

HISTORIC LANDMARK COMMISSION
JULY 24, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2017-0293
4400 SHOALWOOD AVENUE

PROPOSAL

Demolish a ca. 1940 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled stone-veneered house with paired 1:1 fenestration, a 6:6 window in a side-gabled addition to the north, and a recessed entry; standing seam metal roof.

RESEARCH

The house was built in 1940 by Mark H. Lindeman, who lived here with his wife, Lillian, until around 1951. At the time that he and Lillian purchased this house, Mark Lindeman was a co-proprietor (with Frank Sl. Lindeman), of the Everfresh Food Company, which manufactured salad dressings and mayonnaise. Everfresh was established by Martha Johnson and Anna Hendricks in 1924 in Mrs. Johnson's house at 202 W. 38th Street. The company remained at that location until around 1948; Mark Lindeman does not have an occupation listed in the 1949 city directory.

Around 1955, the house was rented by Odo H. Molenaer, a map supervisor for the Texas Insurance Checking Office, who lived here with his daughter, Harriet, a librarian at the University of Texas, until his death in 1972. Harriet Molenaer continued to live here through the early 1980s. She passed away in 1993, but there does not appear to have been an obituary in the Austin newspapers.

STAFF COMMENTS

The house was listed with no priority for research in the Comprehensive Cultural Resources Survey (1984).

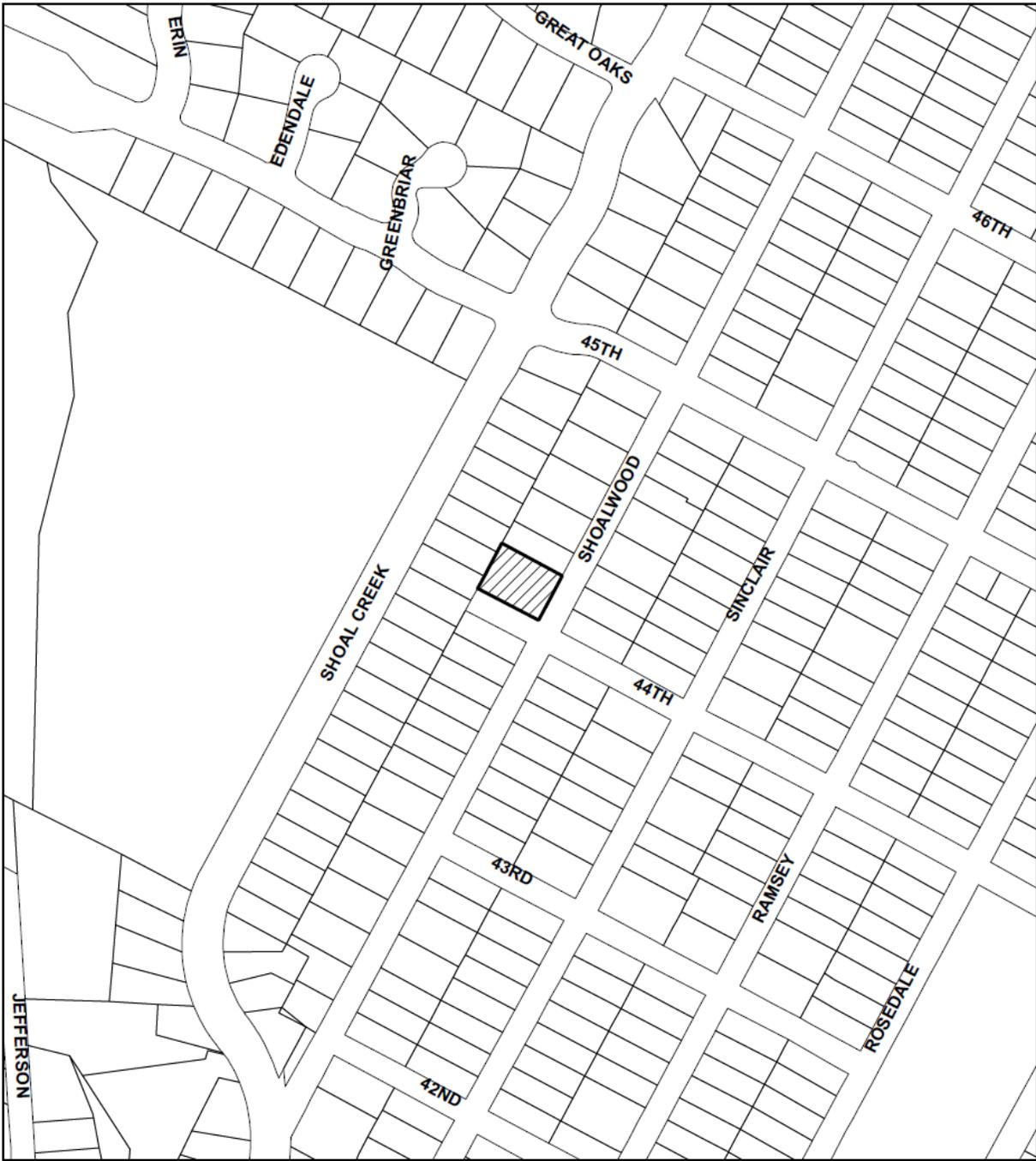
The house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a stone-veneered 1940s cottage, a common style, especially in Rosedale. However, the house has no architectural distinction within its architectural style, and it is not clear whether the front windows are original to the house.
- b. **Historical association.** The house had two families that either owned or rented this house for long periods of time: Mark and Lillian Lindeman, who took over a local salad dressing company on 38th Street; then Odo Molenaer, a map supervisor for the Texas Insurance Checking Office, and his daughter Harriet, who was a librarian at the University of Texas. There do not appear to be significant historical associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house is located on a corner lot in Rosedale, which is noted for a number of stone-veener houses on corner lots. Unfortunately, this west side of Rosedale has had a number of new houses, and likely does not retain the integrity for the establishment of a local historic district.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2017-0293
4400 SHOALWOOD AVENUE



1" = 250'

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

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

4400 Shoalwood Avenue
ca. 1940



OCCUPANCY HISTORY 4400 Shoalwood Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
May, 2017

- | | |
|---------|--|
| 1992 | Brian D. East, renter
Partner (with Mel Hahn and Richard Levy), Hahn, Levy & East, lawyers, 1405 W. 6 th Street.
NOTE: The directory indicates that Brian D. East was a new resident at this address. |
| 1985-86 | The address is not listed in the directory. |
| 1981 | Harriet Molenaer, renter
Librarian, University of Texas |
| 1977 | Vacant |
| 1973 | Harriet Molenaer, renter
Librarian, University of Texas |
| 1968 | Odo H. Molenaer, renter
Retired
Also listed is Harriet Molenaer, a librarian at the University of Texas. |
| 1965 | Harriet Molenaer, renter |

Librarian, University of Texas

- 1961 Odo H. Molenaer, renter
Supervisor, Texas Insurance Checking Office, Commodore Perry Hotel, 812 Brazos Street.
Also listed is Harriet Molenaer, a librarian at the University of Texas.
- 1957 Odo H. Molenaer, renter
Supervisor, Texas Insurance Checking Office, Commodore Perry Hotel, 812 Brazos Street.
Also listed is Harriet Molenaer, a librarian.
- 1953 R.C. and Ruth Preston, renters
Salesman, Air Way Branches, vacuum cleaners, 1013 Barton Springs Road.
NOTE: Odo Molenaer is listed at 2302 Leon Street. He was the map supervisor for the Texas Insurance Checking Office, Commodore Perry Hotel, 812 Brazos Street. Harriet Molenaer was not listed in the directory.
NOTE: Mark H. and Lillian Lindeman are not listed in the directory.
- 1949 Mark H. and Lillian B. Lindeman, owners
No occupation listed
- 1947 Mark H. and Lillian B. Lindeman, owners
Manager, Everfresh Food Company, 202 W. 38th Street.
- 1944-45 Mark H. and Lillian B. Lindeman, owners
Proprietor (with Frank S. Lindeman), Everfresh Food Company, 202 W. 38th Street.
Also listed is Jack R. Lindeman, U.S. Army.
- 1941 Mark H. and Lillian B. Lindeman, owners
Proprietor (with Frank S. Lindeman), Everfresh Food Company, 202 W. 38th Street.
- 1940 The address is not listed in the directory.
NOTE: Mark and Lillian Lindeman are listed at 202 W. 38th Street. He was the proprietor (with Frank S. Lindeman), of Everfresh Food Company, 202 W. 38th Street.
NOTE: The 1939 city directory shows Mark H. Lindeman (no wife listed) living at 202 W. 38th Street. The Everfresh Food Company, salad dressing manufacturers, was at 202 East Avenue. It was owned by Mark H. and Frank S. Lindeman.

BIOGRAPHICAL NOTES:

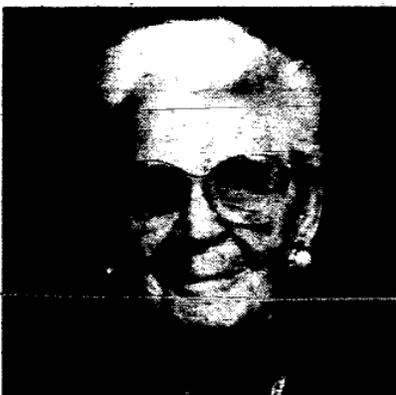
Mark H. and Lillian Lindeman (ca. 1940 - ca. 1951)

The 1940 U.S. Census shows M.H. and Lillian B. Lindeman as the renters of the house at 202 W. 38th Street in Austin. M.H. Lindeman was 44, had been born in Texas, and was the owner of a salad dressing manufacturing company. Lillian B. Lindeman was 39, had been born in Texas, and had no occupation listed. They had 2 sons: Allan L., 16; and Jack R., 14. Both boys had been born in Texas. The family had lived in rural San Patricio County, Texas in 1935.

Mark Harry Lindeman's 1980 death certificate shows that he was living at 21 Waller Street in Austin at the time of his death at the VA Hospital in Temple, Texas. He was born in Blanco, Texas in 1896 and was a food broker.

LINDEMAN, Mark H., 84, 21 Waller, died Wednesday. Services 11:30 a.m. Saturday at Wilke-Clay Funeral Home. Burial, Austin Memorial Park. Survivors: wife, Lillian Lindeman of Austin; son, Jack R. Lindeman of San Antonio; three grandchildren; 10 great-grandchildren.

Death notice for Mark H. Lindeman
Austin American-Statesman, October 24, 1980



Lillian Boneta "Lindy" Lindeman

Lillian Boneta "Lindy" Lindeman entered into eternal rest on November 16, 1999, at the age of 99. She was the wife of the late Mark H. Lindeman.

She was preceded in death by a son, Alan L. Lindeman, Killed in Action in 1945.

Born on November 12, 1900, in Liberty Hill, Texas, Lindy lived in Austin since 1937, and more than 18 years at the Rebekah Baines Johnson Residential Tower. She always missed and talked of the dear friends she spent so much cherished time with.

She is survived by her son, Jack R. Lindeman, of San Antonio; brother and sister-in-law, Don and Ruth Walker, of Giddings, Texas; sister, Mary Skaggs, of Corpus Christi, Texas; three grandsons, Terry B. Lindeman, of Denver, Colorado, Kirt T. Lindeman, of Columbus, Indiana, and Scott T. Lindeman, of Oklahoma City, Oklahoma; 12 greatgrandchildren; and eight great-greatgrandchildren.

The family will receive friends from 8:30 until 10:00 a.m. on Friday, November 19, 1999, at Wilke-Clay-Fish Funeral Home. A graveside service will follow at 11:00 a.m. at Austin Memorial Park.

The family wishes to thank the staff of Trinity Care Center in San Antonio, and the nurses and chaplain of that facility for their tender loving care these past 11 months.

Arrangements by Wilke-Clay-Fish Funeral Home, 2620 S. Congress, Austin, Texas 512-442-1446.

Obituary of Lillian Lindeman
 Austin American-Statesman, November 18, 1999

The Story of Everfresh Dressing

Two years ago Mrs. Martha R. Johnson and Miss Anna L. Hendricks, inspired by a desire to have a business of their own, started the manufacture of EVERFRESH products in the cottage kitchen of Mrs. Johnson's home, 202 West 35th street.

Mrs. Johnson, who had been business manager at Lubbock Hall dormitory at the university, gave the work her full attention and Miss Hendricks, dietitian and business manager at the university woman's building, her spare time.

The business was started on a small scale and the two women did everything from the mixing to the actual delivery to the grocery stores. Neither having had previous training in salesmanship, they were a bit wary about their selling ability. As they drove up to the grocery stores they would take turns about going in to sell their products. A West Sixth street grocer was the first customer and one on Congress avenue was the second. When one of the first orders was being taken the grocer said, "Many salad dressings come and they all go, but I'll try your products." EVERFRESH products have come and they have not gone. The demand has steadily grown so this merchant no longer gives his orders with misgivings.

The making of EVERFRESH products was continued in Mrs. Johnson's kitchen for over a year, the garage being used as a storeroom for bottles and ingredients. The Ford was necessarily parked in the back yard.

About eight months ago the business so completely outgrew the cottage kitchen that it was necessary to build a large storeroom and a modern, absolutely sanitary mixing kitchen. This is conveniently located in Mrs. Johnson's yard and is excellently equipped for making salad dressings. Nickel zinc top tables, sanitus covered walls, waxed

linoleum floor and white enamel work are features of this ideal mixing kitchen. A deep enamel sink connected with an automatic water heater completes the work shop. The workers are immaculate in white dresses and caps.

The three EVERFRESH products are 1000 Island dressing, sandwich filling and mayonnaise. They are real home-made products without preservatives, artificial colorings or fillers, and come in four sizes, 3½ ounces, 9 ounces, quarts and gallons.

Many times people say: "But I make my mayonnaise with the highest grade salad oil and fresh infertile eggs and still it is not as good as EVERFRESH." An electric mixer, the highest grade salad oil, fresh infertile eggs and a carefully derived formula are the secrets of EVERFRESH superiority.

EVERFRESH products are delivered to the grocers every day by R. H. Hewitt and his two assistants. Thus the goods are on sale before they are 24 hours old. Once a week a delivery is made to merchants within a radius of 60 miles of Austin and the product has gained friends in East Texas and is gradually expanding throughout the state.

Mrs. Johnson and Miss Hendricks are always glad to show visitors through their immaculate and up-to-date little shop and if you are fortunate you will be allowed to sample the products on crispy crackers.

EVERFRESH POTATO SALAD

Dice cold boiled potatoes and hard boiled eggs, chop onions fine, mix with generous portion of Everfresh sandwich filling.

If more tart salad is desired, add vinegar. Chopped celery may also be added.

The Story of Everfresh salad dressing
Austin Statesman, July 16, 1926

EVERFRESH
SANDWICH FILLING

Best for Warm Weather

Because it's made and delivered fresh to your grocer each day. Delicious on meats and fish. (A good tartar sauce.)

Ask us about quarts and gallons.

Everfresh Food Co.

202 West 38th Street, Austin, Texas.

Phone 2-2975.

Advertisement for Everfresh sandwich filling
Austin Statesman, July 16, 1926

EVERFRESH

YOUR HOME SALAD DRESSING

Mrs. Chitwood Says:

"I Always use EVERFRESH SALAD DRESSING because it really has no equal for purity, freshness and richness. In making EVERFRESH Miss Henricks and Mrs. Johnson always use the highest grade ingredients needed to make a superior wholesome dressing. The food value of EVERFRESH is extremely high. I recommend it especially for children. EVERFRESH contains all vitamins of a perfect diet. All salads and sandwiches are more tasty and wholesome when made with EVERFRESH. Eat more EVERFRESH because it is really good for you and not just an appetizer.

See why EVERFRESH is superior. Visit the immaculate, clean, white sanitary EVERFRESH factory.

EVERFRESH FOOD COMPANY

203 WEST 38TH STREET
AUSTIN, TEXAS

Advertisement for Everfresh salad dressing
Austin Statesman, April 22, 1930

name was Julia. He was tall with a medium build, and had blue eyes and light hair. City directories show that Odo Molenaer lived in Dallas from the mid-1910s through the mid-1930s.

The 1940 U.S. Census shows Odo Molenaer and his daughter, Harriet, living in a rented house in Dallas. Odo Molenaer was 56 and a widower. He had been born in Ohio and was the map supervisor at the Texas Insurance Checking Office. Harriet Molenaer was 26, had been born in Texas, and was a stenographer at the public library.

The 1930 U.S. Census shows Odo and Julia E. Molenaer living in a house they owned in University Park, Dallas. Their house was worth \$5,000. Odo Molenaer was 46, had been born in Ohio to a Russian-born father and an Ohio-born mother, and was an insurance engineer for a fire insurance company. Julia E. Molenaer was 55, had been born in Indiana, and had no occupation listed. Their daughter, Harriet, was 16, and had been born in Texas.

His 1972 death certificate shows that Odo Howard Molenaer was living in this house at the time of his death. He was born in Canton, Ohio in 1883, and was a widower. He was the map supervisor for the State Insurance Division.

ODO H. MOLENEAR

Odo Howard Molenaar, 88, 4400 Shoalwood, died Sunday in a local hospital. He had been a resident of Austin since 1934, and formerly lived in Dallas. Molenaar was map supervisor at Texas Insurance Checking Office from 1934 through 1963.

He is survived by one daughter, Miss Harriet Molenaar of Austin.

Funeral will be Tuesday at 10 a.m. at Weed-Corley Funeral Home with Rev. Charles Sumners officiating. Burial will be in Austin Memorial Park.

Pallbearers will be Grady Smith, Emmett Schwab, Hubert Ravey, Randy Almquist, Dennis DuPriest and B. H. Walser.

Obituary of Odo H. Molenaar
Austin American, February 28, 1972

Mark Lindeman 4400 Shoalwood Ave.
 187 - 19 1&2 -
 Rosedale E
 rock veneer res. & box gar.
 20209 - 8-15-40

5

Building permit to Mark Lindeman for the construction of this house (1940)

WATER SERVICE PERMIT No. 18465A
 Austin, Texas Sec. 187

Received of Mark Lindeman Date Aug. 16, 1946
 Address 4400 Shoalwood
 Amount Two and 50/100 - -- \$ 2.50
 Plumber Smoot Size of Tap $\frac{3}{8}$ "

Date of Connection	8-30-1940
Size of Tap Made	$\frac{3}{4}$
Size Service Made	$\frac{3}{4}$
Size Main Tapped	8"
From Front Prop. Line to Curb Cock	7'
From S- Prop. Line to Curb Cock	64'
Location of Meter	FRONT CURB
Type of Box	LOCK
Depth of Main in St.	7'6"
Depth of Service Line	
From Curb Cock to Tap on Main	1'
Checked by Engr. Dept.	9-24-A04E

No. Fittings	Size
	Curb Cock
	Elbow
	St. Elbow $\frac{3}{4} \times \frac{1}{2}$
1	Bushing $\frac{3}{4} \times \frac{1}{2}$
1	Reducer $\frac{3}{4} \times \frac{1}{2}$
2	Pipe $\frac{3}{4}$ COPPER
1	Lead-Comp. $\frac{3}{4}$ COPP
	Nipples
1	Union $\frac{3}{4}$ COP-TO-IRON
1	Plug DRAIN TILE
1	Tee $\frac{3}{4}$ 1" LID
1	Stop $\frac{3}{4}$
1	Box LOCK
1	Lid
	Valves
	Job No. CAD-101E
	Per. No. 49881-49882

Water service permit to Mark Lindeman for this address (1940)

Connection Charge 2.532 No. 170952
APPLICATION FOR SEWER CONNECTION.

Austin, Texas, 8-16- 1940

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas
Sir:—

I hereby make application for sewer connection and instruction
on premises owned by Mark Lindeman
at 4400 Shoalwood Street
further described as lot 152, block 19, outlot
subdivision Reedale E, division _____, plat 122
which is to be used as a Res

In this place there are to be installed 5 fixture

I agree to pay the City Sewer Department the regular ordinance
charge.

Respectfully

Res P. Lindeman
Enclure

Stub Out _____

Connected 9-21 1940 Pu. Rd.

Size of Main 6 inches. 9-16-40

Size of Service 4 inches. 9-17-40

4 1/2 Feet Deep at man 3' at R

37 1/2 Feet from Property Line 3 1/2' Not NE corner

Feet from Curb Line of house

Inspected by W. Morris

Connection made by Morris A-1410

14078 sewer in Shoalwood
L.H.B.

Sewer connection application by mark Lindeman for this address (1940)

N.H. Lindeman **4400 Shoalwood Ave**
187 - 19 1 -
Reedale E
Box addn to side of Garage
22666 - 10-13-51
None

Building permit to M.H. Lindeman for an addition to the garage (1951)