Texas Historical Commission Staff (CW), 4/5/79

Official Texas Historical Building Marker to attach to wood Fort Bend County (Order #5503)

Location: 1810 Avenue M, Rosenberg

TEAGUE-WADDELL HOUSE*

LOCAL BUSINESSMAN NORMAN P.

TEAGUE (1879-1913) AND HIS WIFE SIDNEY

*** ***

CLAIRE (BROOKS) (1879-1952) ERECTED THIS

TWO-STORY RESIDENCE IN 1910 IT HAS

ORNATE COLUMNS AND CLASSICAL

REVIVAL DETAILING POPULAR AT THE

TIME THIS WAS ONE OF SEVERAL

ELEGANT HOMES THAT STOOD ALONG

THIS STREET, KNOWN AS ROSENBERG'S

"SILK STOCKING ROW" IN 1925 JAKE

H.WADDELL(1868-1942) PURCHASED THE

HOUSE MEMBERS OF THE WADDELL

FAMILY OWNED THE PROPERTY FOR

OVER 40 YEARS **

RECORDED TEXAS HISTORIC LANDMARK - 1979***

*1/2 inch lettering **3/8 inch lettering ***1/4 inch lettering

APPROVED
Truett Latimer
hydric Real 5-14-71

APPLICATION FORM FOR OFFICIAL TEXAS HISTORICAL MARKER

TEXAS HISTORICAL COMMISSION
P. O. Box 12276, Austin, Texas 78711

A written history, signed by the author, must accompany this form before it will be accepted.

FORT BEND COUNTY	January 22, 1979 TEXAS HISTORICAL COMMISSION
County	Date Commodition
1. TEAGUE-OTTO HOUSE	
Title of marker	m FREIVE IN
otto Real Estate Office	
Name of building, cemetery, public square, park, archeological sit	te, etc., where marker is to be placed N 2 5 1979
2 1810 Avenue M	
Marker site (street address or highway number)	FIELD SERVICES DEPARTMENT
4 Rosenberg	
City or nearest city. If marker is to be placed on a highway or	in a small community, you must briefly explain how to get there from For example, "Marker will be in Bastrop Beach, which is 6 miles south-
5. N/A	
	est) of subject from marker site. For example, "Subject is 1/2 mile
6. Otto Properties, Inc. 1810 Ave	nue M, Rosenberg, Tx 77471
Owner of marker site Address	City
7. McKay & Joan Otto 1419 3rd. St	., Rosenberg, Tx 77471
Sponsor of marker Address	City
8. Mrs. Lean Maise 803 Venic	e, Sugar Land, Tx 77478
County chairman Address "I have reviewed the narrative for this marker and attest to its ac	ccuracy."
9. McKay Otto, 1810 Avenue M, Rosenbe	rg. Tx 77471
Person to whom marker is to be shipped Street Address Note: If marker is to be placed on a highway right-of-way, it will a	City
	utomatically be shipped to your district nighway engineer.
10. Wood	
Surface to which marker will be attached (i.e., wood, brick, stucc	o over stone) it not on post.
ORDER	FORM
Please consult page 7 for specifications of the markers available. Ch history, together with a check made payable to the Texas Historical F unless payment is included.	eck the items desired below. Then mail this application and narrative oundation, to the address above. No applications will be accepted
If marker application is cancelled after the inscription is written, the T tion from the refund.	exas Historical Foundation will deduct the cost of writing the inscrip-
HISTORICAL	
☐ 27" x 42" subject marker with post	☐ 16" x 12" grave marker (comes with mounting bar)\$125 ☐ 16" x 12" building marker with post\$150
☐ 18" x 28" subject marker with post	16 x 12 building marker with post
☐ 18" x 28" subject marker without post\$220	□ National Register plaque \$25
REPLACEMEN	
□ Bronze plate \$300 □ Bronze seal \$245 □ Bronze wreath \$115	☐ 16" x 12" building plaque only\$ 75 ☐ 14" medallion only\$ 50
HIGHWAY DIRECTIONAL SIGN	MARKER REPLICA PAPERWEIGHT
Please indicate quantity desired and location: 24" x 24" Historical Markers In City sign	This item should be ordered at the same time marker is ordered. Indicate quantity desired. Allow six months from
□ Black and white (for farm-to-market roads, state and	completion of marker for receipt of paperweight.
U.S. highways) Green and white (for interstate highways)	☐ 3" x 4" plastic paperweight with replica of marker inside\$ 50

History of the Teague-Otto House

1810 Avenue M

Rosenberg, Texas

1419 Third Street

Rosenberg, Texas

The one and a half acre tract of land*where the TeagueOtto House is now located was sold by Kinch Hillyer and his wife
to G. W. Holloway in a deed dated June 14, 1907. On September
29, 1908 G. W. Holloway conveyed all interest to his wife, Laura
Holloway. On February 23, 1910, Laura Holloway, who was by now
a feme sole conveyed this tract to N. P. Teague. On December 4,
1925 Claire Teague Dudley conveyed to J. H. Waddell by deed.
The title to the property remained in the Waddell family. When
Jacob Henry Waddell died December 9, 1942, his will left a life
estate to Lillian Tula Waddell with remainder to the Waddell
children. On October 3, 1967, Tula Waddell died leaving her
interest to the Waddell children.

Subsequent to the death of Tula, the Waddell children conveyed said tract to Eloyd and Betty Ellison on Feb prary 17, 1968. Since that date there has been only one other sale occurring, November 23, 1977, and being from Lloyd and Betty Ellison to Otto Properties, Inc.

Norman Teague finished the construction of his home at 1810 Avenue M in the summer of 1910. 4 It is one of the oldest homes in Rosenberg. Rosenberg was incorporated in 1902. 10

"During the period from about 1908 to 1911 several fine two story homes were built on the 'south side' close to where Third Street dead-ended at Avenue M (the "silk stocking row" of that day), and were occupied by the families of Dr. J. S. Yates, Kinch Hillyer, his widowed sister, Mrs Maude Ellison, N. P. Teague, Taylor Ray, Earl Trone, Henry A. Meyers and others."

*This tract of land is in the 1824 Henry Scott League.
(Bettye J. Anhaiser, 1-20-79)

RAF

The home was built in Teras rolonial style with the exterior of cypress clapboard siding. It was built with a very typical floorplan for the time with a central hallway and four rooms upstairs and downstairs. Downstairs there was the parlor, living room, dining room and kitchen. Upstairs there were the four bedrooms with the bathroom at the end of the hall. The original bathroom has a claw and ball bathtub. The dining room has a beautifully carved walnut fireplace with a beveled oval mirror. Two huge eight-foot doors separate the dining room from the parlor. The Victorian staircase and hardwood floors are of pine. Originally the house had, a screened in back porch with criss-cross lattice work but was closed in during

The front exterior of the house has two fluted ion or pillars extending to the upstairs porch roof. Originally there was a one story porch extending across the expanse of the front with four pillars but during the years the Waddells owned it the porch rotted and was torn down. The Waddells also closed in the back porch with windows.

the time the Waddells owned it.

When Lloyd Ellison purchased the home he converted it into a duplex, closing in the stairs, adding a bathroom downstairs in the middle hall and a kitchen upstairs in the front east bedroom. Ellison added metal stairs to the east side for the entrance to the upstairs apartment and black swatters to the front.

In November 1977 McKay Otto begain remodeling the home by reopening the staircase and opening the front east room (living

(which came out of a historical home in Corpus Christi). The interior and exterior of the home was painted and central air and heat added. The back porch was closed in and Victorian bullseye corner molding was put around the doors and eleven windows. The floors, woodwork, stairs and fireplace were stripped of the old paint. The upstairs courting balcony was replaced. Side light windows were added on each side of the front door and upstairs balcony door to allow more natural light and a more open effect to the entrance. The shutters were replaced with larger shutters, more in porportion to the size of the home. A circle drive was added.

Reproductions of antique Hunter ceiling fans with hand blown globes were used in four rooms to accent the ornate wall paper which was used to decorate the ceilings.

The interior floor plan was changed to accommodate the needs of a real estate office. The living room became the reception room. The kitchen, back porch and dining room became desk-work areas for seven real estate agents. The parlor became the conference room and is appointed with Victorian furniture.

The home at 1810 Avenue M was built by Norman Teague.

The original architects and contractors are unknown but the

Fort Bend County Sesquicentennial 1822-1972 states that "most of these homes were constructed by several Indiana craftsmen

who had just come to Rosenberg, bringing with them some "revolutionary" methods of building. These homes were said to be of a sturdy "Balloon construction" of dove-tail lath (of heart-of-pine) and plaster, built to withstand the winds of hurricanes."11

Norman P. Teague is a direct descindent of Vandever Swearingen

Teague, Sr. (1740-1810) who assisted in establishing American

Independence, while acting in the capacity of corporal militia

Chatham Co., North Carolin a. His services during the Revolutionary

War were as follows: Chatham Co., North Carolinia Militia,

Captain Jeduthan Harper's Compant - from Militia Rosters, Chatham

Co. 7

Norman Pascal Teague, Sr. was born October 6, 1879, at in Hill Cov, Texas and died February 19, 1913. His wife Sidney Claire Brooks was born June 23, 1879, in Plum, Texas, and died November 5, 1952.

Norman P. Teague and his wife Sidney Claire had both been raised near Corsicana. A Norman Teague had completed business school in Galveston and Sidney Claire had just graduated from Ball High School (her family had moved to Galveston) when they met. They returned to Corsicana to be married. They decided to move to Rosenberg in 1902 because Teague felt it was a "little city with a big future."

They lived in the Hitch home on Main Street (Third Street) when they first came to Rosenberg and Teague had a grocery store.

The family moved to a second residence (the Tinsleys house)
before they purchased their land and built their home at
1810 Avenue M. During this time Norman Teague founded N. P.
Teague's Rosenberg Mill and Elevator Company 12; and had a grain elevator and bought and sold cotton.

Norman Teague and his wife Sidney Claire finished their home in the Summer of 1910. They built the large two story colony home because they felt they would have many children and would need the room. Sidney Claire was pregnant at the time they moved in and Sidney, their youngest child was born October 10.

1910. They had four children: Helen (McGaren), Norman Teague, Jr., Lulu (McDonald), and Sidney (Davis). The Teagues were best friends with the Taylor Ray family who lived down the street.

Norman Teague died in 1913; he was only 32 years old. Sidney Claire and the Teague children lived in their home until 1921. Sidney Claire in the meantime married Walter Dudley, a traveling Baptist preacher from Alabama. The family moved to Alabama.

On December 4, 1925, the home was sold to Jake H. Waddell. (Waddell: January 20, 1868 - December 9, 1942 13) Waddell was a farmer in Rosenberg and worked for the County Tax Assessor. The Waddells had four adopted children. Jake Waddell was superintendent of the Sunday School at the Methodist Church in Rosenberg.

When the home was sold to Lloyd and Betty Ellison on Feburary 17, 1968, it was in need of repairs. Lloyd Ellison was

a banker in Rosenberg until 1977 and now lives in Dallas.

The home was built to meet the needs of the Teague family in the community at the turn of the century. The woods used were the most available at the time, coming from the Schuech lumber mill. The house was typical of Texas colonial architecture. The house was built for air circulation as was the custom at the time. The eleven foot ceilings were advantageous for a cooler house and almost every door in the house is equipped with a transom, above it. The floor plan is a typical one for the period with a central hall both downstairs and up stairs. The street which the house was built on was referred to as "silk stocking row", and the first sidewalk in the town was built in front of the house.

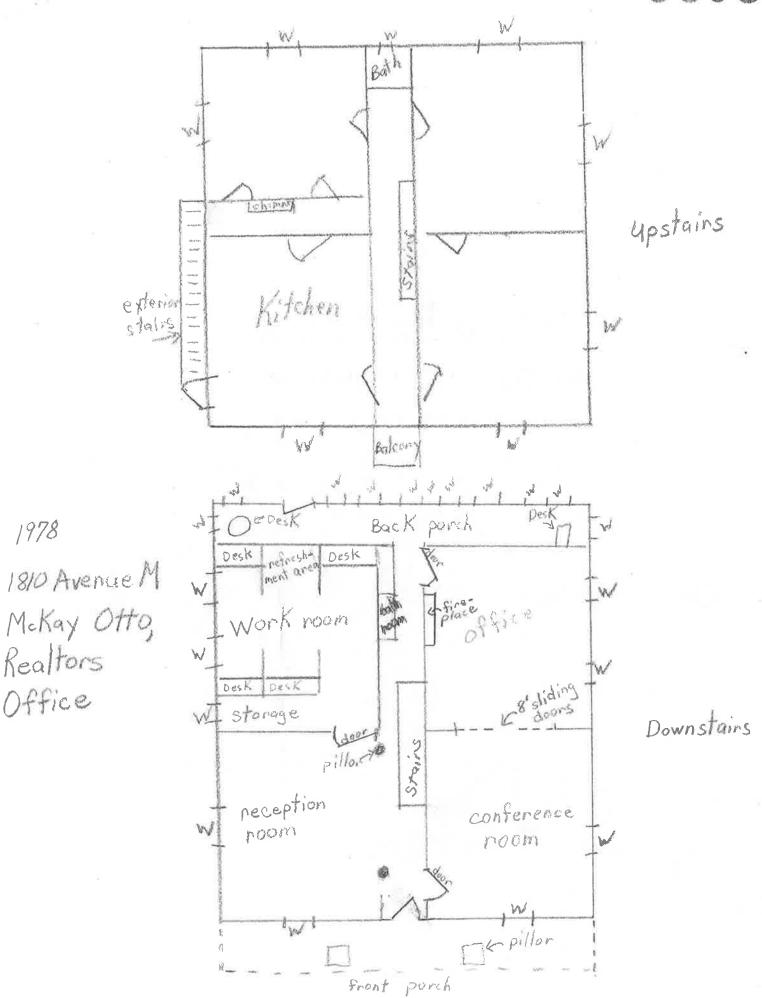
The structure at 1810 Avenue M was used for a primary residence of its owners (except for the Resingers renting it from Mrs. Teague from 1921 until December 4, 1925, when it was sold to the Waddels) until the early 1970's when the Ellisons converted it into two apartments. On November 23, 1977, Otto Properties, Inc. purchased the home at 1810 Avenue M and remodeling was begun. The downstairs of the home was remodeled to be used as a real estate office for McKay Otto, Realtors and the upstairs will be converted into an antique shop or office spaces.

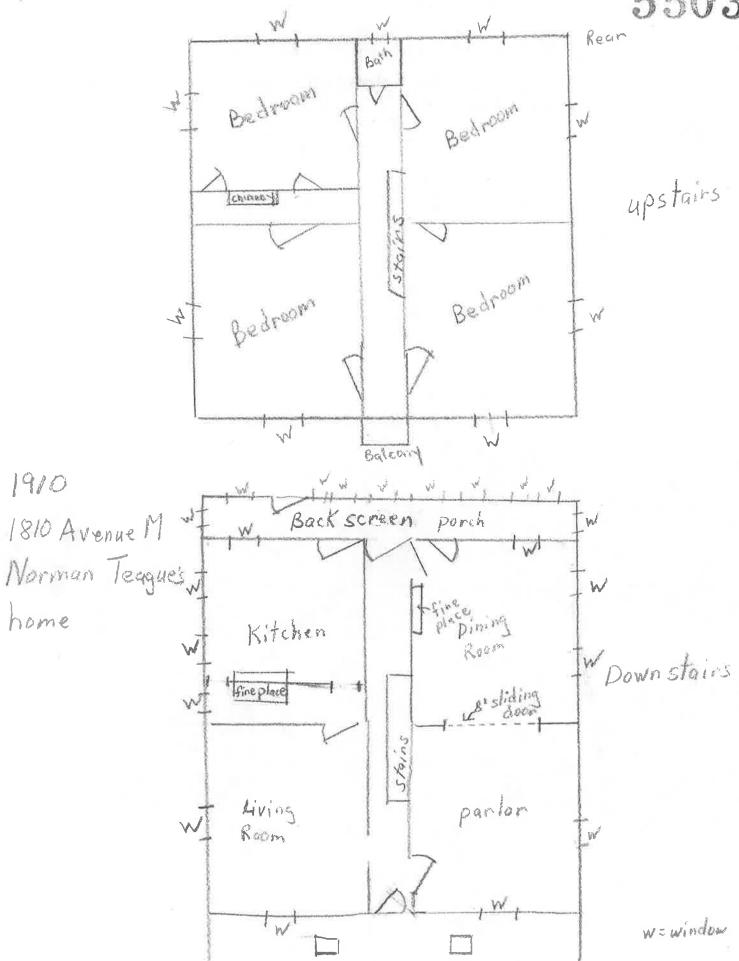
The home is currently in excellent condition. The present owner, Otto Properties, Inc. is responsible for the upkeep.

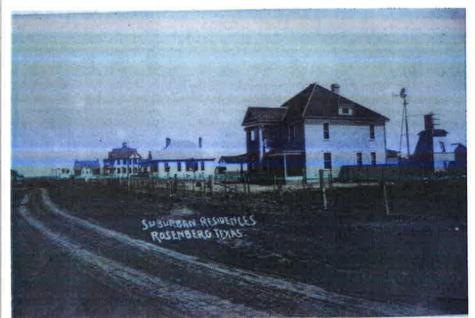
The downstairs of the house is currently the offices of McKay of the house is currently the offices of McKay of the next several years it is hoped to put an antique shop upstairs or office spaces.

The Teague-Otto home is an excellent example of the Classical Revival preserve the homes of this period it is necessary to establish them as historically important. Rosenberg has been a town The Teague home is the only home like it in Rosenberg and bringing awareness its historical significance will help preserve the history of Rosenberg.

- 1 Volume 37, Page 564, Deed Records, Fort Bend County, Texas.
- ² Volume 43, Page 431, Deed Records, Fort Bend County, Texas.
- 3 Volume 51, Page 24, Deed Records, Fort Bend County, Texas.
- ⁴ Conversations with Norman Teagues daughters, Sidney Teague Davis and Helen Teague McGarren, on June 27, 1978 (603 Country Club Drive, Richmond, Texas).
- ⁵ Volume 110, Page 277, Deed Records, Fort Bend County, Texas.
- 6 Volume, 499, Page 461, Deed Records, Fort Bend County, Texas.
- 7 "Chatham County 1771-1971" by Hadley, Horton, Strowd/Militia 1772, list on Page 455 names Van Teague.
- 8 Conversations with Jessie Lee Waddell Carney (one of Jake Waddells four adopted children) 4817 Malmedy, Houston, Texas, on January 13, 1979.
- Onversations with Mrs Milton R. Lane, 1314 Third Street, Rosenberg, Texas.
- 10 Fort Bend County Sesquicentennial 1822-1972, Page 23, Fr Bend Co. Museum.
- 11 Fert Bend County Sesquicentennial 1822-1972, Page 27.
- Fort Bend County Sesquicentennial 1822-1972, page 32, a special listing of business firms in a 1912 issue of the Rosenberg Herald newspaper.
- Volume 9, page 286, Deed Records, Fort Bend County, Texas.







Postcard of Rosenberg between about 1910 to 1920.



Snap shot of 1810 Ave. M during the Teagues ownership.



1979















COMPLIANCE REQUEST, re TEAGUE-WADDELL HOUSE, 1810 Avenue M, Rosenberg

The correct historical designation for the structure at 1810 Avenue M, Rosenberg, is "The Teague-Waddell House", for the original occupant-builder and for the longest-term occupants. Rules of the Texas Historical Commission forbid mention of a current owner unless that owner has been in possession for at least 25 years of the historically-marked house.

A missing part of the documentation for this house needs to be filed with the dossier. This missing documentation is a list of the ownerships of the house site from the time the land came out of public domain down to the year 1907.

Very likely this land was alienated from public domain in a large survey of some sort -- say 4,000 to 640 acres. Please refer to your abstract of title or the office of the county clerk and determine all of the chain of title from the original alienation down to 1907, giving the name of the granter and grantee, date of the sale, consideration, etc. Deeds of trust and other liens need not be included, since there are other evidences of the date of the construction of the house under consideration.

The history of this house is very interesting indeed. The builder and his family have an attractive profile as given in the history. The Waddell family preserved the structure as their home for 43 years. The house has evidently loomed rather large in the community, as one of the earliest residences of some impressive worth and dignity. It therefore deserves to have its history preserved with the very best documentation.

MARKER TITLE Teague-Waddell House[An	Historical	Building OB#	5503
Medallion With interpretive plate is CITY Rosenberg	wanted]	COUNTY Fort E	send
	(4)	DATE 2/1/79	
EVALUATIO APPLICATION FOR COMM TEXAS HISTORICA	EMORATIVE MAI	RKER	
TO THE MEMBERS OF THE STATE MARKER COMMITTEE			
Your appraisal of the attached dossier your deliberations, the comments and recomments from your own comments are extensive, you may back of this one,	ndations of	the staff are inc	luded.
Please retain in your file all but this that you return to the state office at your of the State Marker Committee recommends acc and sent to you for your approval. At that previously submitted.	earliest con eptance, the	venience. If the inscription will	majority be written
Δ		ruett Latimer	
Architectural Evaluation: The aalterations such as the entr the lower porch, have sufficiently chathough certain detials e.g., the exist, I cannot recommend. J. R. W.,	ances and nged the o pediment o	xecutive Director and balcony the re riginal design rnamentation	emoval of . Even
Substantive Evaluation: The property it once stood in a rural setting, whe town which is considered close in and cause of the preservation of this rel town, even though the "restoration" i at the asterisk* that the changes hav design. Sometimes I have difficulty mine, I suppose. Anyway the house is	reas now i old. It is of the s bad. Jo e signific reading hi	t is in a part merits a subject cultural historic Williams may antly altered as script. The	of the ot marker be- ry of the have meant the original by a fault is not a second
Administrative Evaluation: I must disagree with the other statement importance and architecture. This is berg. It was owned by one of the for excellent example of adaptive re-use alterations seems minimal to me. Cer Medallion and plate-the Recorded Tex I recommend Medallion and plate.	off members one of the unders of to of a historian Historia	s. We judge on the oldest house the community prical structur t enough to den	age, historica s in Resen- It is an
RECOMMENDATION OF SMC MEMBER:	***************************************		

Date

Signature, SMC Member

	I approve of the inscription for:
	Teague-Waddell House
	as sent to me onApril 11, 1979
	Joan Otto
R	ECEIVED 4-14-79 APR 1 (1919) dated
TEXAS	HISTORICAL COMMISSION
a j	
	Fort Bend County
	I approve of the inscription for:
	Teague-Waddell House
	as sent to me on April 11, 1979 April 11, 1979 Signed
	-

5-4-79 dated

Fort Bend County

TEXAS HISTORICAL FOUNDATION

BOX 12243 * CAPITOL STATION * AUSTIN, TEXAS 78711 * PHONE 475-3268

May 14, 1979

Mr. 198 Southwell, Jr. The Southwell Company P.O. Denwer 299 Sen Antonio, Tenan 78204

5503

Medallion # 1811, 16" x 12" building
marker without post, to be attached
to wood.
Teague-Waddell House.

Fort Bend Commy

Tree Mr. Southwells

Endered her application Medallion # 1811, 16" x 12" building marker without post, to be attached to wood, Teague-Waddell House, Rosenberg, Fort Bend County, Texas.

We would appreciate a robbleg of this breedpilon.

Thank you.

Shacerety,

Henrietta Williams
hw
SHIP TO: McKay Otto
1810 Avenue M
Rosenberg, TX 77471





18 WEST 5th ST. AUSTIN, TEXAS 78701 477-6755

Herald-Coaster Rosenberg, Texas AUG 2 0 1979

Once Was In Rosenberg's 'Silk Stocking I

Teague-Waddell House Receives h

Rosenberg's reputation as a city with a rich history has received a boost - the second historical marker on a Rosenberg house soon will be erected.

The tall, white "Teague-Waddell House" at 1810 Avenue M will bear the prestigious plaque. Years ago, Avenue M near Third Street was known as "Silk Stocking Row." Elegant two-story homes were built in that area by Dr. J.S. Yates, Kinch Hillyer, N.P. Teague, Taylor, Ray,

Earl Trone and Henry A. Meyers.

The Teague-Waddell House was remodeled in 1977 by McKay and Joan Otto and now is used as his real estate office.

"The Teague-Waddell home is an excellent example of Texas Colonial architecture of the early 1900s. In order to preserve the homes of this period it is necessary to establish them as historically important," Otto said.

"Rosenberg has been a town that has paid little attention to its history and heritage. The Teague-Waddell home is the only home like it in Rosenberg and bringing awareness to its historical significance will help preserve the history of Rosenberg."

The first historical marker was posted this spring on the Trone-Ray-Lane home on Third Street, now occupied by Rosenberg councilman Milton Lane and

his wife, Myrtis. A marker, granted by the Texas Historical Commission, requires research on the original owners.

The Lanes had hoped their marker would spark interest in preserving the city's history. Neighboring Richmond already has several home and site markers.

Norman P. Teague, builder of the house, moved to the city in 1902 because he felt it was a "little city with a big

ROW

istorical Marker

future." He was a businessman who founded N.P. Teague's Mill and Elevator Co. He died in 1913 in his early 30s.

Two of his daughers who lived in the home are now living in Richmond -- Sidney Davis and Helen McGaren. The home was sold to Jake H. Waddell in 1925; his family lived there for more than 40 years.

Later, the home was turned into a rental duplex. One of the first remodeling

projects was reopening the Victorian staircase. Other original features restored include an antique claw-and-ball-footed bath tub, two 8-foot doors, a carved walnut fireplace with an oval mirror, transomes above the doors and pine floors.

The living room opens through the 8-foot doorway flanked by two old colonial pillars taken from a historical home in Corpus Christi.



TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512)463-6100

April 25, 1989

Jennifer Cichowski 1810 Avenue M Rosenberg, TX 77471

Dear Ms. Cichowski:

This is to certify that the Teague-Waddell House located at 1810 Avenue M in Rosenberg, Texas is a Recorded Texas Historic Landmark as of March 7, 1979. This designation was approved by the State Marker Committee of the Texas Historical Commission on that date and carries RTHL No. 1811.

If I can be of any further service, please llet me know. Thank you for your efforts to preserve Texas' unique history.

Sincerely,

Cindee Langdon

State Marker Program

/crl

LETTER OF TRANSMITTAL

TEXAS HISTORICAL COMMISSION
P.O. Box 12276
Capitol Station
Austin, Texas 78711
512-463-6094

Caledonian Assoc. 1810 Avenue M Rosenberg, Tx. 77471	ATTENTION_ RE: Teague - Waddell House Rosenberg, Ft. Bend Co. Recorded Texas Historic Landmark (RTHL)
The following items: Standards for Reha Proposed Changes to Recorded are enclosed for your it	Isilitation and Review of I Texas Historic Landmaries information.
COPIES DATE NO.	Briefs # 17 and 18
REMARKS Please note that Rehabilitation Guidelines, Not Recommended process	within the Standards for there are Recommended &
Exterior drives and of	are not generally reviewed
historic setting.	1 Please feel free to
COPY TO RIHL Pile SIGNER	Sincelly L. Victor
TITLE:	0 1 4 2/

5503

RKE	R NAME .		ue -Otto House			J0B#		Seed .
∍WN "_	Rose	nberg	COUNTY	Ft.	Bend	DATE_	2/1/79	· · · · · · · · · · · · · · · · · · ·
Meda	.11ion 1	.6" x 12"	marker without p	ost		\$125		
RKE	SIZE	1811	•		(8)	PRICE		

PROCEDURE FOR MARKER APPLICATION

AG 2/1/79 2. Check deposited 2/1/79 2. Check deposited 2/1/79 2. Check deposited 2/1/79 2. Receipt of application acknowledged 2/1/79 3. Folder checked and approved 4. Additional information sent for 2/2/79 4a. Sent to SMC for subject matter approval 5. Letter of approval sent, permanent record and DSA recording, labeling, listed & filed in current marker work 2/2/79 5. Letter of approval sent, permanent record and DSA recording, labeling, listed & filed in current marker work 2/2/79 6. Checkout to inscription writer 4/5/79 7. Sent for State Marker Committee approval 4/5/79 8. Inscription submitted for County approval 9. Highway permission secured (if necessary) HW 5-12-79 10. Order sent to Southwell 2/2/70 11. Rubbing checked 12. Stencil cut 13. Recorded for Marker Guide WM MM 14. News release sent, w/copy to THC President (Recorded Landmark Certificate sent, 1f necessary) 15. Notice of shipment sent 16. Extraneous material deleted, folder given to architecture historian 16. Extraneous material deleted, folder given to architecture historian 17. Folder placed in completed marker file	ITIAL	· DATE		ų.
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Hw 4-12-79 8. Inscription submitted for County approval 9. Highway permission secured (if necessary) Hw. 5-14-79 10. Order sent to Southwell 11. Rubbing checked 12. Stencil cut 13. Recorded for Marker Guide 14. News release sent, w/copy to THC President (Recorded Landmark Certificate sent, if necessary) 15. Notice of shipment sent 16. Extraneous material deleted, folder given to architectural historian	Cy	4-3-19	6. (Checkout to inscription writer
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	QXn	10-29-79	17.	Folder placed in completed marker file

Appl. redd: 2/1/79 Check No. 1444 Check dated: 1/4/19 Arms of check: 5 = 5 Check signed by: