

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
SEPTEMBER 7, 2022
PR-2022-110570; GF-2022-118267
2505 INDIAN TRAIL

PROPOSAL

Demolish a ca. 1938 house and detached garage apartment

ARCHITECTURE

One-story stone veneer house with side-gabled replacement metal roof, partial-width inset front porch, exposed rafter tails, and replacement windows and one-story frame garage apartment clad in fiber cement replacement siding.

RESEARCH

The house at 2505 Indian Trail was built in 1938. Its earliest occupant was Margaret Graham Crusemann, developer and president of the Enfield Realty and Building Company and Westenfield Development Company. According to the RTHL marker present at the Crusemann-Marsh-Bell house, “Mrs. Crusemann was a granddaughter of Texas governor E.M. Pease and served as a silent partner in the Enfield Realty and Building Co. with other heirs of the Pease estate.” Crusemann, along with her husband Paul, was one of Austin’s most influential developers; she likely resided in this house after her husband’s death in order to be closer to her interests in the developing Tarrytown neighborhood, where she constructed residences and the Tarrytown Shopping Center (see *Historical information*, below).

PROPERTY EVALUATION

Designation Criteria—Historic Landmark




- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to low integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building does not appear to convey architectural significance. Furthermore, Margaret Crusemann’s earlier residence, the Crusemann-Marsh-Bell House at 1509 Marshall Lane, is a designated state and local landmark.
 - b. Historical association. The property is associated with Margaret Graham Crusemann, president of Enfield Realty and Home Building Company and Westenfield Development Company after her husband’s death.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Approve the demolition application upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: GF 22-118267
LOCATION: 2505 INDIAN TRAIL



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

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

PROPERTY INFORMATION*Photos*



Demolition permit application, 2022

Occupancy History

City Directory Research, July 2022

- | | |
|------|--|
| 1959 | Margaret G. Crusemann, owner (widow of Paul Crusemann)
President, Westenfield Development Company Incorporated |
| 1955 | Margaret G. Crusemann, owner (widow of Paul Crusemann)
President, Enfield Realty & Home Building Company and Westenfield Development Company Incorporated |

1952 Margaret G. Crusemann, owner (widow of Paul Crusemann)
President, Westenfield Development

1947 Margaret G. Crusemann, owner (widow of Paul Crusemann)

1944 Margaret G. Crusemann, owner (widow of Paul Crusemann)
President, Enfield Realty & Home Building Company

1941 Margaret G. Crusemann, owner (widow of Paul Crusemann)

1937 Address not listed

Permits

Connection Charge \$ 12.00

No 14027A

Application for Sewer Connection.

Austin, Texas, Feb. 7 1938To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions
on premises owned by E. P. Thomas

Sewer service permit, 1938

WATER SERVICE PERMIT

No 18897

Austin, Texas

Sec 165

Received of J C HendersonDate 6-2-41Address 2505 Indian TrailAmount Two and 50/100--\$ 2.50Plumber SmootSize of Tap 1/2"Date of Connection 6-3-41

Water service permit, 1941

E. P. Thomas

2505 Indian Trail

97 and 22' of

98

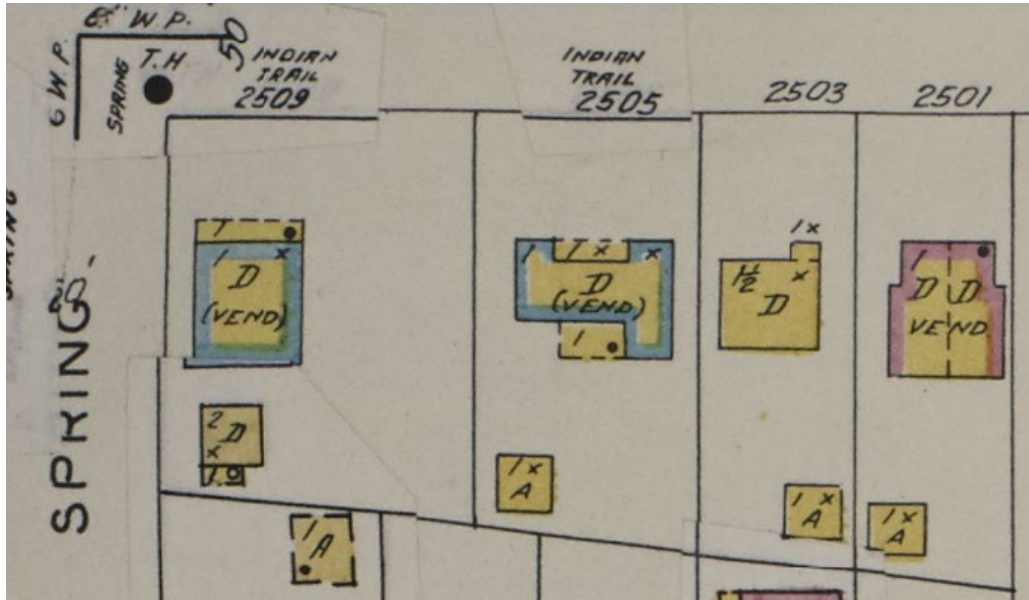
Tarry Town #5

rock veneer residence - frame garage

212n - 1/10/38

Building permit, 1938

Sanborn Maps



Sanborn map, 1962

Historical information

Texas Historical Commission staff (AD), 3/17/2009
 18" x 28" Recorded Texas Historic Landmark Marker with post
 Travis County (Job #09TV02) Subject (Atlas) UTM: 14 619662E 3350707N
Location: Austin, 1509 Marshall Lane

CRUSEMANN-MARSH-BELL HOUSE

CARRIE MARGARET (GRAHAM) AND PAUL CONRAD CRUSEMANN HAD THIS HOUSE BUILT IN 1917 AS ONE OF THE FIRST HOMES IN THE ENFIELD SUBDIVISION. MRS. CRUSEMANN WAS A GRANDDAUGHTER OF TEXAS GOVERNOR E. M. PEASE, AND SERVED AS A SILENT PARTNER IN THE ENFIELD REALTY AND HOME BUILDING CO. WITH OTHER HEIRS OF THE PEASE ESTATE. AUSTIN AMERICAN CO-OWNER AND PUBLISHER CHARLES MARSH CHANGED THE HOME'S DESIGN AND MORE THAN DOUBLED ITS SIZE IN 1924, MOVING THE MAIN ENTRANCE FROM WINDSOR ROAD TO MARSHALL LANE. THE JACOBAN REVIVAL STYLE BRICK AND TIMBER HOME FEATURES HALF-TIMBERED MULTIPLE GABLES AND MULTI-PANE ARCHED WINDOWS. DETAILING BY NOTABLE CRAFTSMEN INCLUDES WOODCARVINGS BY PETER MANSBENDEL AND IRONWORK BY FORTUNAT WEIGL.

RECORDED TEXAS HISTORIC LANDMARK – 2009
 MARKER IS PROPERTY OF THE STATE OF TEXAS

Texas Historical Commission. [Historic Marker Application: Crusemann-Marsh-Bell House], text, 2009; (https://texashistory.unt.edu/ark:/67531/metaph355016/: accessed August 22, 2022), University of North Texas Libraries, The Portal to Texas History, https://texashistory.unt.edu; crediting Texas Historical Commission.

Enfield Neighborhood

The original Pease Estate was around 3,000 acres. On a bluff overlooking Shoal Creek, Pease Park and the downtown district, the Enfield neighborhood was designed to accommodate large, beautifully appointed homes in a rural setting. Many of the homes were built by Enfield Home Building and Realty.

Austin native **Hugo Kuehne**, founder of the University of Texas School of Architecture and its architectural library in 1910, was called upon to design a plan for Enfield that would preserve the unique country-like charm, topography, and natural beauty of the wooded area while

One hundred fourteen homes were built in the first eight years. Between 1924 and 1940, Westfield (1925), Tarry-Town (1934), and Westenfield (1932) opened additional tracts of the estate for development. Thanks to the Enfield Home Building and Realty Company, the neighborhoods had a swimming pool, a riding club, landscaped parks, a paper called “Westenfield Screech,” and in 1940 a shopping center. Enfield was one of the first suburbs to depend on the automobile for transportation, but Niles Graham was convinced the addition would not prosper without public transportation and agreed in 1926 to subsidize a bus line to serve Enfield if the line failed to make a profit.

The Pease-Graham family's contribution to the development of Austin was a very important one, as the city had been lagging in economic development and population growth since the dream of turning the city into a manufacturing center had collapsed with the Colorado River dam in 1900. Austin continued to serve as the government and educational center, but it was not until 1928 that the city began to provide such infrastructure as paved streets, sewers, sidewalks, and parks with playgrounds and swimming pools.

Thus the Enfield development furthered the idea of Austin as a beautiful place to live, touting restrictive covenants that prevented the sale of alcohol, construction of apartments, or occupancy by those of African descent. Dwellings were required to have a 30-foot setback from the street. A minimum of \$3,500 for a one-story or \$7,500 for a two-story home was required. Expert craftsmanship was characteristic of the development.

Clearing and design layout for Enfield A was begun in 1915, with Kuehne⁸ serving as the landscape architect. Enfield Road bisected the addition, which began just west of Shoal Creek and ended just west of Lorrain Street, with Windsor Road and Parkway at the north edge, and 12th and 14th Streets as the south boundary.

Enfield took its name from Enfield, Connecticut, the birthplace and home of Governor Pease⁹ before his move to Texas, and its streets were named for Connecticut towns: Windsor, where his wife was born; Hartford, the state's capital; Poquonock, where Lucadia's family lived, and others. Niles Road was named in honor of Lucadia Niles Pease; Lorrain Street took its name from Governor Pease's father, Lorrain Thompson Pease. Other streets named for family members include Marshall, Murray and Pease.¹⁰

HISTORICAL NARRATIVE of 1509 Marshall Lane

The first lots in the Enfield suburb went on sale in September of 1916. It is thought that this home may have been the first home in the suburb. It was built by **Carrie Margaret Graham**, granddaughter of Governor Pease, and **Paul Conrad Crusemann**, a German emigrant who owned a successful cotton business in Fort Worth. The couple had married in 1903 and had one child, Paul Jr. The family moved several times between Germany and the U.S. before settling in Austin in 1916. Margaret, a sister of Niles Graham, then became a silent partner and co-developer in the Enfield Realty Company. Her husband served as the firm's secretary.

Texas Historical Commission. [Historic Marker Application: Crusemann-Marsh-Bell House], text, 2009; (<https://texashistory.unt.edu/ark:/67531/metapth355016/>: accessed August 22, 2022), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu/>; crediting Texas Historical Commission.

Suburban development in old West Austin followed the principles of the City Beautiful Movement. The oldest and southernmost suburb in the historic district is Enfield. Its rough boundaries are Windsor Road on the north, Pease Park on the east, 13th Street on the south, and the Mo-Pac Expressway on the west. The suburb encompasses several additions that were platted between 1914 and 1948. Two later additions were platted on the west side of the historic district after the period of significance under consideration.

The area developed as Enfield was the east pasture of the Pease estate and enveloped Woodlawn. In 1914, the surviving Pease heirs—Julia Pease, R. Niles Graham, and Paul and Margaret Graham Crusemann—owned much of the land that would eventually be included in the Old West Austin Historic District. They had several options to peruse in terms of which areas they might develop. They chose to focus on developing land in the southernmost reaches of their holdings and had Enfield A platted. The plat was neither notarized nor filed with the county until 1916, but the area was already being cleared, and both a consulting engineer and a landscape architect were billing for their labor in 1915. Hugo F. Kuehne, serving as landscape architect, designed the layout of the subdivision. Enfield Road bisected the addition, which began just west of Shoal Creek and ended just west of Lorrain Street, with Windsor Road and what would become Parkway as the north edge, and 12th and 14th Streets as the south edge. A city engineer with the Street and Sewer Department, M. C. Welborn, examined the plat and recommended approval to the city council (Welborn 1915).

In January 1916, the three younger Pease heirs, with a cousin, formed the Enfield Realty & Home Building Company. The corporation was capitalized at \$25,000. Paul **Crusemann** held one hundred shares, his wife Margaret Graham Crusemann held thirty shares, Niles Graham held ninety shares, and their cousin William Murray Graham, known as Murray, held thirty shares and served as president. Crusemann was employed with the Hamilton Cotton Company, which had offices in Austin and Fort Worth. He and his wife, Niles Graham's sister, lived in the latter city for many years (Crusemann 1919a; Secretary of State 1916).

Suburban Development in Old West Austin, 1940–1953

The last phase of suburban development in old West Austin occurred between 1940 and 1953. Construction activity was limited prior to World War II. Along with the aforementioned activity in Bryker Woods in 1940, Pemberton Heights Sections 9 and 10 filled out the west side of the suburb along the railroad under the development of Bradfield, Brush, and Mamie S. Jarratt and her spouse in 1940. Jarratt was heir to the remains of the Austin Development Company's property. In Enfield, by the mid-1940s, Margaret Graham **Crusemann** was president of the Enfield Realty & Home Building Company. Her husband Paul C. Crusemann was an associate with the company, Niles Graham was vice president, and his son, Thomas A. G. Graham, was secretary-treasurer. Murray Graham headed his own company, and the Westenfield Development Company seems to have been defunct in 1948 (Austin Real Estate Board 1948; Secretary of State 1916).

Old West Austin National Register Historic District Nomination, Texas Historical Commission:
<https://atlas.thc.texas.gov/NR/pdfs/03000937/03000937.pdf>

In 1857, Gov. Elisha Pease purchased the land for the TarryTown estate, then known as Woodlawn, from Texas State Comptroller James Shaw. Pease's grandson, Niles Graham, opened the first phase of Tarrytown—named for the family's New York summer retreat—in 1934 along with his cousin Murray Graham, his sister Carrie Margaret Graham and her husband Paul Crusemann. Five years later, they opened the Tarrytown Shopping Center at the intersection of Windsor Road and Exposition Boulevard, with the goal of providing a one-of-a-kind shopping destination for what would become one of Austin's wealthiest neighborhoods.

<https://austonia.com/tarrytown-shopping-center>