the Deaf teacher Kelly Louis Meador.
 - c. *Archaeology*. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. *Community value*. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. *Landscape feature*. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Release the demolition permit upon completion of a City of Austin Documentation Package. Comment on and release plans for new construction, encouraging the applicant to simplify the proposed building's roofline and massing, omit or simplify eclectic decorative details, and set the garage back from the front of the house if a front-facing orientation is unavoidable.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 110'

NOTIFICATIONS

CASE#: GF 21-060230

LOCATION: 1805 WATERSTON AVE

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.



PROPERTY INFORMATION

Photos





Realtor.com, 2021

Occupancy History

City Directory Research, April 2021

- | | |
|------|---|
| 1959 | Kelly L. and Johnnie M. Meador, owners
Economy Radio & TV Service |
| 1957 | Kelly L. Meador, owner
Teacher, State Blind Deaf & Orphan School |
| 1955 | Kelly L. and Johnnie M. Meador, owners
Teacher, State Blind Deaf & Orphan School |
| 1952 | Address not listed |

Biographical Information

REGISTRATION CARD—(Men born on or after February 17, 1897 and on or before December 31, 1921)

SERIAL NUMBER T 2675	1. NAME (Print) First: Kelly Middle: Louis Last: Meador	ORDER NUMBER T 12289
2. PLACE OF RESIDENCE (Print) (Number and street) Tillotson College (Town, township, village, or city) Austin (County) Travis (State) Texas [THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]		
3. MAILING ADDRESS Tillotson College SAME (Mailing address if other than place indicated on line 2. If same insert word same)		
4. TELEPHONE Not known	5. AGE IN YEARS 21 DATE OF BIRTH JANUARY 5 1921 (Mo.) (Day) (Yr.)	6. PLACE OF BIRTH YOOKUM (Town or county) TEXAS (State or country)
7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs Nancy Meador, Route 2, Yookum, Texas		
8. EMPLOYER'S NAME AND ADDRESS Miss Mary E. Branch, Tillotson College		
9. PLACE OF EMPLOYMENT OR BUSINESS Austin Travis Texas (Number and street or R. F. D. number) (Town) (County) (State)		
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE		
D. S. S. Form 1 (Revised 1-1-42)		REGISTRANT'S SIGNATURE Kelly L. Meador

REGISTRAR'S REPORT

DESCRIPTION OF REGISTRANT

RACE	HEIGHT (Approx.)	WEIGHT (Approx.)	COMPLEXION	
White	6 ft	150	Sallow	
Negro	EYES	HAIR	Light	
	Blue	Blonde	Ruddy	
	Gray	Red	Dark	
Oriental	Hazel	Brown	Freckled	
	Brown	Black	Light brown	
Indian	Black	Gray	Dark brown	
		Bald	Black	
Filipino				

Other obvious physical characteristics that will aid in identification
wears glasses.

I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark and that all of his answers of which I have knowledge are true, except as follows:
none.

Registrar for Local Board **1243 Austin Texas**
(Number) (City or county) (State)

Date of registration **2-16-1942**

Draft card for Kelly Louis Meador, 1942

MARRIAGE LICENSES ISSUED
(Miss Emilie Limberg, County Clerk)
Kelly L. Meador and Johnnie Mary Jackson.
Lyman McGarvey Cleep and Lora Mary Butler.
H. E. Baxter and Ada Newton.
Roy Emmett Simpson and Ruth Lee Thomas.
Arthur Rolls and Anna Belle Mitchell.

The Austin American (1914-1973); May 21, 1944

UNCF Aid Sought By Group Here

The alumni wing of the United Negro College Fund annual drive has begun its Austin campaign to collect the quota assigned to the group in this area.

Representatives of the 31 colleges who have membership in the UNCF are contacting ex-students and alumni of colleges now receiving UNCF aid.

Persons wishing to assist in the fund drive should contact John Q. Taylor King at 2-9652. Contributions may be made payable to the United Negro College Fund and mailed to King at Huston-Tillotson College.

President of the local inter-alumni council is W. L. Scourton. King is chairman of the fund raising committee, whose members include:

Mrs. Olive D. Brown, Mrs. D. M. Norman, Mrs. Mary Agnes Yerwood, Dr. C. R. Yerwood-Odom, W. L. Scourton, president, Inter-Alumni Council, T. C. Calhoun, Mrs. Ada Simond, and Mrs. Verda P. Owens. The list of workers include: Mrs. Curtis Collins, L. C. Simond, Mrs. Theima Calhoun, Kelly Meador, Mrs. **Johnnie M. Meador**, Cornelius James, L. G. Jolly, Mrs. Katherine Hawkins, Mrs. A. M. Randolph, Mrs. Louise Woodward, Mrs. Cordie Talley, Mrs. Willie B. Manning, Mrs. P. W. Duncan, Mrs. M. E. Durden, Theodore Youngblood, Mrs. Clara-belle Biles, Norman T. Miller, Edward Battle, G. P. Norman, Arthur DeWitty, Mrs. D. F. Broosk, Valchester Scales, Nathaniel Kindred.

Austin Teachers of Blind Attend Special Vision Class

Twenty-two Austinites were among the 46 teachers of the blind who attended University of Texas special education courses in vision.

The special offerings, sponsored in cooperation with American Foundation for the Blind, included a workshop for teachers of blind children, a course in principles and methods of teaching Braille, and instruction in physiology and hygiene of the eye.

Participants from Austin included Miss Thomasine Adams, 4104 Bull Creek Road; Mrs. Natalie Barrage, 4200½ Speedway; Miss Clara Carlisle, 4107 Marathon; Miss Frankie Dearen, 4206 Bellvue Avenue; Stanley Fudell, 1706 Newfield Lane; Miss Mildred Dale Hall, 1603 Singleton.

Also Mrs. Estelle Hagood, 1208 Ruth Avenue; Mrs. Lucile Jones, 1184½ Sol Wilson; Mrs. Catherine Kelley, 3306 Larry Lane; Bert Levine, 313 Atlanta; Mrs. F. E. Lewis, 6302 Wilbur; William J. McConnell, 4104 Bull Creek Road; K. L. Meador, 1805 **Waterston**.

Also Miss Georgia Mable Myers, 2206 Leona; Mrs. Corinno Nance, 3305 Clearview Drive; Mrs. O. B. Passon, 1173 San Bernard; Leon Reid, 2804½ Nueces; Mrs. Lillie M. Scourton, 1176 Graham; Mrs. E. A. Smith, 1160 San Bernard; Miss Madeline Smith, 2103 East 21st; Frederic G. Tacquard, Texas School for the Blind; and C. R. Young, 2116 Lawnmont.

The Austin Statesman (1921-1973); Jun 30, 1954 and May 15, 1955

VOCATIONAL EDUCATION DEPARTMENT



Robert Davis
Connie Griffin
Kelly Meador
Dee Smartt
John Williams

Kelly Louis Meador Kelly Louis Meador was born January 5, 1921, in Yoakum, Texas, to the late Rev. Edward Meador and Nancy Robinson Meador. He departed this life on Monday, June 22, 2009, at Buckner Villas. He was a faithful member of Metropolitan AME Church, serving in many capacities for over 50 years. Kelly's memory will live on through his wife of 65 years, Johnnie M. Meador; brother George Meador and wife Adelle; sister, Iva Meador all of Houston; daughters, Marilyn Deen and husband Milton and Kelva Meador of Austin; granddaughters, Melanie Deen of Houston; Monica Deen of Dallas and Mallorie Deen of Austin; very special expended family members, Peggy Modesty of Austin, Elaine Stewart of Bryan and Bertha Means of Austin; and numerous friends. Services for Mr. Meador were held on Friday, June 26, 2009, at Metropolitan AME Church.

<https://www.legacy.com/obituaries/statesman/obituary.aspx?n=kelly-louis-meador&pid=129112350>

Permits

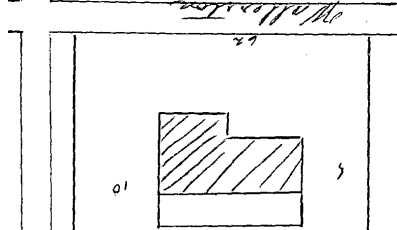
WATER SERVICE PERMIT Austin, Texas **D N° 9324**

Received of MRS. K. L. MEADOR Date 11-5-53
 Address 1805 WATERSTON AVE
 Amount TWENTY & NO/100 20.00
 Plumber SELF Size of Tap 3/4"
 Date of Connection 11-16-53
 Size of Tap Made 1/2"
 Size Service Made 1/2"
 Size Main Tapped 1 1/2"
 From Front Prop. Line to Curb Cock
 From Prop. Line to Curb Cock
 Location of Meter
 Type of Box LOCK (ROUND)
 Depth of Main in St. 5'
 Depth of Service Line 2.5'
 From Curb Cock to Tap on Main 5'
 Checked by Engr. Dept. 12-2-53 AB

No. Fittings
 1 Curb Cock
 1 Elbow
 1 St. Elbow
 1 Bushing
 1 Reducer
 6 Pipe
 1 Lead Comp.
 1 Nipple
 1 Tee
 1 Stop
 1 Box
 1 Lid
 1 Valve
 1 Job No. 313-502
 Req. No. PREPARED

Water tap permit, 11-5-53

Address: 1805 WATERSTON Permit: 170598 Plat: 91
 Lot: A of 7 Block: 13 Subdivision:
 Outlot:
 Fire Zone: 3 Use Dist. A-1A Occupancy: addn to home of Mr
 Layout 5-4-78 Framing 6-21-78 Final
 Foundation ☒ Bldg. Conn. ☒ Parking ☐
 Front setback ☒ Room Vent. ☒ Exits ☐
 Total & Min. ceiling joist ☒ Stairs ☒ Exit lights ☐
 side yard ☒ Rails ☒ Fences ☐
 Side St. Yard ☒ Attic Vent. ☒ Corridors ☐
 stud size ☒ Insulation ☒
 & o.c. ☒ Hood Vent. ☒
 Type Const. ☒ W. Insulation ☒ Glass ☒
 Spec. Permit # ☒ Sheetrock ☒ Deadbolts ☐
 BOA ☒ Commercial Sheetrock ☒ Fireplaces ☐
 Occup. Sep. ☐
 Thru out ☐
 Owner: Mike DEAN Contractor: Ragland Const
2HX B6 Bedrooms & Family Rm Bath Refer OK by City one time
5-4-78 only
 City of Austin
 Clerk Rossie Date 2-16-78
 Address:



Addition permit, 2-16-78