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THE OUTLOTS with biographies of their original owners

The following original landowners are indicated on an 1840 map of Austin at the Texas General Land Office for Division E Outlots west of West Avenue, heading north beginning at College/12th Street. See the appendix for a list of the owners of the outlots in 1879. Historical summaries are included for some outlots. The diagram below indicates the locations of the Outlots between Shoal Creek and Rio Grande, 12th and MLK:

	SG	Pearl	W	RG	
Magnolia/19 th	13	14	15	18	19
Chestnut/18 th	12	16	17	20	
Linden/17 th	11	10	21		
Cherry/16 th	9	22			
North/15 th	8	179			
Walnut/14 th	7	153			
Peach/13 th	6	Academy			
College/12 th					

Outlots 6, 7, and 8: between Shoal Creek and West Avenue, 12th and 15th

Seabron G. Sneed, William S. Oldham, and Charles Pressler were the first buyers of Outlots 6, 7 and 8 respectively. Outlots 6, 7 & 8 are not officially part of the JHNA. By 1879, **George Glasscock** owned all three properties, which extend from West Avenue all the way to Shoal Creek, between 12th and 15th Streets. The western portion of lots 6-9 and 11-13 drops precipitously toward the creek.

Outlot 6: between Shoal Creek and West Avenue, 12th and 13th Streets

Seabron G. Sneed (1802-1879) was a lawyer and judge when he moved from Arkansas in 1848 with his wife and 11 children. He helped organize the Democratic Party in Travis County. His 1854 Homestead (Recorded Texas Historic Landmark or RTHL) on Nelms Drive was destroyed by fire in 1989.

The one-story commercial building at 1202 West Avenue, now occupied by Bevo's, was originally built in 1941 as a Humble Products Service Station, Marvin Miers, proprietor. Next door, at 1204, is a transitional cottage occupied from 1903-05 by Edward A. **Bolmes**, the chief pension clerk for the State Comptroller. The house was associated from 1924 until 1937 with the family of Edwin W. **Anderson**, owner of a tire dealership. The two-story house at 1206 West was likely built as a rental house by 1905. Its earliest resident was Alfred Harvey, clerk for Frank

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DeLashmutt, boots and shoes, followed in 1906 to 1910 by George M. **Roberdeau**, shipping clerk for John Bremond wholesale groceries and coffee roaster.

The two-story stucco and brick home at 1210 West Avenue, with its Mission style influence and *porte-cochère*, was built circa 1914 and associated with early prominent **dentist Henry E. Baxter** from 1914 until 1945. **Ethel Hartman**, widow of A.P. Hartman who had worked as a hospital nurse, owned the property from 1947 until about 1963. Her daughter Louise Hartman and husband Earl L. **Trull**, a builder and real estate broker, inherited the property by 1968; it is still in the Trull family today.

Outlot 7: between 13th and 14th Streets

William Simpson Oldham (1813-1868) was born in Tennessee. Self educated, he opened a school at 18 years of age for two years in order to continue his education and save money to study law. He moved in 1836 to Fayetteville, Arkansas, where he formed a law partnership with Seabron G. Sneed. In 1842 he became Speaker of the Arkansas House of Representatives, and in 1844 served as associate justice of the Supreme Court of Arkansas until 1848. Due to health problems, he moved to Texas in the spring of 1849 and practiced law with A.W. Terrill and others until the Civil War. A strong secessionist, he represented Texas in the Senate of the Confederate States until the war ended. After the surrender he went to Mexico, where he wrote an account of the "Last Days of the Confederacy" while earning a living as a photographer. After some months in Canada and then Washington D.C., he returned to Texas and settled in Houston, quietly practicing law until his death.

The two-story home now at 1302 West Avenue was built circa 1905 and associated with the Jones family for over 60 years. Molly and John M. **Jones**, who purchased the home circa 1911, were retired farmers. His son James N. Jones was the parts manager for Fromme Motor Company, a Ford and Lincoln dealer and later a salesman with various car dealers. He and his wife Katherine owned the property through 1975.

The two-story house at 1304 West Avenue was built in 1905 and associated with the Voss family from 1910 through 1975. **Herman H. Voss** (d1932), a hardware merchant with Voss and Kooock hardware for 27 years, left Germany for Austin in 1884. His son Herman F. Voss, a housewares merchant with H.F. Voss Company and later business manager for First Methodist Church, and his wife Dorothy lived in the home after his father's death.

Rudolph Mueller purchased adjoining properties in 1923, listed as 1306, 1308 and 1400 West Avenue. The Tudor Revival style Mueller House, built circa 1928-29, is located at 1308 West Avenue. This house was used as a rental home until it became the residence of **Laura Von Boeckmann Mueller** after her husband's death, from 1964 until her own death in 1970. Over the years, other family members have occupied the home.

Outlot 8: between 14th and 15th Streets

Charles W. Pressler aka **Karl Wilhelm Pressler** (1823-1907) immigrated to Galveston from Prussia in 1846. He was a surveyor and cartographer. He moved to Austin and was employed by Jacob De Cordova, who made him the head of surveying expeditions in 1846 and 1847. After moving to Austin in December 1850 he became a draftsman in the General Land Office, serving until his retirement in 1899. In 1851 he and W. Voelker issued a map of Texas published in a descriptive book on Texas for the use of immigrants. Pressler was one of the incorporators of the German Free School Association of Austin in 1858. He computed the area of the counties in Texas for De Cordova's *Texas: Her Resources and Her Public Men* (1858),

revised and corrected De Cordova's 1856 map of Texas, and in 1858 published his own map of the state. He worked for the engineering department of the Confederacy before receiving his captaincy on June 30, 1864, in the Texas Infantry. During the summer of 1867 he was city engineer for Galveston, and the same year his 1858 map of Texas, revised in 1862, was again revised and issued as the *Traveler's Map of the State of Texas*.¹

George Glasscock purchased Outlot 8 in 1853. His son sold the property to Rector and Thad Thomson in 1883, and Thad Thomson sold it to Kate and Richard S. Coon, a gambler, in May of 1898. Coon sold or lost his new house to Philip Bosche, a partner in the Bosche-Troy Laundry, in February of 1900, and Dr. Joe Gilbert, whose mother was Mandana Hornsby Gilbert of Hornsby Bend, bought it in December of 1911. Dentist and Mrs. Lloyd A. Doggett bought the property in 1958, after a mysterious 1955 fire devastated sections of the house, and restored the home.

In January of 1896, Louise B. Caswell purchased land in Outlots 8 and 9 on which three Caswell houses were built; two are still standing. [See the 1898 Gilbert-Doggett House at 1402 West, the 1899 Daniel Caswell House at 1404 West, the 1909 Haskell Caswell Jr. House (razed, formerly at 1500 West), and the 1927 Mueller-Danforth House at 1400 West].

Outlot 9: between Shoal Creek and West Avenue, 15th & 16th Streets

Charles L. Mann (ca. 1825-?), first buyer of the property, was a government official and Texas Ranger born in Mississippi. He was appointed ad interim adjutant general of Texas on December 24, 1847 and served until March 7 of that year. In January 1850 he was living in Austin, where he was an officer in the Metropolitan Division of the Sons of Temperance. The 1850 census reports that Mann owned real estate valued at \$3,000. He was secretary-treasurer of the Episcopal church in Austin in January 1851. At one time he was a city magistrate in Austin and in 1857 was captain of a group of Texas Rangers in a filibustering expedition to Nicaragua. In August 1859 he was listed as a resident of the St. Nicholas Hotel in Dallas. He is probably the same Colonel Mann to whom Sam Houston wrote a cryptic letter on August 27, 1860, advancing plans to secure money for establishing a possible protectorate over Mexico.²

Frank Brown owned all of Outlot 9 by 1879. The property lies between 15th and 16th Streets and runs from West Avenue all the way to Shoal Creek, plummeting sharply toward the creek on the west side of the Outlot. Brown, built a house in the southeast corner of the outlot about 1870. [see 1870 Frank Brown Homesite]. Two of his daughters built homes just north of him. [See 1889 Dignan-Mickey House and 1891 Hutchings-Sparks House]. The Caswell family purchased part of the property in 1896. [See 1904 William Caswell House]

Outlots 10 & 11: (see Outlot Map)

First buyer **Dr. Samuel Garner Haynie** (1806-1877) was the son of **John Haynie** (1786-1860), pioneer circuit rider of the Austin-Bastrop area and first pastor of the first Methodist church in Austin. Born in Knoxville, Tennessee, Samuel came to Texas from Alabama in 1837, and in 1839 moved to Austin to practice medicine. He married Hannah Maria Evans (1818-1898) in 1841. He represented Travis County in the fifth Congress of the Republic from 1840-42 and moved to Independence, Texas in 1842. Samuel returned to Austin in 1845 as a representative

¹ *Handbook of Texas Online*, (accessed October 4, 2009).

<http://www.tshaonline.org/handbook/online/articles/PP/fpr7.html>

² *Handbook of Texas Online*, s.v. "," <http://www.tshaonline.org/handbook/online/articles/MM/fma34.html> (accessed October 4, 2009).

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from Independence, and was a Travis County representative in 1847. He served as the postmaster from 1849 to 1852 and was elected Austin's **mayor** four times – 1850, 1851, 1863 and 1864. Haynie owned the Austin Drug Store in 1846 and in 1852 bought out the Baker & Townsend drugstore; Haynie's store became a general store in 1853, located at 5th and Congress. Abner Cook "built fine new dwelling west of Capitol" for Haynie on Block 135 in 1853. Due to financial losses, however, he sold the house to Cook. In 1867 he owned and operated Avenue Hotel. In 1871 he graduated in medicine from the Medical Department of Soule University at Galveston and practiced medicine until his death. He was a personal friend and physician to Sam Houston.³

The lots inside the 1839 city plan, as well as Outlots beyond the Original City grid Edwin Waller laid out, were sold to the highest bidders after the City of Austin was given authority to sell lots on September 3, 1850. Those who purchased outlots in the future Judges Hill neighborhood included landowners shown on an 1840 map of Austin at the Texas General Land Office. Outlots 10 and 11 in Division E were sold to **S.C. Robertson**, assignee of **Samuel G. Haynie**, in 1852.

The Reverend Charles Gillette purchased Outlots 10 & 11 in 1858. In 1905, W. T. Watt of Waco purchased from Gillette's heirs both blocks, from West Avenue to Shoal Creek between what would become 16th and 17th Streets, and allowed his daughter **Annie Hale Watt** and her new husband, **James Wooten McClendon** (1873-1972) to build their foursquare Prairie Style home with Spanish Revival details on the west side of Pearl.

Only three homes lined the east side of the 1600 block of Pearl until after 1945: the St. David's Episcopal Church **Rectory** at 1603 Pearl, which originally faced 16th Street - built in 1914 by the McClendons as a rental, the 1915 **John Brady House** at 1601 Pearl, and the **Charles Nagle House** at 1615 Pearl. All three are City landmarks.

Watt sold the northwest corner lot to Walter Wupperman in 1907, who sold it in 1911 to **J.H. Chiles**. John and Mary Chiles sold the lot to Professor **James C. & Emily St. P. Nagle** on July 1, 1914.

According to long-time neighbor George Shelley, **John Brady** first built a much larger house in 1911 on the southeast corner of Outlot 10, at 16th and West Avenue (where apartments now stand). Brady, who had no children, decided the house was too large and sold it to **John Chiles**. Shelley believes Brady built the Pearl Street house as a downsizing measure. Shelley's story has merit, according to the City Lot Registers and deeds for the period, which indicate that Brady bought the southeast corner of Outlot 10 in 1910, with the value increasing from \$2,250 to \$8,500 in 1911. Brady sold that property to Chiles in September of 1912.⁴ The Chiles family moved into the home at 1606 West Avenue, the southeast corner of the block, by 1913. John Chiles (1866-1961) owned and operated the **Chiles Drug Store** at Sixth & Congress for 20 years before becoming the president of Austin White Lime Company and a director and vice president of Austin National Bank.

³ Rossman, Loyce Haynic. *Rev. John Haynie: Ancestry, Life & Descendants 1650-1963*. Fredericksburg, Texas, 1963, page 63.

⁴ Deed Records, Travis County, Vol. 253, page 418. 9/9/1912. Lot Registers indicate that the Brady property on West Avenue, valued at \$2,250 in 1910, was valued at \$8,500 in 1911 and was under Chiles' ownership in 1913, the year Brady's name is not listed in the Lot Registers. July 11, 1907, Watt to J.H. Tallichet, 216/486. May 24, 1909, Tallichet to John W. Brady (234/34). Sep 9, 1912. Brady to Chiles (253/418).

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Brady then purchased property to build his home on the southwest corner of Outlot 10, at 16th and Pearl, on September 24, 1913.⁵ Lot Registers show that the Brady property, appraised at \$1,200 to \$1,500 in 1914, was in 1915 appraised for \$4,200, about half the value of the first house he built. An attorney with Lightfoot, Brady & Robertson at the time, Brady and his wife Nellie are first listed at 1601 Pearl Street in city directories in 1916. Two years later he was appointed Justice of the Third Court of Civil Appeals (1918-1923).

Outlot 12:

John Hemphill (1803-1862) was born in South Carolina and, after his studies in Pennsylvania and several years as a schoolmaster, was admitted to the bar of South Carolina in 1829. He immigrated to Texas in 1838, following a period of service in the Seminole War that left him in ill health from malaria. He participated in the Council House Fight in San Antonio on March 19, 1840. Hemphill served as Chief Justice of the Supreme Court of Texas from 1840 to 1857. From 1857 to 1861 he represented Texas in the Senate of the United States. He is recognized as the founder of the judicial system of Texas and has thus been called the John Marshall of Texas.⁶ Outlot 12 was sold to Hemphill on June 3, 1852 and signed by Gov. C.P. Hansborough Bell, as recorded in Vol. F/99. Hemphill sold Outlot 12 on August 10, 1852 to **E.S.C. Robertson** for \$154, as recorded in Vol. F/100. [*see 1851 Robertson House*]

Outlot 13:

E.S.C. Robertson. Gov. Bell signed the sale of Outlot 13 on November 6, 1851. Deed Record Vol. E/408-409. [*see 1851 Robertson House*]

Outlot 14:

James Cole, probably James Pope Cole (1814-1886), early settler of Galveston and chief justice of Galveston County. He graduated from South Carolina College in 1832 and arrived in Galveston in 1839 to begin a law practice. He served in 1842 in the Texas militia, rising to the rank of captain. In 1854 he was secretary and agent of the Galveston City Company, which owned the site of Galveston. Cole was probate judge and served as city recorder for two years. He was sworn in as a Galveston County Commissioner on August 16, 1856, and served as chief justice for the county commissioners' court (1858-1864). As chief justice, he administered funds to the poor of Galveston County. He was an ardent secessionist, devout Baptist, and a states'-rights Democrat. On February 21, 1851, Patent #192 to James Cole was recorded in Vol. F/58. Cole sold Outlot 14 to **E.S.C. Robertson** for \$120 on July 1, 1851, as recorded in Vol. F/58-59. [*see 1851 Robertson House*]

Outlot 15:

⁵ Deed Records, Travis County: Oct 19, 1909, W.T. Watt to John P. Hale, 257/143. Jun 2, 1913, John P. Hale to Kyle S. Hamblen & W.H. Hamblen, 257/240. Sep 24, 1913, V.H. Hamblin, Elcanor G. & Kyle S. Hamblin to John W. Brady, 258/33.

⁶ Woods, Julia; Craddock, Ashley; Brown, Regan Maric, *Austin Lawyers, A Legacy of Leadership and Service*, Association Publishing Co. Birmingham, AL, 2005. Also, Curtis, Rosalee Morris, *John Hemphill, First Chief Justice of the State of Texas*, Jenkins Publishing co. The Pemberton Press, Austin and New York, 1971.

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M.C. Hamilton (1809-1893). Morgan C. Hamilton, government official and brother of Texas Governor A. J. Hamilton, was born in Alabama. He began work as a clerk in a mercantile establishment and moved to Texas in 1830. In 1837 he moved to Austin. He moved to Washington-on-the-Brazos in 1842 and returned to Austin in 1845. For six years, 1839-45, he served in the war department of the Republic of Texas, first as clerk and in 1844-45 as secretary of war. In Austin he had a mercantile business until 1852. An uncompromising Republican, violently opposed to secession, he was appointed state comptroller in 1867 and delegate to the Constitutional Convention of 1868-69. His participation caused some controversy at the convention, since he was part of a Radical Republican faction that called for the disfranchisement of all former Confederates. He served as a Republican in the United States Senate (1870-1877).

Outlot 16:

The block was originally patented to **Jacob Buchman**, who sold the block to **Johann Fruth** in 1852. **Frederick (Fritz) A. Bernd**, a carpenter and wagon maker, bought the west half of the block from the homestead of Johann/John and Kuniguntia Fruth in 1870 for \$800.⁷ Bernd retained the land until 1910, when he sold the north half of the west half of the block for \$2000 to **Carl Bollmann**, later the executor of Bernd's estate, who two weeks later sold the property to **Ireland Graves** (1885-1969), an attorney and district judge as well as the grandson of former Governor John Ireland. Graves built his first house at the southwest corner of the block, facing 16th Street, circa 1912, and either rebuilt, remodeled or moved the house to face San Gabriel in 1927.

Following a series of short-term property owners that included J.W. Graves (1913), Florence Collins (1914), and Lily Burleson MacDonnell and Emma K. Burleson⁸ (1921), the northwest corner lot of Outlot 16 was purchased by **Floy Beckham Robinson**, wife of Oscar Robinson, on January 25, 1923; the Robinsons are listed at this address in the 1924 City Directory. The house was purchased with her separate funds and the deed indicated that the property was to remain her separate property.

In 1924, there were no other houses in the 1700 block of San Gabriel other than that of Robinson and Graves. Neighbor **C.W. Kluge** lived across the street to the north at 1801 San Gabriel, and **Julia Vance** lived cater-corner from the Robinsons at 1802 San Gabriel, in the old **Robertson-Lucy House**, built circa 1851 by Elijah Sterling Clack Robertson.

William and Anna Kluge, originally from Germany, owned all of Outlot 15 (just north of 16) and built their brick home facing Pearl Street about 1880. Their sons **Henry T.** and **Charles W. Kluge** established a saddle and harness business on East Sixth Street in 1886. In the 1890s Charles built a charming one-story house with a wraparound porch and gabled attic at 1801 San Gabriel; it has since been moved to Heritage Square on Bee Caves Road.

Outlot 16 also included illustrious neighbors on the east half of the block, facing Pearl Street. **John Wesley Robertson** (1841-1892) had purchased the east half of Outlot 16 in June of 1872 from Jacob Chandler. This Robertson moved to Texas from Tennessee in the 1860s. After the Civil War, J.W. went to Missouri, and in March of 1866 married **Sophronia M. Austin** (-1921), a relative of Moses and Stephen F. Austin. The newlyweds returned to Tennessee, and in

⁷ City of Austin Lot Registers for 1879 and 1884; occupation from Austin City Directory for 1872 and 1884.

⁸ Emma Kyle Burleson was the mother of Mattie Kyle who married Austin Robinson Swancoat. Austin Robinson Swancoat was the first cousin of Oscar Robinson.

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October of 1867 emigrated to Bryan, Texas, where he was soon elected to the 14th State Legislature. Following his legislative term, Colonel Robertson made his home in Austin by 1881 in a two-story frame house at the southwest corner of the block (900 West 17th). Robertson was elected **Mayor of Austin** for three terms (1884-87), returning to his law practice until his death at the age of 52 in 1892. Sophronia Robertson sold their home in 1906 and moved next door to 1710 Pearl, remaining on the same block until her death in Austin in 1921.

The 1906 Georgian Colonial Revival home that replaced the Robertson's house was designed for cattleman **Horace Alexander Thomson** (1846-1940) by his nephew, architect **Henry Bowers 'Hal' Thomson** (1882-1974), a native Austinite, the son of Horace's brother Rector Thomson (the elder) and one of the leading society architects in Dallas and Texas during the first half of the Twentieth Century.

Outlots 17 & 18:

Nathaniel Townsend [*see narrative for Townsend House*]

Outlots on the east side of West Avenue, Division E:

Outlot 19:

Samuel G. Haynie [*see Outlots 10 & 11 above for Haynie's biography*]

Dr. Samuel Haynie sold Outlot 19 to Lyman Alexander for \$500 in 1852, before Haynie's original patent was recorded in 1854. Alexander sold the block to John Horan in 1869, who in turn sold it to **Charles A. Denny** and his wife **Eva** in June of 1870. Denny was the son of William Gowdy Denny and Hanah Elizabeth Hall, who moved from Bastrop to Austin in 1865. W.G. Denny is listed in the City of Austin Directory as a bookkeeper with Sawyer, Ficklin and Scott, stage proprietors in 1872.

Among the first of the neighborhood's earliest structures was the one-story limestone cottage, built in 1870 for **Eva** and **Charles Adolphus Denny**. Its front veranda faced east on a lot that extended from West Avenue to Rio Grande. After Eva's death in childbirth in May of 1871, Charles enlarged the house and resided there with their daughter Tula and his new bride, Mary Barefield of San Antonio, until he sold the house in 1884.⁹

Outlot 19 was purchased by **C.W. Firebaugh** from the Dennys in July of 1884. Firebaugh lived in the Denny House from 1885 to 1898, according to City Directories. He worked for **W.H. Firebaugh & Company**, a wholesale and retail hardware store that carried tinware, wagon and carriage wood work. The 1890 City Lot Register indicates that Firebaugh owned all of Outlot 19 less the NW corner at a value of \$3,750.

Firebaugh further subdivided Outlot 19 in 1898 by selling the Denny house and its central section of land to **Mrs. N.L. Holliday**, a widow who moved into the home with her six children (the eldest daughter was a physician/surgeon), her sister, and her mother.

In 1905 and 1906, Firebaugh sold two portions of the eastern half of the lot, and in 1911, the southwest corner lot was purchased by **Alice Raymond**. It was sold to **J.W. & Cornelia Rice Scarbrough** in December of 1916 by Alice and **James Hervey Raymond Jr.**, son of one of Austin's most noted early capitalists – the Treasurer of both the Republic and State of Texas.

Outlots 20 & 21:

⁹ Originally listed on Sanborn maps as 1801 West Avenue, the address was changed to 1803 West Avenue in the early 1920s, with the addition of the Scarbrough House as 1801 West Avenue.

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G. K. Lewis. Gideon K. (Legs) Lewis (c1823-1855), soldier & newspaperman, born in Ohio; did not live in Austin, but at the time of his death had accumulated a considerable estate. In the spring of 1842 he enlisted in Capt. H. W. Allen's Orleans Company for service in Texas. Lewis joined the Somervell expedition and continued on the Mier expedition. He survived the Black Bean Episode and settled in Galveston, where he managed a theater and was for a time associated with Willard Richardson in the publication of the *Galveston News*, and the establishment of the *Matamoros Reveille* in 1846. Lewis served as a Texas Mounted Ranger until 1848 as express rider and was eventually promoted to captain. He made his home at Corpus Christi, where he published the *Nueces Valley* and formed a partnership with Richard King. In 1851 he ran unsuccessfully for Congress. In 1852-53 he was captain of a company of mounted volunteers. He was shot and killed by Dr. J. T. Yarrington, with whose wife Lewis had had an affair. Lewis was, at the time of his death, a second-time candidate for Congress from the Western District.¹⁰

Outlots 22 & 23:

D.G. Freeman (no information on this gentleman)

Outlots east of Rio Grande between 15th and MLK:

Outlot 24:

Joseph Harrell (1804-1853), first white settler in Waterloo, became Mayor of Austin in 1847. A blacksmith, he moved to Round Rock in 1848.

Outlot 25:

Thomas William Ward (1807-1872) 'Peg Leg' was a three-time Mayor of Austin and involved in the Texas Archive War of 1842. US Consul to Panama 1853. In 1847 was the first to hire Abner Cook to build a house.

Outlot 26:

Deats & Blue. Information about these gentlemen is not known, but Eugene Deats was an early Austin carpenter and volunteer fireman. Whether this is the same Deats, or possibly his son, is uncertain. In 1874 carpenter Thomas Campbell sold the lot west of his 1872 home at 900 Rio Grande to **Eugene T. Deats**, who became his new partner at a shop on Bois d'Arc (7th) between Congress and Colorado. **Campbell & Deats** designed and built one of the last remaining frame Second Empire style residences in Texas, the 1876 **Robinson-Macken House**¹¹ at 702 Rio Grande, a Recorded Texas Historic Landmark and National Register Property, and an interesting example of the craftsmanship of the two carpenters and builders. In November of 1877, Deats was injured in a fire at the blind asylum and died six months later—the first in Austin to die from injuries¹² sustained in the line of duty.

¹⁰ *Handbook of Texas*. Oct. 3, 2009, <http://www.tshaonline.org/handbook/online/articles/LL/flc40.html>

¹¹ Robinson-Macken House, Recorded Texas Historic Landmark, 1986, Texas Historic Commission, prepared by Duncan; National Register of Historic Places, 1985. Austin History Center files for 702 Rio Grande.

¹² Barkley, Mary Starr. *History of Travis County & Austin 1839-1899*, p. 235, and records in the Austin Fire Department Museum.

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Original City Lots south of North Avenue (15th) and east of West Avenue, between West and Rio Grande:

Lot 179: between 14th and 15th, West and Rio Grande

G.T. Graves. Block 179¹³ is officially part of the Old Austin Neighborhood rather than JHNA. The house at 712 West 14th on the southwest corner of Block 179 was built in the 1890s or late 1880s. From 1905 until about 1935 it was home to the family of **John G. Palm**, Cashier for State National Bank. The president of the bank at that time was Eugene Bremond, and the assistant cashier was Eugene's son, Walter. The Palm House was converted to office space in the 1990s.

Immediately east, at 710 W.14th, was an apartment house that had been built as a single-family home just after the turn of the century. The little house at 700 West 14th was the home of **B.M. Hellums**. As of 1905 **Authur Jones**, an African-American, lived in a small house on West 15th with his family of 4.

On the northwest corner of Block 179 was a 2-story house built in the early 1910s as the home of **William Bohn**, a partner in the Bohn Brothers Dry Goods Store on Congress, and his wife Bertha; the 1890s Bohn home was by 1935 the home of **W.A. Matthews**. A modern two-story office building has replaced the Bohn and Matthews house.

A.S. Walker lived on the northeast corner of the block in 1873, before his second marriage to Mary Maxwell **Bowers**, his partner's widow. Now on the northeast corner is the **Byrne-Reed House**, 1410 Rio Grande, built in 1906 or 1907 as the home of Edmund and Ellen Sneed Byrne. Since 1915 it had been home to **David Cleveland Reed** and his wife, **Laura Moses**. David was a successful businessman who was civically active; he served on both the Austin City Council and the School Board. In 1948 David Reed, who had lived in the house for over 30 years, died in a Virginia plane crash. Within a few years his widow, Laura Reed, sold the house, and it was converted to office space. Humanities Texas offices there and has restored the home's original façade.

By 1900, 1402 Rio Grande was the home of **H.L. Hilgartner**, a physician whose office was in the Scarbrough Building. The Hilgartner house was demolished by 1960, and a modern apartment building now stands in its place.

Block 153: between 13th and 14th, West and Rio Grande.

This block is officially part of the Old Austin Neighborhood.¹⁴ **W.S. Oldham**, **Sam Whiting**, and **Charles L. Mann** were the first to own property on Block 153.

William Oldham (1798-1868), born in Kentucky, participated in numerous early military expeditions in Texas and established a large plantation on the Brazos River in Robertson County. He had six sons by his beautiful mulatto slave. **Samuel Whiting** (?-1862?) was a newspaper publisher. Native to Connecticut, he came to Texas in 1825, settled at Liberty, and represented that district at the Convention of 1833. He was secretary of the Consultation at San Felipe in 1835. He published the *Houston National Intelligencer* in 1838 and 1839, at the same time that he was printing the laws and journals of the Third Congress. In 1839 he was an unsuccessful candidate for mayor of Houston. He set up a printing press at Austin on which he printed the first issue of the *Austin City Gazette* on October 30, 1839. He published the *Austin Daily Bulletin*

¹³ www.originalaustin.org, website prepared by Chris Riley. Sanborn maps

¹⁴ www.originalaustin.org, website prepared by Chris Riley. Sanborn Maps.

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from November 1841 through January 1842 to give a daily synopsis of the proceedings of Congress. Whiting supported Sam Houston until the time of the Archive War. The *Gazette* suspended publication in August 1842. [see *Outlot 9 for Mann's bio*]

In 1873 the houses on this block were home to a whitewasher, a carpenter, and a washerwoman, among others. As on a number of blocks in the neighborhood, African-Americans were a significant part of the population on this block. The 1872 directory notes that Joshua Johnson, on the northwest corner, and Martha James, near the opposite corner, were African Americans. One of Austin's first attempts at a **hospital** took place in the building at the upper northeast corner of the block. In 1878, local physicians J.W. McLaughlin, T.D. Manning, R.M. Swearingen, and J.J. Tobin opened the Austin City Infirmary there, charging 1 to 3 dollars a day for medical care. The City soon provided funding, and the hospital moved to the 4th Ward, but it folded in 1882.

As of 1905, the houses facing West 14th, from west to east, were home to the families of F. **Patterson**, an African-American; F.S. **Bowman**; Oscar **Montfort**; and Rev. Dr. M. **Rosenstein**. Mr. Montfort's household, at 709 West 14th, had 6 members, and the others each had 4. The three homes facing Rio Grande, from north to south, belonged to the families of L.M. **Ainsworth** (with 2 members); J. Hall **Phillips** (5 members); and Annie **Kemp**, an African-American (4 members). On the block's south side, from west to east, were the families of J.D. **Roberdeau** (6 members); John O. **Oldright** (2); Roger C. **Roberdeau** (2); and J.W. **Gentry** (5).

Around 1930 members of the Ainsworth family moved into the new little house next door at 705 W. 14th. A couple other families had also remained on the block since 1905 or earlier. The Montfort family had enlarged their home from one to two stories. The Roberdeau family was still at 704 W. 13th, but wouldn't be there much longer.

By the late 1930s, space issues at Austin High School were getting more serious. To allow for expansion, the city vacated 13th Street, and the Austin High block expanded up to the old alley in Block 153, leaving only the north half of the block in private hands. Today the old apartment building at 1304 Rio Grande appears to still be residential, but most of the block is now devoted to office space.

Academy Block: between West and Rio Grande, 12th and 13th.

In 1916, the **John T. Allan Junior High School** was built here. Nine years later, in 1925, the junior high swapped places with the high school, which was then located at East 9th & Trinity Streets, and this building became **Austin High School**. In 1953, with the appearance of other high schools, **Austin High School** was renamed Stephen F. Austin High School,¹⁵ and in 1975 moved to its current location on the north shore of Lady Bird Lake. Austin Community College now uses the facility as its Rio Grande Campus.

Blocks 178 & 152:

Though these two adjacent blocks are not in JHNA, Hamilton's biography is relevant. First buyer **Andrew Jackson Hamilton** (1815-1875) became the first Republican governor of Texas. Known as "Colossal Jack" for his imposing stature and oratory, he was admitted to the bar in Alabama in 1841. He married Mary Jane Bowen (1826-1915) and had six children. He emigrated

¹⁵ Sources: Brian Schenk, "The Austin High Story," in 100 Years of Education: The Centennial History of Austin High, Stephen F. Austin High School Publications Dept., 1980, pg.15; Jeffrey Kerr, Austin, Texas Then and Now, 2004, pg.173.

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to LaGrange, Texas in 1846 and was appointed Attorney General of Texas by Governor Bell in 1849; from that time he made Austin his permanent residence. Hamilton served as Representative of Travis County in the Legislature of 1851 and 1853. In 1859 he was elected to the U.S. Congress from the Western District of Texas. A slave-owner opposed to secession, he returned to Austin in 1861 and was a Union candidate for State Senate, but declined to accept the nomination as Texas had cast its lot with the Confederacy. In 1862 he left Texas for Washington D.C. and was commissioned by Abraham Lincoln as brigadier-general of volunteers in the Union Army, and was appointed military governor of Texas on Nov. 14, 1862. He spent most of the remaining war in New Orleans, and in the summer of 1865 was appointed provisional governor of Texas by President Andrew Johnson. In 1867 he was appointed Associate Justice of the state's Supreme Court, and took a leading role in Texas' Constitutional Convention of 1868-69. He lost the governor's race to Edmund Davis in 1869, returned to private life on his farm near Austin, practicing law until his death from tuberculosis in 1875. Two of his widowed daughters, Mary Mills and Lillie Maloney, would later live at 1504 West Avenue (*Dignan-Mickey House*); his granddaughter was to live at 1606 West Avenue (*Chiles House*).

1879 LOT REGISTER, Division E, City of Austin (names in bold indicate additional historical information in this narrative)

Block	Lot	Value	By Whom Rendered
6-8		\$6000	George W. Glasscock
9		\$3000	Frank Brown
10-11		\$1000	W.W. Gillette & others
12-14		\$3500	Mess. R.A. Henricks
15		\$3000	J/F.W. Kluge
16	W ½	\$500	F. Bernd
	E 1/2	\$1430	J.W. Robertson
17	SW ¼	\$300	Mrs. A.L. Blackburn
	SE ¼	\$300	Palmer G. Townsend
	NW ¼	\$300	Pauline Townsend
	NE ¼	\$300	Susie M. Robertson
18		7000	Mrs. A.L. Townsend
19		\$4500	C.A. Denny
20		\$7000	F.W. Chandler
21		\$1800	M.W. Taylor
22-23		\$7000	A.S. Walker
153	1	\$2000	H. Levyson
	2	\$1500	J.E. Oldright
	3	\$600	M.A. Taylor
	4	\$800	Martha James
	5-6	\$2500	Mess. M. Suansen
	7-8	\$400	Joshua Johnson
179		\$2200	A.S. Walker

TEXAS COURT HISTORY

Because of changes in the Texas government over the years, the state judicial system has been in constant flux. This summary may help the reader navigate the titles of the various judges living in Judges Hill.

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The State Bar of Texas was established in 1882, but before 1973 it was possible to “read the law” in order to obtain a license to practice as an attorney. An applicant was usually drilled orally before a committee of three attorneys, appointed by a district judge, at various locations, including the judge's chambers, but sometimes in a local bar. The successful applicant might then buy the committee members a round of drinks.

County Courts originally tried misdemeanors and were presided over by the County Judge, and thus the judges were attorneys; the role of today's county judges has changed considerably and a law degree is no longer required; the honorary title of “County Judge” no longer indicates that the individual is a man of the law. Justice of the Peace Courts rule on misdemeanors and small claims today as they did in the past. District Courts, established in 1836, are for felonies and civil cases above a certain dollar amount. These cases originally were appealed to the Supreme Court, but due to overwhelming caseloads in the courts, in 1876 intermediate appellate courts, the Courts of Appeal, were established to accept District Court appeals, with final appeal still to the Supreme Court. The Texas Supreme Court was established under the Republic of Texas in 1836 and tried its first case in 1839. Beginning in 1892 the Supreme Court began to only hear appeals of civil cases, with criminal case appeals now sent to the Court of Criminal Appeals.

The Republic of Texas on Jan. 25, 1840, created Travis County out of Bastrop County; the new county formed a part of the Third Judicial District. Travis County was placed in the Second Judicial District in 1846. In 1850, the office of District Judge was made elective; prior to that it had been by appointment by the Governor with consent of the Senate. In 1866, the state was divided into 14 judicial districts, Travis County being in the Second District. In 1870, the state was divided into 35 districts; Travis County was placed in the 27th Judicial District. In 1875, the state was divided into 26 judicial districts; Travis County was placed in the 16th Judicial District.

In 1883, the state was redistricted; the 26th Judicial District was composed of Williamson and Travis Counties. In 1891, the 53rd Judicial District was created, composed of Travis County, and a Criminal District Court was created for Travis and Williamson Counties. In 1929 the Criminal District Court of Travis County was changed to the 98th District Court of Travis County. In 1931 Travis County became the 126th Judicial District Court.

Presidents of the Travis County Bar Association who lived in Judges Hill:

- 1916 John W. Brady, Justice of the 3rd Court of Civil Appeals
- 1917 Charles A. Wilcox, 26th District Judge (1907-1917)
- 1920 Nathan A. Stedman, Railroad Commissioner of Texas
- 1925 George E. Shelley
- 1928 Ireland Graves (26th Judicial District Judge)
- 1930 George Mendell
- 1934 Ireland Graves

Other prominent judges and attorneys who lived in the Judges Hill Neighborhood include:

- E.S.C. Robertson, Chief Justice, Bell County (1858)
- J. Wesley Robertson, attorney and Austin mayor
- James P. Alexander, Chief Justice Texas Supreme Court (1940-47)
- Few Brewster, Associate Judge of Texas Supreme Court (1945-1957)
- James McClendon, Chief Justice of the Court of Civil Appeals, Associate Justice of the Texas Supreme Court

- W. St. John Garwood, Justice of the Texas Supreme Court
- Thomas B. Greenwood, Texas Supreme Court
- Charles G. Krueger, commissioner of Texas Court of Criminal Appeals (1933-1950), County Judge of Austin County
- Edward R. Kone, Hays County Judge
- A.S. Walker Sr., Judge Second Judicial District (1857-62), Texas Senator & Representative
- A.S. Walker Jr., Travis County Judge (1896-1900) and County Attorney (1891-1896)
- Alfred Smith, James County Judge (1935)
- Wright C. Morrow, Associate Judge of the Court of Criminal Appeals
- John Edward Hickman, Texas Supreme Court
- William McLaughlin 'Mac' Taylor, Associate Judge, Commission of Appeals (1937)
- Sam Sparks, U.S. District Judge

TIMELINE: THE EVOLUTION OF A NEIGHBORHOOD

- 1835 Joseph Harrell, first white settler in Waterloo, later known as Austin, establishes his home in a tent on the north bank of the Colorado River.*
- 1836 General Sam Houston is elected the first President of the Republic of Texas.*
- 1838 William Barton 'discovers' Barton Springs on March 10.*
- 1838 Mirabeau Lamar camps along the Colorado near the mouth of Shoal Creek while on a buffalo hunt.*
- 1839 Texas Congress creates a commission to locate a site for the Capital of the Republic. Lamar selects Edwin Waller to survey the land and sell lots. The first sale of 306 lots begins on August 1st. President Lamar arrives in October and government offices open. City of Austin is incorporated Dec. 27.*
- 1840 Edwin Waller is elected Austin's first mayor with all 187 votes. The first session of Supreme Court is convened in Austin. An Indian raid kills two men in March.*
- 1841 Travis County's first judge, James Smith, is killed by Comanches near Shoal Creek and Treaty Oak. Sam Houston is re-elected President of the Republic in December.*
- 1842 Mexican troops under General Vasquez capture San Antonio in March. Houston transfers government to Houston and attempts to remove the land office archives, but Angelina Ebberly fires a cannon calling on citizens to abort the attempt. Washington-on-the-Brazos is selected as the interim capital. Austin's population falls to less than 200.*
- 1843 More Indian resistane; a number of citizens are killed.*
- 1845 Texas is annexed as a state Dec. 29th and the capital returns to Austin.*
- 1850 Austin is selected as the permanent state capital. 1850 Census Population: 629*

1851 ROBERTSON-LUCY-VANCE HOMESITE, 1802 San Gabriel. Outlot 14 (razed 1966).

Elijah Sterling Clack Robertson (1820-1879), famous early Texas attorney and politician, built the first home in the area in the heart of woodland near the corner of 18th and San Gabriel. Judge Robertson was the first among the judges, politicians and attorneys who earned the neighborhood the name of Judges Hill. His story and that of Robertson Colony play a vital role in the development of the neighborhood.

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Born August 23, 1870 in Nashville, Tennessee, Robertson was one of two sons¹⁶, of Scotch-Irish descent. His father, **Sterling C. Robertson** (1785-1842), **Empressario of Robertson's Colony** in 1834 and 1835, devoted the last 15 years of his life to colonizing Central Texas and was responsible for settling more than 600 families in Texas, more than any empresario other than Stephen F. Austin. The elder Robertson had come to Texas in 1822 with a cousin, Dr. Felix Robertson, to explore the country for the Nashville Company, in which Sam Houston had an interest. E.S.C.'s uncle, General **James Robertson** (1742-1814), is considered the founder of Nashville.

In November of 1825, the Empresario was one of 32 members of Felix Robertson's group that set out from Nashville bound for Texas to explore and survey Robert Leftwich's grant. He returned to Tennessee and Kentucky in August 1826 to recruit settlers. A contract permitting the settlement of 800 families was granted in 1825 by the Mexican government and assigned in 1830 to S.C. Robertson, with he and partner **Alexander Thomson** (1785-1863) acting as managers of the settlers then living at or near Nashville, Tennessee. Colonists were required to open and cultivate a portion of their headright allotments for three years in succession before confirmation of their land title. The first families arrived with Robertson and Thomson in 1830-31.

In the late fall of 1832, barely 12 years old, E.S.C. traveled with his father by horseback through the wilderness of Arkansas and Texas (then a part of Mexico) from his home in Tennessee to the headquarters for Robertson's Colony at **Sarahville de Viesca**.¹⁷ His father took him to San Antonio in early 1833 to study Spanish with the Catholic priests at the St. Mary's mission there for two years. Even before he was 14, E.S.C. participated in campaigns and engagements with the Indians. The teenager served as clerk of the land office of Robertson's Colony in 1834 and 1835, translating land records into Spanish. On July 29, 1835, he received a grant for 1,107 acres in his own name. After the office closed due to the Texas Revolution, 14-year-old E.S.C. was on the frontier defending settlements against Indians. He joined his father's company of Texas Rangers in January of 1836 for a period of three or four months. Young Robertson was at Washington-on-the-Brazos from March 1-17, 1836, when his father signed the Declaration of Independence from Mexico and the Constitution of the Republic of Texas (drafted by the elder's nephew and fellow colonist **George C. Childress**) as a delegate from the Municipality of Milam. At one point during the Revolution the teenager, not yet 16, was entrusted with the government archives and instructed to carry them to safety across the Sabine River to the "United States of the North." He served again as a Ranger under Captain Calvin Boales from September 17, 1836, to January 16, 1837. After the Second Congress of the Republic, the Empresario retired to his home in Robertson County to breed Arabian horses.

Following two years of study (April 1837-May 1839) at Jackson College in Columbia, Tennessee, 18-year-old Sterling Robertson came to Austin the year the city became the capital of the Republic. He was appointed Clerk of the post office on May 13th, Chief Clerk one month later, and, after the postmaster's death, became the acting Postmaster General for three months

¹⁶ James Maclin Robertson's mother was Rachael Smith, while E.S.C.'s mother was Frances King.

¹⁷ Sarahville de Viesca, located at the falls of the Brazos on the west bank of the river four miles southwest of the site of present Marlin (20 miles southeast of Waco), was founded in 1834 by Sterling C. Robertson and named for his mother, Mrs. Sarah (Maclin) Robertson, and for Agustín de Viesca. It was the site of the land office for Robertson's colony. Fort Viesca, later known as Fort Milam, was built at Sarahville de Viesca for the protection of the settlers. After reaching a population of approximately 200, the community was abandoned in 1836 due to Indian hostilities and the approach of the Mexican army. ~*Handbook of Texas*.

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before returning to his former position as Chief Clerk. From November of 1841 until February of 1842 he served as Assistant Secretary of the Senate for the Sixth Congress of the Republic of Texas, setting out shortly thereafter to command a company in the Somerville campaign to push the Mexican troops of Rafael Vasquez back to the Rio Grande; Vasquez withdrew before Robertson arrived, and several days later E.S.C. received word that his father had died of pneumonia (March 4, 1842) on his Brazos River farm.

E.S.C. wrote in his diary: "I felt lonely indeed. The last link is broken almost between me and the world. Alone and unaided I must make my way through the world." In October of 1842, E.S.C. enlisted as Captain of the Second Regiment, First Brigade, Army of the Republic of Texas, and in August of 1844 was appointed by Sam Houston as Colonel of the Second Regiment of Militia.

In May of 1845 he clerked in a store in Walker County for ten months, reading Blackstone's *Commentaries* during the summer in order to practice law. E.S.C. had spent much time with his father as a translator and in writing land grants, skills that would become important when he was admitted to the Texas bar in Austin in 1845. Between 1848 and 1853 he served as the Translator of Spanish Deeds in the General Land Office. He learned to write with both hands so that one hand could continue writing if the other was exhausted.

He first married a cousin, **Eliza Hamer Robertson** on July 29, 1846, in the home of her parents, Susan and **James Randolph Robertson**, in Robertson County, and had three children. On **July 1, 1851**, Robertson purchased Outlot 14 in Division E for \$120. On November 6 of that year he purchased Outlot 13, and on August 10, 1852, purchased Outlot 12 for \$154. Here he constructed a stone house overlooking Shoal Creek, with six square wood posts supporting its full front porch.¹⁸ The original house on San Gabriel utilized the site, which sloped dramatically toward Shoal Creek, with a full upper story facing San Gabriel, and a partial lower story facing the creek. A detached kitchen and cistern were located to the southwest with entry to the lower floor and its dining room, house-servant's room and a storeroom. Upstairs were three bedrooms and a parlour as well as a long hall running the length of the house. The kitchen, carriage-barn and slave-quarters disappeared, probably prior to 1880. The exterior walls were of fieldstone, 16-foot thick; the interior walls and ceilings were finished in plaster, and the floors were pine planks.

Their son **Sterling Clack Jr.**, born April 20, 1849 in Austin, was the only child from this marriage to live to adulthood; their first child, born in 1847, lived only three weeks. The couple's youngest daughter, **Eliza Medora Susan Robertson**, born in Austin, presumably in their new home, on December 29, 1851, died of a fever in 1858. Unfortunately, their mother Eliza died on March 25, 1852.

In November after his first wife's death, E.S.C. married **Mary Elizabeth Dickey**, with whom he would father another 12 children. In 1854 he began to shift his interest to a large plantation he began building in 1856 on Salado Creek. E.S.C. was elected Chief Justice of Bell County in 1858, and in 1859 founded the town of Salado and Salado College. At some point he moved his family to a house near the Salado plantation and utilized his Austin home whenever he visited on business. Thus on February 2, 1859, Robertson sold all three of his Judges Hill outlots. He and his second wife and five children moved into their new Greek Revival plantation home in 1860. He operated the large plantation with the help of a number of slaves. Today the cypress and pine plantation home, which has 22 rooms, 11 fireplaces, and 4 porches, is likely the most complete

¹⁸ Gov. Bell granted another original purchase by E. Sterling C. Robertson on Jan. 17, 1852 for lots 10 and 11, which Robertson sold to Reverend Charles Gillette of Baltimore. Robertson also received two land patents 9/27/1854 for 160 acres each.

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example of a Texas plantation complex, including a separate kitchen, a stone building with an eight-apartment slave quarters, and a large barn on 850 acres of Robertson's original land.

When Secession came in 1860, Robertson was commissioned by Governor Sam Houston as Brigadier General in charge of procurements (medical supplies, ammunition, etc.) for **General Henry McCulloch**, who he served as Aide-de-camp from 1862 until the end of the Civil War. His mother-in-law, **Sophia Lynch**, managed the plantation during the war. He returned to Austin in 1874, after the carpetbagger government was overthrown, to help draft the 1875 State Constitution of Texas that is still used today. He died October 8, 1879 in Salado and is buried in the family cemetery at the plantation.¹⁹

James E. Lucy, the famous City Marshall of Austin who arrested the notorious gunfighter **Ben Thompson**, bought the E.S.C. Robertson home in 1887 and lived there until his death in 1927. Lucy came to Texas at the age of 19 after the Civil War, a period of time known as the "age of the gunman" in Texas. Lucy, about five feet tall, was a Texas Ranger for several years and gained an enduring reputation as a peace officer during the days of Reconstruction.

Sam T. Scott and his wife **Mary Platt Vance Scott** are at the address in 1905.²⁰ Mary's son William Vance resided in the house with Lucy in 1909; her daughter **Julia Vance** resided with her uncle²¹ Lucy and Paul Berghaus in 1912. Julia Vance and James Lucy continue there from 1916 through 1920; only Julia is listed from 1924 until 1949. Julia Vance acquired the house and land after Lucy's death (she owned lots 12, 13 and 14 according to the 1915 lot register), lending her family name to the adjoining **Vance Circle** and to the western part of the neighborhood, the Vance Park subdivision. The house at 1802 San Gabriel was demolished in 1966 and a new home built and occupied by **Judge W. St. John Garwood**, justice of the Texas Supreme Court.

1853 *The first Texas Capitol building is constructed of brick and limestone.*

1854 *The Governor's Mansion is built by Abner Cook for Governor E.M. Pease.*

1856 *Governor Elisha Pease hosts a reception celebrating the completion of the Governor's Mansion.*

1851 **NATHANIEL TOWNSEND HOMESITE**, 1800 West Avenue (razed 1868). Outlot 18.

Nathaniel Townsend (1804-1864) was born in Oneida County, New York but moved to Natchez, Mississippi in 1827 to be with his brother. He married his brother's wife's sister, Maria Roche, in 1829; they had four children. In 1834 he met Stephen F. Austin and became interested in Texas. In 1835 he moved his family and \$9,000 worth of merchandise to San Felipe with Austin's Second Expedition. Townsend became a merchant of considerable standing until March of 1836, when Sam Houston ordered him to burn his store to keep Santa Anna from taking it; the entire town was burned by the Mexican army. Sam Houston then appointed Townsend as Consul

¹⁹ Sources include biographies by Malcolm D. McLean at www.robertsonplantation.com. Malcolm D. McLean, comp. and ed., *Papers Concerning Robertson's Colony in Texas* (19 vols., Arlington: University of Texas at Arlington Press, 1974-93). *Texas House of Representatives, Biographical Directory of the Texan Conventions and Congresses, 1832-1845* (Austin: Book Exchange, 1941). <http://robertson-ancestry.com/122431-1.htm>

²⁰ Mrs. Samuel T. (Mary Platt) Scott was formerly married to William Vance of Goliad and had two children: Julia and William E. Vance. Mrs. Scott purchased the house. She was a sister of Julia Matthews' mother.

²¹ According to A.W. Harris' *Minor & Major Mansions*, "For nearly 50 years it was also the home of her [Julia's] uncle, the fabled Texas ranger who tamed the notorious gunman..."

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at New Orleans (1837-38) for the Republic of Texas, after which Townsend moved to Austin in 1839, and in 1841 brought the first²² bill of merchandise transported to Austin. He built a frame general mercantile store on Congress Avenue to stock drugs, groceries, hardware, harnesses and plows. His first wife died in 1843; he sent the four children to live with his brothers in the East.

In 1847 he married a cousin, Indiana-born **Angeline Louise Townsend** (1821-1889), age 23, in Massachusetts, where her mother lived after her father's early death. Angeline had been educated at Miss Emma Willard's School for Young Ladies. The Townsends moved to New Orleans for three years, then to Austin in 1850 after the death of their first child. Nathaniel purchased property at 718 Congress in 1851 from Samuel G. Haynie and started another store there, and he selected a site for a house. The business prospered and Nathaniel sent wagons into the country with goods to sell. He began construction on a frame home on the two-blocks between 17th and 19th, Pearl and West. His eldest son Halsey joined him in Austin and helped build the house; Halsey died in 1859, age 26. While the house was under construction, Angeline stayed at the home of her grandparents in the north, where their second baby Anna was born in 1850. She is living in the home on West Avenue by December of 1851.

The Townsends took trips back to Massachusetts periodically, usually by boat, and once Angeline happened to be on a boat with the wife of Governor Pease, with whom she became friends. Nathaniel served on the board of trustees of B.J. Smith's school, together with J. Burleson, George Glasscock and others.²³ Because of his deteriorating health Nathaniel returned to New York to see his brother before he died. Nathaniel's family was opposed to slavery; during the war he was declared an alien enemy and his property (including lots 7 and 8 in block 127) sold at a public auction in 1863.²⁴ The home was used as a Confederate hospital either during or just after the war.²⁵

This history of this site continues in 1868 with the Angeline Townsend House.

1853 GLASSCOCK MANSION SITE, 1400 West Avenue (*razed* 1923). Outlot 7.

George Washington Glasscock (1810-1868) – an early settler, legislator and businessman in Texas, was born in Kentucky. He was a partner of **Abraham Lincoln** in flat-boating on the Sangamon and Illinois Rivers in 1832. He moved to Zavala, Texas in 1835 and to Bastrop County in 1840. He married Cynthia Knight in 1837, and they moved to Travis County in 1844. In 1846 he moved to the Williamson County area, where he helped organize the county and donated 172 acres for the county seat, Georgetown, which was named in his honor, as was Glasscock County. Glasscock represented Travis and Williamson counties in the Texas Legislature and was one of the managers of the State Lunatic Asylum for several years.

The couple moved into their Austin mansion circa 1853. After serving in the Civil War with the Texas Cavalry, he grew wheat and built the first flourmill in western Texas. The Glasscocks continued to make their home in Austin until his death there in 1868.²⁶

George Glasscock Jr. (1845-1911), an attorney and State Senator and one of the Glasscock's ten children, resided in the home from 1877 to 1880, followed by other Glasscock family members in 1885. David M. Wilson is listed at the address in the 1912-16 CDs. The house was said to be haunted, and that no one could live there for more than one year. Murders were said to

²² According to files in the Austin History Center: AF Bio Townsend.

²³ Barkley, p. 157.

²⁴ According to a note in the Townsend biographical file at the Austin History Center.

²⁵ According to G.P. Shelley, via his father G.E. Shelley.

²⁶ *Handbook of Texas*.

have been committed there, and fraternities used the empty house for initiation rites. Although some believe the cornerstone was retained as part of the foundation for the 1927 Mueller-Danforth House, family members say that Laura's Von Boeckmann's one condition for purchasing the property was that not one stone of the old haunted house be used.²⁷

c1855 WESTHILL: THE CHANDLER-SHELLEY HOUSE, 1703 West Avenue. Outlot 20.

This fine antebellum home was in all likelihood built on a hill just west of the Capitol by **Abner Hugh Cook** and his son about the same time he built the Governor's Mansion. Both buildings feature Cook's signature clustered-stick balustrades and similar interior woodwork. Westhill's grand double-gallery entrance with six fluted, cypress-staved Greek Doric columns faces Rio Grande and the Capitol; visitors originally reached the house via a casual entrance on West Avenue or via the "carriage" entrance to the ground floor by way of a sweeping semicircular flagstone drive from Rio Grande. The cornice gorge is accented by a necklace of dentils. Interior framing and trim are pine and flooring is wide pine plank.

Built to accommodate the sloping terrain, with Austin limestone forming the lower walls and brick masonry above, this unique split-level Greek Revival home is believed to have been constructed about 1855 for **Mary and Reuben Runner**, who were issued a homestead patent for the property by Governor Pease in November of 1854. Mary Runner purchased the property from **G.K. Lewis**, its first purchaser. The kitchen and cistern were separate, northwest of the house, serving through the north doorway.

The Runners sold Outlot 20, together with the house and several outbuildings, in 1858 to merchant **Nathaniel Townsend** (1804-1864), whose relative, Caroline Townsend, in 1863 sold it to **Colonel Frederick W. Chandler**, a Civil War veteran and prominent Austin attorney as well as the secretary-treasurer of the Austin City Water Company. Chandler came to Texas from Massachusetts and apparently purchased Westhill with Confederate money.²⁸ Chandler and his wife Fannie had one daughter, **Cornelia** who married²⁹ general land agent and brickmaker-contractor **Henry E. Shelley** (1841-1906). Henry, son of **Jacob Davis Shelley**, moved in with the Chandlers by 1872 and became an attorney and notary by 1881. In the late 1890s Henry became the superintendent of the Confederate Home and was later a member of the board of pardons and prison advisors.

Henry's sister, **Sarah Francis Shelley**, in 1853 married their first cousin, Texas attorney general (1862) and three-term state senator **Nathan George Shelley** (1825-1898), Brigadier General of Texas' troops during the Civil War. [Henry and Sarah's brother **Robert** fathered **George E. Shelley** who moved into the Steiner-Shelley House across the street at 1700 West Avenue in 1928.]

Travis County Judge **A.S. Thompson Jr.** resided in Westhill in 1898-99, and it became the Phi Kappa Psi Chapter House about 1906. In 1909, the Shelleys' daughter Louise sold Westhill. **May (Mrs. Charles M.) Thompson** and her children owned and resided in the home from 1917 until 1969, when it underwent major restoration by the Travis Williamson family. Westhill's original **Carriage House**, facing 17th Street, is used as an office. COA.

²⁷ City Lot Register for 1890 indicates that Glasscock owned (\$2500) Outlot 6E less 150x200 ft of NE corner, with R.C. Walker as owner (\$1500) of that portion.

²⁸ According to a note in the Townsend biographical file at the Austin History Center, Nathaniel Townsend was declared an alien enemy and his property (including lots 7 and 8 in block 127) sold at a public auction in 1863.

²⁹ Her first marriage was to a Mr. Rice.

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1860 Census: population 3,494

1860-65 Civil War; nearly one-third of Austin's families owned slaves.

1865 The first telegraph message reaches Austin from Brenham.

1867 Crazy Billy's map of 1867 details little change in land ownership from the 1850s, with the exception of one parcel.

1868 **ANGELINE TOWNSEND HOMESITE - PROSPECT HILL**, 1802 West Avenue (razed 1962). Outlot 18.

After her husband's death in 1864 and the end of the Civil War, Angeline Townsend (1821-1889) came back to Austin as a widow to recover her property for her five surviving children. A Southern family had bought the land after its confiscation during the war; Angeline filed suit for possession and won, but the house was by then run down and too small for her family. She decided to build a new rock house for her children on the same site, and by 1868 she was established in the new home. The west gallery was added in the late 1870s.

In November of 1875 the Townsend's daughter **Anna**³⁰ married **William A. Blackburn**, and in 1877 Nathaniel Townsend's mercantile property on Congress passed from his estate into Angeline's hands.

That year the Townsend's Austin-born daughter **Susie Marsh Townsend**, married **James Harvey 'Jim' Robertson** (1853-1912). Jim lived with his brother **John Wesley Robertson** a block away at 1708 West Avenue, where he read law before becoming a lawyer.³¹ Austin-born daughter **Pauline S. Townsend** married **Wm. J. Culbertson** of Paris, Illinois in 1888.

The Townsend family traveled to Connecticut and Massachusetts for the summers. Angeline lived in the family home until her death in 1889.³² In that year, the Congress Avenue property passed from **James Townsend, Anna & W.A. Blackburn, Susie & James H. Robertson, and Pauline T. & William J. Culbertson**³³ to their brother **Palmer G. Townsend**.

E.M. House lived in the Townsend home before his own house was built, from 1887 to 91. **Gustav M. Brass** is listed at the Townsend home in 1895. **A.S. Walker Jr.** (1865-1933) owned the home for a year or two at the turn of the century and hosted **William Jennings Bryan** and his family from early December of 1899 to April 22, 1900 at the request of House. ... "the Bryans sought the Austin climate for the health of their daughter Grace. House arranged for a home for them 'practically within the same grounds as ours,' and the Bryans sojourned in Austin some five months."³⁴

³⁰ The 1890 and 1909 City Lot Register indicates that Anna Blackburn owned the west half of Outlot 17. Valued at \$3800 in 1890 and \$6000 in 1909

³¹ Susie and Jim's family home was at 610 West Lynn, the Sheeks-Robertson House.

³² In 1879-80 CD, A. W. Townsend (probably a relative), assistant patenting clerk, land Commissioner's office, is residing on the west side of West Avenue between 18th and 19th. Albert W. Townsend is listed in the home of Mrs. N. Townsend (no street) in 1881-82. Angeline is listed at 1802 West Avenue in 1883 and 1885 together with her with her youngest son Palmer (b1860). In 1887 she is listed with her son Palmer at 108 W. 10th. In 1889, the year she died, she is listed at the home of her daughter **Anna, Mrs. Wm. A. Blackburn**, with Angeline's son Palmer, but is not listed in 1881 (unless as Mrs. N. Townsend) or 1872; however, this address was outside the city limits at that time.

³³ The 1890 City Lot Register shows that **P.T. Culbertson** owns Outlot 18 less the NE corner 46x25 at a value of \$8500.

³⁴ Orum, Anthony M. *Power, Money & the People: The Making of Modern Austin*, Texas Monthly Press, 1987, Austin, Texas.

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A.S. Walker Jr. (1865-1933) was born in Williamson County and received his law degree from UT in 1886. He served as Travis County's County Attorney 1891-96, and Travis County Judge 1896-1900. Judge Walker was a Texas collector of internal revenue of the southern district of Texas under Presidents Wilson and Roosevelt (1913-20). He married Katie Waggener, daughter of the first president of the University, and had one daughter, Frances. He owned a ranch and farm near Leander, where he moved in 1900. He had resided at West Hill, 1703 West Avenue, in 1898-99.

By 1903 **Thaddeus Thomson** (1853-1927) resides in the home.³⁵ One of three Thomson brothers, Thad was born in Burleson County and educated at Salado College and the Texas Military Institute. He married **Annie Anderson** (1863-1931) and was admitted to the bar in 1881. In 1912 he was a delegate to the Democratic National Convention and was appointed by Woodrow Wilson as envoy extraordinary and minister plenipotentiary to Columbia (1913-16). He was signer of the Thomson-Urrutia Treaty in 1914. He resided at 1802 West Avenue (old Townsend House) circa 1903-1924. He was a life member of the Navy League.

Interestingly, Thad also purchased the Townsend property on Congress Avenue in 1911 from Cynthia B. Townsend, presumably Palmer's wife or daughter. Thad's wife was an Anderson, one of three sisters married to prominent Austin families: Louise Aldridge Anderson married Lewis Hancock; the third sister married a Bremond. The **Townsend-Thomson Building**, a two-story Victorian-Italianate stone structure, is today a National Register property and City of Austin landmark. It served for many years as the location for **Congress Avenue Booksellers**.

Alexander Walker Jr. returned to the house³⁶ by 1814, and in 1916 **David C. Reed** lived there, probably during the period Thomson is in Colombia. The illustrated 1917 *City of the Violet Crown* includes a photo of the house at 1802 West as the home of Thad Thomson.

In 1920, Thad Thomson is again listed at 1802 West until 1929, when **Laura J. & Alfred Smith**³⁷ are listed as the owners through 1949, when Smith's widow is the owner. According to G.P. Shelley, the mother of **Laura Johns Smith** bought the Townsend house and gave it to her daughter, who had two girls and two boys. Alfred had a clothing store on the Drag (Guadalupe) at UT; he extended credit to students and ultimately lost the business. The Smiths remained in the home in the Thirties, with financial backing coming from the Steiners (a sister to Ralph Steiner, who built the Shelley House at 1700 West Avenue). Laura Smith rented the upstairs to university students, including **Walter Cronkite**. One of her children, **Bessie Liedtke**³⁸ of Houston, has watercolor paintings of the house. Shelley believes that the Townsend house was designed by Abner Cook, and that it was typical of Cook's homes, having a central hallway with rooms on either side. He noted that the Thomsons added a wing on the back with a kitchen and maid's quarters.

The home became the Theta Chi Fraternity House by 1955. The Townsend home, which was surrounded by orchards and outbuildings in the Bird's Eye View of Austin in 1891, was

³⁵ Thomson is at 1812 West in the 1903-04 CD. The address likely changed to 1812 West from 1909-1914 (no 1802 listed) and back to 1802 in 1916.

³⁶ He is listed in the 1914 City Directory at 1812 West (no 1802 is listed).

³⁷ Smith's occupation is "clothing" in 1929; salesman Stetson D Store in 1932; Judge James County in 1935; salesman Aldred & Werner 1937; salesman Merrit-Nabours Co. 1939; no occupation listed for 1944.

³⁸ Her husband William Liedtke was a law student at UT who became involved in the oil business in Midland and, together with his brother, bought Penzoil; he was associated with George Bush Sr. in Midland.

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demolished in 1962. The University of Texas architectural library has measured drawings of the house.

1869 The first pontoon bridge is built across the Colorado River; it washes away 11 months later during a flood.

1870 Census: population 4,428. Ordinances require that each goat, horse, mule and sheep be kept on a leash; milk cows are exempt.

c1870 **FRANK BROWN HOMESITE**, 1500 West Avenue (razed c1905). Outlot 9.

Franklin Tate Brown (1833-1913), Frank Brown, meticulous record-keeper and chronicler of the history of Travis County and Austin through the end of the Nineteenth Century, is listed in the first City Directory (1872) at this location; the house was likely where 15th Street is today. He purchased the east half of Block 9 in 1870, and it is assumed he built his home here about that time.³⁹

Son of Sarah Harrington Wade Brown (1808-1876) and John Duff Brown (1806-1840), Frank was born in Nashville, Tennessee. When he was two years old, in the fall of 1835, he came to Texas with his parents and a group of settlers to the headquarters of the **Robertson Colony**. The Brown family lived in the Colony near Old Nashville on the Brazos River through the winter of 1839-40, along with families that included **Jacob M. Harrell, James Shaw, James Swisher and A.J. Graves**. His father served in the Texas Army in 1837. In the winter of 1839-40 the family moved to Washington-on-the-Brazos, where his father died, and where Frank was a carrier boy for the *National Register*.

Mrs. Brown and her four children and one "colored woman" moved to Austin in January of 1846 in an ox wagon pulled by about 6 yoke of steers. The distance was about 110 miles, without a single bridge available for crossing streams or rivers. From October 1848 to February 1849 Brown worked in the office of the *Western Texian* in San Antonio. He married **Georgiana A. McLemore** (1834-1897) in Austin on January 1, 1856. Their family came to include twelve children, Brown's mother, an invalid sister, and an orphaned niece and nephew. In Austin, Frank learned the printer's trade.

According to Frank Brown, he served as the Clerk of the District Court of Travis County beginning in 1854 and was continuously re-elected until 1894, when he retired. He enlisted in the Confederate Army as a private, was honorably discharged as a captain of home guards at the end of the war, and was paroled early in July 1865. That same year he was appointed Clerk of the District Court and City Alderman of Austin. From July 1865 until January 1867 he was associated with James A. Foster as publishers of the *Austin Southern Intelligencer*. He also developed Lakeside on old Lake McDonald, 12 miles west of Austin.

He resigned in 1869, was reappointed, and resigned again the same year. After Brown's retirement he compiled his *Annals of Travis County and the City of Austin* at the request of the Texas Historical Society and the Daughters of the Republic of Texas. His manuscript is a storehouse of information about the history of the Austin area in the second half of the nineteenth century. Brown's daughters built homes in the same block of West Avenue. Frank's daughter **Effie Dignan** sold her next-door property to Mrs. L.B. Caswell in October of 1900.⁴⁰ Brown died

³⁹ 1890 Lot Register indicates Frank Brown on Outlot 9E (\$3500) less 46 x 128, and Wittie Hutchings (\$1500) on the NE cor 46 X 128 ft (no Dignan). The 1898 Lot Register for Outlot 9E shows Frank Brown (\$5000) at 9E less 92 x 128', Dignan (\$800) at 9E 46 x 128', and Hutchings (1500) at 9E 46 x 128'.

⁴⁰ *Handbook of Texas*

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in Austin at the home of his daughter **Wittie** and her husband, **Henry Hutchings**, who lived at 1510 West Avenue until 1905. [see *Dignan-Mickey House* and *Hutchings-Sparks House*]

c1870 **DENNY-HOLLIDAY HOUSE**, 1803 West Avenue. Outlot #19.

Among the first of the early neighborhood structures was a one-story limestone cottage, built between 1869 and 1871 for **Eva and Charles Adolphus Denny**, a bookkeeper with Sawyer, Ficklin and Scott, stage proprietors. It originally faced east, on a lot that extended from Rio Grande to West Avenue. The kitchen was probably an outbuilding. After Eva's death in childbirth in 1871, Charles enlarged the house and resided there with their daughter Tula and his new bride, Mary Barefield of San Antonio, until he sold the house in 1884.

Nancy "Nannie" L. Holliday (born in Kentucky circa 1860, widow of native Texas stock raiser W.B. Holliday of Victoria, Texas) bought the property in 1898, and in 1906 had contractor Charles A. Schurr move the entry to the north side and add the second story with porches on the east and south sides, residing there with her mother, a sister, five sons and one daughter until circa 1916.

William B. Holliday (1878-) was an attorney; **Dr. (Miss) Margaret R. Holliday** (1880-), a physician and surgeon; **Robert** (1884-), a UT student who worked for attorney A.S. Walker; **Seymour E.** (1886-), a student at the US Naval Academy in Annapolis, Maryland; **Thomas C.** (1891-), a student at Whitis prep school; **Samuel C.** (1894-), UT student; Nannie's mother, **Nancy M. Cromwell**, and Nannie's sister **Robertta Cromwell**.⁴¹

The new second story featured two bathrooms with indoor plumbing! Her daughter, **Dr. Margaret Holliday**, a 1906 graduate of UT Medical School and one of only three female physicians in the city at the time, and Margaret's husband, **Dr. Simon J. Clark**, remodeled the house extensively between their marriage in 1918 and 1920, incorporating the master carpentry of Peter Mansbendel, who carved mantels for five wood-burning fireplaces. An elegant entry portico was added to the north entrance. Oak floors were laid over the original pine planks, and a curved staircase was built. Plastered walls were decorated with molding, and the entire exterior was stuccoed with block stone imprinting. A covered terrace was built on the west side of the house and a guesthouse on the northeast corner of the property. During the remodeling work, the couple leased Laguna Gloria from Mrs. Clara Driscoll Sevier and lived there for several months shortly after their marriage. Margaret contracted flu during the epidemic of 1918 and never fully recovered; she died in December of 1921. Her pallbearers included Dr. H.Y. Benedict, Judge Ireland Graves, D.B. Gracy, Walter Bremond, Dr. W.J. Battle, Dr. Z.T. Scott, former Governor J.D. Sayers, and Dr. Herman G. Jones. Dr. Clark continued to reside at their home until September of 1926, when he sold the house at a public auction.

The **Alpha Delta Pi** Sorority owned the palatial estate from 1927 to 1943. **Dr. & Mrs. Allan Neighbors** owned and resided in the house from 1943 to 1974, when Mary Alyce and Aubrey L. Moyer acquired the property as a residence for their son, Vincent M. Moyer, and office space for their real estate firm. **Moyer & Sons** (of which there were three) was honored by the Heritage Society in 1978 for their renovation. The east galleries extending across the entire façade were

⁴¹ 1880 Census, Victoria: William Holliday born circa 1853 in Texas, a stock raiser; his wife Nannie, son William, age 2, daughter Margaret, age 2 months. 1900 Census, Austin, 1801 West Avenue: Nancy L. Holliday, head of household, age 40; son William B., age 21; daughter Margaret R., age 20; sons Robert L., age 16; Seymour E., age 14; Tom C., age 9; and Sam J., age 6; her mother Nancy M. Cromwell, and her sister Robertta Cromwell. 1910 Census, Austin: Nancy L. Holliday, William B. (31), Margaret (28, surgeon), and Sam (16). William B. Holliday appears to have married and moved to Denver by 1920.

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restored with columns and balustrades hand-turned on the site. Walls, plaster and molding were repainted, oak floors refinished, and central heat and air-conditioning installed. COA, RTHL.

1871 *The Democratic Statesman* begins publication in July, with Judges Hill resident Alexander Walker as editor. The first railroad car arrives in late December.

1872 Austin was established as the official and permanent capital of Texas.

1873 Augustus Koch's "**Bird's Eye View** of the City of Austin Travis County Texas, 1873" shows the east side of West Avenue lined with buildings from North (15th) to Magnolia (MLK). The west side of West Avenue has buildings at Walnut/14th and North/15th.

1880 Census: population 11,013

c1880 **J.W. ROBERTSON HOMESITE**, 900 W. 17th (razed; see also 1906 Thomson-Alexander House). Outlot 16.

Another Robertson family from Tennessee played an important role in the neighborhood. **John Wesley Robertson** (1840-1892) moved to Texas from Tennessee in the 1860s. His father was a physician, James Register Robertson (1810-1861); after his death the seven children were raised by their mother, **Mary Anne Hunt Robertson** (1814-1894). Wesley was born in Washington County, Tennessee, graduated from Hiwassee College near Sweetwater, Tennessee in 1861 and joined the Confederate Army early in the Civil War, becoming a Colonel of the 63rd Tennessee Regiment.

After the war he went to Huntsville, Missouri, to teach school, and in March of 1866 married **Sophronia M. Austin** (1842-1921), a relative of Moses and Stephen F. Austin. They returned to Tennessee and in October of 1867 emigrated to Bryan, Texas, where he was soon elected to the 14th State Legislature. Following his legislative term, Colonel Robertson made his home in Austin. He bought the east half of Outlot 16 in June of 1872 from Jacob Chandler, via Johann Fruth, who purchased the entire block from Jacob Buchman in 1852. The Robertsons were living in a two-story frame house at the southwest corner of the block (17th and Pearl) by 1881.

Robertson practiced law with Chandler, Walton & Robertson, and in 1879 was appointed by Governor Roberts to fill in an unexpired term for a Federal judgeship. He was elected **Mayor of Austin** for three terms (1884-87), returning to his law practice until his death at the age of 52 in 1892. The Robertsons owned considerable holdings; Sophronia continued to buy and sell property in Austin and Travis County, including this corner lot, which in 1906 became the site of the **Thomson-Alexander House** at 900 West 17th, at which address Sophronia is listed in the City Directory for 1905. Sophronia lived next door at 1710 Pearl until her death in 1921.

In 1884 J.W.'s mother moved to Taylor; gradually all of her children joined the family in Texas. At his death, Col. J.W. Robertson left his aged mother, several sisters and three brothers – all distinguished lawyers, one of whom was serving as Judge of the 53rd Judicial District at the time. **James (Jim) Harvey Robertson** (1853-1912) read law in his brother's office and lived with him, forming an early friendship with 1885 city attorney **George F. Pendexter**⁴² (1851-1900) (Sneed, Pendexter & Burleson), who was a brother to Mrs. George E. Shelley. Jim was a friend of widow Angeline Townsend and her lively bunch next door, **Susie Townsend** being the center of his attention. Jim secured a license to practice law in 1875 and moved to Round Rock. In 1877 Jim married Susie, and in 1882 was elected to the Texas Legislature to represent

⁴² The Pendexters – George and Mattie – lived in a Queen Anne home at 2806 Nueces (now a landmark) from 1887 to 1901. He was Austin's city attorney until his death. His widow later moved to 909 W. 18th to live with her son, George Jr.

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Williamson County. The couple moved to Austin in the early 1880s, eventually purchasing Judge Sheek's place in the 1600 block of West 6th St. (610 West Lynn). Jim was elected District Attorney of Travis and Williamson counties until 1891, when he was appointed by Governor Hogg as the first judge of the newly created 53rd District Court (1892-95). In 1895 Jim formed a law partnership with Governor Hogg until circa 1902, when he practiced alone until his death. He was responsible for the enactment of the 1907 **Robertson Insurance Law**, the foundation of a \$5 billion Texas industry.

Their brother **William F. Robertson** (1859-1941) came to Texas circa 1883, taught school in Leander for two years, and entered the UT law school, graduating in 1886. He established a law practice at Taylor, where he served as city attorney for the city (1892-94). He served as County Judge of Williamson County (1896-1900) and represented the county in the Texas Legislature from 1900 to 1904. After serving as a judge on the Travis County District Court (1931-37) he moved to Washington D.C., New York and later Dallas. In 1889 he married Annie Dowling, daughter of Richard W. "Dick" Dowling, civil war hero of the Battle of Sabine Pass. A fourth brother, Joseph W. Robertson (1849-1888) married a Spillman and lived in Georgetown.

Their sister, Nancy 'Nannie' **Elizabeth Robertson** (1856-1924), married Daniel Moody of Taylor, and was the mother of Governor **Dan Moody**.⁴³

c1880 **WILLIAM KLUGE HOMESITE**, 1802 Pearl (*razed*). Outlot 15.

William and **Anna Kluge**, originally from Germany, built a brick home about 1880. City Lot Register for 1890 indicates that Anna owned all of Outlot 15, with a value of \$3500. The Kluges had a saloon and restaurant on Congress. The couple had three children: Henry, Charles, and Mary. By 1881, Anna lived on Pearl 'between Chestnut and Magnolia' with two of her sons, Charles and Henry. The Kluges occupied the one-story house with attic floor for several years. The wood frame Victorian home had a front porch.

Their son **Henry Theodor Kluge** (1859-1939), a bookkeeper, and his wife Mattie Cooper McDannell Kluge (1861-1924) are listed at 1810 Pearl (*razed*) in the city directories from 1905-37. Their frame home also had a partial porch with Victorian trim. Henry first went to school in Austin then finished primary, secondary and Heidelberg University in Germany. He and his brother Charles owned the Kluge Brothers Leather & Harness Shop on Congress & 5th. **Charles** was the artist in leather carving; he made and decorated saddles, chaps, boots, holsters and belts. Henry managed the business and raised fine saddle horses. [see 1897 *Charles Kluge House*]

1802 Pearl was sold to Angeline Townsend's daughter, **Pauline Townsend Culbertson** (3 Dec 1854-1920?), for herself and her two children: Angeline Louise Culbertson (1889-1996) and William James 'Jamie' Culbertson Jr. (1892-?). Culbertson was listed at 1802 Pearl in the 1909-1920 City Directories.

1881 Austin City Public Schools opens with 942 students. The first telephone lines are built in June, connecting the police station, a livery stable, store, bank and one private residence. The Capitol is destroyed by fire in November.

c1882 **A.S. WALKER - REC THOMSON HOMESITE**, 1508 Rio Grande (*razed*), Outlot 22.

In the 1860s, the family of **H. Marmion Bowers** (1829-1872), an early Austin lawyer who came to Austin from Indiana in 1853 with his wife, **Mary Maxwell Bowers** (d1919), lived on

⁴³ Sources include: *Types of Successful Men in Texas*, by Lewis E. Daniell, page 421, 1890, published by the author.

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the southeast corner of 16th and West Avenue, which was the northwest corner of Outlot 22. The Bowers had four daughters: Mary Belle, Margaret, Rizpah and Hayes. The eldest Bowers daughter, **Mary Belle Bowers** (1861-1930), married **Rector Thomson**. The Bowers and Thomson families were close friends with the Townsends.

In 1865 **Alexander Stuart Walker Sr.** (1826-1896) was a District Judge (1862-65) when he moved to Austin and became the first editor of the *Democratic Statesman*. He formed a law partnership with **Bowers** that year. Walker and his first wife, **Anna Jane Wilbarger**, daughter of Mathias Wilbarger – a surveyor who came to Texas in 1829 with Stephen F. Austin's second colony, had one son, **A.S. Walker Jr.** (1865-1933) who was born in Williamson County. [*Jr. later owned the 1868 Angeline Townsend House*]

After his first wife's death and the death of his partner, Walker married his partner's widow, **Mary Maxwell Bowers**, and moved into the Bowers' home (707 W. 16th). The Walkers built a larger home on the block, at 1508 Rio Grande, by 1883 and lived there until his death. The 1890 City Lot Register indicates that Walker owned all of Outlot 22 at a value of \$10,000. Walker's widow continued to reside in the home with Mary Belle and Rector Thomson until 1906-07.

Alexander Walker was born in Virginia and graduated in 1850 from Hanover College, Indiana, and received a Master of Arts there in 1854. He immigrated to Texas in January of 1852 and taught school at Manayunk on the San Jacinto River in Harris County while preparing for the bar under the advice of David G. Burnett and J. Pinckney Henderson, who gave him the use of their books. He obtained his license in 1853 and was appointed district clerk in Georgetown. In 1854 he began his practice and in 1858 was elected district attorney of the 17th Judicial District. In 1862 he was elected District Judge, but was removed from the bench in 1865 in the era of reconstruction.

In 1871 he was selected as chairman of the state democratic committee and conducted the campaign that resulted in the release of Texas from reconstruction rule. After Bowers' death in 1872, Walker formed a partnership with **Andrew W. Terrell** (1827-1912), which continued until he left the bar. As a lawyer he was associated with Terrell and others until 1879. Terrell was a judge in the Second Judicial District (1857-62). Governor Roberts appointed Walker as a judge of the Court of Commission of Appeals in 1879, but he resigned soon thereafter to accept the position of Judge of the 16th Judicial District (1880-87).⁴⁴ Walker became an associate justice of the Texas Supreme Court (1888-1889). He donated land upon which Southwestern University in Georgetown was founded.

It is written of Walker that his "tenure was marked by a splendid administration of justice and enforcement of the law, although his task was doubly difficult, coming right after reconstruction days."⁴⁵ He served four terms in the Texas Senate (1876-84) and four years in the state House of Representatives (1891-92, 1903-05), and was the U.S. Minister to Turkey from 1893 to 1897. Together Walker and Terrell reported and annotated thirteen volumes of Texas Supreme Court decisions.

Rector McDonald Thomson (1849-1944) is listed at this address from 1903 through at least 1949 (the property was vacant in 1955). The Thomsons moved to 1508 Rio Grande by 1885 from the Walkers' former address at 707 16th – the old Bowers' old residence, where a church playground now stands.⁴⁶ Walker's widow, who was Rector's mother-in-law, is listed at the Rio

⁴⁴ Lynch, James D., *Bench and Bar of Texas*, Published by the author, 1885.

⁴⁵ Travis County Bar Association, "One Hundredth Anniversary of The District Courts of Travis County, Texas 1840-1940," May 4, 1940, anniversary program.

⁴⁶ City Lot Register of 1890 shows R.M. Thomson as owner (\$2000) of Outlot 8E.

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Grande address with Rector from 1903 to 1906. The Bowers-Walker-Thomson farm occupied the entire block before Thomson sold a southwest lot on the block to William Dozier about 1922.

Alexander Thomson (1785-1863), Rector's grandfather, was a leader in colonizing Texas. In 1830 he became **Empressario Sterling Robertson's partner** in the development of the **Robertson Colony**. Alexander Thomson lived for a time in Austin's Colony, representing District of Hidalgo (now Washington County) at the Texas Convention of 1832. By 1835, when he was Consultation Delegate from Viesca, he was serving as official surveyor in Robertson's Colony, and was Robertson's executor in 1842. Alexander Thomson was married twice and the father of 13.

Alexander Thomson's son **Thomas Coke Thomson** (1822-1901) came to Texas in 1831 with his father and in 1845 married **Mary Jane Chriesman** (1830-1877), the daughter of colonial statesman **Horatio Chriesman** (d1878), one of the Old Three Hundred and the surveyor for the Austin Colony from 1823 to 1836; Horatio had been a friend of Moses Austin before becoming the surveyor for Stephen F. Austin. All three of Coke Thomson's sons were residents of the Judges Hill neighborhood. Horace and Rector ranched together in Ballinger. The three brothers – **Horace A.**⁴⁷ (1846-1940), **Rector** (1849-1944), and **Thaddeus**⁴⁸ (1853-1927) – became wealthy cattle ranchers, predominately in Ballinger, Texas, in Runnels County, and the first to bring cotton farming to Runnels County (Runnels County Ranch was acquired in 1879). Rector Jr. was born there to Horace and named for his uncle. His mother died, perhaps in childbirth. There were no schools, so Rector Jr. was sent to Austin to live with his uncle, Rector Sr., until 1944, when Rector Sr. died. Rector Jr. married **Peggy Drake** in 1932. His brother Horace Jr. married Laura Maverick, bought property in Comfort, and built a house there circa 1954.

Rector Thomson Sr. was also widely known in real estate with his business partner John K. Donnan. Rector married **Mary Belle Bowers** (1861-1930), the daughter of Mary Maxwell & Marmion Bowers. Rector and Mary Belle were married at 1508 Rio Grande and lived at the old Walker home at 1509 West Avenue for many years. They had three children: Hal (architect of the 1906 Thomson-Alexander House) and two girls, Mary and Hayes.

The carriage house and barn were moved to the Barton Hills neighborhood and converted to a home at 1702 Michael.

1883 The University of Texas opens with 221 students in the temporary Capitol until Old Main building is completed. University of Texas Law Department opens.

1886 The 1886 Victorian **HUGH B. HANCOCK HOUSE** now at 1717 West Avenue, Outlot 20, was relocated from East Seventh Street in the Robertson Hill area of East Austin in 1979. Constructed in 1886 for a successful African American businessman, the proprietor of the Black Elephant Saloon and the H.B. Hancock Saloon on East 6th Street, the Hancock House was sold in 1904 to German native **Charles F. Mann**, a local railroad engineer for Southern Pacific, and his wife Sophia, who raised eight children there. It remained in the Mann family until 1959, and in 1978 was moved to its present location and renovated by Dr. & Mrs. Earl Howard for use as a physician's office. Original pine and oak floors were refinished, specially milled wood ceilings recreated, and outdoor columns and trim cleaned and repainted. The Howards received a Heritage Society award in 1980 for their efforts. COA. RTHL.

⁴⁷ See 1906 Thomson-Alexander House, 900 West 17th.

⁴⁸ See 1868 Angeline Townsends House, 1802 West Avenue.

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1887 *Bird's Eye View of the City of Austin, Travis County, Texas, 1887 indicates a group of farm buildings and a home on the west side of Pearl at 18th, a home on the east side of Pearl at 17th, and between Pearl and West at 19th. A group of buildings is indicated on the west side of San Gabriel at 18th.*

1888 *The current Capitol building opens.*

1889 **DIGNAN-MICKEY HOUSE**, 1504 West Avenue (originally 1506, 1502). Outlot 9.

This house was built for **Effie W. Dignan**, widow of J.F. Dignan. She was the daughter of **Frank Brown** (1832-1913), who lived next door and from whom she purchased the land in 1888 [see *Frank Brown House*]. The following March, Effie took a mechanics lien with carpenter and builder Henry Loughrey for construction of this late Victorian frame house with a wrap-around porch. She lived here with her sister and her husband, **Henry Hutchings**, proprietor of Hutchings Printing House on Congress Avenue. Brown's wife and Effie's mother, Georgiana McLemore, died in 1897.

Frank and Effie sold their property in October of 1900 to Louisa Caswell, wife of D.H. Caswell, who sold the Dignan House in 1908. **Helen and Walter Murray Graham**, first cousin of the Pease grandchildren and well-known developer of Enfield, purchased the Dignan home in 1911 and lived there until 1916. The 1865-66 Texas **Governor Andrew Jackson Hamilton's**⁴⁹ widowed daughters **Lillie Hamilton Maloney** and **Mary Hamilton Mills** owned the home and lived here from 1916 to 1932. Mary's husband, W.W. Mills, wrote the book *Forty Years in El Paso*, chronicling the Mills' sojourn as the first white family in El Paso. After the deaths of the Hamilton sisters, their family sold the home to **Samuel W. Mickey** in 1937. Alterations were made in 1910 and 1925, changing the Victorian home's appearance to Classical Revival with the addition of ionic columns. COA.

1890 Census: Austin population 14,575

c1891/1927 **HUTCHINGS HOMESITE & SPARKS HOUSE**, 1510 West Avenue (*Hutchings' house razed 1926*). Outlot 9.

The house currently at 1510 West was built in 1927, but a daughter of Frank Brown lived in a house at this site by 1891. Lot registers show **Wittie Brown Hutchings** as owner of this corner lot through 1904. Her neighbor and sister, **Effie Brown Dignan**, a widow, is listed in the home of Wittie and Henry Hutchings at 1506 West Avenue in the 1889-90 city directory. In 1891-92, Effie Dignan is listed at 1506 West, and Hutchings is listed at 1510 West Avenue.⁵⁰

Henry Hutchings (1865-1939), soldier, publisher, and politician, was born in Somersetshire, England and brought to America by his parents in 1866. He became a private in the Iowa National Guard in 1882 and, after moving to Texas, joined the Texas National Guard in 1885. In 1890 he founded and published the *Austin Evening News* and, for a time, the *Austin Statesman*. He was adjutant general of Texas from 1911 to 1917, when he resigned to organize the Seventy-first Infantry Brigade; he commanded this brigade in the United States Army overseas during

⁴⁹ See bio of Gov. Hamilton under Lot 178.

⁵⁰ In 1895-96 CD, Hutchings is at 1510 West; Dignan is at 1502 West. Effie and Frank both sold their lots in October of 1900. By 1905, there is a listing for 1500 and 1502 West, but no others are listed in the 1500 block; the William Caswell House at 1504 West was built in 1904. Hutchings is still at 1510 West Ave in 1903-04, but the address is not listed in 1905.

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World War I as Major General. He was Secretary of State under Governor Pat Neff in 1925. He served again as adjutant general from 1933-35. Hutchings married **Wittie Brown** (1864-1934), daughter of **Frank Brown**, in 1886. They had seven children. In 1935, he married Mrs. Hallie White of Dallas. He died in Austin in 1939, survived by his widow and six children. At the time of his death he was executive officer in charge of the narcotics division of the Texas Department of Public Safety. The Hutchings are buried in the State Cemetery.⁵¹

Sam Sparks is listed at 1510 beginning in 1912 until at least 1940. Sparks apparently demolished Hutchings' house and built a new home at the site in 1927. Sparks had three children, and by 1935, his widow **Bertha "Polly" Sparks** (-1948) owned the home. Sam's son Jack Sparks is the father of **Judge Sam Sparks** (1939-), who lived here with his grandmother when he was a small boy while his father was at war and times were hard. His grandmother leased the basement to college students during that time. After Bertha died, the house was sold.

The younger Sam Sparks was born in Austin and graduated from UT in 1963; he also received his law degree from UT. He began his legal career by working as a law clerk for Judge Homer Thornberry, who was serving as Judge of the U.S. District Court for the Western District of Texas. After Thornberry received an appointment to a higher court in 1965, Sparks moved to El Paso, where he joined the firm of Hardie, Grambling, Sims & Galatzan. President George H.W. Bush nominated Sparks to a newly created seat on the federal bench on October 1, 1991. Sparks returned to Austin with his wife, the former **Melinda Echols** (1947-), and continues to serve as a United States District Judge for the Western District of Texas, Austin Division.⁵²

1890-95 *There are approximately 400 students at UT, 153 in the law department.*

The population of Austin is 17,000. Congress Avenue is unpaved.

1893 *A dam across the Colorado River is completed.*

1890 *Sixteenth (Cherry) Street is cut through to Shoal Creek.*

1891 **EDWARD MANDELL HOUSE HOMESITE**, 1704 West Avenue (razed 1967). Outlot 17.

The most striking and extravagant structure in Judges Hill, as well as the most architecturally and historically significant in all of Austin, the **Richardsonian Romanesque** home of **Colonel Edward Mandell House** (1858-1938) was demolished after suspected arson in 1967. The heir of a wealthy Houston entrepreneur, House moved to Austin in 1885 after studies at Yale and Cornell and travel in Europe. He managed the successful campaigns of four Texas governors (Hogg,⁵³ Culberson,⁵⁴ Sayers, and Lanham) and was a well known Democrat and politician at the state and national levels. The Hogg, Culberson and House families were friendly, even going on a Rockport fishing trip together.

In 1912 House managed Woodrow Wilson's presidential bid and became a close advisor, authored a novel considered to be a blueprint for the New Deal, and participated in international

⁵¹ Austin American, July 29, 1939. Austin Statesman, July 29, 1939. Lura N. Rouse, "HUTCHINGS, HENRY." *The Handbook of Texas Online*.

⁵² Information from the Federal Judicial Center website, <http://air.fjc.gov/>; United States District Court, Western District of Texas website, http://www.txwd.uscourts.gov/gen_info/judges.asp; and the State Bar of Texas website, <http://www.texasbar.com>. And from Sam Sparks wife via email.

⁵³ The former Governor Hogg (1894) became a law partner of James Harvey Robertson and determined to locate permanently in Austin in 1895.

⁵⁴ Culberson was attorney general and the democratic nominee for governor of Texas in 1897.

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negotiations during and after WWI, including Versailles. His negotiations with the Germans between 1914 and 1918 literally kept us out of WWI for four years, according to historian Barbara Tuchman.

The 1890 City Lot Register indicates E.M. House as the owner of the east half of Outlot 17 at a value of \$3000. **Anna Blackburn**, daughter of Nathaniel and Angeline Townsend, owned the west half of the block at a value of \$3800.

Designed by Brooklyn architect **Frank Freeman** in an innovative Shingle Style and completed in 1892, the House home was visited by many early 20th Century political leaders, including William Jennings Bryan (1898-99), Theodore Roosevelt, and Woodrow Wilson. House moved to Washington D.C. in 1914, and sold his home to gubernatorial candidate W.F. Ramsey. The home was later occupied by Wright C. Morrow, Associate Judge of the Court of Criminal Appeals. Beginning in 1920, a succession of five UT social organizations occupied the house until 1964.

"The rambling structure was raised on a stone foundation with full basement. A broad-roofed first floor gallery wrapped around three sides of the house, above which rested a second floor accented by rounded corners and inset balconies. A third floor existed within in the massive roof structure, tying the house together with gabled dormers, turrets, and soaring stone chimneys. Although House sold the home in 1914, it was the site of many important political meetings during his residence here. Despite efforts to save it, the structure was razed in 1967." RTHL 1987.

c1896 **RUGGLES-SMITH HOUSE**, 1600 Rio Grande. Outlot 21.

Built in 1896 by attorney and U.S. Commissioner **Gardner Ruggles**, whose father was General Daniel Ruggles of Fredericksburg, Virginia. Gardner's widow Dixie sold the house in 1913. The house was owned by David C. and Malcolm Reed for the intervening years and used as an office. It was not until **Walter Raleigh Smith** (1854-1942) bought the home in 1917 that it was used as a residence again. Smith came to Texas from Alabama in 1891 and was employed by the state land office. In 1900 he opened Austin's first rail passenger agency. He became the freight and passenger agent in 1907 before a short hiatus in Galveston from 1912-13. He purchased the home after his return to Austin and retired from the Southern Pacific Railroad Company in 1932. He and his wife Minnie raised 3 children in the home; their son Walter R. Smith Jr. lived with the couple as a student and young attorney. Minnie remarried and sold the house in 1953 to Oreta Smith, who remained there until 1974. COA.

1896?/1909? **MENDELL-MOORE HOUSE**, 1607 West Avenue (office). Outlot 21.

The 1909 City Directory lists residents as attorneys George Mendell & William Laybourn, with Frank Bowles in 1912, James Royster in 1916-20, and E.E. Hills in 1924. J.B. Moore is indicated as the resident owner from 1929 to 1940. There is a question about whether this house was originally built in 1896 and moved to this location when 15th Street was widened. More research is needed.

1897 **CHARLES KLUGE HOUSE**, 1801 San Gabriel (*moved*). Outlot 15.

Brothers **Henry T.** and **Charles W. Kluge** established a saddle and harness business on East Sixth Street in 1886. In the 1890s they acquired land from their mother, who had lived on the opposite side of the same block at 1802 Pearl. Charles built this charming one-story Victorian

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house with a wraparound porch and gabled attic; it has since been moved to Heritage Square on Bee Caves Road. The L-plan house had a basement. [see *William Kluge House*]

Henry Theodor Kluge (1859-1939) & his wife **Mattie Cooper McDannell Kluge** (1861-1924) are listed at 1810 Pearl in the city directories from 1905 through 1937. Henry first went to school in Austin then finished primary, secondary and Heidelberg University in Germany. He and his brother Charles owned the **Kluge Brothers Leather & Harness Shop** on Congress & 5th. Charles was the artist in leather carving; he made and decorated saddles, chaps, boots, holsters and belts. Henry managed the business and raised fine saddle horses.

1898 GILBERT-DOGGETT HOUSE, 1402 West Avenue. Outlot 8.

This house was built in the Victorian style by Austin gambler, **Richard S. (Dick) Coon**, with handmade local bricks and high-quality lumber from New Orleans; Coon allegedly refused any lumber with knotholes. Coon was apparently unable to complete construction. The two-story house was purchased in February of 1900 and completed by **Cornelia** and **Philip Bosche**, who was a partner in Bosche's Troy Laundry at 705 Congress Avenue. The Bosches lived here from at least 1900 until 1911.

The house was purchased in December of 1911 by **Dr. Joe M. Gilbert**, whose family resided here until 1947. Gilbert's mother was **Mandana Hornsby** of Hornsby Bend. He received his medical degree in Galveston, where he met and married **Daisy Thorne**. Their wedding was the first held in Galveston after the 1900 hurricane, in which Daisy became a heroine. Gilbert served as the City Physician in Austin for a time and was Austin's first Fellow of the American College of Surgeons. He was a Longhorn team physician, and the Gilberts frequently entertained players and coaches at their home. He practiced medicine for 52 years and was the founder of the original, privately owned St. David's Hospital. They raised three children in the home. In the 1920s, architect **A.O. Watson** oversaw extensive remodeling of the house. Victorian features, including a turret, wraparound gallery and gingerbread, were removed and simpler white columns added to reflect a Colonial Revival style. Oil operator **Franklin Stacy** bought the residence in 1946, after WWII, and sold it in 1955.

A mysterious fire burned the roof and damaged the second story of the house in 1957. Dentist **Lloyd A. Doggett** and his wife **Alyce** bought the burned and vacant house in 1960. They and their two sons tackled much of the restoration work. Dr. Doggett designed and built from old lumber the gazebo north of the house. **Lloyd Doggett Jr.**, who shoveled out much of the debris as a young student, now serves in the U.S. Legislature as a Congressional Representative from Austin. COA.

c1899 DANIEL CASWELL HOUSE, 1404 West Avenue. Outlot 8.

Built for a prominent cotton merchant and civic leader circa 1899, this rusticated limestone house (4,560 square feet) was one of three imposing, adjacent mansions built by the Caswells around the turn of the century, all designed by architect **A.O. Watson**. The hilltop site combined views of Shoal Creek with cool breezes and easy access to downtown via the Rio Grande streetcar line.

Combining Gothic, Chateausque and Renaissance features, the 2 ½ -story house features a round turret with a conical roof on the northeast corner of the main (east) façade. The tower contains a stairwell to the second floor. In order to include an exterior door into the stairway, the first floor of the tower was altered, probably in the 1930s when the house was converted into a duplex. The elaborate frieze with festoon motif, dentils and wide eaves further decorate the

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tower. The steeply pitched hipped roof terminates with a flat deck surmounted by metal cresting. Gabled pavilions project from the north, south, and west facades. Surrounding the remainder of the east facade is a two-story gallery which wraps around part of the south facade. One-story smooth stone columns with a scored effect support stilted arches typical of the Chateausque. The first floor gallery is slightly taller than the second floor gallery, but each level has an entablature containing dentils, modillions and a cyma recta cornice.

Utilizing the Gothic and Renaissance features in the bayed pavilion on the south facade, a pointed arched Palladian window in the gable opens up the attic level. On the east facade is an elaborate hipped roofed dormer projecting above the central bay of the house. The coupled windows of the dormer are sheltered by wide eaves with decorative modillions and an entablature supported at each corner by three columns. The main body of the house utilizes rusticated limestone with smooth stone lintels over the windows. A transom above the first floor windows enlarges the openings on the first floor. On the north facade a long narrow stained glass window capped by a round arch creates additional interest.

Daniel H. Caswell (1835-1916) was born in Maine and came to Austin in 1890 from Tennessee. He founded Austin Oil Manufacturing Company, a cottonseed oil mill, at 5th & Chicon, to produce cottonseed oil, cake and meal. Later he operated a cotton gin. Caswell and his sons were involved in all aspects of the cotton industry – buying and selling, processing raw cotton, and the manufacture of by-products. A daughter and her husband, **Clara and P.G. Dismukes**, lived in the house with her parents for several years after it was built, as did daughter **Fannie** and her first husband, **Charles Hoyt**. Matriarch **Louise Broadwell Caswell** continued to live in the home after her husband died until her death in 1927, when the Caswell's eldest daughter **Helen Gerhard** and her husband Will moved in for a few years. Fannie and her second husband, **William V. Brenizer**, became owners in 1932. Having no children, the Brenizers remodeled the home into two flats. Fannie died in 1834. W.V. continued to reside on the first floor until 1965.

Judge John Edward Hickman and his wife were second-floor tenants from 1935 thorough 1938. Hickman later served on the Texas Supreme Court for 25 years, presiding as Chief Justice for 12 years. The **Ralph Bicklers**, whose home had been demolished when 15th Street was widened, were tenants when the City took the property for a street right-of-way in 1979. The City decided not to use 15th as an expressway, and the house was sold to the **Austin Junior Forum** in 1968. A major restoration was undertaken.

The extension of 15th Street also caused the demolition of the middle house, occupied by **D. Haskell Caswell Jr.**⁵⁵ NRHP 1975. RTHL 1984. COA.

1900 Census: Austin population 22,258. At the turn of the century, prominent family names in Austin included Littlefield, Pease, Wroe, Goeth, Tips and Scarbrough.

1900 **HERBLIN-SHOE HOUSE**, 712 West 16th. Outlot 21.

A Queen Anne style house was built in 1899-1900 by **John Allen Greathouse** for the family of **William Herblin**, who was associated with Daniel H. Caswell in the cottonseed oil business as the superintendent of the Austin Oil Manufacturing Company. The Herblins sold the home in 1910 to **Mary and Rufin Shofner**, associated with Austin National Bank, who added the east porch and columns on both the south and east sides, creating a double-loaded, two-story

⁵⁵ PICH 02622 shows all three houses.

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wraparound gallery with Ionic columns, changing the appearance of the house from Victorian to Neo-Classical.

Mary and William Shoe purchased the home in July of 1927, and the home was left to their daughter in December of 1969. **Lucy Shoe Meritt** (1906-2003), professor of archaeology and Greek at Mt. Holyoke College and one of the world's foremost authorities on classical archaeology, spent summers in the home. Her husband **Benjamin Dean Meritt** (1899-1989) was a professor of Greek epigraphy. The Meritts moved to the home permanently in 1971 after their retirement. COA, RTHL.

1900 LUETKE-DOOLEY-DAUGHDRILL HOUSE, 1616 Rio Grande. Outlot 21.

The 1905 City Directory first lists this address as that of **Carl Luetke**, of Luetcke & Sneed, real estate and land brokers. By 1909 it was occupied by **Sylvester V. Dooley**, and in 1912 by his widow, Mrs. **Ludie S. Dooley**.

The house was owned and occupied by **Mrs. K.W. (Nannie) Daughdrill** from 1916 to 1957. According to George Shelley, Mrs. Daughdrill owned a cotton farm near Taft (Corpus Christi vicinity), and Mr. Daughdrill was the foreman. Nannie moved to Austin for the climate but was scared to sleep in the house by herself, so rented a room at the Stephen F. Austin Hotel where she slept at night. At some point they married, and Mr. Daughdrill retired and moved to Austin. He remained in the home after her death. There were several outbuildings, including a two-car garage, storage room and chicken house. Shelley recalls that she had an old Cadillac with wooden spokes on the wheels.

Since 1992 the house and the addition behind it have served as the office for the Texas Rural Water Association.

1900 GOODALL WOOTEN MANSION, 1900 Rio Grande (originally 700 Magnolia/MLK).

Goodall Harrison Wooten (1869-1942) was born in Paris, Texas, the son of Confederate veteran Dr. Thomas Dudley Wooten and his wife, Henrietta Goodall Wooten. He graduated from the University of Texas and received a medical degree from Columbia University in 1895. He established a medical practice in Austin and, in 1897, married **Ella Newsome** (1878-1972).

Construction of this three-story house began in 1898 and was completed in January 1900. Designed by Dallas architect **Charles O'Connell**, it soon became an Austin landmark and was known for the extensive gardens planted by Ella Wooten.

Renovations in 1910 changed the simple house into a grand Classical Revival mansion, and it remains one of the premier examples of that style in Austin. Prominent features of the Goodall Wooten house include its handsome brick and stonework, wraparound gallery, balustrade, and massive two-story paired columns with ionic capitals. It is an exceptional example of the large-scale homes built in this neighborhood at the turn of the century. The building has served many purposes since passing out of the Wooten family in 1944, such as a student residence hall, a chemical dependency treatment center, and currently, a luxury hotel - The Mansion at Judges Hill. RTHL 1990, NRHP, COA.

1904 WILLIAM CASWELL HOUSE and Carriage House, 1502 West Avenue. Outlot 9.

Constructed by **A.O. Watson** of rusticated ashlar limestone in the Classic Revival style on land purchased from Frank Brown, the house features a double gallery with four two-story columns. The second-story gallery affords an excellent view of the Capitol.

"From the central entrance bay is a one-story rounded portico supported by one-story composite columns projecting beyond the two-story gallery. A slightly larger one-story rounded porch projection with identical detail extends the southeast corner of the gallery. A square-shaped porte cochere also supported by one-story composite columns extends from the north façade. Each of these one-story porch extensions contains a wide entablature, flat roof, and is crowned by a turned balustrade and finials. An identical balustrade is used across the second floor gallery, which has been enclosed in recent years. Originally the same balustrade also crowned the roof of the two-story gallery. The body of the house is constructed of rusticated limestone with smooth stone string courses at various levels. The large trabeated windows have a double hung sash. Creating a further picturesque quality is the irregular roofline with a profusion of gables, dormers and chimneys. The roof is basically hipped with gabled pavilions projecting from the north, west and south facades. The gables contain a single fan window or a Palladian window. The eaves of the gables, as well as those of the roofline, have wide extensions. A large hipped roofed dormer with a small central pediment projects from the roof on the main facade, while smaller dormers project from the north and south facades. An interesting feature in the south dormer is that it contains a chimney, rather than a window. At the rear of the house is a two-story hipped roofed garage which has been converted into a garage apartment. The rear yard is terraced and was once beautifully landscaped."

Second son of Daniel Caswell, **William T. Caswell** (1877-1962) graduated from Vanderbilt in 1899 with a degree in civil engineering. He lived with his parents until his 1904 marriage to **Vivian Brenizer**, daughter of Austin homeopath N.O. Brenizer and a close friend of Ima Hogg. The newlyweds lived at 1608 Rio Grande, where their first child was born circa 1905.

Will started out as a cottonseed buyer for the family business, but after a few months started in business for himself buying and selling cotton. Besides operating the Austin Cotton Gin, known as "Big Gin," he was president of the Capitol City Compress Company and of the San Marcos and Elgin Compress Companies. He also served as president of the Woodward Manufacturing Company in Austin. He became one of the leading cotton exporters in the United States. He also promoted real estate development and chaired the first city park commission, which acquired land for public parks. He was interested in athletics and developed the tennis center which bears his name at 24th and Lamar, donating half of the required money to build it. In 1900 when the dam broke, Will and his father hooked up the boiler at their cotton gin to the city power supply so the emergency services at the hospital could continue, and enabled the City to pump drinking water to its residents.

William's family resided in the house for over 50 years, until 1976. In 1978 Roy A. Bechtol and Corbin J. Robertson Jr. purchased and renovated the badly deteriorated residence for office use. The front door, beveled glass windows, stained glass, and inlaid oak floors in the entry are original. Handsome wainscot paneling is found throughout the downstairs. Minimal partitioning preserves the original floor plan. NRHP 1975. COA.

1905 The first paved street in Austin appears. Congress Avenue is lined with brick.

1905 MILLICAN HOUSE, 1610 West Avenue. Outlot 10.

Oliver H. Millican (1871-1930) was in insurance and real estate. He served as a deputy federal district clerk, board member of State National Bank and Austin National Bank, and president of Mutual Deposit & Loan Company in 1929. He is first listed at this address in 1909. He and his wife Alhalie built this two-story frame home with a duplex in the rear and resided

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here until his death in 1930. **Belle S. and George E. Bryson** owned the home from 1933 to 1945. It now serves as office space. COA 1987.

1905 SCOTT-GERHARD HOUSE, 1800 Rio Grande. Outlot 19.

This house has undergone several alterations if, indeed, it is the same house that was here in 1905. More research is needed. This address is first listed in the city directories of 1905-07 as the residence of **Thomas M. Scott**, assistant rate clerk for the Railroad Commission.

William H. Gerhard, who owned the house from 1909 through 1940, was the assistant manager of C.A. Manufacturing Company, wood preserver, in 1909; his brother Harry was the manager. Prior to this, in 1905, William was the manager of the Austin Gin and Austin Oil Manufacturing Company. William's father, **Philip Henry Gerhard** (1850-1906), owned the Texas Machinery Depot, which supplied tools for farming, plows, wagons, mill machinery, engines and boilers. Philip's parents moved to Austin from Germany about 1877. Philip had four sons: **William H.**, Henry H., Edgar, and Herman F. Gerhard, and one daughter, Clara, who married Dr. Eugene Paul Schoch. (*See Outlot 19*)

1905 MONTFORT HOUSE, 709 West 14th. Block 153.

This house was the longtime home of the Montfort family; they were living here by 1905. **Oscar Montfort**, who worked at the Stelfox jewelry store on Congress, passed away in the 1940s, but his daughters remained here till the 1960s. The building is currently the office of **Sarah Weddington**.

1906 THOMSON-ALEXANDER HOUSE, 900 West 17th Street. Outlot 16.

This Georgian Colonial Revival house was designed for cattleman **Horace Alexander Thomson** (1846-1940) by his nephew, architect **Henry Bowers 'Hal' Thomson** (1882-1974), native Austinite, son of Horace's brother **Rector Thomson** (the elder) and one of the leading society architects in Dallas and Texas during the first half of the Twentieth Century. Peter Mansbendel is believed to have carved the mantels in the living room and dining room.

The home is located on the former homeplace of **Sophronia and John Wesley Robertson**;⁵⁶ Sophronia sold the lot to H.A. Thomson in 1906, and an additional 30 feet along the northern lot line in 1909. The Robertsons home was at 900 W. 17th until 1906; Sophronia lived next door at 1710 Pearl until her death in 1921. [*see 1883 J.W. Robertson House*]

Thomas Cole Thomson had three sons: Horace (1846), Rector M. (1849), and Thaddeus (1853-1927). **Rector Thomson** (the elder), Hal's father, lived nearby at 1508 Rio Grande. [*see 1882 A.S. Alexander-Rector Thomson House*] One of Horace Thomson's sons, Rector (the younger, who was named for his uncle), married Margaret **Peggy Drake**, daughter of **Calcasieu Lumber Company** founder and later mayor, **William Sherman Drake**, and the sister of well-known historian **Katherine Drake Hart**. Horace's daughter Mary Lee married **Dudley K. Woodward** of Dallas. The Woodwards sold the property in 1940 to **Judge James P. Alexander** and his wife, Elizabeth Akin. Alexander served as Chief Justice of the Texas Supreme Court (1940-47). Mrs. Alexander remained in the house for two years after the Judge's death in 1947.

1906 MCCLENDON-PRICE HOUSE, 1606 Pearl (originally 1600). Outlot 11.

⁵⁶ The City Lot Register of 1890 indicates J.W. Robertson as the owner of the east half of Outlot 16, at a value of \$3,700.

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In 1905, **W. T. Watt** of Waco purchased Outlots 10 & 11, from the original E.S.C. Robertson grant, located between Pearl and Shoal Creek, 16th and 17th. He allowed his daughter **Annie** and her new husband, **James Wooten McClendon** (1873-1972) to build their foursquare Prairie Style home with massive, hipped roof and Spanish Revival details on the corner of 17th and Pearl. Likely designed by **C.H. Page**, it features a series of Beaux-Arts and Mediterranean details that include rusticated porch columns, a cartouche and garlands on the front dormer, and a one-story front porch with extended bay on the southwest façade.

McClendon was born in West Point, Georgia. His father was a merchant and mayor of West Point. In 1889 his widowed mother moved her five children to Laredo, where she worked for 21 years as a missionary. McClendon graduated from UT in 1895 and received his law degree there in 1897. McClendon practiced law in Austin for 21 years, serving as president of the Travis County Bar Association in 1912-13. In 1918 he was appointed by Gov. Hobby to the Commission of Appeals, where he served for five years, the last two as chief justice. In 1923 he was appointed Chief Justice of the Court of Civil Appeals, Associate Justice of the State Supreme Court, where he remained until 1949.

McClendon was a friend and attorney of Elisabet Ney; he established a foundation to support the Elisabet Ney Texas Fine Arts Association, and also served as the first president of the Texas Fine Arts Association (1911-17). As a Texas Alumni, he served on committees that helped build Gregory Gym, Memorial Stadium, Kirby Hall and the University YMCA. He also served for over 40 years on the board of directors of the Scottish Rite Dormitory.

Judge and Mrs. Thomas B. Greenwood⁵⁷ rented the home from 1926 to 1937, and **Judge Charles G. Krueger** from 1937 to 1942. Judge Greenwood served on the Supreme Court of Texas (1918-34) and was appointed a Regent of UT in 1907. Krueger served as a commissioner of the Texas Court of Criminal Appeals (1933-1950) and County Judge of Austin County. Dr. Henry and Aldo **Blaustone** began renting in 1943 and purchased the home in 1944, remaining there until 1958. The house was sold to **Edwin B. and Betty Love Price** in 1960. Price was the head football coach at UT (1951-56) and UT Dean. The home remains in the hands of their daughter Patricia Price Monroe. COA.

1907 **BYRNE-REED HOUSE**, 1410 Rio Grande (formerly 1404). Block 179.

This home once reflected a Texas High Style, designed by **Charles and Louis Page**, that combined popular architectural trends of the period: Mission-style terracotta roof tiles, Richardsonian-Romanesque arches, and Prairie-style porches. Still apparent are the Sullivanesque cornices, as promoted by Louis Sullivan, Wright's early mentor.

Edmund and Ellen Sneed Byrne purchased the property on October 10, 1905, from William Bohn, partner in **Bohn Brothers**, and constructed a house on the lot in 1906 or 1907. Ellen Sneed grew up in Austin, the granddaughter of the influential **Judge Sebron Graham Sneed**, and met Byrne sometime after he moved from Galveston in the 1880s and established himself as a successful cotton buyer. When Ellen died in 1915, Edmund sold the house and moved to Fort Worth.

The next owner, **David Cleveland Reed**, started his business career in Austin as a cotton buyer and exporter with **E. H. Perry & Company**, the leading export firm in the city. Like his brother **Malcolm Reed**, who lived three blocks down the street, Dave became a prominent civic leader and successful businessman in Austin, with interests ranging from cattle ranches and oil development to a partnership in the Driskill Hotel. He served on the Austin school board, on the

⁵⁷ Mrs. Greenwood purchased helicopters for Oliver North. Judge Greenwood died in the 1980s.

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first city council under the city manager form of government, and on the board of Texas Christian University.

The home was converted to offices in the 1940s and ensheathed in white stucco in the 1970s. Humanities Texas is in the process of removing the exterior stucco façade and returning interior spaces to the original floor plan.

1909 A.P. Wooldridge is elected mayor and champions many improvements, including the paving and lighting of city streets, additions to the police and fire departments, and several sanitation projects.

c1909 **D. HASKELL CASWELL JR. HOMESITE**, 1500 West Avenue (razed 1966).
Outlot 9.

Haskell was the son of Daniel H. Caswell. The house, said to be the most beautiful of the three Caswell homes, was razed when 15th Street was widened. **Frank Brown** previously lived at this address.

1908 **MALCOLM REED HOUSE**, 1712 Rio Grande. Outlot 20.

This was the first Austin home of well-known cotton exporter **Malcolm Reed** and his first wife, **Margaret Badger Reed**. Reed moved to Austin from Marble Falls in 1908. He became one of the leading cotton exporters in the state and invested widely in real estate, oil properties and a pipeline as well as extensive farm and ranch acreage across Texas. The Reeds lived at 1712 Rio Grande until 1929, when they built one of Austin's largest estates in Pemberton Heights. The Reed House served as a home to various social organizations until 1949, when it became student apartments.

Malcolm Hiram Reed⁵⁸ (1876-1945) was born in Williamson County, Texas, the second child and first son of pioneers Dora Connell and Thomas Selden Reed. Malcolm's grandfather, David Clark Reed (1814-86), moved to Texas in 1852, first to Austin and then to Williamson County. Malcolm's father, born in Fulton, Arkansas, across the Red River from Hope, was a schoolteacher and merchant. He purchased a general mercantile store in Bertram, Texas, in 1888 when the railroad bypassed Gabriel Mills. T.S. moved to Beaumont in 1899 and opened the T. S. Reed Grocery Company on Jan. 1, 1900. He took Malcolm and his brother **David Cleveland Reed** into the Bertram business as T.S. Reed & Company until 1914, when T.S. left the Bertram business to David. He was also involved in banking in Bertram, beginning in 1898. T.S. Reed visited Austin frequently, and died in 1924.⁵⁹

Malcolm attended high school in Bertram, Hill's Business College in Waco, and began his career working in his father's general mercantile store in Bertram in 1893. He was sent to Marble Falls to sell a stock of goods and remained in Marble Falls for 15 years, at first as T.S. Reed & Company and later as M.H. Reed & Company. Malcolm married Marble Falls resident Maggie Badger in 1898. Malcolm organized and served as president of Home State Bank in Marble Falls until two years before his death and was the owner of Marble Falls Water & Light Plant in 1920.⁶⁰

⁵⁸ From an unidentified book, pages 198-201, in Reed file, Austin History Center

⁵⁹ Reed, T.S., vertical file, Austin History Center.

⁶⁰ *Standard Blue Book*, Texas Edition, 1920. A.J. Peeler & Co., Standard Blue Book Publications, San Antonio. Photo pg. 33; "M.H. Reed," pg. 208.

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Malcolm Reed's first wife, **Margaret 'Maggie' Badger** (-1940), known to her family and neighbors as "Mama Reed," was the daughter of **Brandt Badger**, a well-known figure in business circles of Burnet County and adjacent counties. The Badger family moved from Gonzales to Burnet County around 1882. Maggie's brothers Walter H. and Robert Badger operated a wholesale mountain cedar business and mercantile business, Brandt Badger & Sons, with their father in Marble Falls. **Walter H. Badger** (1865-1940) is credited with building the cedar post business in Central Texas.⁶¹ He moved from Marble Falls to Austin in 1908 and was a director at American National Bank. Along with his brother Robert and Malcolm Reed, Walter was one of the chief partners who developed the Yellow House Ranch beginning in 1923; he became the manager of the project and was instrumental in developing the town of Littlefield. The partnership purchased the famous George W. Littlefield Yellow House Ranch, originally part of the XIT Ranch in the Texas Plains, and formed the Yellow House Land Company in 1929, and later the Plains Investment Company, which Badger served as president.

M.H. Reed & Company, with associates E.G. Beschoff and G.E. Bryson, initially a major wholesale dealer of cedar timber in Central Texas as well as one of the state's largest buyers and sellers of pecans, became one of the leading cotton exporters in the state, with offices in five foreign countries. According to Sue Brandt McBee,⁶² he liked to describe himself as being "in the cedar post business." Reed invested widely in minor interests that included real estate, oil properties and a pipeline as well as extensive farm and ranch acreage across Texas.

After the decline of the cotton business in the 1930s, Reed devoted substantial time to oil investments, mainly royalties, and to Pecos Producers, Inc., which managed his production in the Yates Pool. He negotiated a 300,000-acre transaction with the heirs of George W. Littlefield for the South Plains project known as Littlefield Lands. Working through his Yellow House Land Company (1923-1942) and Plains Investment Company, Reed purchased, divided into 1200 tracts, and resold to settlers the 177-acre farming tracts carved out of the Yellow House Ranch in Lamb and Hockley counties. The Yellow House enterprise played a key role in the settlement of the South Plains of Texas, bringing in excess of \$10 million to Reed and his associates.⁶³

Reed was a member of Central Christian Church, Austin Country Club (past president), a long-time member of the Austin Rotary Club, and an original member of the local Red Cross Board. He served as president of the Austin Chamber of Commerce in 1927, and from 1919 to 1932 was active in the Texas Cotton Association, serving as its president in 1923. He was a patron of the Texas Fine Arts Association and the Smithsonian Institution. A Mason since 1897 in his Marble Falls days, Reed was Worshipful Master 1903-1904 and was honored with 33rd degree as a York Rite and Scottish Rite Mason and Shriner in 1919. He was a potentate of the Ben Hur Temple in Austin in 1930. At one time Reed held membership in the New York Stock Exchange and in the Chicago Board of Trade. During WWI Reed handled finance campaigns in Austin and Travis County for the American Red Cross, serving as chair of several civilian relief committees and drives. His favorite recreation was golfing.⁶⁴

Malcolm divorced his first wife and remarried in 1936 at the age of 60. His bride was 22-year-old Arkansan, Roberta Farrish Purvis (1914-2005), a graduate of the University of Texas,

⁶¹ Obituary, Walter H. Badger. Austin American Statesman, January 13, 1940.

⁶² McBee, Sue Brandt, "Reed Hall: On the Brink of Change," Austin Homes & Gardens, May 1980. vol. 1, no. 11. page 28-36.

⁶³ Dunn, Roy Sylvan, "Malcolm Hiram Reed," *The New Handbook of Texas*, V. 5, 1996, p. 502.

⁶⁴ *Standard Blue Book*, Texas Edition, 1920. A.J. Peeler & Co., Standard Blue Book Publications, San Antonio. Photo pg. 33; "M.H. Reed," pg. 208.

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where she was a classmate of Malcolm's daughter. The newlyweds escaped to Europe for a one-year, round-the-world honeymoon—to flee, some say, gossip about their 'scandalous' marriage.⁶⁵ Malcolm Reed died in his sleep of a heart ailment in 1945 and was buried in Memorial Park. His widow placed clarion bells in the Central Christian Church in his memory.⁶⁶ An environmentalist and philanthropist, **Roberta Crenshaw's** later contributions to the city in some measure continued the legacy of Malcolm Reed.

1909 ROBBINS-DAVIS HOUSE, 1608 West Avenue. Outlot 10.

This two-story Mission-style bungalow was built by contractor **H.D. Dear** in 1909. It was designed to be as cool as possible in the Texas heat. **Julia Eilers and R. Brown Robbins** were the first owners. Robbins was the son of John William Robbins, Texas Legislator and State Treasurer for nine years, who resided down the street at 1300 West Avenue. Young Robbins was a successful partner with his father in the Stacy Robbins Company, a real estate and insurance company. The Robbins family developed Travis Heights with the Stacys. The Robbins couple sold the home nine years later to **Caroline and Louis Davis**, vice president of McKean-Eilers, a wholesale drygoods company. Members of the Davis family lived here for 51 years.

Judge Edward R. Kone, Caroline's father, lived here for some time during that period. He came to Austin as commissioner of the Texas Department of Agriculture when it was first created and had been a County Judge in Hayes County for many years.

1909 EDGAR PERRY HOUSE, 1611 West Avenue. Outlot 21.

This lovely yellow home features Queen Anne and Victorian influences. The address is first listed as the home of prominent cotton buyer and exporter **Edgar H. Perry** in the 1909-10 directory, the same year as the Millican House across the street and 1607 West Avenue next door. By 1912 John H. Chiles, owner of Chiles Drug Store, also lived across the street at 1606 West (razed). Perry is last at this address in the 1912-13 directory. Architect **Hal Bowers Thomson** designed Mediterranean Revival villas for Edgar Perry (1926 Perry Estate) and for **Malcolm Reed** (1929 Reed Estate) that were arguably the largest and among the finest early 20th Century homes in Austin.

Ewell Nalle, associated with his father's lumber business and the carbon black and gasoline industries, resided here from 1914 through 1916 [see *1928 Nalle House*]. In 1929, **John W. Hornsby**, state senator and attorney, was the owner. From 1935 through the early 1940s **Thomas S. Sutherland**, an asphalt contractor, and his wife Mary Robertson, a 4th-generation descendant of Sterling C. Robertson, rented the home for their five children, including daughter

⁶⁵ Before they left, the couple purchased eight acres of land in West Austin for a new home, Reed Hall, a Tudor Revival mansion completed in 1937. Malcolm and Roberta had two daughters, Roberta Purvis Reed Burns (1938-2001) and Lucy Burford Reed Hibberd (1941-). She remarried twice, first to Fagan Dickson (divorced) and then to Charles Edward Crenshaw, father of famed golf pro Ben Crenshaw. An environmentalist and philanthropist, Roberta Crenshaw donated her 51% interest in the Paramount Theatre to a non-profit corporation. She founded the Austin Ballet Society, created Reed Park by donating six acres along Taylor Slough, and donated 20 acres of parkland along the Colorado River. She was a member of the Austin Parks Board for 12 years, serving as chair from 1964 to 1969, when she helped develop the original plans for the beautification of Town Lake. Roberta bought several hundred of the first blooming trees for the north shore of the lake. She served as a director and trustee of the National Recreation and Parks Association, was an honorary member of the Austin AIA, and a founder of the Austin Environmental Council.

⁶⁶ Obituary, Malcolm Reed, Austin American Statesman, December 12, 1945.

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Liz Sutherland Carpenter (1920-), who was to become Lady Bird's press secretary and staff director during LBJ's term in office (1963-69).

Edgar Howard Perry (1876-1961) was a prominent Austin cotton merchant. Born in Texas and educated in Rockdale and Baylor College in Waco⁶⁷, Perry made his fortune selling cotton to Europe and traveled extensively there. He served as a director of Austin National Bank, supported the Austin Symphony, the YWCA, founded the Austin Club, helped develop Highland Park, and built the Perry-Brooks Building and the Commodore Perry Hotel (now demolished). Good friends with Will Rogers, Harry Penick, Tom Miller and Lyndon Johnson, Perry retired from the cotton business just prior to the 1929 stock market crash and used his influence and wealth to make Austin "a nicer place to live."

Perry had given Tom Miller a loan to get him started in the cotton business, and in 1931 supported him in his run for mayor. Perry sold his Estate during WWII, in 1944, and in 1953 was named "Austin's Most Worthy Citizen" for his charitable contributions, including the cultivation of a friendship between Tom Miller and Lyndon Johnson that resulted in the Tom Miller Dam and other federal projects in Austin. Perry supported LBJ financially as campaign co-chair in his 1956 run for Congress. The combined efforts of Perry, Miller and Johnson also led to the first federal low-income housing project in the country, Austin's Rosewood.⁶⁸

Perry took on neighbor **David Cleveland Reed** (1883-1948) as a junior partner in his cotton business in 1914. The two partners began to invest in a variety of enterprises – cotton gins, compresses, oil mills, flourmills, cotton factories, a vegetable farm and dehydrating plants, a sheep ranch, and a hotel.

1910 Census: Austin population 29,860.

1910 **ST. DAVID'S RECTORY**, 1603 Pearl. Outlot 10.

The McClendons built a rental house at **1603 Pearl** in 1910 and lived there while major renovations were made on their original home, which they returned to in 1912. Beginning in 1916 the home served as the rectory for St. David's Episcopal Church. The house originally faced Sixteenth Street. The library above the entry porch was added after Judge Brady's 1915 house was built on the adjacent corner lot. Although the architect of The Rectory is unconfirmed, the arts and crafts detail in the numerous windows is exceptional.

The Reverend Charles Sumners preached his first sermon at St. David's Episcopal Church in Austin on April 16, 1939 and returned a week later as the new rector. He brought his bride **Virginia** to The Rectory in June of 1940. St. David's presented the home to the Sumners in 1975 when Sumners retired as rector after 36 years of service; Virginia Mings Sumners lived there for 67 years, from her marriage in 1940 until her death in 2007. COA 2009, RTHL 2010.

1910 **HARRY BICKLER HOUSE**, 903 West 16th Street. Outlot 9.

This lot was obtained by well-known educator **Jacob Bickler**, Harry and Max Bickler's father, from Daniel Caswell. Harry Bickler built this house circa 1910. It passed to his daughter after his death, was sold to Robert F. Davis in 1982, and sold to the current owners in 2004. Harry Bickler was a notary and the official stenographer for the 26th District Court. In the 1920s

⁶⁷ *Standard Blue Book*. Texas Edition, 1920. A.J. Peeler & Co., Standard Blue Book Publications, San Antonio, page 208.

⁶⁸ Perry Estate/St. Mary's Academy Historic District. 701 East 41st Street, Austin. National Register Property, 2001, prepared by Laura Knott. Texas Historical Commission.

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or 1930s, the porch was enclosed. The current owners have restored the porch railings and posts and reopened the porch to its original space based on historic photos. Front windows are not original. The original shed roof of the dormer was converted by architect Emily Little to a gable roof in the style of period.

1911 MAX BICKLER HOUSE, 901 West 16th Street. Outlot 9.

Built in 1911 by architect **Hugo Kuehne** for **Max and Mary Bickler**, the house remained in the family until purchased by the present owners in 1989. Bickler's brother **Harry Bickler** lived next door. Kuehne and Max were fraternity brothers. The home was occupied by various Bickler grandchildren between 1971 and 1989. Max Hermann Bickler (1881-1970) was a son of Texas educator **Jacob Bickler**, of German descent. Max was a clerk at the Texas Supreme Court and keeper of the state's official Bible. COA.

c1912 POPE-WATSON HOUSE, 1806 Rio Grande. Outlot 19.

An abundance of delicate Mansbendel carving is found throughout this grand three-story Classic Revival mansion designed and built by architect **A.O. Watson** for his sister and her husband, **Ruth Watson and John Burwell Pope**. Pope was born in Travis County in 1871, had extensive real estate holdings, and was active in civic work. The house features cypress Ionic columns, 14-foot ceilings, a full basement, carriage house, and galleries across the front and sides of the house.

Watson supervised extensive remodeling in 1924, when **Peter Mansbendel** was commissioned to carve mantelpieces, moldings and stair rail, and to design light fixtures and a wrought iron fan light over the entrance. The Adams style living room and George III dining room contain a rich variety of Mansbendel's artistry as well as imported French and Italian marble and Wedgewood insets in the dining room sconces. The south portico/piazza was enclosed on the first floor to form two rooms with French windows. The upstairs gallery became another bedroom. The home remained in the Pope and **Arthur Pope Watson** families until 1975 when it was purchased by a law firm, Robinson, Felts, Meyers, Starnes & Letting, honored by the Heritage Society in 1976 for their restoration efforts. COA.

1912 CHILES HOMESITE, 1606 West Avenue, (*razed*). Outlot 10.

Judge John Brady built this house for himself but decided it was too large, sold it to John Chiles, and built himself a smaller bungalow next door. [*see 1915 Brady House*] The magnificent house was on one of two lots purchased by Chiles, now both occupied by an apartment building. The corner lot was quite wet and consequently vacant for many years.

The home was similar in style to the adjacent 1909 Robbins-Davis House, but larger and more elegant. **Peter Mansbendel** carved trim in the interior, including a floral piece over the mantle said to be the only work he created with color; the piece graces the cover of the book *Peter Mansbendel: A Swiss Woodcarver in Texas*.

John Henry Chiles (1866-1961) was born in Selma, Alabama, moved to Elgin with his parents at the age of two years, was educated in Georgetown, and began his business career in Austin. Prior to 1900, he owned and operated a railroad line from the city to the first Austin dam, and operated recreational facilities near the dam. On March 15, 1899, Chiles married **Mamie Mary Hamilton Maloney** (-1963), daughter of **Lillie Hamilton & J.P. Maloney** and

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granddaughter of Governor **Andrew Jackson Hamilton** [see *Dignan-Mickey House*]. Mamie and John Chiles and had two sons.⁶⁹

John owned and operated the **Chiles Drug Store** at Sixth & Congress for 20 years. He sold drugs to eleemosynary institutions in Austin (Blind and Deaf School, etc.) and was a very prosperous man. He was associated with **Austin White Lime Company** as president and executive head, and "had much to do with the growth of this enterprise;"⁷⁰ he retired in the mid-1930s and sold his ownership in this company to **Alfred Robinson** for \$5,000. Chiles was also a director and vice president of Austin National Bank. He lived at 1606 West until his death.

1912/1927 **IRELAND GRAVES HOUSE**, 1701 San Gabriel. Outlot 16.

Designed by **Edwin C. Kreisle**, the current house was built for **Judge Ireland Graves** (1885-1969) in 1927. Judge Graves and his wife Mary resided at this location (1910 West 17th) from 1912 until at least 1924, facing 17th Street. The home was either razed or remodeled to face San Gabriel.

A long-time Austin attorney, Graves was born in Seguin, Texas. He was the grandson of **John Ireland** (d1896), former Texas Governor (1883-1887) and associate justice for the Supreme Court of Texas, who had also served as a state senator and district judge. After receiving a UT law degree in 1908, Graves was admitted to the Texas bar and practiced law in Austin. He served as 26th District Judge of Travis and Williamson Counties (1916-1921) and was a lecturer in the UT Law School in the late Teens and Twenties. He founded his own law firm, Graves, Dougherty, Gee, Herron, Moody & Garwood, and was involved with local, state, and national professional and civic organizations. He also served on the Austin School Board (1922-24), as a director of Austin National Bank and of Austin Savings and Loan Association, and as a president of the Kiwanis Club.

In 1909 he married the former **Mary Willis Stedman**, granddaughter of a former Texas Attorney General and daughter of **Nathan A. Stedman**, a prominent lawyer who served as Railroad Commissioner of Texas. Mary graduated from UT in 1907. The Graves' daughter, Mary Ireland Graves, married J. Chrys Dougherty, another well-known Austin attorney.

The Graves built a new home (with Mansbendel carvings) at 2 Green Lanes in Pemberton Heights in 1936. The San Gabriel home was purchased in 1992 by Robert & Peggy Russell from the Moyer family.⁷¹

1912 **WILCOX HOUSE**, 809 W. Martin Luther King Boulevard. Outlot 18.

The first record of this house is likely at 815 Nineteenth Street (MLK) in the Austin City Directory of 1912, when it was the private residence of **Judge Charles A. Wilcox** (1872-1931), prominent 26th Judicial District Justice (1907-17), and his family. Wilcox is listed at 809 W. 19th beginning in 1916. His widow continued to reside here until 1940.

Born in Williamson County, Wilcox graduated from Southwestern University and passed the bar in 1895 after law school at UT. He was appointed Judge of the 26th District from 1907 until

⁶⁹ Son George, never married, was born shortly before the family moved to West Avenue and died in 1951. Jack (John Jr., 1901-1985) founded a prosperous insurance company, Chiles, McCallum & Nagle. Jack's second wife was Lillian Ammann (1913-1993), who had lived on Harthan Street with two very young daughters by her first husband – including **Sue Edwards (Mrs. Edgar) Harris**, who currently lives in the JH neighborhood on Vance Circle and provided photos of the Chiles home.

⁷⁰ Davis & Grobe, *The New Encyclopedia of Texas*, Texas Development Bureau, Dallas, Texas; p. 2688.

⁷¹ UT Alcade, April 1930

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1917, when he became a partner in the firm of White, Cartledge & Wilcox. When he died, government agencies and official buildings throughout the Austin area closed in his honor.

Wilcox and his wife, the former Stella Snider, had five children. Their second daughter, **Darthula Laura Wilcox**, obtained a degree from The University of Texas and a Masters Degree in Library Science from Columbia University. She was appointed the first director of the Austin Public Library in 1933.

In the early 1980s, the home was briefly used as a movie set even as it was falling to ruin. In 1993, the 1896 Greek Revival home was rescued by Jill Bickford with the help of her parents, Burton and Victoria, and has been lovingly restored to its near-original turn-of-the-century charm. When the home was purchased, the first chore in refurbishing the once vibrant home was to remove one of the largest bee colonies ever found in a private Austin residence. Hundreds of pounds of honey were removed from the walls and floors of the Inn.

1914 JAMES C. NAGLE HOUSE, 1615 Pearl (originally 1607 Pearl). Outlot 10.

Emily and James Nagle purchased this lot in 1914 and erected a two-story frame house for their residence. The style is transitional from the Edwardian style of the early twentieth century toward the more Classical Revival style. James began his career as a railway engineer and is best known as the Dean of the School of Engineering at Texas A&M. At the time he built the home, he was chairman of the State Board of Water Engineering, a position he held until 1917. He became president of the Panama Pacific Products Company in 1918 and returned to A&M.

Though the Nagles retained ownership until 1923, and are still listed as residents in the 1918 city directory, the house was occupied by **Cordelia and John W. Scarbrough** from 1918 until 1920, when the Scarbroughs moved to their newly built home at 1801 West Avenue [see 1920 *J.W. Scarbrough House*].

Real estate agent K.C. Miller purchased the property in 1924 and leased it to a series of tenants, including Zula & **G.H. Harrington**, who was in the crude oil business, from 1928 to 1949. Charles Hilsberg purchased the house in 1955 and rented it to a succession of male UT students as a rooming house. In 1975 the home was purchased by UT professor James C. Browne and his wife Gayle, who restored and remodeled the house in 1984 for their own use. COA 2009

1915 BRADY HOUSE, 1601 Pearl Street. Outlot 10.

This Arts & Crafts Bungalow was built by architect **Dennis Walsh** for **Nellie and John W. Brady** in 1915. The judge had built a much larger house on the corner behind this one at 1606 West Avenue, where apartments now stand. He sold that house to John Chiles and built this brick bungalow as a downsizing measure in 1915.

Brady was one of five children born in Austin to James and Agnes Brady. His father was a grocer, born in Ireland, and his mother was English. Brady received a law degree from UT in 1896. He began his career in a law partnership with E.B. Robertson of Fort Worth. Later, as County Attorney of Travis County, Brady was the driving force behind the dissolution of the Standard Oil Company's monopoly in Texas. The state of Texas awarded him \$90,000.00 for the effort. He also worked as special counsel for Governor "Ma" Ferguson. Subsequently he became the assistant Attorney General, served as an attorney for the State Banking Board, and was appointed Justice of the Third Court of Civil Appeals in Austin (1918-1923), but was defeated for election in 1923.

There is a less glamorous chapter in John Brady's life. At the age of 60 he had a young paramour, Lehlia Highsmith, for whom he secured a job at the state capitol as a stenographer for

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the Supreme Court Commission of Appeals. She “was found in the company of other men” and was stabbed to death on November 9, 1929, in front of her boarding house. Brady was incarcerated the next day.

His wife, **Nellie Burns Brady** (1876-1945), testified that since Brady’s defeat in the re-election, her husband had been on a downward spiral of drinking and infidelity. Friend and neighbor **Dr. Goodall Wooten** testified that Brady was an alcoholic. Brady pleaded temporary insanity caused by chronic drinking and was tried twice – the first trial in Austin resulted in a deadlocked jury in Austin; the second trial was in Dallas, where he was convicted of murder without malice and sentenced to prison for three years, though he served less than two years, from January 28, 1931 to July 1932, having whittled off more than a year with credits for his work as a penitentiary school teacher.

Brady’s wife stood by him through the ordeal, and he returned to her at this house after prison and engaged in legal research until his death. Judge Brady died in 1943. Mrs. Brady died 1945. COA 2009

1916 WOLFE-PENDEXTER HOUSE, 908 West 18th. Outlot 16.

This Arts and Crafts Bungalow was the only house on the block in the 1916 and 1920 City Directories. **Albert E. Wolfe**, professor of economics and sociology at UT, resided here during that time period.

Elma & George Pendexter Jr. owned the home from 1927 until at least 1942. George’s mother lived in the home before her death circa 1934. George Jr. was an attorney with Sneed, Pendexter & Burleson. His father, **George Pendexter Sr.** (1851-1900), was a brother of neighbor **George E. Shelley’s** wife, **Lydia Pendexter Shelley**. George Sr. was the 1885 City Attorney for Austin. The 1889 Pendexter House at 2806 Nueces was sold to **Nathan A. Stedman** in 1907. [see 1924 *Stedman-Marrs House*]

Ima Hogg purchased the house for Miss Dorothy “Dot” Thornton in 1955.

1918 The city acquires Barton Springs. Piggly Wiggly, Austin’s first supermarket, opens.

1918 W.E. McCaleb, Simon J. Clark, Joe Gilbert and Robert W. Shipe deeded a lot located on the northeast corner of Rio Grande and 17th Streets for “Physicians and Surgeons Hospital of Austin,” which later evolved into St. David’s Hospital.

1920 Census: Austin population 34,876.

1920 J.W. & CORNELIA RICE SCARBROUGH HOUSE, 1801 West Avenue. Outlot 19.

Native Austin architect **Edwin C. Kreisle** (1888-1971) designed this elegant Italian Renaissance Revival home – with slate roofing, deep overhanging cornice, arched pediment over the entry and elliptical arched windows on the main floor level – for one of the two sons in **Scarbrough & Sons**. It is located on property originally part of the adjacent **Denny-Holliday** estate. **John William Scarbrough** (1885-1960) became the general manager of Scarbrough’s after his father’s death in 1925, and later, when the firm was incorporated, president. Will’s father, **Emerson Monroe Scarbrough**, was co-founder of the 1893 Scarbrough and Hicks on Congress Avenue, and established **Scarbrough & Sons** in 1913. Will’s wife, **Cornelia Quarles Rice Scarbrough** (1889-1974), was from a prominent Galveston family. The couple resided in the Bremond-Robinson House, 404 W. 7th, after their 1912 marriage, and at the Nagle House in Judges Hill, 1615 Pearl, for two years while awaiting completion of their new home. The

Scarboroughs purchased this property in 1916 and resided here until their deaths. The couple had one son, J.W. 'Jack' Scarbrough Jr.

The garage apartment served as servants' quarters. The landscaping is extensive, featuring original stone walls in the rear garden with exceptional ironwork, including three distinctive gates attributed to master ironworker **Fortunat Weigl**. Two gates are particularly unique, one featuring a cactus, the other a series of lily pads. Guests at this home included former Texas governors Miriam and James Ferguson, Allan Shivers and Tom Moody; R. Niles Graham; Walter Long; and numerous civic leaders. **Jo Sue and Dr. Earl W. Howard** purchased and restored the home in 1976. [see *history of Outlot 19*] COA 2009, RTHL 2010

c1920 **McFADDEN HOUSE**, 1604 Rio Grande. Outlot 21.

Dr. Paul W. McFadden (1866-1946) built this Italianate house circa 1920-21. McFadden served as **Mayor of Austin** from 1926 to 1933. This was one of the first homes to have sheetrock in the interior. Mrs. McFadden built the home behind this one as income property. Dr. McFadden ran the popular University Pharmacy near the UT campus. The McFadden pharmacy was at the end of the trolley line, where it turned around – young men at the soda fountain there enjoyed watching the turn of young ladies' ankles as they exited from the trolley. McFadden purchased the University Drug Store in 1899. He was a member of the first city council under the new city manager form of government in 1926, when he was elected mayor. He submitted a bond program for street paving, storm and sanitary sewers, enlargement of the water and light system, an airport, library and a system of playgrounds and parks – all of which was achieved over the next five years of his administration. At his death he was president of Citizens State Bank.

The building was painstakingly renovated and restored by Tippy and Don Ray George in 1983 to serve as their main office. Today the offices feature the original wood floors, moldings and wainscoting characteristic of the 1920s. The south portion of the wrap-around porch was enclosed for office use circa 1983, and is in keeping with the original style.

1922 **STEINER-SHELLEY HOUSE**, 1700 West Avenue. Outlot 17.

Dr. Ralph Steiner, an eye-ear-nose-throat physician, was the first owner of this home. **George E. Shelley** (1873-1955), who purchased the home in 1928, was one of three children of Confederate officer **Robert Cravens Shelley** and **Lydia Drew Pendexter**. Robert's siblings included **Sarah Francis Shelley**, who married a cousin - General Nathan George Shelley, and **Henry E. Shelley** (1841-1906?) – who owned the Chandler-Shelley House across the street. Nathan and Sarah Shelley's oldest son, **William D. Shelley**, was mayor of Austin 1905-07.

George was born in Austin and completed law school at UT in 1894 or 95. He began practicing law with his uncle **George F. Pendexter**, Austin's City Attorney. In 1927 he married Helen Carroll Smith and they had one son, **George Pendexter Shelley** (1928-), who currently resides in the house. G.E. Shelley served on the board of legal examiners for the 3rd Supreme Judicial District. He practiced law in Austin for 60 years. G.P. was associated with his father's practice for two years before his father's death. G.E. was a director of the Capital National Bank, Mutual Savings Institution, and Walkers Austex Chili Company, and was president of the State Bar in 1936.

1923 **OSCAR ROBINSON HOUSE**, 1711 San Gabriel. Outlot 16.

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The block known as Outlot 16 was originally patented to **Jacob Buchman**, who sold the block to **Johann Fruth** in 1852. **Frederick (Fritz) A. Bernd**, a carpenter and wagon maker, bought the west half of the block from the homestead of Johann/John and Kuniguntia Fruth in 1870 for \$800.⁷² Bernd retained the land until 1910, when he sold the north half of the west half of the block for \$2000 to **Carl Bollmann**, later the executor of Bernd's estate, who two weeks later sold the property to **Ireland Graves** (1885-1969), an attorney and district judge as well as the grandson of former governor John Ireland. Graves built his first house at the southwest corner of the block, facing 16th Street, circa 1912.

The Colonial Revival house at 1711 San Gabriel was built in 1923 for Oscar & Floy Robinson. The Robinson family occupied the home for half a century. **Oscar Alonzo Robinson** (1878-1965), born in Montgomery, Louisiana (his mother's home), was one of three children of **Alonzo Robinson** (1852-1936) and **Laura Watson Robinson**, and a grandson of **John H. Robinson Sr.** (1815-1897), who began his pioneer mercantile business in Austin in 1852. John H., Alonzo, and Oscar were involved in cattle ranching at a family ranch in Blanco County near Johnson City. Oscar's siblings were Ethel and Ralph Robinson.

Oscar first lived at the Robinson family home in Austin on the northwest corner of Sixth and San Antonio Streets. He attended grade school in Austin at Pease School and the Texas German and English Academy (1893-94), and attended law school at The University of Texas at Austin circa 1899 to 1901, quitting just one exam short of a law degree and admitting that he "majored in football as general manager and general factotum for the teams."

When cattle prices soared to \$15 a head, Oscar decided that such fantastic prices could never last, so he quit the family cattle business and began his business career by establishing and operating a clothing store on Congress Avenue from 1906 to 1914. He married **Floy Morrison Beckham** (1883-1970) at the home of her parents in Hearne, Texas in 1907.

After closing the clothing business, he diverted his interest to the cotton oil mill business for the next 41 years. In 1913, the family moved to Hearne, where Oscar bought a cotton oil mill together with associates Pat Grogan, Ben Cash and Irvin Astin; he owned four mills by the 1920s under Travis Cotton Seed Products, which escalated into ten mills by 1930. The family moved back to Austin by 1924, when they are first listed in the Austin City Directory at 1711 San Gabriel.

After working for two decades with South Texas Cotton Oil, Robinson was noted as a genius in market analysis and product distribution. In the 1930s Oscar was associated with **E.H. Perry** and **Dave Reed**, operating mills in Hearne, Taylor, San Antonio, Corpus Christi and Austin. In 1930, during the Depression, they sold their mills to Wesson Oil and Snowdrift Company. Robinson remained the vice president and general manager of the **South Texas Cotton Oil Company**, under the Southern Cotton Oil Company, for almost 25 years, until his retirement in 1954. His office was #408 in the Scarbrough Building in Austin.

Oscar continued to own and operate the family ranch, 52 miles from Austin near Johnson City in the Texas Hill Country. Oscar and Floy Robinson raised two children in their San Gabriel home, a son **Louis Carr Robinson** (1909-1990), who became a partner in Robinson-Adams of Dallas, a vegetable oil products business [Louis' children were Ann Musgrave⁷³ (1938-), Oscar Alonzo II (1940-2006) and Carla (1944-2007)], and a daughter, **Floy Ross Robinson** (1913-

⁷² City of Austin Lot Registers for 1879 and 1884; occupation from Austin City Directory for 1872 and 1884.

⁷³ Ann Musgrave lives in Dallas. She does not have a historical photo of the house.

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1993), a reporter for the Austin Statesman who married **Charles E. Green** (1901-1967), the editor of Austin's two newspapers (the Green's only daughter, Beverly, died in 1968).

Oscar's wife, Floy Robinson, had a fabulous flower garden with roses and caladiums. During one cantankerous rose period, Oscar spent three hours wiring hothouse roses to bushes in the rose garden to surprise his wife.

Oscar's sister **Ethel Robinson Brown** (1882-1959), life-long friend of **Ima Hogg**, built the Monterrey style house just around the corner from the Oscar Robinsons, at 907 West 18th Street, about 1940 and lived there until her death. [see 1940 *Ethel Brown House*]

An interesting, related tidbit: Before coming to Austin in the 1850s, London-born John H. Robinson, Oscar's grandfather, was a seaman on a merchant vessel that traveled between Liverpool and New Orleans. His ship was wrecked off the Virginia coast on his last voyage. In 1836 he married Elizabeth Sheridan in New Orleans. His Irish wife preferred to stay in the United States, so Robinson started a bakery in New Orleans as the door-to-door salesman/hawker of bread, pies and cookies baked by his partner, who would become the father of Judges Hill's most illustrious resident, **Edward Mandell House**. COA 2009

c1924 **DOZIER-BEAL HOUSE**, 1503 West Avenue. Outlot 22.

Designed by **Roy Thomas**, this two-story brick home was built circa 1922-25 by **William Enoch Dozier** (1880-1930), former city engineer of Temple, who came to Texas with his parents at the age of five from Tennessee, grew up on his family's farm and became a self-taught engineer. The Doziers raised two daughters in this home. Following Dozier's death, his wife Minnie Mahan Dozier resided here until her own death in 1960. Their son W.E. Dozier II sold the home in 1962 to **Frances and Worth Beal** (1902-1979). Worth and his brother Roy Beal were in business together in fine furniture and design. After a fire destroyed the business, Worth opened the first carpet and floor-covering business in Austin. He later opened Worth Beal Rentals and ran this successful business with his wife for 27 years. Frances and their daughter Lannette Beal lived together in the home and continued the business until 1983. COA.

1924 **STEDMAN-MARRS HOUSE**, 807 West 16th. Outlot 9.

This Colonial Revival home was originally the residence of prominent attorney **Nathan Alexander Stedman** (1924-1929), a member of the Railroad Commission and in 1920 the president of the Travis County Bar Association. The Stedmans moved here from 810 West 17th, where they lived from 1916 to 1920. Stedman was the father of **Mary Willis Stedman**, the wife of **Ireland Graves**; they lived at the Stedman home while their home was being built on San Gabriel. Nathan's widow, **Emma S. Stedman**, continued to live in the home until 1929.

Starlin M.N. Marrs, State Superintendent of Public Instruction, owned the home by 1930. Ina C. Marrs, his widow, remained here until 1937. She was a secretary of the Board of Examiners, State Department of Education.

The house has been modified, with brick added to the exterior in 1974 and changes to the porches and entry. (Non-contributing due to alterations.)

1924 **WALTER BOHN HOUSE**, 906 West 17th Street. Outlot 16.

Native Austin architect **Hugo Kuehne** designed this Arts and Crafts bungalow for the family of **Freida and Walter Bohn**. Walter was one of three brothers (William, Walter & Herbert) in **Bohn Brothers**, a dry goods and department store at 517-19 Congress, which was designed by Kuehne in 1929. Walter Bohn was also in banking and real estate; he developed the Rivercrest

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subdivision on Lake Austin, near St. Stephens School. The Bohns moved to their summer cottage in Rivercrest in 1969.

1924 FICHTENBAUM-STABLE HOUSE, 803 West 17th. Outlot 10.

According to neighbor George P. Shelley, this Neo-Federalist structure was originally the **stable** for the **E.M. House** on West Avenue. **Warren Robertson, son of J.H. Jim Robertson**, bought it from House and was likely the one who converted it to a single family home, apparently for use as a rental property. The address is first listed in the 1924 City Directory, with resident **Louis Fichtenbaum**, who works in dry goods. E.E. Hill resides at the address in 1929 and 1930-31. Thelma and J.R. Mahone and their son John, a student at UT, are listed in 1933. Mary J. and Randolph Coleman are residents in 1935. The Colemans had four children: Randolph, Coleman, Beverly, and Dabne. J.E. Sisson is the resident from 1937 through 1949, with Jack Grisson (rear) also in 1949.

Belle S. Bryson, widow of cotton buyer **George Bryson**, is the owner from 1952 through at least 1960. She and her husband had previously lived in the Millican House on the corner. By 1965, the City Directory indicates the house was divided into two apartments.

1927 MUELLER-DANFORTH HOUSE, 1400 West Avenue. Outlot 7.

The 1853 **Glasscock Mansion** was at this site until 1923, when **Rudolph Mueller** and his wife, **Laura Von Boeckmann** of the 1874 Von Boeckmann Printing Company, bought the property and razed the "Old Haunted House." They were said to have retained the cornerstone as part of the foundation for the home they constructed in 1927, but according to a family member, Laura's one condition in purchasing the property was that not one stone of it be reused because of its haunted history. The Colonial Revival house features Adams style details including a Palladian tripartite front door, Corinthian columns, balustrade above, full-height portico, and symmetrical placement of windows on brick exteriors. Custom ironwork graces the second story windows, and woodcarvings by **Peter Mansbendel** are in the interior. Ironwork is believed to be by **Fritz Weigl**.

Rudolph Mueller began working as a shipping clerk in 1901 and worked his way up to become the chairman of the board of **Calcasieu Lumber Company**, where he worked for 50 years. Mueller managed the Calcasieu Lumber Company while owner **William Drake** was in the army during WWII. He was also on the Austin School Board for 17 years. After Rudolph's death, Mueller's daughter Frances "Sug" Danforth and her husband William Paul Danforth raised their family here. Danforth, an attorney, was an examiner with the Texas Railroad Commission for 31 years. Sug taught journalism classes and was on the staff of the Austin American Statesman. It has been a family residence since it was built and remains in the Mueller-Danforth family. Robert Mueller Airport was named for Rudolph's brother. COA.

c1928 MUELLER HOUSE, 1308 West Avenue. Outlot 7.

Rudolph Mueller purchased adjoining properties in 1923, listed as 1306, 1308 and 1400 West Avenue. This Tudor Revival structure was used as a rental home until it became the residence of **Laura Von Boeckmann Mueller** after her husband's death, from 1964 until her own death in 1970. Over the years, other family members have occupied the home. Both homes have been in the family and used as residences throughout their lifetimes. COA.

1928 EWELL NALLE HOUSE, 1700 San Gabriel. Outlot 12.

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Designed by architect **George Louis Walling**, who trained in part in the architectural program at Fountainebleau, France, this home was built for **Adeline and Ewell Nalle** circa 1928. Ewell's father **Joseph Nalle**⁷⁴ was a 19th century mayor of Austin. Ewell was associated with his father's lumber business and used only the finest lumber and materials in his Mediterranean cut-stone home, importing the roof slate from Belgium and the breakfast room tiles from Italy. The exterior is white cut-stone. A Weigel wrought iron balustrade highlights the entry foyer.

Ewell Nalle graduated in 1901 from Cornell, where he studied internal combustion engines and brought back one of the first automobiles, an Orient buckboard. He became a well-known Austin businessman with interests in the carbon black and gasoline industries. He went into the lumber business (established in 1871) with his father after college, then into the manufacture of carbon black and the gasoline industry in Texas and Oklahoma. He was Austin's postmaster from 1935 to 1939.

Thelma Rogers and Austin born businessman **Edward Joseph** purchased the house in 1947. Their son, Roger Joseph, and daughter, Mrs. John R. Williams, grew up in the home. The house was a Designers' Showcase for the Austin Symphony League in 1983.

1929 **McNAMARA HOUSE**, 807 West Martin Luther King Boulevard. Outlot 18.

Currently serving as an inn, this home was designed by architect **August Watkins Harris** for **W. J. McNamara** of McNamara Brothers, a wholesale confectionery at 318 Congress, and his wife Fedalia, who lived here until about 1934. **Robert Whitlock** owned the home from 1940 through 1955.

1930 Census: Austin population 53,120

1935 **TAYLOR-BREWSTER HOUSE**, 903 West 17th Street. Outlot 11.

The **McClendons** built this home as a rental. **Judge William McLaughlin 'Mac' Taylor** (1876-) and his wife were the first occupants, residing here from 1935 to 1945. Born in Tennessee, Taylor first served on the old Supreme Court Commission of Appeals by appointment from 1918-22. In 1930 he began a five-year tenure as Judge of Dallas' Fourteenth District Court. In 1935 he again was appointed to the Commission of Appeals for the State of Texas. In 1945 he became an Associate Justice when the court was enlarged, and retired to Dallas as an Associate Justice of the Texas Supreme Court. Mrs. Taylor, a native of Denton, was the former **Helen Imogene Hoffman** (1881-1949), daughter of Mary Patterson Clark (1847-1920) and granddaughter of Hollen Mangum Carrington (1824-1872). The couple first moved to Austin in 1918 when Taylor was appointed to the Commission of Appeals, and returned to Austin in 1935.

Justice Few Brewster (1889-1957) lived in the house from about 1945 to 1957 with his wife, pianist **Myra Kilpatrick Brewster** (1894-1975). After Judge and Mrs. Brewster moved to Austin, in 1941, Myra was active in the Presbyterian church, Austin Woman's Club, State Official Ladies Club, American History Club, Wednesday Morning Music Club, Mu Phi Epsilon, Gray Ladies, Daughters of the American Revolution and the Austin Symphony's board of directors. A major annual piano competition awards program was named in her honor. She served a year as president of the Texas Federation of Music Clubs.

⁷⁴ Joseph Nalle moved to Austin in 1869; he built his landmark 1872 home at 409 East 2nd at Neches, and his 1889 mansion at 1216 West 6th Street.

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Born in Williamson County, Few Brewster graduated from Killeen High School, and attended Baylor University and Howard Payne College (now Howard Payne University), which later awarded him an honorary doctorate. He graduated from UT in 1913 (he taught school for three years while attending college and later served as a member of the University's board of chancellors), and received his LLM degree in 1916, when he began practicing law in Temple - from 1916 to 1929 except while he was a second lieutenant in the infantry in World War I. He served as County Attorney of Bell County (1919-1923), District Attorney, 27th Judicial District (1923-28), and District Judge, 27th Judicial District (1929-41). Brewster became an Associate Justice of the Texas Supreme Court (1945-57) after serving on the Commission of Appeals of the Texas Supreme Court (1941-45). In "Prime Obligation" in the Texas Bar Journal (1954) he urged acceptance of a racially integrated bar. His success as an administrator and judge was enhanced by his "tension-breaking humor." He was a legal scholar whose work was carefully planned and executed. He resigned in 1957 due to ill health and died at his home from a heart attack while watching the Texas-Oklahoma game on TV. He was buried in the State Cemetery.⁷⁵

1935 BLANKENBECKLER HOUSE, 1806 Pearl. Outlot 15.

This Colonial Revival home was built by 1937. **Frank A. & Grace Blankenbeckler** and their daughter Betty, a UT student, were the first residents. **Sallie P. Belle**, the widow of John F. Belle, lived here by 1939. The address is not listed in the 1944-45 directory. John H. Winters is at this address in 1949, and Helen Flynn in 1955. More research is needed.

1938 Census: Austin population 91,987

1939 ROBBINS HOUSE, 903 West 18th. Outlot 16.

Margaret J. and Leonard A. Robbins and their two children were the first owners of this Classical Revival brick home with its two-story columns. Mr. Robbins was associated with The Robbins Company, Rentals Surety Bonds, and General Insurance.

1939 PERRY JONES HOUSE, 1807 Pearl Street. Outlot 18.

Attorney **Perry L. Jones**, his wife Cathy and their two children are first listed at this address from 1940 through at least 1955. Jones was the assistant District Attorney for Travis County in 1944. The south wing is a later addition to this stone, modern style ranch house.

1939 DUPLEX, 1605 West Avenue. Outlot 21.

This brick duplex is first listed in City Directories in 1939 with Mrs. Texana Finlay, widow of Richard W. Finlay, in 1605A, and N.C. Kress in 1605.

1940 ETHEL ROBINSON BROWN HOUSE, 907 West 18th. Outlot 16.

This Monterrey style home was built circa 1940 for **Oscar Robinson's** sister **Ethel Robinson Brown** (1882-1959), a life-long friend of **Ima Hogg**, just around the corner from the Robinsons. She lived here until her death. Ethel's first husband was **Clint Brown**, a prominent San Antonio attorney and mayor of San Antonio (1913-1917). Ethel and their two sons lived in

⁷⁵ "BREWSTER, FEW," <http://www.tsha.utexas.edu/handbook/online/articles/BB/fbr43.html> (accessed September 9, 2005). Who's Who in America, 1952-53. State Cemetery http://www.cemetery.state.tx.us/pub/user_form.asp

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Austin while Brown served in WWII; she organized the Servicemen's Center in Austin during that time and later took an active interest in the Hogg Foundation for Mental Health. The Browns divorced in 1926. She moved to Austin permanently following her 1933 divorce from Dr. Charles Scott Venable, a San Antonio physician.

1941 JAMES SMITH HOUSE, 901 West 18th Street. Outlot 16.

According to neighbor George Shelley, Mrs. Perry Jones, grandmother to Woodie Jones, was a Butte and said that her family had a home on this site at one time. This red brick Colonial Revival home was built by rancher **James E. Smith** and his wife Bertha, who lived here until at least 1959. Smith donated the land for McKinney Falls Park. The second owner, **Mark Finley** and his family lived here for many years. The present owners completely remodeled the kitchen and put in the French doors and patio in the front. The French doors replaced a small window like the bathroom window next to the door.

1948 RAYMOND DEAR HOUSE, 1707 Pearl. Outlot 17.

Raymond Dear, the first occupant of this setback house, is first listed at this address in the 1949 City Directory. The west half of Outlot 17 was owned by **Anna Townsend Blackburn** for many years. An old iron fence at the street front of this property may go back to that time period.

1949 ANDERSON-HOBBY HOUSE, 805 West 17th. Outlot 10.

According to George Shelley, this lot was vacant through WWII and had a steep slope. **W.D. Anderson**, a contractor, purchased the lot and brought in loads of fill dirt when the tennis courts were being built at 24th Street, making the front yard more level with the street. Anderson built the house as a duplex. At one time he was president of the Association of General Contractors. He rented it out for a number of years before selling it. The first resident, from 1949 to 1952, was **C. Neil Vogel**. **Constance James**, a granddaughter of Abner Cook, lived in one side of the duplex in 1952 and '53. From 1960 to 1970 the Capitol Report Service Agency occupied one side, with owner Lulu D. Ames in the other. **Lt. Governor William Pettus Hobby**, who first held the position of Lt. Governor in 1972, is the current owner. Hobby's father served as the governor of Texas from 1917-1921.

1949 POST WAR DUPLEX, 1705 West Avenue. Outlot 20.

This brick duplex with hipped roof was built in 1949, according to the current owner, who purchased the property from Geraldine M. Crawford, owner by 1955. The first residents were Esther and Carl A. Roberts, a salesman with Capitol Welding Supply. The original structure on the lot was an appendage building for the historic house at 1703 West Avenue (Westhill).

1951 GRANGER HOUSE & THE PERCH, 805 West 16th Street. Outlot 9.

The Perch was built in the International style in 1938 by Charles Granger, Jr. as a garage apartment for his young family (later his studio), on a lot that was a wedding gift from his mother. The main house was built by Granger in the Mid-Century Modern Ranch style in 1951 for his growing family of four children. **Charles T. Granger, Jr.** (1913-1966) was an Austin native and UT architectural student when hired by **Arthur Fehr** as an intern. During the war years (1942-1945) both Fehr and Granger worked for the war effort at Consolidated Vultee Aircraft Corporation (known locally as the Bomber Plant) in Fort Worth.

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In 1944 Granger was awarded a fellowship at the Cranbrook Academy in Michigan and received a Master of Arts in Architecture and Urban Design in 1946 while working as a designer in the office of **Saarin** and **Swanson** on the \$80 million General Motors Technical Center.

Fehr returned to the Austin office in 1945. He and Granger again pooled their talents in their partnership in 1946 at a single drafting board in the back of woodcarver Peter Mansbendel's studio. Granger served as president of the Central Texas Chapter AIA in 1955, and in 1956 became a member of the National AIA Committee on School Buildings and Educational Facilities; he was elected as the chair of that committee in 1959. By 1958, when the **Fehr & Granger** architectural firm was featured in *Progressive Architecture*, the firm was in it's own air-conditioned office building at 403 East 15th Street (now the Ronald McDonald House) with four associates and a total staff of 20. Fehr focused on administration while Granger was in charge of the drafting room. Granger died in a tragic automobile accident in 1966, along with his wife and 14-year-old son. He was named a fellow of the AIA, posthumously, in 1967. NR, COA, RTHL.

1952 **TRIMBLE HOUSE**, 808 West 17th. Outlot 17.

According to owner Rob Kohler, his great grandfather, **Terrill Marshall "T.M." Trimble**, started this ranch style brick house in 1950. He died shortly before it was finished, and his daughter, **Anne Kohler**, completed the house in 1952. T.M.'s wife **Elizabeth Trimble** rented the house to a widower and her two sisters for several years before she moved into it from 2512 Pearl. This house has been in the Trimble family since it was built. **Mrs. Juanita B. Price**, the widow of **G.W. Price**, was the first occupant.

1953 **MATSEN HOUSE**, 1800 San Gabriel Street. Outlot 12.

The old Robertson-Lucy-Vance house was still at 1802 San Gabriel when the modern Matsen house was constructed. The Matsen driveway, lined with elm trees, follows the route of the road to the stables of the old estate.

The Matsen House, perhaps the most "modern" in style in the neighborhood, was built in 1952 and 1953 by **Frederick Albert Matsen** (-2006), Professor of Chemistry and Physics at the University of Texas at Austin, and his wife **Cecelia Kirkegaard**. **Frank Lloyd Wright** was a strong influence in the design, as the Matsens were from Racine, Wisconsin, where Wright was active. The entry way opens to the large living-dining room with high ceilings. The house makes great use of cross ventilation and sits on the lot in a diagonal in order to receive the breezes. Its spit level reflects the slope. Two limestone walls go through the house to the two southern rooms. A third limestone wall extends into the living room and becomes part of the chimney-fireplace with a ledge to sit on.

Al Matsen was the only surviving child of his seamstress mother and barber father. He was the first college graduate in the family, earning his B.S. degree from the University of Wisconsin in 1937. He completed his PhD in both Chemistry and Physics at Princeton University, and after a year at Bucknell University as an Associate Professor joined the staff of the University of Texas at Austin, where he did research and taught for over 50 years. He was the pivotal force in convincing UT's administration to establish their first computer center in 1950. During the 1970s he pioneered use of the computer in teaching, especially in the context of his freshman chemistry course. He arranged perhaps the first quantum chemistry conference at UT in 1956, published over 200 papers and was the author or co-author of six books. His daughter currently lives in the home.

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1955 **GOODMAN DUPLEX**, 900 West 16th Street/1600 Pearl. Outlot 11.

Janie O. and F.C. 'Jack' Goodman, an attorney and builder, built these two identical post-modern ranch style homes, attached by a carport, about 1955. One faces Pearl, and one faces West 16th. The current owner has lived in the home about 30 years, since 1973. **George Zapalac**, an associate architect with Fehr & Granger, lived in the duplex for a time while he was building his adjacent home. The current owner, a widow, is associated with the University, as was her husband.

1955 **McCLENDON-KOZMETSKEY HOUSE**, 1001 West 17th Street. Outlot 11.

This Modern Ranch style home was built by and for **Judge James McClendon** and his wife **Anne Watt McClendon** in 1955. It was purchased in 1966 by Ronya and George Kozmetsky, who added the swimming pool and library. **George Kozmetsky**, UT Business School Dean (1966-82), mentored his student/protégé **Michael Dell** in the library as Dell hatched his original business plan. The detached breezeway garage in the rear of the house was added by Jay Tassin and Brent Danninger, current owners, in 2007.

1957 **YOUNG HOUSE**, 1706 San Gabriel. Outlot 12.

This ranch style brick home was built for UT librarians **Heartsill H. & Faye G. Young**.

1959 **ZAPALAC DUPLEX**, 1604 Pearl. Outlot 11.

This mid-century modern duplex was built by **George M. Zapalac**, an associate architect with Fehr & Granger, by 1960, when it is first listed in the City Directory.

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APPENDIX

ABBREVIATIONS

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COA = City of Austin Historic Landmark
NR = National Register
RTHL = Recorded Texas Historic Landmark

STREET INDEX

1905 has the first street index in the City Directories

Before 1899, numbered streets were:

- 12th – College
- 13th – Peach
- 14th – Walnut
- 15th – North
- 16th – Cherry
- 17th – Linden
- 18th – Chestnut
- 19th – Magnolia

1879 LOT REGISTER Division E, City of Austin

Block	Lot	Value	By Whom Rendered
6-8		\$6000	George W. Glasscock
9		\$3000	Frank Brown
10-11		\$1000	W.W. Gillette & others
12-14		\$3500	Mess. R.A. Henricks
15		\$3000	J/F.W. Kluge
16	W ½	\$500	F. Fernd
	E 1/2	\$1430	J.W. Robertson
17	SW ¼	\$300	Mrs. A.L. Blackburn
	SE ¼	\$300	Palmer G. Townsend
	NW ¼	\$300	Pauline Townsend
	NE ¼	\$300	Susie M. Robertson
18		7000	Mrs. A.L. Townsend
19		\$4500	C.A. Denny
20		\$7000	F.W. Chandler
21		\$1800	M.W. Taylor
22-23		\$7000	A.S. Walker
24	N ½	\$2000	W.M.Saunders
	SW ¼	\$1700	Melinda Miller
	3&4	\$1500	Mess. M.M. Spense
25		\$2000	Thomas Wood Ward
26		\$1500	Fred Stuessy
152	1-3	\$1200	Mess. E.J. Talbott
	4-6	\$2500	G.W. Ford
	8	\$400	L.R Hillcbrand
153	1	\$2000	H. Levyson

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	2	\$1500	J.E. Oldright
	3	\$600	M.A. Taylor
	4	\$800	Martha James
	5-6	\$2500	Mess. M. Suansen
	7-8	\$400	Joshua Johnson
154		\$2500	Wm. Klishen (?)
178	1-2	\$800	B. Wachter
	3-4	\$2000	Raaz Julius
	5-8	\$1500	Joe Schuber
179		\$2200	A.S. Walker



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STAFF
Jacquie Schroed
Executive Director

July 3, 2013

Chair Laurie Limbacher and Commission Members
Historic Landmarks Commission
City of Austin
Post Office Box 1088
Austin, TX 78767-8865
Sent via e-mail

Dear Chair Limbacher and Commission Members,

Preservation Austin respectfully requests your support for the designation of the Judges Hill Local Historic District. In establishing the Local Historic District program, then later revising the nomination criteria to be more feasible, Austin's City Council has endorsed the Local Historic Districts mechanism to preserve the unique character of Austin's historic neighborhoods, and to create an alternative to the ad hoc designation of individual landmark structures. Preservation Austin believes that the establishment of Local Historic Districts is the best means to preserve the treasured and unique heritage of our City.

We are impressed with all the years of work that led to the Judges Hill Local Historic District nomination. As the applicant has demonstrated, there has been extensive research, outreach and public education about the benefits and responsibilities of a Local Historic District. They have responded to concerns and incorporated feedback into their proposed Design Standards. The City's Local Historic District program has been unequivocally established, the nomination criteria are clearly stated, and the proposed district on all counts meets the criteria for acceptance.

For 60 years, Preservation Austin has been the leading protector of Austin's diverse cultural heritage through the preservation of historic treasures and places. As such, we believe that learning from and celebrating our past while planning for and creating the future enhances livability and a sense of identity for our city. Judges Hill takes great pride in its historic character and has actively worked to educate the public about its history by scheduling tour of its historic properties for the public and school children.

Instituting Local Historic Districts is a goal of our City, and we hope you will seize the opportunity to recommend Council approval of this strong application. Thank you for your many hours of hard work to preserve what is best about Austin for future generations.

Sincerely,

Teri O'Connell
President



Tom Stacy
President
Shelly Hemmerson
President-Elect
Dorothy Chenevix
First Vice President
Lin Team
Second Vice
President

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Kim McKnight
Andrea McWilliams
Maureen Metzger
Marion Sanchez
Tammy Shaker
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Stephen Webb

Michael Holleran, UT School of Arch
Michael McGill, Inherit Austin
John Rosato, Landmark Commission
Mike Ward, Pioneer Farms

EXECUTIVE DIRECTOR
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October 24, 2013

Chair Laurie Limbacher and Commission Members
Historic Landmarks Commission

City of Austin
Post Office Box 1088
Austin, TX 78767-8865
Sent via e-mail

Dear Chair Limbacher and Commission Members,

Preservation Austin respectfully requests your support for the designation of the Judges Hill Local Historic District. In establishing the Local Historic District program, then later revising the nomination criteria to be more feasible, Austin's City Council has endorsed the Local Historic Districts mechanism to preserve the unique character of Austin's historic neighborhoods, and to create an alternative to the ad hoc designation of individual landmark structures. Preservation Austin believes that the establishment of Local Historic Districts is the best means to preserve the treasured and unique heritage of our City.

We are impressed with all the years of work that led to the Judges Hill Local Historic District nomination. As the applicant has demonstrated, there has been extensive research, outreach and public education about the benefits and responsibilities of a Local Historic District. They have responded to concerns and incorporated feedback into their proposed Design Standards. The City's Local Historic District program has been unequivocally established, the nomination criteria are clearly stated, and the proposed district on all counts meets the criteria for acceptance.

For 60 years, Preservation Austin has been the leading protector of Austin's diverse cultural heritage through the preservation of historic treasures and places. As such, we believe that learning from and celebrating our past while planning for and creating the future enhances livability and a sense of identity for our city. Judges Hill takes great pride in its historic character and has actively worked to educate the public about its history by scheduling tour of its historic properties for the public and school children.

Instituting Local Historic Districts is a goal of our City, and we hope you will seize the opportunity to recommend Council approval of this strong application. Thank you for your many hours of hard work to preserve what is best about Austin for future generations.

Sincerely,


Tom Stacy
President



OFFICERS
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Michael McGill, Inherit Austin
John Rosato, Landmark Commission
Mike Ward, Pioneer Farms

EXECUTIVE DIRECTOR
Jacqueline Schrad

C/163

November 5, 2013

Chair Dave Anderson and Commission Members
Planning Commission
City of Austin
Post Office Box 1088
Austin, TX 78767
Sent via e-mail

Dear Chair Anderson and Commission Members,

Preservation Austin respectfully requests your support for the designation of the Judges Hill Local Historic District. In establishing the Local Historic District program, then later revising the nomination criteria to be more feasible, Austin's City Council has endorsed the Local Historic Districts mechanism to preserve the unique character of Austin's historic neighborhoods, and to create an alternative to the ad hoc designation of individual landmark structures. Preservation Austin believes that the establishment of Local Historic Districts is the best means to preserve the treasured and unique heritage of our City.

We are impressed with all the years of work that led to the Judges Hill Local Historic District nomination. As the applicant has demonstrated, there has been extensive research, outreach and public education about the benefits and responsibilities of a Local Historic District. They have responded to concerns and incorporated feedback into their proposed Design Standards. The City's Local Historic District program has been unequivocally established, the nomination criteria are clearly stated, and the proposed district on all counts meets the criteria for acceptance.

For 60 years, Preservation Austin has been the leading protector of Austin's diverse cultural heritage through the preservation of historic treasures and places. As such, we believe that learning from and celebrating our past while planning for and creating the future enhances livability and a sense of identity for our city. Judges Hill takes great pride in its historic character and has actively worked to educate the public about its history by scheduling tour of its historic properties for the public and school children.

Instituting Local Historic Districts is a goal of our City, and we hope you will seize the opportunity to recommend Council approval of this strong application. Thank you for your many hours of hard work to preserve what is best about Austin for future generations.

Sincerely,

Tom Stacy
President

C4/164

McGee, Alyson

From: Megan Meisenbach [REDACTED]
Sent: Wednesday, November 06, 2013 12:25 PM
To: Richard Hatfield; Smith, Myron - BC; Roark, Brian - BC; Nortey, James - BC; Oliver, Stephen - BC; Jack, Jeff - BC; Stevens, Jean - BC; Chimenti, Danette - BC; Hernandez, Alfonso - BC; Anderson, Dave - BC
Cc: McGee, Alyson
Subject: Old Judges Hill Local Historic District in support!

Dear Planning Commissioners,

It is great to be part of a unique downtown Austin area with so much historical value. Having the Old Judges Hill Historic District will go a long way towards keeping it wonderful. The Judges Hill District was recognized in the Downtown Austin Plan and carries out its goals. This District will preserve trees, keep our landfill from filling up as quickly, and stabilize a beautiful area, used by many Austinites and visitors to enjoy the shade, walk, relax and sometimes to read plaques.

I am in favor of the Old Judges Hill Local Historic District. Application for the District has been repeatedly encouraged by the City Council members for many years. The OJHLHD has 19 Landmark properties, 7 State Historical Sites and 2 National Historical Sites

I own a non-contributing property in the Old Judges Hill Historic District.
Please vote in favor.

Sincerely, Megan Meisenbach
512-940-2615
Landmark Matsen House
Recorded Texas Landmark
1800 San Gabriel Street
Austin, TX 78701

C44-2013-0005

C11/65 A.1

From: Betsy Christian

Sent: Monday, October 28, 2013 1:23 PM

To: Roberts, Andrea - BC; McGee, Alyson; Limbacher, Laurie - BC; Galindo, Mary - BC;
Woffenden-Guidry, Leslie - BC

Subject: Pro Judges Hill Historic District

Dear Commissioners,

I am working very hard to attend tonight's meeting about Judge's Hill's local historic district. Should I miss because of my child's sporting event, please register both my husband George and myself as in favor of moving forward on the LHD.

Best,

Betsy Christian

807 W. 16th -- non contributing house

C11
T66

McGee, Alyson

From: Betsy Christian [REDACTED]
Sent: Tuesday, November 05, 2013 12:19 PM
To: Smith, Myron - BC; Roark, Brian - BC; Oliver, Stephen - BC; Nortey, James - BC; Jack, Jeff - BC; Chimenti, Danette - BC; Stevens, Jean - BC; Hernandez, Alfonso - BC; Anderson, Dave - BC; McGee, Alyson
Subject: Support for Judge's Hill Local Historic District

Dear Commissioners,

Please add our voices to the majority of neighbors supporting and working to pass the Judge's Hill Local Historic District initiative. This effort has taken years to reach this stage, and hopefully your positive vote will push it forward for final passage at the November 21, 2013 City Council meeting.

Our primary reason for supporting this local historic district is economic, as we believe preserving the integrity and character of this "original" neighborhood will steady and increase property values. Judge's Hill is peculiar in that it's a little slice of history that grows and adapts to accommodate modern residents and families. Change happens in the neighborhood every day. New people move into old houses, and while respecting the past, they repurpose the homes to become their own. As a result, quality and originality remains. Judge's Hill has been a popular neighborhood since the 1850's, but even in the last ten years it's become even more attractive. Countless times I've been asked about available properties in the neighborhood -- of which there are almost always none -- because people want to live in this special place. I firmly believe the neighborhood is desirable because of its unique and historic properties.

Constantly, the neighborhood has to fight zoning threats. A LHD would greatly alleviate some of that pressure for the neighbors who always have to be on guard and constantly vigilant about sneaky developers looking to get a foot in the door and change an SF3 home to commercial or build something completely out of sync with the other houses. Don't get me wrong, plenty of new construction happens in Judge's Hill. For instance, the Hornadays recently completed a brand new home on 16th Street, but it completely fits in with the style of the other homes.

Most definitely we, in no way, want to adversely affect personal property rights, but in the same vein, we do not want others to minimize the value of our property. It's like smoker's rights. Nobody wants to take away a person's right to smoke if that is their choice, but also the smoker should not be able to override someone else's rights to clean air when they blow smoke into a nonsmoker's airspace. If a Judge's Hill house is torn down and a Streetman "quick move-in" house is put in its place, then my house is devalued.

Decisions like this are difficult, and I don't envy your having to make them, yet I am confident you will make the best decision for the whole of the neighborhood and the community at large. Most other Austin neighborhoods are too big to agree on something like LHD, but Judge's Hill isn't. The majority of residents want this, and by creating this district the whole city will have a particular place of pride.

Thank you for your service, commitment to preservation, and willingness to make decisions for all Austin residents.

Betsy & George Christian
807 W. 16th

C14H-2013-0005

A.1

C11/167

From: Mark Seeger

Sent: Monday, October 28, 2013 11:02 AM

To: Limbacher, Laurie - BC; Galindo, Mary - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC

Cc: McGee, Alyson; torre.haase@austintexas.gov

Subject: Thank You - Old Judges Hill Local Historic District Application

Dear Chairperson and Commissioners:

It is with great joy that I will be appearing before the Landmark Commission this evening as the applicant representative of many property owners in the Judges Hill neighborhood also excited about the prospects of becoming a Local Historic District.

There are good people on both sides of the Local Historic District issue that have different opinions about the impact of the district. As the applicant of record in support of the LHD, I welcome your questions via email or directly on the phone at any point throughout this application process.

I can be reached by phone at 512.474.2928 (home) or 512.784.0013 (mobile).

My email is mark.seeger@sprint.com.

A group of volunteers who have invested hundreds of hours in this application will be appearing before you tonight in support of the LHD with a formal presentation including:

1. Mark Seeger - The Granger House and Perch (805 W. 16th Street) - City Landmark, RTHL, National Register
2. Phoebe Allen - Historian (completed the surveys and compiled the history for the OJHLHD)
3. Megan Melsenbach - The Matsen House (1800 San Gabriel) - City Landmark & RTHL
4. Bob Swaffar - The Bohn House (808 W. 17th Street) - Proposed Contributing LHD Home
5. Walter Hornaday - New Residence (908 W. 16th Street) - Proposed Non-Contributing New Construction

We appreciate this opportunity this evening to present an overview about our application and address any questions or comments from the Landmark Chair and Commissioners.

It has been a sincere pleasure to work with Alyson McGee as the Deputy Historic Officer for the City of Austin. Her stewardship of Historic Preservation is to be commended.

I thank you for helping us preserve the historic character of our neighborhood by giving serious consideration to our application and request for the Old Judges Hill Local Historic District.

Best regards - and please do feel free to call or email with any questions.

Mark Seeger - Owner

Granger House & Perch (City Landmark, RTHL, National Register)

805 W. 16th Street

Austin, Texas 78701-1519

(home) 512.474.2928

McGee, Alyson

C11
/68

From: Bill Schmidt [REDACTED]
Sent: Wednesday, November 06, 2013 2:20 PM
To: Myron.Smith@austintexas.gov; Brian.Roark@austintexas.gov;
Stephen.Oliver@austintexas.gov; James.Nortey@austintexas.gov;
Jeff.Jack@austintexas.gov; Danette.Chimenti@austintexas.gov;
Jean.Stevens@austintexas.gov; Alfonso.Hernandez@austintexas.gov;
Dave.Anderson@austintexas.gov
Cc: McGee, Alyson; Jo Sue Howard
Subject: Old Judges Hill Historic District

Dear Commissioners: As an owner/occupier of property within the proposed Old Judges Hill Historic District (707 W 18th Street), please note my wholehearted support of the district as I firmly believe that it is necessary to preserve the historic character of the neighborhood. Thank you, Bill Schmidt

Bill Schmidt
512-472-1900

11/16/13

McGee, Alyson

From: Phoebe Allen [REDACTED]
Sent: Tuesday, November 05, 2013 9:12 AM
To: Smith, Myron - BC; Roark, Brian - BC; Oliver, Stephen - BC; Nortey, James - BC; Jack, Jeff - BC; Chimenti, Danette - BC; Stevens, Jean - BC; Hernandez, Alfonso - BC; Anderson, Dave - BC
Cc: McGee, Alyson
Subject: Old Judges Hill Historic District - letter of support

Dear Planning Commissioners:

As the individual who compiled the surveys and history for the Old Judges Hill Historic District, I would like to add my personal support for this nomination.

Historic homes physically link us to the past – they tell us who we are and where we came from. Their histories are emblematic of our early city—a visible symbol of its identity.

Maureen Metteauer, a board member of Preservation Austin, and I have been working diligently for nine months to prepare an audio-visual presentation for the children of Austin, soon to be posted on the AISD website for use by students and teachers. It will illuminate the history of our city, state and nation - based on the homes (many already demolished) and families who lived in the Judges Hill neighborhood from 1850 to 1914. A few of the highlights include:

- o Stories of the early neighborhood families illustrate patterns of migration to Austin (via the Robertson and Austin Colonies) and economic development of Central Texas, thus implementing state standards for 4th and 7th grade Texas History.
- o The homes and stories of the Robertson, Townsend, Glasscock and Thomson families illustrate early settlement of Austin and Central Texas.
- o The three Caswell families/houses and related families (Malcolm and David Reed, Edgar Perry and others) point out the significance of the cotton industry at the turn of the century.
- o The Edward Mandell House property, his role in Texas politics, and his history as a close advisor to Woodrow Wilson links Austin to the nation. (AISD's House Park was his horse pasture!)

As the first neighborhood outside Waller's one-square-mile downtown grid, the story of Judges Hill is an extraordinary one that links Austin's present to its past.

The evidence is clear, as well, for the economic benefits and rise in tourism due to historic districts. Our neighbor San Antonio, for example, has 27 locally designated historic districts.

I urge you to support the proposed Old Judges Hill Historic District. Let's make history!

Thank you for your voluntary efforts on behalf of our City,

Phoebe Allen

Phoebe Allen
2510 Cedarview Drive
Austin, TX 78704
512-627-8170 cell

CY/10

CU
1/11

McGee, Alyson

From: [REDACTED]
Sent: Tuesday, November 05, 2013 11:28 AM
To: Smith, Myron - BC; Roark, Brian - BC; Oliver, Stephen - BC; Northey, James - BC; Jack, Jeff - BC; Chimenti, Danette - BC; Stevens, Jean - BC; Hernandez, Alfonso - BC; Anderson, Dave - BC
Cc: McGee, Alyson; [REDACTED]
Subject: Old Judges Hill Local Historic District
Importance: High

Dear Chair and Planning Commissioners,

My name is Lisa Kaindle and I live in the proposed Old Judges Hill Local Historic District and have a non-contributing (newer) property. I built my home in 1990 specifically to be a part of this historic original neighborhood of Austin. I was too late to save the existing house (it was moved to the bee caves office complex that is made up of old Victorian homes). But I did build in conformity with the neighborhood and tried to match the uniqueness that makes Judges Hill what it is. It is imperative we save the quality of this neighborhood and I strongly feel a historic district can do just that. As a non-contributing property I do not feel that any of the restrictions will cause me undue harm or impact my property value in any way other than positive.

I think that the proposed boundaries are appropriate, the period of significance relevant to the pre-World War structures in our neighborhood, and see the need to have compatibility (scale, setbacks, impervious cover, height) with the 17 Landmark Properties within the proposed district.

I am in support of the mission of the historic district which is to preserve the historic character of the neighborhood and would appreciate your support as well.

Best,

Lisa Kaindle
910 W 18th Street
Austin, Texas 78701

Lisa J Kaindle
office +1 512 728 9490, mobile +1 512 217 1586
Google Voice +1 512 777 1586
[REDACTED]

C11/12

McGee, Alyson

From: Jo Sue Howard [REDACTED]
Sent: Tuesday, November 05, 2013 8:55 PM
To: McGee, Alyson
Subject: Old Judges Hill Local Historical District

Dear Commissioners,

I am writing in support of the application for Old Judges Hill Historic District. I also oppose exclusion of the Lantana Apartment property on West Avenue from the District. I live in a State and City designated historic home on West Avenue within the confines of the proposed district. The Judges Hill area is a star in the city's crown, one worthy of preserving for residents and visitors alike. By granting this historic district, you will be helping us all save this jewel for future generations.

Thank you,
Jo Sue Howard

01/13

McGee, Alyson

From: Julie Blakeslee [REDACTED]
Sent: Wednesday, November 06, 2013 11:10 AM
To: Smith, Myron - BC; Roark, Brian - BC; Oliver, Stephen - BC; Nortey, James - BC; Jack, Jeff - BC; Chimenti, Danette - BC; Stevens, Jean - BC; Hernandez, Alfonso - BC; Anderson, Dave - BC
Cc: McGee, Alyson
Subject: Judges Hill Historic District

Dear Commissioners,

Thank you for considering creating a historic district for Judges Hill. My husband and I moved into the neighborhood a couple of years ago- moving from Old Enfield.

We were very attracted by the beauty and charm of the neighborhood that is especially enhanced by it's proximity to downtown Austin. As we contemplated our move, we were encouraged by the neighborhood's active engagement in protecting the historic nature of the neighborhood. Moving from Old Enfield gave us an informed perspective on creating and protecting the character of a neighborhood.

We have a large property in the neighborhood, 1700 San Gabriel- originally the Nalle House (which had the first car garage in Austin) in which the Joseph family lived until 1992. We restored the original size and character of our property by purchasing the Creekmore Fath property on Vance Circle. It's a lot to take on, but we actually felt we "owed" it to the neighborhood to preserve the nature of the property.

We are looking forward to raising our family in this culturally important part of Austin. We thank you for your support of the creation of the historic district so that we can ensure the character of this neighborhood for the next generation of Austin- ites.

thanks- Julie Blakeslee

Julie Blakeslee
1700 San Gabriel
Austin, TX 78701

C14
174
A-1

McGee, Alyson

From: John Horton [REDACTED]
Sent: Thursday, August 22, 2013 6:06 PM
To: McGee, Alyson; Sadowsky, Steve
Subject: Notice for Filing of Application For Rezoning of a Local Historic District - Case #: C14H-2013-0005
Attachments: JHNA LHD Rezoning.pdf

Ms. McGee & Mr. Sadowsky,

I have received notice (attached) of the referenced application for a Local Historic District because I own property within the boundaries of the application. My property is located at 1501 West Avenue.

I do not wish to be included in the boundaries of this or any Local Historic District. My property is not historic and I do not wish to have my neighbors or anyone else deciding if I am "compatible with the character of the area".

Please contact me if you have any questions.

Sincerely,

John Horton

--
John C. Horton III
903 Nueces Street
Austin, TX 78701
512-477-9966 office
512-476-2172 fax
[REDACTED]

CAL 175

Case Number: C14H-2013-0005

Staff Contact: Alyson McGee, 512-974-7801

Project: Old Judges Hill Local Historic District

Location: Generally between West 15th Street and West 18th Street; West Avenue and San Gabriel Street.

Public Hearing re. Historic Zoning (Historic Landmark Commission) – October 28, 2013

Public Hearing re. Historic Zoning (Planning Commission) – November 12, 2013

Public Hearing re. Historic Zoning (City Council) – November 21, 2013

JOHN C. HORTON III
Your Name (please print)

1501 WEST AVE.
Your address(es) affected by this application

[Signature]
Signature

☐ I am in favor
☒ I object

10/8/2013
Date

Comments:
I AM NOT IN FAVOR OF FORMING THIS LHD. IF THE
LHD IS FORMED I WANT MY PROPERTY EXCLUDED
FROM THE BOUNDARIES.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review
Alyson McGee
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: 512-974-9104
Email: alyson.mcgee@austintexas.gov

CU
176

Case Number: C14H-2013-0005

Staff Contact: Alyson McGee, 512-974-7801

Project: Old Judges Hill Local Historic District

Location: Generally between West 15th Street and West 18th Street; West Avenue and San Gabriel Street.

Public Hearing re. Historic Zoning (Historic Landmark Commission) – October 28, 2013

Public Hearing re. Historic Zoning (Planning Commission) – November 12, 2013

Public Hearing re. Historic Zoning (City Council) – November 21, 2013

Jean Gravois
Your Name (please print)

900 West 17th St
Your address(es) affected by this application

☐ I am in favor
☒ Object

J. Gravois
Signature

Date

Comments:
This application was submitted by a
small group of people who are not representative
of the neighborhood

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: 512-974-9104

Email: alyson.mcgee@austintexas.gov

CU
1/11 A.1

From: Philip Wiley

Sent: Monday, October 28, 2013 4:52 PM

To: Limbacher, Laurie - BC; Galindo, Mary - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; bc-John.Rosoto@austintexas.gov; be-Daneil.Leary@austintexas.gov; Myers, Terri - BC

Cc: McGee, Alyson; Rusthoven, Jerry

Subject: Judges Hill Local Historic District zoning case - vote In opposition

Dear Historic Commission Members,

As a Judges Hill property owner since 1992, and resident who raised a family here, I oppose the zoning case for inequity and freedom of expression reasons, among many others, which include LHD business process design, execution, and control mechanisms which are unacceptable and undemocratic by any standard.

This ongoing case has created neighborhood divisiveness since its inception, with great damage to the community spirit that helped make Judges Hill unique. Frankly, this is not an HOA type community, especially the proposed multi-tiered government influenced variety with clear winners and losers.

Please consider in your vote tonight that the LHD was never supported by "we the people", and it is only because of your approval to add city property to the area "in favor" that some believed the required 51% would be met. There is evidence which indicates that the application did not meet the "criteria for acceptance" at the time of application submission, as required, and continued to not meet the "criteria for acceptance" after the September 28th Historic Commission vote.

Please also consider that most of the "petitions in favor" were from 2011, so more of a petition of support, than an informed vote on a final proposal. The proposal has changed several times in material aspects since 2011, and even since the application was submitted, so if you know what you are voting for tonight, you will be the first ones, and it is hard to see how that scenario constitutes "extensive outreach and public education".

My recommendation is to vote "no" vote on the Judges Hill Local Historic zoning case Monday.

Respectfully,

Philip Wiley

C11
178 A.1

Case Number: C14H-2013-0005

Staff Contact: Alyson McGee, 512-974-7801

Project: Old Judges Hill Local Historic District

Location: Generally between West 15th Street and West 18th Street; West Avenue and San Gabriel Street.

Public Hearing re. Historic Zoning (Historic Landmark Commission) – October 28, 2013

Public Hearing re. Historic Zoning (Planning Commission) – November 12, 2013

Public Hearing re. Historic Zoning (City Council) – November 21, 2013

ST. MARTIN'S EV. LUTHERAN CHURCH
Your Name (please print)

☐ I am in favor
☒ Object

1505 WEST AVE. PARCEL ID 0211011001 Prop ID 202085
Your address(es) affected by this application

B. Myer Bristol Myers, PRESIDENT
Signature

OCT. 9, 2013
Date

Comments: A portion of our parking lot and park space are within the proposed boundaries of the district. Our current zoning allows use for religious assembly. The proposed design standards only contemplate residential use and provide no guidance to us in developing our property for church use.
The proposal for creating an "advocacy board" to serve as a liaison between Historic Preservation and the Landmark Commission to "endorse" proposals from property owners places too much power in the hands of unelected people and ANY imposition of design standards on a religious organization carries the potential of violating our First Amendment rights. St. Martin's property should be excluded from the proposed district.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: 512-974-9104

Email: alyson.mcgee@austintexas.gov

C14H
179

Case Number: C14H-2013-0005

Staff Contact: Alyson McGee, 512-974-7801

Project: Old Judges Hill Local Historic District

Location: Generally between West 15th Street and West 18th Street; West Avenue and San Gabriel Street.

Public Hearing re. Historic Zoning (Historic Landmark Commission) – October 28, 2013

Public Hearing re. Historic Zoning (Planning Commission) – November 12, 2013

Public Hearing re. Historic Zoning (City Council) – November 21, 2013

Anne T. Kohler
Your Name (please print)

808 W. 17th Street 78701
Your address(es) affected by this application

Anne T. Kohler
Signature

☐ I am in favor
☒ I object

10-10-13
Date

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: 512-974-9104

Email: alyson.mcgee@austintexas.gov

CI4H-2013-0005

CA 180

From: anneth

Sent: Friday, October 25, 2013 12:30 PM

To: Limbacher, Laurie - BC; Galindo, Mary - BC; Roberts, Andrea - BC; Wolfenden-Guidry,

Leslie - BC; Rosato, John - BC; Leary, Daniel - BC; Myers, Terri - BC

Cc: McGee, Alyson; Sadowsky, Steve; rob molly kohler; kohler.rd

Subject: Opposition to Judge's Hill Local Historic District

Commissioners,

I am writing in opposition to the proposed LHD in Judge's Hill. I own property at 808 W. 17th St. I feel that adding more restrictions to the properties within the boundaries is not in the best interest of the neighborhood.

Thank you,
Anne T. Kohler

C14/181

Case Number: C14H-2013-0005

Staff Contact: Alyson McGee, 512-974-7801

Project: Old Judges Hill Local Historic District

Location: Generally between West 15th Street and West 18th Street; West Avenue and San Gabriel Street.

Public Hearing re. Historic Zoning (Historic Landmark Commission) – October 28, 2013

Public Hearing re. Historic Zoning (Planning Commission) – November 12, 2013

Public Hearing re. Historic Zoning (City Council) – November 21, 2013

Robert D. Kohler Sr
Your Name (please print) 78701
808 W. 17th ST, Austin, TX
Your address(es) affected by this application
Anat D. Cohen
Signature Oct 10, 2013
Date
Comments: I'm concerned plan based on a
multitude of lies, distortion of the facts,
and over-zealous people who put their
wishes over the majority of neighbors
in Judges Hill

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review
Alyson McGee
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: 512-974-9104
Email: alyson.mcgee@austintexas.gov

McGee, Alyson

C/182

From: [REDACTED]
Sent: Tuesday, October 08, 2013 12:00 PM
To: Limbacher, Laurie - BC; Galindo, Mary - BC; Roberts, Andrea - BC; Wolfenden-Guidry, Leslie - BC; Rosato, John - BC; Leary, Daniel - BC; Myers, Terri - BC; McGee, Alyson; Sadowsky, Steve
Cc: Molly Rob; kohler.rd@scglobal.net; annetk@austin.rr.com
Subject: Judges Hill Local Historic District Application - Case # C14H-2013-0005

City of Austin Historic Preservation Office,

My name is Rob Kohler and we (wife and three boys) live at 808 West 17th. My great-grandfather built this house and we take great pride in raising our boys (5th generation of the family on this land) in the heart of downtown Austin. Our home is within the area being proposed for rezoning as the Judges Hill Local Historic District.

We are very much against our home being included in the proposed "Judges Hill Local Historic District", and have tried to respectfully make our position known since we learned of the initiative. Unlike other properties within the boundaries of Judges Hill neighborhood, that were not included/excluded from the proposed Local Historic district boundaries (based on property owners requests), our house has unfairly remained a part of the proposal.

Please let me know of any additional steps that I should take regarding our objection to this application.

Thank You,
Rob Kohler
512-809-9526

C4/83

McGee, Alyson

From: Jerri Bell [REDACTED]
Sent: Monday, November 04, 2013 7:44 PM
To: [REDACTED] Sadowsky, Steve; McGee, Alyson; Rusthoven, Jerry; Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; Hatfield, Richard - BC; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; [REDACTED]
Subject: Judges Hill Local Historic

To All Parties,

Our home is located at 903 W. 18th street and we no longer support the Judges Hill Local Historic District.

Please remove our property from any petitions for establishing a Historic District in the area of Judges Hill. We signed a form in 2011 that stated we were interested and were told that we would be given more information such as the District Design Standards but we have never received any information. In addition the city is no longer providing tax incentive for Historic Homes.

I am opposed to any Good Neighbor Governance of Design Standards I feel the cities current Historic guidelines and McManis ordinance are more than adequate. I also feel a Good Neighbor Governance of design Standards would be creating a home owners association without getting the proper majority of home owners agreeing to this.

Sincerely,

Jerri and Johnny Bell

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A Professional Corporation

PAMELA MADERE

pmadere@coatsrose.com
Direct Dial
512.541.3594

September 27, 2013

Via Email

Laurie Limbacher, Chair
Historic Landmark Commission
P.O. Box 1088
Austin, Texas 78767

Re: Proposed Judge's Hill Historic Area Combining District, C14H-2013-0005

Dear Commissioner Limbacher,

We represent SC Lantana Investors, LLC, the owner of the Lantana Apartments at 1802 West Avenue, Austin, Texas 78701. I am writing on the owner's behalf to request exclusion of the property from the proposed Judge's Hill Historic Area Combining District (henceforth, "Judge's Hill Historic District").

The Lantana Apartments were constructed in 1962 and contain 50 rental units. Immediately to the south of the apartment building sits an approximately 12,000 square foot parking lot used by the residents of the apartment building. The tract is zoned MF-4. A photo of the Lantana Apartments is attached as Exhibit "A" and a photo of the parking lot is attached as Exhibit "B."

Attached as Exhibit "C" is the map of the proposed historic district boundaries prepared by the applicants for the historic district. The Lantana Apartments tract (including the parking lot) is marked with a blue border. The proposed Judge's Hill Historic District includes 19 properties that have been designated as historic landmarks. But the Lantana Apartments are not among these. Nor are the Lantana Apartments a "contributing structure" to the proposed district, as the applicants themselves have expressly recognized – they identify the Lantana Apartments as a non-contributing structure.

The Lantana Apartments should be excluded from the proposed historic district for several reasons. As noted, the apartment building is neither a historic landmark nor a contributing structure. Moreover, the apartment building is not flanked by a historic landmark or contributing structure. The properties immediately to the north of the building, along MLK Jr. Boulevard, have not even been designated for inclusion in the proposed historic district, as

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September 27, 2013

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shown by Exhibit "C." The property immediately to the south of the Lantana Apartments, at 1704 West Avenue, is a 12-unit condominium building constructed in 1986. The only contributing structure within the same block face is a small single family home, built in 1922, at the southeastern corner of the block. Virtually the entire block face, in other words, consists of non-contributing structures.

The Lantana Apartments are not similarly situated to other properties in the proposed district, whether contributing or non-contributing. Most of the properties in the proposed district consist of small lots containing single-family homes or small commercial buildings. The Lantana Apartments tract, including the parking lot, is approximately 1.80 acres in size, and thus is much larger than the typical parcel in the proposed district. The Lantana Apartments building is likewise much larger, and zoned for much greater intensity (MF-4) than the typical parcel within the district. Subjecting this atypical parcel, building and use to design guidelines designed around much smaller buildings would work a hardship and do nothing to contribute to the preservation of the historic character of the district.

Finally, we note that given its location within the proposed district, excluding the Lantana Apartments will not violate the continuity or integrity of the proposed district boundaries. It is located at the periphery of the district, just off MLK Jr. Boulevard. Excluding it will allow the district to retain a continuous boundary enclosing contiguous tracts.

For these reasons, we request the exclusion of the Lantana Apartments from the proposed Judge's Hill Historic District. Please let us know if we can provide any further information to assist you in evaluating our request.

Sincerely,



Pamela Madere

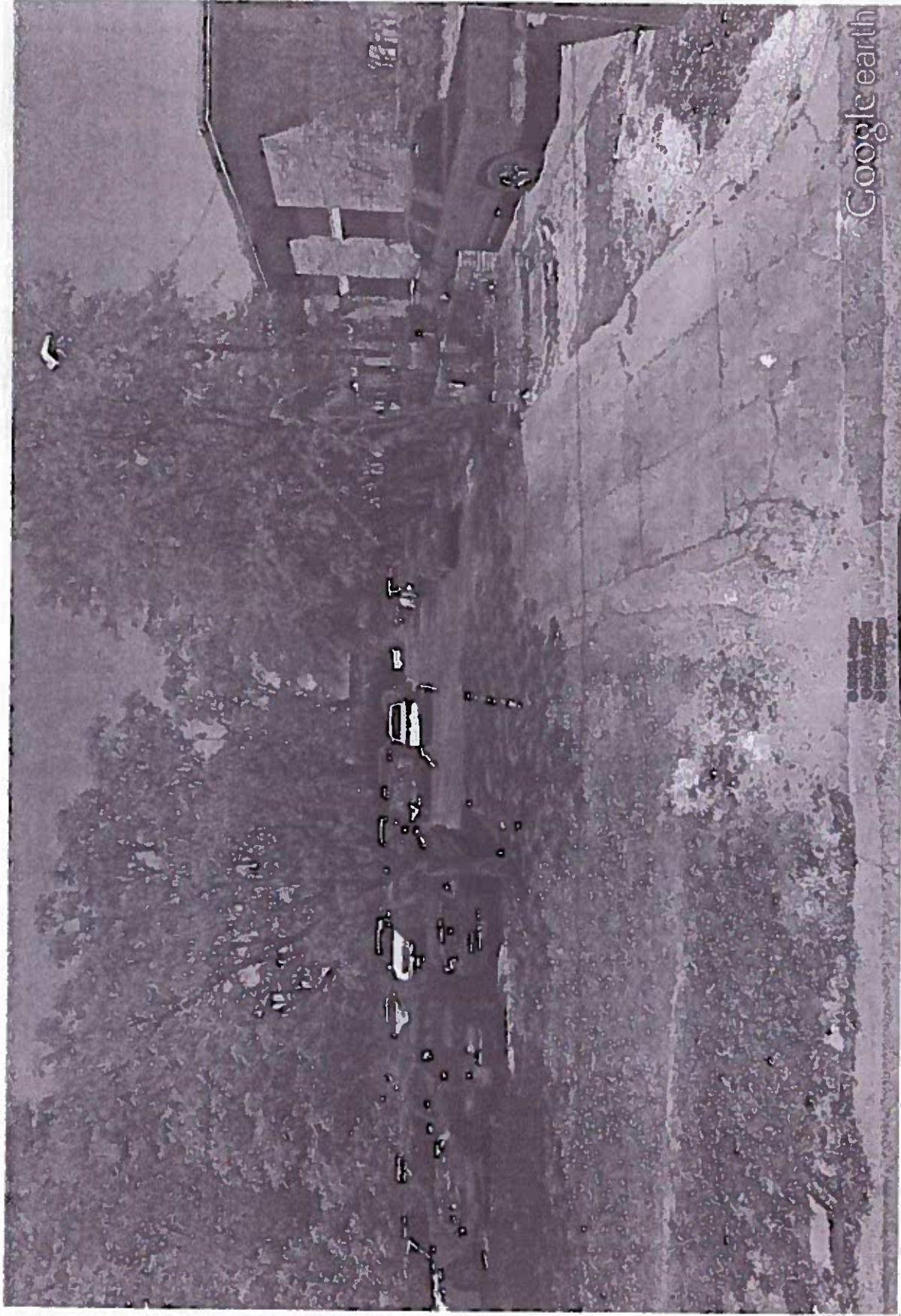
Attachments

1802 West Ave

C11/86 A1



1802 West Ave.



CY/87

Google Earth Pro

C11
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District Boundaries and Map

The proposed district boundaries are designed to encompass historic properties that represent the original land settlement in 1851 of Elijah Sterling Clark Robertson who built the first Judges Hill home near the corner of 18th and San Gabriel. Below is a map of the area included in the application to be considered for the Judges Hill Historic District. See application for description of boundaries and accompanying DATA SPREADSHEET.

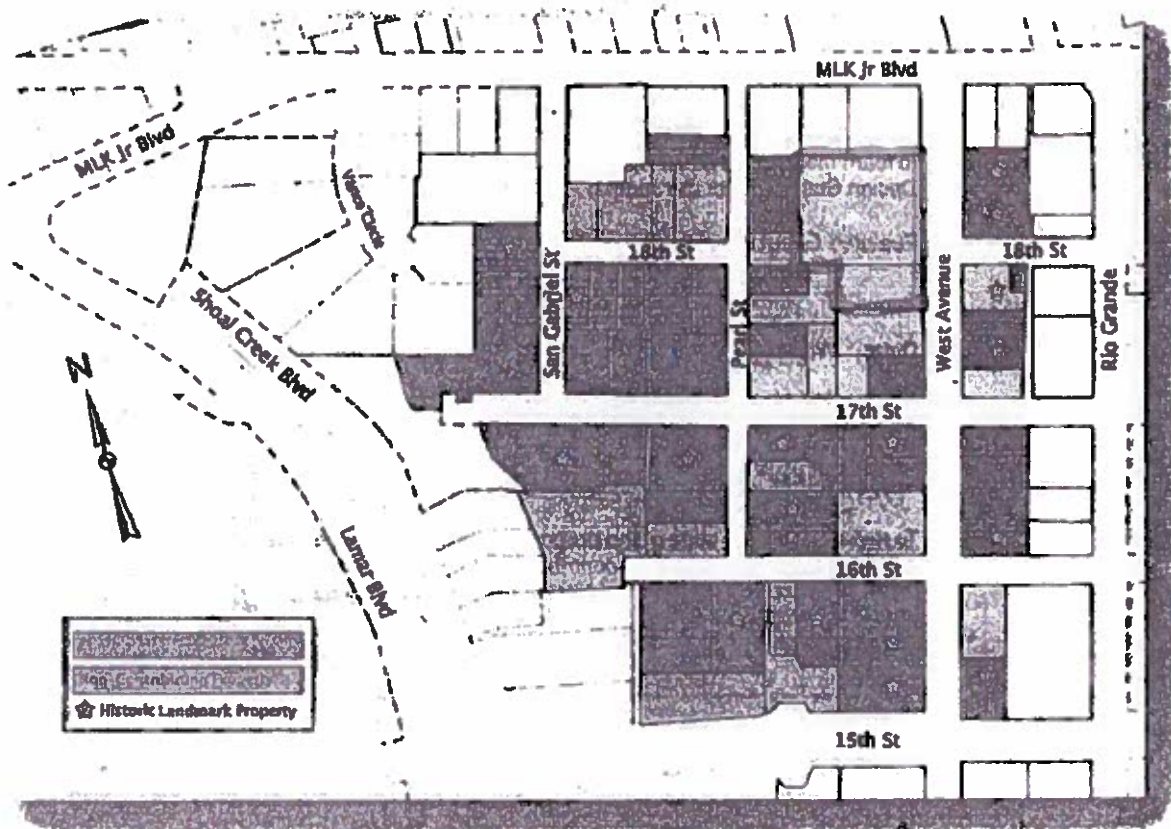


EXHIBIT
"C"

P5

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CH/189

JOHN M. JOSEPH

jmjoseph@coatsrose.com
Direct Dial
512.541.3593

October 28, 2013

VIA EMAIL

Ms. Alyson McGee
Planning and Development Review Department
City of Austin
505 Barton Springs; 5th Floor
Austin, Texas 78767

Re: Proposed Judge's Hill Historic Area Combining District, C14H-2013-0005

Dear Ms. McGee,

We represent SC Lantana Investors, LLC, the owner of the Lantana Apartments at 1802 West Avenue, Austin, Texas 78701. I am writing on the owner's behalf to object to the Historic Landmark Commission's consideration of the application for the Judges' Hill Historic Area District. Based on our review of the documents provided by the City, the zoning application is not supported by a valid petition of property owners.

This zoning application is purportedly based on a petition of property owners within the proposed historic district. Such petitions are governed by Section 25-2-242 of the City's Land Development Code, which provides:

Zoning or rezoning of property may be initiated by the:

- (5) For a proposed historic area (HD) combining district:
 - (i) the owners of at least 51 percent of the land, by land area, in the proposed district; or
 - (ii) at least 51 percent of the owners of individual properties in the proposed district.

The City has provided us with the spreadsheet attached as Exhibit "A," which lists each property within the district, its land area, whether the property is contributing or non-contributing, and whether its owner signed the petition for the historic district. As the

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October 28, 2013

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spreadsheet shows, despite a petition drive spanning more than two years, the applicants failed to meet section (5)(ii) because they could not garner the signatures of even 50% of the property owners within the proposed district. The application is instead based on section (5)(1) and the purported support of the owners of only 52.79% of the property within the proposed district, barely above the 51% threshold established by Code.

The petition does not, in fact, demonstrate that even these owners support the historic area application. With one exception, each of the property owners either offered only support for a generic historic area district¹ or assented to the inclusion of his property in a generic historic district.² The petitions do not establish that the owners were informed of the proposed historic district boundaries, the proposed design guidelines, or even whether their properties would be listed as contributing structures.

The City's application guidelines for historic area districts include a suggested form of the petition. It requires the property owner to attest that he or she has reviewed the application for the historic district and affirm that he or she supports the application. See Exhibit B.

This language attesting that the owner had the opportunity to review the actual application is essential to establishing that the owner's gave bona fide consent, made after full disclosure of the rezoning's actual effect. An historic area designation triggers strict limits on a property owner's use of his or her property. But these limits depend intimately upon the design standards imposed on the district, and upon whether the owner's property is designated as a contributing structure. An owner might be in favor of an historic district if his or her property is not listed as contributing but oppose it if his or her property is listed as contributing. Or the owner's support might depend on the boundaries of the historic area district. An historic area designation represents a quid pro quo among the property owners – each agrees to accept limitations on his or her property in exchange for the properties in the vicinity being subject to the same limitations. An owner's support for a district can disappear if he learns that, contrary to his expectation, his neighbor will not be subject to the same limitations.

With the exception of one property owner, none of the property owners has indicated that he or she reviewed – or was even given the opportunity to review – the application for the historic area district. None of them has indicated being informed that his or her property had been designated as a contributing structure, crucial information an application is required to convey. None has acknowledged reviewing the design standards, or even being made aware of the existence of design standards.

This is no mere technical defect in form. Most of the signatures are in fact stale because most were obtained in 2011 or early 2012. The boundaries of the proposed district have changed substantially since these owners signed the petition. The periods of significance for the historic district – and, consequently, the list of contributing structures – have also changed. These changes could be material to a reasonable owner's decision to consent. Signatures given in 2011 or 2012 do not show that the property owners agree to the historic zoning application filed in August 2013, purportedly on their behalf. Ensuring that the petition demonstrates bona fide

¹ An example is attached as Exhibit "C."

² An example is attached as Exhibit "D."

October 28, 2013

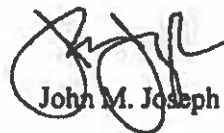
Page 3

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consent is particularly critical here, where the petition lacks the support of a majority of the property owners. The petition, in its current form, is invalid.

In summary, the City has erred by validating the application for historic zoning. This matter should be removed from the Historic Landmark Commission agenda and the application rejected.

Sincerely,



John M. Joseph

Attachment

cc: George Adams, City of Austin
Historic Landmark Commissioners
Maria Sanchez

4822-8903-2982, v. 1

~~C11/92~~

2001 National Health Interview Survey: Income and Health Insurance Coverage

[illegible]

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

EXHIBIT
"A"

Only Judges can Award Interest on Debtors Property List

[illegible]

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194

Appendix E. DEMONSTRATION OF OWNER SUPPORT TO INITIATE "HD" ZONING

Provide signed petition or written support of at least 51% of the property owners OR owners of at least 51% of the land by area. The petition or letters must be signed by the property owner and include the address of the subject property or properties.

Suggested Format:

I, _____, owner, of
_____ (Legal Description),
hereby state that I have reviewed the application for the _____
Local Historic District

☐ I DO support the application for local historic district zoning designation.

☐ I DO NOT support the application for local historic district zoning designation.

Signature _____

Date _____



C4/95

Judge's Hill Historic District

916 W. 17th Street
Austin, Texas 78701
E-Mail: info@judgeshillhistoricdistrict.org
Web: www.judgeshillhistoricdistrict.org

With regard to a Local Historic District in the Judges Hill area:

Name: George Christian

Address: 807 West 16th Street

I support the creation of a Judge's Hill Local Historic District:

☒ Yes

☐ No

Signature: Cyge Hick

Date: 12/10/12



C4/196

With regard to a Local Historic District in the Judges Hill area:

Name: Brent Danninger & Jay Tassin
1001 W. 17th Street
Address: Austin, TX 78701

I would like my property

☒ To be INCLUDED

☐ To be EXCLUDED

Signature: [Handwritten Signature] Date: 8/21/11

Comments:

EXHIBIT
"D"

COATS | ROSE

A Professional Corporation

CY/ax

PAMELA MADERE

pmadere@coatsrose.com
Direct Dial
512.541.3594

October 30, 2013

VIA EMAIL

Ms. Alyson McGee
Planning and Development Review Department
City of Austin
505 Barton Springs, 5th Floor
Austin, Texas 78767

Re: Proposed Judge's Hill Historic Area Combining District, C14H-2013-0005

Dear Ms. McGee,

We represent SC Lantana Investors, LLC, the owner of the Lantana Apartments at 1802 West Avenue, Austin, Texas 78701. Attached is SC Lantana Investors, LLC's Zoning Petition. Also, we are attaching the following:

1. Special Warranty Deed with Vendor's Lien;
2. Limited Liability Company Agreement of SC Lantana Investors, LLC; and,
3. Operating Agreement of Stone Creek Lantana Manager, LLC.

We will forward you the signed original Petition when we receive it. You may contact our office with any questions.

Sincerely,


Pamela Madere

Attachments

Barton Oaks Plaza, 901 South MoPac Expressway, Building 1 Suite 500, Austin, Texas 78746

Phone: 512-469-7987 Fax: 512-469-9408

Web: www.coatsrose.com

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4832-2239-8230.v1

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P E T I T I O N

Date: October 29, 2013

File Number: C14H-2013-0005

Address of Rezoning Request:
1802 West Ave.

To: Austin City Council

SC Lantana Investors, LLC, the owner of property at 1802 West Avenue, Austin, Texas affected by the requested zoning change described in the referenced file, does hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-4. SC Lantana Investors, LLC specifically objects to the inclusion of its property at 1802 West Avenue in any historic area combining district.

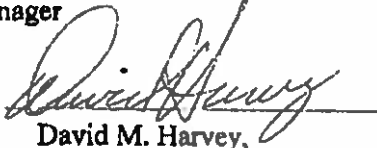
The property owned by SC Lantana Investors, LLC to which this Petition relates is described more particularly as 1.7942 acres out of Outlot 18, Division "E" of The Original City of Austin, being the same tract conveyed to Colorado Holding and Management, LLC in Vol. 11080, Pg. 3, Real Property Records, Travis County, Texas and being all of two tracts:

TRACT ONE: All of "Tract 1" as conveyed in Substitute Trustee's Deed Recorded in Vol. 11080, Pg. 3, Real Property Records, Travis County, Texas; and

TRACT TWO: All of Lot 1, Aydam Addition, a Subdivision of Record in Book 80, Pg. 113, Plat Records, Travis County, Texas.

SC Lantana Investors, LLC

By: Stone Creek Lantana Manager, LLC,
Its Manager

By: 
David M. Harvey,
Its Manager

Phone Number: 913-338-2221