

March 22, 2018

To: Members of the Historic Landmark Commission and Steve Sadowsky

RE: 1404-1410 West Ninth Street, 905 Maufrais Street, including St. Philip's Anglican Church  
(NRD-2017-0087, -0088, -0089, -0090, -0091)

Dear Historic Landmark Commission Members,

This is a unique case because of its scale, the historic integrity of the subject property within the surrounding area, and because of its location within a pending local historic district that this Commission recently voted to approve. In fact, the five properties that are proposed to undergo demolition are the bridge from the rest of the local historic district to West Austin Park, which the Commission itself decided to include in the LHD.

We believe that action on the requested permits is premature. Because of the potential for irreparable harm to an area that it is clearly the Commission's intent to preserve, we request a postponement of action on the release of demolition permits for these cases until the developer has presented detailed building plans for new construction to the Certificate of Appropriateness committee, the neighbors, and the HLC so that all stakeholders may have an opportunity to consider and comment on the impact that this new construction will have on our unique and historic street and neighborhood. This would be the largest scale demolition (in both square footage and number of demolished buildings) the West Line Historic District has seen in decades. We respectfully request that the HLC proceed with extreme caution and respect for the historic significance of this tract, and please consider all options for preserving the character of our community.

## **Historical Significance of the Land and Buildings Subject to the Demolition Request**

### **A. Unique Character and Cultural Identity of the Neighborhood**

The properties lie directly at the center of a uniquely preserved area. Five of the seven buildings are contributing to the West Line national register district, as are buildings on *all* adjacent lots. The properties are surrounded by at least five Austin historic landmark properties (1403 and 1407 West 9<sup>th</sup> Street across the street, and 1412, 1500, and 1502 West 9<sup>th</sup> Street next door) and West Austin Park adjacent. Because of this unique location it will forever change the character of West Austin Park and the core of Old West Austin if these historic structures are torn down and replaced by a large, dominating modern building that would overshadow the park and surrounding Craftsman bungalows.

## B. Culturally and Historically Valuable Landscape Features

The 1.3-acre tract contains two architecturally significant outdoor tables built by members of the Maufrais family. The Maufrais family is the namesake of Maufrais Street, where the Maufrais family home was established in the early 1900's and where several Maufrais children built homes on Maufrais Street between West 9<sup>th</sup> Street and West 10<sup>th</sup> Street. The Maufrais Brothers Concrete Contractors began providing concrete used in Austin buildings and landscapes in 1893, and the company was a prominent member of the Austin business community for most of the 20<sup>th</sup> century. Most of the sidewalks in the West Line Historic District are original Maufrais Brothers sidewalks and you will find the Maufrais name imprinted in the sidewalks on almost every street in the neighborhood.

One lesser known contribution of the Maufrais family are the several concrete outdoor tables built by the Maufrais Brothers for the Maufrais family home and other homes on Maufrais and West 9<sup>th</sup> Street. Two such tables are located on the tract sought to be demolished (one at 1410 West 9<sup>th</sup> Street and another at 1408 West 9<sup>th</sup> Street). These tables are both architecturally and historically significant given their connection to the Maufrais family and the unique design of the tables.

## C. Distinctive and Significant Architectural Style

The land where these buildings are located are an especially historically significant part of the neighborhood. West Austin Park is one of the oldest parks in the city with a historic Tudor Revival 1930 bath house designed by Hugo Kuehne. Preservation of the structures on this site, including the St. Philip's Anglican Church, is critical to the integrity and historic character of the core of our neighborhood. Five of the seven buildings have Craftsman characteristics such as ornamental eave brackets and ornamental porches. These were built during a time period, 1915-25, when artistic attention to detail was valued over mass production. The house at 1410 W. 9<sup>th</sup> features a more ornate Craftsman gable end and rafter tails. The back house at 1410 W. 9<sup>th</sup> is constructed with solid stone walls. It has a gabled roof and the non-stone walls are original board and batten wood.

## D. Long-Standing Associations with Persons of Historic Importance

Before the St. Philip's Anglican Church became a church, it was the family home of the Randerson family from the 1920's to the 1950's. Irene Randerson received a B.S. in Chemistry from the University of Texas in 1928. She enjoyed a long career as a much-beloved teacher of chemistry and geometry at Travis High School where she organized and sponsored the student council and won awards for her role as an extraordinary teacher. Her sister, Lucille Randerson Mayberry was also a prominent Austinite in her day. She and Irene worked tirelessly collecting and sewing clothes for needy families distributed through the Travis county Welfare Department and other state agencies. She also worked to help maintain stocks of food supplies for the

University of Texas Foreign Student Cupboard and spent her Thursday afternoons at the Austin State School sewing quilts. See attached articles and photos.

Following the Ogden's purchase of the West 9th Street properties, 1408 West 9th Street was converted to a church; the building and grounds were donated by Bob Ogden and Mary Ogden to the congregation of the St. Francis Episcopal Church. When the church was later sold Mary Ogden re-purchased the property and donated it for use as a church a second time (as St. Philip's), contacting the current pastor and telling him that services there should resume.

The pastor has testified that there is nowhere for his congregation to go should they lose the church, and that the unique history of Mary Ogden's gifting this property not once but twice makes it uniquely worthy of preservation. This history is memorialized on a plaque on the exterior of the church building.

The Ogdens owned all of the properties in the 1.3-acre tract in addition to almost 300 other properties in Austin, built iconic restaurants and bars in downtown Austin, and gave back to Old West Austin by building the El Arroyo restaurant, assembling the land, train depot and caboose for Donn's Depot, and by supporting St. Philip's Anglican Church. Mary was the valedictorian of her Austin High class in the 1940's and went on to become one of the first female graduates of the University of Texas Law School.

Attached is the obituary for Mary Ogden, as well as a photo of the plaque on the outside wall of the church. We understand from long-time residents that Mary herself lived for a time at 1406 West 9th Street. The funeral services for both Bob and Mary Ogden occurred at the church.

We respectfully request that you either (1) designate some or all of the properties in this tract as historic landmarks due to the multiple points of significance detailed above, and/or (2) postpone action on these demolition permits by the 180 days allowed under the city code.

Sincerely,

Concerned Neighbors

Molly and Bryan Bayerdorffer, 1502 West 9th Street

Erin and Matt Thomson, 1412 West 9th Street







Maufrais table at 1410 W 9th St



Maufrais table at 1408 W 9th St





Inscription from similar table at 906 Maufrais Street (adjacent to subject properties)

# Maufrais firm pours legacy into underfoot monuments

By CHERYL COSSINS  
American-Statesman Staff

You'd think the Frenchman down on West First Street would get a little irritable with everyone walking all over his family name.

But not Chuck Maufrais.

No, Maufrais, the fourth-generation member of a family born with cement in its blood, likes it when he or anybody else strolls across the word "MAUFRAIS" scratched on curbs and sidewalks all over Austin.

"I guess we've poured a million feet of concrete," says Maufrais, whose family owns the oldest concrete business in Austin. "It used to be on all the curbs and sidewalks, on anything on a city easement."

The Maufrais name (pronounced "mauh-fray") has meant concrete in Austin since Alexis and son William Maufrais moved their first batch of cement, sand, gravel and water in 1885.

"My grandfather and great-grandfather started it behind a house here," says Maufrais, who now is vice president of Maufrais Brothers Concrete Contractors at 916 W. First St. "It gradually evolved into a ready-mix business." Today's business includes selling ready-mix concrete and doing contract work.

In the early days of Austin sidewalks, the city required the concrete contractor to sign his product, a rule that was recently reinstated, Maufrais said.

And the Maufrais company, which for a long time had little concrete competition, ended up outgrowing thousands of feet of walkways all over the city.

There are some sidewalks on Congress Avenue (that the Maufrais family poured) shortly after the turn of the century," says Maufrais. "Everybody is still walking on them."

Maufrais' uncle, Jack Ferguson, went to work in the family's concrete business in 1935. And he says there's really no way to count the number of feet of Austin sidewalk bearing the Maufrais signature.

"Holy mackerel, there'd be no way," says Ferguson. "We've done acres and acres of city sidewalks and acres and acres of UT sidewalks."

"One time a guy came into town and wanted to know why all the streets were named, 'Maufrais,'" Ferguson says.

Although all the work by the Maufrais company is not signed, the family's mark on the Austin landscape is inescapable.

Ferguson says the company has built every major swimming pool, the sidewalks around the Lyndon B. Johnson School of Public Affairs, the "black" sidewalk around Scripps' downtown store, the 44-year-old parking lot of the Night Hawks Restaurant at 136 S. Congress Ave.; all the concrete work at the Sheraton Crest Inn and the round Holiday Inn, sidewalks and foundations for many schools in the Austin Independent School District; and many of the sidewalks in the Tarrytown section of West Austin.

"They're all out in the residential area around Enfield (Road)," says Maufrais. "You can go 20 blocks at a time around there and you can't get off Maufrais."

Occasionally during his years in the concrete business, Ferguson has dealt with a lot more than just rocks, cement and water.

"I was working on the entrance to KTBC," remembers Ferguson. "I was down there figuring out the square footage when LBJ, John Connally and Lady Bird all came up."

"None of them said 'boo' or anything," Ferguson says of that meeting in the late 1950s.

Ferguson said he later avoided Mrs. Johnson when she would check on the company's work around the LBJ library. The former first lady was particularly upset when one of the Maufrais trucks plowed through an azalea bush, he says.

"She was running things," Ferguson says.

Although Chuck Maufrais and his cousin, Jim Maufrais, who is president of the concrete firm, will carry on the Maufrais tradition in concrete several more years, the Maufrais name is nearing the end of the sidewalk.

Jim Maufrais has a son, but the youngest Maufrais is not interested in the concrete business, Chuck Maufrais said.

And Chuck, who has pictures of his grandfather pouring concrete for sidewalks in downtown Austin in 1888, has no children.

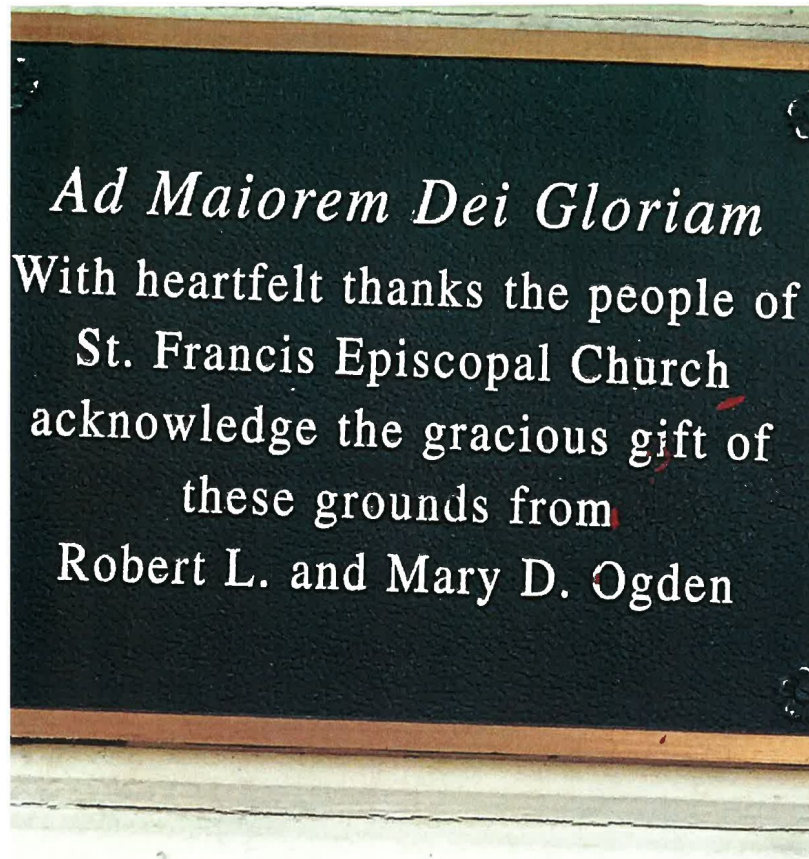
"This is the end of it," says Maufrais. "But that's life. We're just going to leave it."



Chuck Maufrais and his family have been signing their work for years.

Obituary for Chuck Maufrais from Austin-American Statesman November 12, 1981





**Mary OGDEN(1928 - 2017)**



OGDEN, Mary DeLoney Mary DeLoney Ogden, 88, died peacefully at her Austin home on July 17, 2017. She is preceded in death by her husband, Robert L. Ogden, and her parents, Albert and Jeannette DeLoney of Austin. Mrs. Ogden's survivors include her children, Susan Ogden and Steven Ogden; her daughter-in-law, Laurie Scheh-Ogden; and her grandchildren, James LaRoux, Reese LaRoux, Lucas Ogden, Andrew Ogden and James Osborn. Mrs. Ogden was born in Dallas, Texas, on November 9, 1928, and lived most of her life in Austin. She graduated from Stephen F. Austin High School, where she was valedictorian of her class. She graduated from "The University" and then attended UT Law School. She soon thereafter began following in her father's footsteps by investing in and developing properties in core Austin neighborhoods.

After marrying Bob Ogden in 1961, she continued her passionate pursuit of real estate acquisition. Together, she and Bob built many iconic restaurants and bars in downtown Austin. She was a powerhouse in Austin's real-estate community; however, she was also an avid reader, gardener and animal-lover. She loved dancing at The Depot on Friday nights and attending church on Sundays. She was a major contributor to St. Francis Anglican Church, even purchasing the church's property (more than once) and donating it to the congregation. Mary was a fighter in every sense of the word, but her driving force was her profound love for her husband and her children. Thanks, Mom, for everything. We love you. A visitation will be held from 6:00 p.m. to 8:00 p.m., Friday, July 21, at Weed-Corley-Fish Funeral Home, 3125 North Lamar. Funeral services will be held at 10:00 a.m. on Saturday, July 22, at St. Philip's Anglican Church, 1408 W. 9th Street. Burial will follow at Austin Memorial Park. Obituary and guestbook online at [wcfish.com](http://wcfish.com). In lieu of flowers, please send donations to the Austin Humane Society. Obituary and memorial guestbook available online at [www.wcfish.com](http://www.wcfish.com)

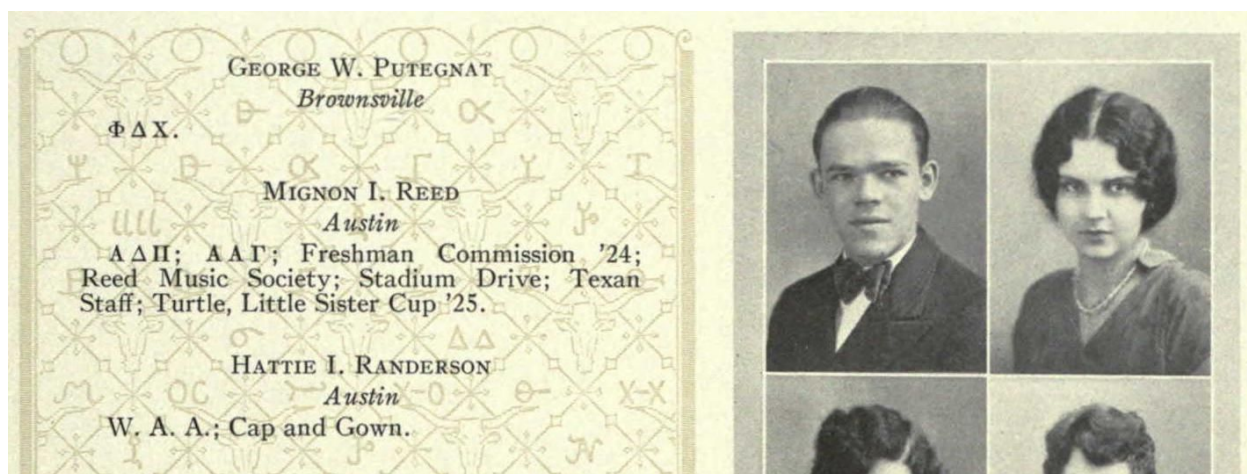
*Weed-Corley-Fish*  
Funeral Homes & Cremation Services

**Funeral Home**

**Weed-Corley-Fish Funeral Homes & Cremation Services - Austin**  
3125 N Lamar Blvd. Austin, TX 78705  
(512) 452-8811

**Published in Austin American-Statesman on July 20, 2017**

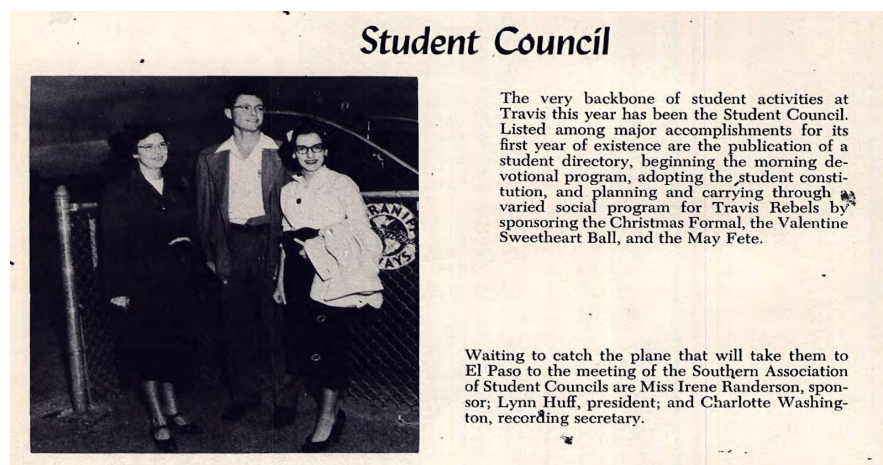




U.T. Austin Yearbook "The Cactus" showing Hattie Irene Randerson's graduation from the Department of Chemistry in 1928



Travis High School Yearbook—1958





Lucille Randerson Mayberry with sons at Camp Mabry circa 1922 or 1923





**MRS. W.E. MAYBERRY**  
Volunteer of the Year

Lucille Randerson Mayberry's Volunteer of the Year 1974



## As Director of Sewing Room

# Grandmother Helps Needy

By CRISPIN JAMES  
Women's Staff

Like most public servants, Mrs. W. E. Mayberry got involved by "sticking her neck out."

She was 69 years old, but the woman in charge of the Sewing Room for Church Women United was too ill to handle the job anymore.

Mrs. Mayberry agreed to take charge only "if the woman would hurry and get back."

It's been 11 years now and under Mrs. Mayberry's direction, an average of 1,200 dresses, 250 boys' shirts, 300 quilts and 400 layettes per year have been sewn by the church women and distributed to needy families.

Using her home as the distribution center, Mrs. Mayberry has helped the Travis County Welfare Department, State Welfare Department, Child and Family Service, Caritas, Goodwill Industries, Salvation Army, Austin State School, Austin State Hospital and the Volunteer Bureau, as well as countless specific needy families on an

emergency basis.

She has also helped supply the University Foreign Student Cupboard with utensils and supplies.

"There are not many 80-year-old ladies who can hold up this kind of job," says Mrs. Mayberry's sister, Irene Randerson, with pride.

With a spryness not many 20-year-olds have, Mrs. Mayberry admits her job can sometimes be a 24-hour-per-day involvement.

She devotes Thursdays to the Sewing Room at the Austin State School where women gather to tack quilts. With money provided by the United Council of Church Women, Mrs. Mayberry purchases material for women who sew in their homes.

She supervises the receiving and distribution of used clothing and also works to obtain furniture and other household items for needy families.

And of course she must stay in her home much of the time so that those who need to pick up clothing can do so.

"You're only as old as you

feel," laughs Mrs. Mayberry to those who wonder what her philosophy of life has been.

The Austin Social Welfare Association and the East Austin Community Association honored Mrs. Mayberry as volunteer of the year for social service recently but officials had doubts for awhile if Mrs. Mayberry would come to the ceremonies.

When Mrs. Jean Beasley, founding president of Austin Social Welfare Association, called Mrs. Mayberry to find out what the problem was, Mrs. Mayberry explained that she had already bought a ticket for a plane trip to California to visit her sister and one of her sons.

"Well, you call your son and see what he wants you to do," advised Mrs. Beasley, and several minutes later Mrs. Mayberry called back with the news.

She would be attending the honor banquet after all, and a relieved Mrs. Beasley continued plans for the ceremonies.

Mrs. Mayberry has been

president of the Women's Society of Christian Service of the Methodist Church in Laredo and is a member of WSCS at Tarrytown Methodist Church.

When she's not directing activities for the Sewing Room she spends time visiting sick friends and used to take them driving.

Now, she no longer drives a car but her sister provides transportation when it's needed.

Other pleasures include trips to California, nine grandchildren, visits with her son in Midland and Sunday luncheons with her sister.